

**Proposed Care Home on land off Leicester Road,
Markfield**

Landscape Visual Appraisal

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For: Charterpoint (LE67) Ltd



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DOCUMENT INFORMATION AND CONTROL SHEET

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Any questions or matters arising from this Report should be addressed in the first instance to the Project Manager.

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Introduction

Report Background

Topia Landscape Architects were commissioned by Charterpoint (LE67) Ltd in August 2023 to complete a Landscape Visual Appraisal (LVA) for the proposed Care Home on land off Leicester Road on the northern perimeter of Markfield in Leicestershire. The Site, approximately 1.10ha, is located at grid reference E449455 N310289 at approximately +175m AOD. The land falls within the planning authority of Charnwood Borough Council. The southern boundary of the Site lies on the boundary with Hinckley and Bosworth Borough Council who also are a consultee for the forthcoming planning application.

Desk top research and fieldwork were completed in September 2023 to identify and assess the condition of the Site, the local landscape character and potential visual receptors. This report describes the potential landscape and visual effects of the change in land use from grazed pasture to a residential care home. The report also includes a Landscape Strategy for the site, prepared in consultation with the Team Ecologist, Brindle Green. The report examines the potential for residual effects on landscape character and the local visual amenity.

Structure of the report

The report is arranged as follows:

- Introduction, including background, scope of report and definition of study area;
- Methodology;
- Legislation and Planning policy and landscape designations;
- Baseline assessment, description of the natural features within the site and the surrounding local landscape character, including an assessment of sensitivity;
- Proposed Scheme; description of proposed features of the works and the proposed landscape mitigation;
- Landscape effects; description of potential residual effects (following mitigation). During the construction and operation phases
- Visual effects; the zone of potential visibility and within it, the potential receptors which may be affected in relation to visual amenity. Also identifies the potential residual effects, (following mitigation) during the construction and operation phases.
- Conclusions;
- Appendices with supporting illustrative material.

The terminology used within the appraisal is as follows:

- *The Site* – refers to the extents or site area located within the red line boundary;
- *The Proposed Scheme* – refers to features or components of the proposal likely to contribute to landscape and visual impacts.

Pre-Application Response from Local Authorities

Charnwood Council

The Site lies within Charnwood Council district. The border between the two Councils, Charnwood and Hinckley & Bosworth lies on Leicester Road, therefore both Councils are consultees.

Charnwood Council issued a Pre Application response in January 2023 to Paul Stone, Consultant Planner to Charterpoint (LE67) Ltd. Reference was made to the following policies for consideration in relation to landscape:

Charnwood Local Plan 2011 – 2028 Core Strategy (Adopted November 2015)
Policy CS11 Landscape and Countryside

Borough of Charnwood Local Plan 1991 – 2006 (Adopted January 2004)
Policy CT/1 General Principles for Areas of Countryside, Green Wedge and Local Separation
Policy CT/2 Development in the Countryside
Policy EV/1 Design

There are specific comments in relation to Landscape as follows:

Comments from Charnwood	Response
<i>It is noted from the supporting statement that the 'design has taken its lead from the residential properties in the locality'. This approach is welcomed. However, given the prominent roadside location the development is likely to be open to views from the wider landscape.</i> <i>Therefore any forthcoming application should demonstrate</i> <i>(1) how the proposed scheme meets the requirement of good design set out in the National Design Guide, National Modal Design Code and Charnwood's Design SPD;</i> <i>(2) identify any impact the proposal is likely to have from the wider landscape and how this will be mitigated; and,</i> <i>(3) Identify how the design of the various elements of the scheme have been informed by the characteristics of the area.</i>	This LVA report demonstrates that the three requests for information listed have been addressed. The LVA report will examine potential effects on local landscape character and visual amenity, provide a suitable mitigation of design to ensure any potential effects would be unlikely to be significant.

Hinckley and Bosworth Borough Council

Hinckley and Bosworth Borough Council issued a Pre Application response in November 2022 to Paul Stone, Consultant Planner. The Council made reference to the following policies for consideration in relation to landscape:

- National Forest Planting Guidelines
- Policy 21 Core Strategy
- Charnwood Council Policy CS12 – 20% of the Site should be dedicated National Forest Planting that is 0.22ha of the Site Area of 1.1ha.
- National Planning Policy Framework (NPPF) 2019
- National Design Guide 2019
- Good Design Guide Supplementary Planning Document 2020

Comments from Hinckley & Bosworth Council	Response
<i>The visible use of timber (as opposed to timber effect) and green roofs and walls should be considered to reflect the site's location within the National Forest. We would encourage the use of British timber cladding to create a National Forest character, while supporting the British forestry sector.</i> <i>A further aspect of National Forest identity is sustainable design. The NFC considers that the design should incorporate all possible measures to minimise energy use and generate low carbon energy. To this end, we would anticipate an assessment against BREEAM standards. If a planning application is submitted, the NFC requests, that the design clearly considers and reflects National Forest identity and character.</i> <i>General landscaping</i> <i>The National Forest planting requirement does not negate the need for the proposal to be appropriately landscaped. We note that the applicant's 'Request for pre-application advice' confirms that a landscaping scheme will be submitted with a future planning application. The NFC agree with this approach, as opposed to dealing with landscaping by a condition of consent, to ensure that appropriate landscaping can be incorporated.</i> <i>To conclude, a future planning application must acknowledge and address the site's location within the National Forest. The application must demonstrate compliance with National Forest planting requirements and include an appropriate landscaping scheme, together with design which considers and reflects National Forest identity and character</i>	The Building Regulations 2022 Fire Safety does not allow the use of combustible materials on the external walls of buildings, particularly in this case where the building is a care home. The elevations would be brick and render. Green roofs are not included as this would not fit in with the local vernacular of pitched roofs A Landscape Design Scheme to be submitted supporting the Planning Application.

Comments from Hinckley & Bosworth Council	Response
<i>The site falls adjacent to HBBC Landscape Character Area (LCA) A: Charnwood Forest Settled Forest Hills, where the majority of the Borough's woodland is found. Rectilinear agricultural fields make up much of the land cover in the area and these are arranged in an irregular pattern, well- defined by hedgerows and hedgerow trees, which add to the perception of a well-wooded context.</i> <i>Smaller blocks of deciduous woodland plantations also break up the expanse of agricultural fields, as well as frequent historic quarries which are scattered throughout the landscape within this character area. Markfield is well integrated in the landscape because of the rolling topography and wooded character and is well connected by a good road network with links to Leicester via the M1, A46 and A50.</i> <i>The Landscape Character Assessment (2017) sets out key sensitivities of this LCA which include;</i> ▪ <i>Late to post medieval enclosure, ridge and furrow as well as some assarts in and around Ancient Woodland contributes to the sense of place and provides continuity to the agricultural past.</i> ▪ <i>Large mature woodlands and newer woodland plantations interspersed throughout the landscape create a well-wooded context and create relatively tranquil subareas away from the busy roads.</i> ▪ <i>The distinct historic cores of the villages with an abundance of local building stone provide a strong sense of place and a sense of time depth.</i> <i>In accordance with this strategy the proposal should seek to conserve and enhance the historic core of the village, promote characteristic building forms and integrate within this wooded landscape. It should also support the vision of the National Forest Strategy by planting native and mixed species woodland. Conserve and enhance the well wooded character of the landscape. Promote woodland management such as coppicing and ground flora diversification, as well as hedgerow tree planting. Additional planting to the sum of 20% of the site area is required by the National Forest Strategy.</i> <i>The retention of the existing boundary tree and hedgerow planting aligns with the landscape strategies for this LCA and would help integrate development into the landscape. Where existing planting is proposed to be bound by residential curtilage, often a buffer is required of around 5m, to allow for the ecological value of these areas to be retained and to protect tree and hedgerow planting from cutback. Additional planting along the existing boundaries may not be the most meaningful way of delivering all of the National Forest Strategy.</i> <i>The proposed care home would be mostly two-storey with a three-storey section on the western wing of the building. The building would be approximately 93m long in total, with a maximum depth of approximately 28m. The maximum height is approximately 11m, with the predominant crown roof element measuring approximately 9.5m. The proposed design takes a broadly symmetrical form, with projecting gables intersecting the front and rear elevations with a main large feature gable in the centre, all crossing the main pitched crown roof. The design adds architectural interest with a central balcony, chimneys, and a mixed materials palette which has not been specified at this stage. HBBC would echo the comments from National Forest Company in that materials should reflect National Forest character in the design of the proposal. The visible use of</i>	The Landscape Mitigation (Figure 11) advocates retention of existing hedgerows on site boundaries with further enhancement by additional native planting of trees and shrubs. The existing field boundaries of native trees and hedgerows are retained and supplemented with additional planting. The aim is to protect and enhance the local landscape character and provide screening from nearby visual receptors. A buffer zone has been retained on each boundary to protect the root protection zones of the existing overhanging vegetation.

Comments from Hinckley & Bosworth Council	Response
<i>timber (as opposed to timber effect) and green roofs and walls should be considered to reflect the site's location within the National Forest. The use of British timber cladding is supported both to create a National Forest character, while supporting the British forestry sector. The site plan indicates a parking and turning area along the western and southern boundaries, with the rest of the site to feature landscaping and patio areas, and possible accessible gardens beyond. No tree report has been submitted, but it appears that all trees on site would be retained, with no additional planting specified. The proposed building would result in a considerable change to the landscape and would have a significant visual impact when viewed through the proposed access from Leicester Road facing north. Any views from the A50 would be transient and would also be screened by the hedgerow/foliage along the northern boundary and the level change which falls from the A50 towards the site. Although there would be a large degree of screening provided by the hedgerow along the southern boundary, the outlook and views towards the site would be permanently altered from its current openness particularly during winter months, and specifically for residents of 126 – 144 Leicester Road and visitors to Markfield Cemetery. The LPA would therefore recommend that a Landscape and Visual Impact assessment were undertaken for any prospective application Impact upon residential amenity</i> <i>Policy DM10 of the SADMP seeks to ensure that development proposals do not harm the amenity of neighbouring residential properties and that the amenity of occupiers of the proposed development would not be adversely affected by the activities in the vicinity of the site. The Good Design Guide SPD outlines that development will need to demonstrate that it will not result in loss of amenity to neighbouring properties by way of overlooking, overshadowing or noise. Although the outlook of the open land would be permanently altered from the dwellings opposite the site on Leicester Road, it is not considered that there would be any unacceptable amenity impact due to the degree of separation between the site and the existing dwelling, which exceeds 50m. The LPA would likely require a noise assessment as part of a prospective application as there is potential for noise disturbance caused by the A50 to the north.</i> <i>A Landscape Visual Impact Assessment would be an important part of a future submission to demonstrate the degree and acceptability of change to the landscape and open grassland area.</i>	The Building Regulations 2022 Fire Safety does not allow the use of combustible materials on the external walls of buildings, particularly in this case where the building is a care home. The elevations would be brick and render. Green roofs are not included as this would not fit in with the local vernacular of pitched roofs. Tree Survey completed by Brindle & Green in April 2023. Refer to TMP Landscape Strategy Plans This Landscape Visual Appraisal report provides detail on the potential effects on landscape character, sensitive visual receptors and the proposed mitigation to offset potential significant effects. See note above.

The Site and surrounding context

The Site lies on the northern side of Leicester Road on the edge of the settlement of Markfield. The Site is bordered by Leicester Road to the south and the A50 to the north with the roundabout at Field Head as the eastern boundary. To the south of Leicester Road are two storey residential properties looking directly onto Leicester Road. Leicester Road has a native hedgerow with semi-mature hedgerow trees on the northern boundary screening views to the north. The Markfield Cemetery is located directly opposite the Site. The A50 lies on a raised embankment on the northern boundary with a plantation of native trees and shrubs screening the busy highway from view. The sound of passing traffic is present. The M1 Motorway lies approximately 1km to the west. The sound of traffic is present.

The western part of the Site has been used for grazing horses with an occasional hay crop. The eastern end of the Site is native grassland and scrub with a large Oak tree present. Recent surveys conclude that the grassland is of ecological interest and should be retained. There is a glimpse of a view into the Site at the entrance on Leicester Road.

Scope of the report

Study Area

The Zone of Theoretical Visibility, (ZTV), illustrated on **Figure 2** with accompanying fieldwork identified a Study Area of 1.5km from the centre of the site. For the Proposed Scheme it was considered the primary landscape and visual effects would be confined to within this extent. The Zone of Theoretical Visibility plan (ZTV) was prepared with the assumption that the proposed buildings would be 11.45m above existing ground levels at its highest point, across the whole of the site as marked by the Redline Boundary, *taken as a worst case scenario*. **Figure 4** illustrates the Landscape Character Areas within the Study Area as defined by the Charnwood Forest Landscape Character Assessment.¹

Receptors scoped out

Receptor	Justification
Landscape Character Areas	
Natural England, NCA 73 Charnwood ² East Midlands Regional Landscape Character Assessment ³	Due to the small scale of the Proposed Scheme in relation to the scale of the NCA and the regional LCA, the effects would potentially be minor and therefore not considered significant.
Charnwood Borough Council, Charnwood Local Plan: Borough of Charnwood Landscape Character Assessment ⁴	Due to the small scale of the Proposed Scheme in relation to the scale of this regional LCA, the effects would potentially be minor and therefore not considered significant. The more detailed LCA by the National Forest is used as a reference with which to appraise the potential impact on local landscape character,
Charnwood Forest Landscape Character Assessment, The National Forest - Area 5: Groby Estate Woodland - Area 11: Thornton Plantation Farmlands - Area 10: Groby/Ratby Wooded Farmland	The Site is not present within these LCA. These LCA lie outside the Zone of Theoretical Influence and would be unaffected by the Proposed Scheme, due to intervening topography, vegetation and built form.
Hinckley and Bosworth Landscape Character Assessment ⁵ LCA A Charnwood Forest Settled Forest Hills	This area of LCA within the 1.5km Study Area is covered by the Charnwood Forest Landscape Character Assessment which is used in this Appraisal as the more detailed reference document.
Visual Receptors	

¹ Charnwood Forest Landscape Character Assessment, FCPR for The National Forest, 2019

² Natural England, National Character Area, NCA73 Charnwood

³ East Midlands Regional Landscape Character Assessment

⁴ Charnwood Borough Council, Charnwood Local Plan: Borough of Charnwood Landscape Character Assessment, 2012

⁵ Hinckley & Bosworth Borough Landscape Character Assessment, LUC, 2017

Receptor	Justification
Residential properties north of the A50	Due to the presence of intervening topography and vegetation, the ZTV confirms there will be limited visibility from these isolated properties.
Listed Building: Field Head Farm south of the roundabout with the A50	The building has a south facing aspect away from the Proposed Scheme. The west facing aspect is screened from the Site by intervening buildings and highway infrastructure and would remain unaffected by the Proposed Scheme.
Conservation Area of Markfield	The majority of the Conservation Area (CA) would be unaffected by the Proposed Scheme. The ZTV illustrates the northern part of the CA would potentially have visibility. Fieldwork confirmed due to distance (approx. 0.5km) from the Proposed Scheme and presence of intervening topography, vegetation and built form potential significant effects with the Proposed Scheme would not occur.
Markfield Cemetery Open Space	There is an existing group of trees and a shrubbery on the northern boundary of the Cemetery on Leicester Road which encloses the Cemetery. This band of vegetation restricts visibility to Leicester Road. Visitors would be focused on their immediate surroundings within the Cemetery, therefore potential changes in land use on land outside the Cemetery would be of less interest. Boundary vegetation provides screening therefore it is considered potential effects on views would be minimal.
Listed Buildings at Markfield Town Centre,	The Listed Buildings fall outside the ZTV and would be unaffected by the Proposed Scheme due to intervening topography, vegetation and built form.
Public rights of Way users: - J93 from Leicester Road to Park Avenue - R13 from Leicester Road to Bradgate Road	Users of these footpath routes would be unaffected by the Proposed Scheme due to intervening topography, vegetation and built form
Highway users on the A50 and the Field Head roundabout	Due to the speed of travel on the A50 and while passing on the roundabout, it is considered unlikely that there would be significant effects by highway users.

Receptors scoped in

Receptor	Justification
Landscape Character Areas	
Charnwood Forest Landscape Character Assessment - Area 6: Thringstone/Markfield Quarries and Settlements - Area 2: Ulverston Wooded Valley	The Site is present within this LCA. The ZTV illustrates part of this LCA has potential visibility.
Visual Receptors	
Public rights of Way users on the Leicestershire Round Regional Trail, known as the J93 and the J94	The ZTV illustrates the Proposed Scheme would have a potential effect on these visual receptors.
Highway users on Leicester Road	
Residential properties on Leicester Road and those identified in the ZTV within the local area.	

Guidance and References

The aim of the Landscape Visual Appraisal (LVA) is to identify, predict and evaluate potential key effects arising from the change in land use and to illustrate landscape mitigation of those effects. The nature of landscape and visual appraisal requires interpretation of professional judgement. An assessment of level of significance is not included within the LVA.

The Guidelines for Landscape and Visual Appraisal (3rd Edition), GVLA states that, *'Professional judgement is a very important part of the LVIA. In all cases there is a need for the judgements that are made to be reasonable and based on clear and transparent methods so that the reasoning applied at different stages can be traced and examined by others.'*

The methodology presented is based on the following best practice guidance:

- Guidelines for Landscape and Visual amenity assessment Impact Assessment, Third Edition 2013⁶;
- LI Technical Guidance Note, 02/21: Assessing Landscape Value outside National Designations,⁷
- LI Technical Guidance Advice Note 06/19: Visual Representation of development proposals.⁸

In addition, reference has been made to published guidance and references drawn on the following relevant baseline information:

- An Approach to Landscape Character Assessment, Natural England, October 2014⁹
- Ordnance Survey maps;
- Magic, <https://magic.defra.gov.uk/home>¹⁰;
- Field survey in April 2020 and
- Aerial photography using the website, Google Earth.

Further detail on methodology of assessment is described in **Appendix A**.

Legislation & Planning Policy

The following section relates to the national and local planning policies which are related to landscape and are considered to be relevant to the Proposed Scheme and the surrounding areas:

European Landscape Convention

The European Landscape Convention (ELC), Ref. 4, which was ratified in 2006 and became binding in the UK from 1 March 2007 requires *"landscape to be integrated into regional and town planning policies and in cultural, environmental, agricultural, social and economic policies, as well as any other policies with possible direct or indirect impacts on landscape"*. It also acknowledges that all landscapes can be important, whether they are designated or not.

There is no legislation specifically covering landscape character or visual amenity but the spirit of the ELC is carried through in UK planning policy and government guidance.

National Planning Policy Framework

In relation to the National Planning Policy Framework¹¹, the following planning policies are considered relevant to the Proposed Scheme in relation to landscape and visual amenity:

Section 3, Plan Making

Paragraph 20:

'Strategic policies should... make sufficient provision for ...conservation and enhancement of the natural, built and historic environment including landscapes and green infrastructure and planning measures to address climate change mitigation and adaptation.'

⁶ Guidelines for Landscape and Visual amenity assessment Impact Assessment, Third Edition 2013, as published by the Institute of Environmental Assessment and Landscape Institute

⁷ LI Technical Guidance Note 02/21, Assessing landscape value outside national designations, Landscape Institute;

⁸ LI Technical Guidance Advice Note 06/19, Visual representation of development proposals, September 2019, The Landscape Institute

⁹ An Approach to Landscape Character Assessment, Natural England, October 2014

¹⁰ Magic website, <https://magic.defra.gov.uk/home>

¹¹ National Planning Policy Framework, Department for Levelling Up, Housing & Communities, September 2023

Section 12, Achieving well-designed places

Paragraph 130:

Planning policies and decisions should ensure that developments:

- (a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*
- (b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;*
- (c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change...*
- (e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks and...*
- (f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.*

Paragraph 131:

Trees make an important contribution to the character and quality of urban environments, and can also help mitigate and adapt to climate change. Planning policies and decisions should ensure that ... opportunities are taken to incorporate trees elsewhere in developments (such as parks and community orchards), that appropriate measures are in place to secure the long-term maintenance of newly-planted trees, and that existing trees are retained wherever possible. Applicants and local planning authorities should work with highway officers and tree officers to ensure that the right trees are planted in the right places and solutions are found that are compatible with highways standards and the needs of different users.

Section 15, Conserving and enhancing the natural environment

Paragraph 174: *Planning policies and decisions should contribute to and enhance the natural and local environment by:*

- (a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan).*
- (b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;*

Paragraph 185

'Planning policies and decisions should also ensure that new development is appropriate for its location taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the site or the wider area to impacts that could arise from the development. In doing so they should:

- (c) limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation.'*

Charnwood Borough Council

The key policies that relate to landscape and visual amenity include the following:

Charnwood Adopted Local Plan 2011 to 2028 Core Strategy, 2015 and the Charnwood Local Plan, 2004¹²

Chapter 7 Our Environment Policy

Policy CS2 High Quality Design

We will require new developments to make a positive contribution to Charnwood resulting in places where people would wish to live through high quality, inclusive design and, where appropriate, architectural excellence. Proposals should respond positively to their context and reinforce a sense of place.

We will require new developments to:

¹² Charnwood Local Plan 2011 to 2028, Core Strategy (2015)

- *respect and enhance the character of the area, having regard to scale, density, massing, height, landscape, layout, materials and access arrangements;*
- *protect the amenity of people who live or work nearby and those who will live in the new development;*
- *function well and add to the quality of an area, not just in the short term, but over the lifetime of the development;*
- *provide attractive, well managed and safe public and private spaces;*
- *provide well defined and legible streets and spaces that are easy to get around for all, including those with disabilities; and*
- *reduce their impacts upon and be resilient to the effects of climate change in accordance with Policy CS16. We will do this by requiring independent design reviews for major or sensitive developments and using national design assessments to determine quality of new developments.*

Policy CS11 Landscape and Countryside

The policy states, *We will support and protect the character of our landscape and countryside by:*

- *requiring new developments to protect landscape character and to reinforce sense of place and local distinctiveness by taking account of relevant local Landscape Character Assessments;*
- *requiring new development to take into account and mitigate its impact on tranquillity;*
- *requiring new development to maintain the separate identities of our towns and villages;*
- *supporting rural economic development, or residential development which has a strong relationship with the operational requirements of agriculture, horticulture, forestry and other land based industries and contributes to a low carbon economy, in accordance with Policy CS10;*
- *supporting the provision of community services and facilities that meet proven local needs as identified by a Neighbourhood Plan or other community-led plan; and*
- *supporting rural communities by allowing housing development for local needs in accordance with Policy CS3.*

We will protect the predominantly open and undeveloped character of Areas of Local Separation unless new development clearly maintains the separation between the built-up areas of these settlements.

Policy CS12 Green infrastructure

We will protect and enhance our green infrastructure assets for their community, economic and environmental values. We will work with our partners to define, protect and enhance the Charnwood Forest Regional Park and support the aims of the National Forest Strategy by:

- *seeking planting from developments that are within the Charnwood Forest Regional Park that meet National Forest Planting Guidelines; and*
- *securing green links between developments and the Charnwood Forest...*

Borough of Charnwood Local Plan (2004) Saved Policies¹³

Chapter 3 Environment: Policy EV/1 Design

The Borough Council will seek to ensure a high standard of design in all new developments. Planning permission will be granted for new development which:

- i) *respects and enhances the local environment including the scale, location, character, form and function of existing settlements and the open and undeveloped nature of the countryside;*
- ii) *is of a design, layout, scale and mass compatible with the locality and any neighbouring buildings and spaces;*
- iii) *utilises materials appropriate to the locality;*
- iv) *provides positive and attractive built frontages to existing or proposed public spaces including roads, footpaths, waterways and areas of public open space;*
- v) *safeguards important viewpoints, landmarks and skylines;*
- vi) *uses the landform and existing features in and around the site, such as woodlands, trees, hedges, ponds, important buildings and structures imaginatively as the focus around which the new development is designed;*

¹³ Borough of Charnwood Local Plan (2004) saved policies

- vii) *safeguards the amenities of adjoining properties, particularly the privacy and light enjoyed by adjoining residential areas;*
- viii) *meets the needs of all groups, including the disabled; and*
- ix) *minimises the opportunity for crime to create a safe and secure environment.*

Chapter 6 Rural Land and Economy Policy CT/1 General Principles for Areas of Countryside, Green Wedge and Local Separation

Land lying outside the defined Limits to Development is variously identified on the Proposals Map as Countryside, Green Wedge and Areas of Local Separation.

Development within these areas of generally open land will be strictly controlled. Planning permission will be granted for the re-use and adaptation of rural buildings for uses suitable in scale and nature, and small-scale new built development, where there would not be a significant adverse environmental impact and the proposal would:

- i) be essential for the efficient long-term operation of agriculture, horticulture or forestry; or*
- ii) facilitate the diversification of the rural economy; or*
- iii) improve facilities for recreation, or leisure uses; or*
- iv) implement strategically important schemes for mineral related uses, transport infrastructure, and for public services or utilities*

In all cases it should be demonstrated that the proposed development could not reasonably be located within or adjacent to an existing settlement.

Charnwood Borough Council Design Supplementary Planning Document, January 2020¹⁴

This document provides further guidance on how a high standard of design can be met on new development by:

- *'respecting and enhancing the local character*
- *Providing attractive public and private spaces*
- *Well connected and legible streets and spaces*
- *Creating multi-functional safe and inclusive places*
- *Adapting to climate change*
- *Protecting the amenity of existing and future occupiers.'*

Charnwood Local Plan Core Strategy, Charnwood Local Plan 2021-2037¹⁵

The Charnwood Local Plan 2021-2037 has been submitted for Government for examination. In summary, key policies in relation to landscape are:

- *Focus on the environment and preserving biodiversity as well and creating healthier communities...*
- *Consideration of the effects of climate change and how to manage risk of flooding*
- *Encouraging developers to create new habitats, including woodlands and wetlands, tree planting schemes...*
- *Sustainable drainage systems to manage water flows while providing benefits for amenity, recreation and wildlife.*

Hinckley and Bosworth Borough Council

The Local Plan 2006 to 2026

Core Strategy Policy 21 National Forest

'To support the implementation of the National Forest to the north east of the borough, proposals that contribute to the delivery of the National Forest Strategy (increasing woodland cover; enhancing biodiversity; developing a new woodland economy for timber products and wood fuel energy; outdoor recreational and sports provision; and tourism developments, especially overnight quality accommodation linked to tourism in the Forest) will be supported provided that:

- *The siting and scale of the proposed development is appropriately related to its setting within the Forest*
- *The development respects the character and appearance of the wider countryside and*

¹⁴ Charnwood Borough Council, Charnwood Local Plan Core Strategy, Design Supplementary Planning Document, 2020

¹⁵ Charnwood Local Plan 2023-2037

- The development does not adversely affect the existing facilities and working landscape of either the Forest or the wider countryside

Within the National Forest new developments will be required to reflect the Forest context in their accompanying landscape proposals. Developments shall provide on-site or nearby landscaping that meets the National Forest development planting guidelines. Landscaping will generally involve woodland planting, but can also include creation and management of other appropriate habitats, open space provision and the provision of new recreational facilities. The appropriate mix of landscaping features will depend upon the setting and the opportunities that the site presents.

In exceptional circumstances, where planting and landscaping cannot be accommodated on or nearby the development site due to lack of land, a commuted sum will be negotiated. This will be towards the cost of purchasing land for planting, creating a new woodland, providing public access to it and maintaining the site for at least 5 years. Commuted sums will normally be paid to the local authority, who in partnership with the National Forest Company will decide how they should be utilised.

Best practice guidance on the creation and future management of Forest-related planting and landscaping schemes should be followed, as set out in the National Forest Company Guide for Developers and Planners.

National Forest Company Guide for Developers and Planners

The National Forest Strategy (2014-24) promotes planting guidelines relating to all forms of development in the National Forest.

Development Type	Threshold	Proportion of site to be Forest Green Infrastructure
Residential	Between 0.5ha and 10ha	20%

In exceptional circumstances, where planting cannot be accommodated to this scale within the development, the shortfall should be addressed by a contribution to off-site planting of £35,000 per hectare secured through a Section 106 agreement

Planting Options Forest-related green infrastructure will consist of some or all of the following elements depending on the character of the site and its surroundings:-

- New woodland planting (ideally a minimum size of 0.25ha)
- Creation of woodland belts (minimum of 15m wide) • Planting to form parkland style landscapes
- Ecologically designed sustainable drainage systems
- Creation of new habitats (wetlands, reedbeds, meadows, heathlands)
- Incorporation and management of existing woodland and hedgerows
- Greenways - landscaped footpath and cycle routes
- Roadside trees
- Development landscaping with a strong tree emphasis
- Incorporation of heritage features

Green infrastructure should be an integral part of the development masterplan. An initial assessment of the sites existing tree and hedgerow assets should be used as a basis for developing a network of green infrastructure through the site. The network should be a combination of existing features, new planting and other habitat creation that seeks to connect to both adjoining ecological networks and footpath/cycleway routes.

Well designed and sustainable development. Developers are encouraged to create sustainable, designed schemes that reflect local character and the site's location within the National Forest. Assessments against the Code for Sustainable Homes, BREEAM and Building for Life are welcomed.

Landscape Designations

The land falls outside any national, regional or local landscape designations. Refer to **Figure 1 Study Area with designations** which illustrates the landscape planning designations within the 2km study area surrounding the site. Tree Preservation Orders are not present on the Site.

Cultural Heritage Features

None present within the Site itself.

Baseline Assessment

Landscape Character

Within **Appendix D, Figure 3** illustrates the Landscape Character Areas (LCA) within the 1km study area, extracted from the National Forest: Charnwood Forest Landscape Character Assessment, 2019.

The Leicestershire, Leicester and Rutland Historic Landscape Characterisation Project¹⁶

The HLC states the site lies within '*Enclosed Agriculture Land.*'

Charnwood Forest Landscape Character Assessment, FCPR Environment and Design Ltd 2019

The site lies within the LCA 6: Thringstone/Markfield Quarries and Settlements and adjacent to LCA 2 Ulverscroft Wooded Valley. The key features of both LCA are described within **Appendix B**. The sensitivity of each to development is defined as follows:

- Area 6 Thringstone/Markfield Quarries: Sensitivity: **Low**
- Area 2 Ulverscroft Wooded Valley: Sensitivity: **High.**

The recommendations for the settlement character of Markfield relevant to the site are listed below:

- *Create a sense of arrival by improving entrance and gateway features.*
- *Enhance urban edges to soften their impact on the wider landscape through additional planting and considered new development design.*
- *Ensure new development is in keeping with existing style of the settlement. Granite and brick are commonly used materials*

Description of the Site and surrounding context

Figure 1 illustrates the location of the Site, the historic features and local Public Rights of Way. **Figure 4** illustrates the topography and hydrology within the 1km study area.

Topography and Hydrology

The Site lies on the northern perimeter of the settlement of Markfield within gently rolling landscape. At approximately +175m AOD. The land lies on wet acid loamy and clayey soils. No water courses are present. The Site lies on a north facing slope. The land falls from Leicester Road northwards to the highway boundary with the A50, the Markfield Bypass.

The Site has two minor watercourses crossing from south to north, passing into culverts under the A50.

Field boundaries and field pattern

The local field pattern is small to medium sized fields with hedgerows and the occasional timber post and stockproof fence as boundaries. Stone walls are occasionally present in the locality.

¹⁶ Leicestershire County Council (2019) The Leicestershire, Leicester and Rutland Historic Landscape Characterisation Project [data-set]. York: Archaeology Data Service [distributor] <https://doi.org/10.5284/1050894>



View across the Site looking north west



View from centre of the site looking north east

Existing vegetation

The eastern, southern and western boundaries are native hedgerow of hawthorn, blackthorn, holly with Ash and Oak present as hedgerow trees. A detailed tree survey was completed in April 2023 by Brindle & Green.¹⁷

Land Use

The Site and surrounding land are used for grazing by horses. The land directly to the north is the A50 Markfield Bypass with woodland plantations on the highway embankments and cuttings. Beyond the A50 Bypass is farmland used as pasture with blocks of woodland consisting of a mixture of conifer plantation and native woodland, some of it Ancient Woodland. Public footpaths cross the land. Directly to the south is Leicester Road with one storey residential development. The roundabout of the A50 and Leicester Road lies on the easternmost tip of the site.

Historical and Cultural Context

None present.

Key views

The site is enclosed and views out of the site are restricted. Views from the site are restricted to the north as the land falls and the highway woodland plantation blocks views northwards. The native hedgerow onto Leicester Road blocks views out of the site to the east and south. There are partial filtered views to the west in between the hedgerow shrubs and trees of the neighbouring farmland and residential property as the land rises to the west.

Regional footpaths and cycle routes

Figure 1 illustrates the location of public rights of way within the Study Area. There are none present within the site, nor on adjacent land to the west. There are occasional public rights of way present within the settlement of Markfield and on land north of the A50. Cycle routes are not defined on adjacent highways.

Sensitivity of the Site

The site does not fall within a landscape designation. The site lies on the perimeter of residential settlement with busy highways present to the north, east and south. The site is enclosed by field boundaries, with little intervisibility present onto the nearby highways. The eastern end of the site has ecological interest and this area is to be retained. The site has limited recreational value. The land has capacity to change with appropriate mitigation. The sensitivity of the site to the type of development proposed is considered to be **Low**.

Visual

Fieldwork was completed within the Zone of Theoretical Visibility, potential visual receptors identified and five viewpoints were selected to represent the most sensitive of visual receptors. ZTV and the location of these viewpoints is shown on **Figure 2**, and the existing viewpoint photography is illustrated within **Figures 5 to 9**.

The method of assessment is described in **Appendix A Methodology**. The approach involves viewpoint analysis to predict the magnitude of change for each visual receptor, based on fieldwork observations, computer modelling, measurement of parameters and professional judgement. This is then correlated with the sensitivity of the visual receptor to give an overall impact. The assessment takes into account screening afforded by intervening topography, vegetation and built form. It assumes good weather conditions, although the influence of different weather sunlight and visibility conditions is also considered.

The visual assessment has been completed with the Proposed Scheme at Year 1, without mitigation of plant growth and also at Year 15, with the planting in place, with 15 years growth.

Zone of Theoretical Visibility

Figure 2 illustrates the Zone of Theoretical Visibility (ZTV) within a 1km study area, based on the construction of the Care Home at a height of 11.45m at existing ground levels.

¹⁷ Brindle & Green, Land at Markfield, Tree Survey, October 2023

The ZTV, based on Digital Surface data (DSM) considers built form and vegetation, consequently this is a worst case scenario. Fieldwork was undertaken during August 2023.

The ZTV finds....

Visual receptors

Residential receptors

Residential properties beyond 1km are unlikely to have a significant view due to distance and presence of topography, vegetation and built form. Residential receptors are considered to have a **high** sensitivity to change in the view. The following residential receptors within 1km have been considered:

- Properties facing north east on Leicester Road, 0.02km, S
- Properties facing north west at the roundabout off the A50, 0.07km, SE
- Residential properties to the west of the Proposed Scheme, on the north side of Leicester Road, 0.3km and 0.4km, NW

Viewpoints 2, 3 and 4 are representative of these views.

Recreational receptors

The potential visual effects of the change in land use experienced by those walking and cycling on the local footpath/bridleway network have been considered with reference to fieldwork, ZTV and viewpoint analysis. The sensitivity of these routes is considered to be **high**.

Views will be experienced transiently and will be in part restricted by the screening effect of intervening vegetation, landform. The orientation of different sections of a route could view the Proposed Scheme at an oblique angle or behind the direction of travel. As such, views will not be experienced uniformly. We have selected representative viewpoints to illustrate potential effects on the local visual amenity from the following locations: **Figure 1** illustrates the location of the PRoW within the 1km Study Area. The following PRoW within the 1km study area would have potential visibility of the Proposed Scheme:

PRoW users on the J94 (194/1)

This footpath passes from Leicester Road north east under the A50 to join up with the Leicestershire Round trail north of the highway. There are elevated open views towards the site to the south east. Viewpoint 5 is representative of views from this location.

PRoW users on the Leicestershire Round Regional Trail, the J93 (193/3 and the 193/4)

The route passes from the east through Johns Lee Wood onto routes 193/4 and 193/3 across farmland joining the 194/1 at the A50. There are views in all compass directions along the route of the surrounding Charnwood Forest. Viewpoint 1 is representative of views from this location.

Transport receptors

Users of the nearby Leicester Road are considered to have a **medium** sensitivity of change to the view due to the speed of travel. Views from the highway is filtered, with the Site partially screened, viewed at an oblique angle from the direction of travel. Viewpoints 3 and 4 represents the view from the Leicester Road.

Representative Viewpoints

The following table describes the representative viewpoints of the potential sensitive visual receptors within the Study Area. A full description of the effects on each of the viewpoints is described in **Appendix C Representative Viewpoints**.

No	Viewpoint	Distance from the proposed Scheme	Direction	Representative	Sensitivity
1	PROW 193/3 Footpath	0.4km	262° 46'	Recreational	High
2	A50 Roundabout Pedestrian Footpath	0.07km	315° 55'	Residential, highway user	High
3	No 128 & 130 Leicester Road, Markfield	0.02km	339° 60'	Residential, highway user	Medium for highway users High for residential properties
4	No 99& 100 Leicester Road Markfield	0.02km	131° 23'	Residential, highway user	Medium for highway users High for residential properties
5	PROW 194/1 Footpath	0.3km	135° 24'	Recreational	High

Proposed Scheme

Description of the Scheme

The Proposed Scheme would consist of the following built structures:

- Care home, brick built with concrete tile pitched roof, two storeys. The height to ridge is 11.45m. The roof has grey solar pv panels on the south west facing elevation.
- External walls at the first floor are faced with either red facing bricks with recessed brick bands or buff facing brick. The ground floor has buff brick or cement render. White window frames and doors.
- Car parking for staff and visitors
- Disabled car parking
- Cycle storage and Bin stores
- Existing field boundaries retained with a 1.8m high bow top fence surrounding the garden areas
- External works will consist of paved footpath, amenity lawn and ornamental borders, seating areas, raised terraces,
- External lighting will consist of bollard lighting within the garden areas and 5m high column lighting within the car park.

Landscape Strategy

Figure 5 Landscape Analysis illustrates the potential opportunities and constraints present within the Site. The key issues are as follows:

- The existing native hedgerows with hedgerow trees on the eastern, southern and northern boundaries act as a useful visual screen to the surrounding areas
- Hedgerows act as valuable wildlife corridors for wildlife, adding to the local landscape character. The bulk of the existing vegetation of hedgerows and hedgerow tree are to be retained and protected during construction.
- There are limited views into the site due to the tall boundary hedgerows and woodland screening the A50 and close up views from Leicester Road. The hedgerow will be maintained with minimal trimming from the highway to maintain screening of the Proposed Scheme.

The Landscape Strategy is shown on **Figure 6: Soft Landscape Proposals** and illustrates the key features of the landscape strategy:

- Siting of the built form into the site at distance from the area of ecological interest at the eastern end of the site.
- A small section of existing hedgerow to be removed at the new site entrance off Leicester Road. Native hedgerow would be reinstated at the entrance to enable connectivity with existing vegetation to encourage wildlife movement.
- Planting of native hedgerow trees to be added to supplement the existing hedgerows on the field boundaries. This planting would provide further year round screening;
- As part of the reinstatement works following completion of construction, seeding of wildflower grass meadow using native species, to add to the local landscape character and enhance biodiversity;
- Plant species would be native, selected to establish successfully on the site conditions and found commonly within the locality. This would ensure the vegetation type is aligned with the local landscape character and biodiversity.
- Creation of attractive surroundings for residents, staff and visitors using a mixture of native and ornamental species providing all year round interest.

TPM Landscape Architects have used the Landscape Strategy to design a detailed external arrangement for the external works, illustrated on Drg Ref No 4456/101 Landscape Strategy.

Landscape effects

This section examines the effects arising as a result of the Proposed Scheme with reference to the existing landscape fabric and landscape character. Changes to the existing landscape fabric can occur where there will be direct physical changes to the landscape. The effect of the Proposed Scheme on landscape character largely depends on the key characteristics of the receiving environment; the degree to which the development may be considered to be consistent with or at odds with it; and how the proposal will be perceived within its setting, with perceptions influenced by, distance, weather conditions and the design and appearance of the Proposed Scheme.

Construction Phase

Potential effects on the Site

Potential effects during construction would be the change in landuse, with earthmoving equipment re-grading the land, site activity, temporary flood lighting, new entrance and access road and signage potential traffic management required on the adjacent highway. Potential effects would be concentrated within the Site itself. The sensitivity of the Site to development is considered to be **low**. The construction activities would result in a **substantial** magnitude of change to the Site resulting in a **moderate adverse** effect. The effects would be temporary.

Potential effects on local landscape character type

The key characteristics of the LCA are listed within the **Appendix B**. The effects on the LCA would affect the landform, the existing vegetation and built form pattern and the visual and perceptual characteristics of the wider landscape. The Landscape sensitivity is derived from the value of the land and susceptibility of the LCA to the Proposed Scheme. **Figure 2 ZTV** illustrates the potential visibility of the Proposed Scheme across both LCA. This is restricted to predominantly to a narrow corridor of view on land in between Leicester Road and the A50 within Area 6 LCA and a small area of land to the north in Area 2.

Charnwood Forest Area 6: Thringstone/Markfield Quarries and Settlements

The site lies within this LCA. It is considered within **Appendix B** that the sensitivity of the LCA towards the Proposed Scheme is **Low**. The effects would be temporary and localised, with a minor loss of existing landscape features. Due to the undulating topography, field boundaries, scale of development and location on edge of settlement and proximity to the busy A50 it is considered the magnitude of change on the LCA would be **slight**. The level of temporary effect would be **minor adverse**.

Charnwood Forest Area 2: Ulverscroft Wooded Valley

The site lies on the southern side of the A50 adjacent to this LCA. The A50 creates a physical visual barrier to interaction between the land to the north of the A50 and the site. It is considered within **Appendix B** that the sensitivity of the LCA towards the Proposed Scheme is **High**. The LCA would not be affected by the temporary construction works. The magnitude of change on the LCA would be **negligible**. The level of temporary effect would be **moderate/minor adverse**.

Operation Phase

Potential effects on the Site

The total area of land required for the Energy Storage System would be approximately 0.55ha of the 1.1ha of land. This equates to approximately 50% of the total area of the Site, the remaining 50% remaining as green field land, enhanced for biodiversity and landscape character.

The existing field boundaries would be retained with additional hedgerow and hedgerow trees. The existing wildflower meadow would be managed to enhance biodiversity and areas of wildflower meadow surrounding the garden areas would be re-sown using native wildflower and grass species.

Year 1 and Year 15

The sensitivity of the Site to the Proposed Scheme is considered to be **low**. The magnitude of change due to the change in land use of 50% of the site from meadow to built form is considered to be **substantial** and permanent which would result in a **moderate adverse** effect. The effects would be permanent.

Potential effects on local landscape character type

Charnwood Forest Area 6: Thringstone/Markfield Quarries and Settlements

It is considered within **Appendix B** that the sensitivity of the LCA towards the Proposed Scheme is **low**.

Year 1 and Year 15

The effects would be localised, affecting a small part of the LCA, with a minor loss of existing landscape features. Due to the enclosed nature of the Site potential effects on the wider landscape of the LCA by the introduction of new built form on 50% of the Site would be limited, restricted to a small part of the LCA and would reduce over time. The proposed planting of hedgerow trees, hedgerows and meadow would add diversity to the local character of the LCA. These additional features would enhance the local biodiversity and assist in reducing the impact of the development over time. It is considered the magnitude of change on the LCA would be **slight**. The level of effect would be **minor adverse**.

Charnwood Forest Area 2: Ulverscroft Wooded Valley

It is considered within **Appendix B** that the sensitivity of the LCA towards the Proposed Scheme is **High**.

Year 1 and Year 15

The site lies on the southern side of the A50 adjacent to this LCA. The A50 creates a physical visual barrier to interaction between the land to the north of the A50 and the site. The LCA would not be affected by the works. The magnitude of change on the LCA would be **negligible**. The level of effect would be **moderate/minor adverse**.

Visual effects

The following section describes the potential effects on the sensitive visual receptors within the Zone of Theoretical Visibility. The potential effects on the representative viewpoints during the Construction Phase and Operation Phase are described in **Appendix C Representative Viewpoints**. **Figures 5 to 9** illustrate the existing view from each of the five viewpoints.

Construction Phase

Visual effects would arise individually and cumulatively during the Construction Phase due to the activity of moving vehicles and machinery undertaking earthworks, the construction of access road, new buildings and ancillary works, boundary treatments, security lighting and landscape works. The visual effects of the various aspects of the construction phase would be temporary and intermittent and minimised by good site management detailed within a Construction Environment Management Plan.

Residential receptors

The sensitivity of residential receptors is considered to be **high**. The following residential properties were considered as having a potential view.

Properties on Leicester Road facing north, 0.02km, S, (Viewpoints 3 and 4)

The view to the north from the residential properties facing towards the Proposed Scheme under construction would be screened by the presence of the intervening hedge and hedgerow trees on the field boundary during winter and summer months. There would be filtered views during the winter months with taller structures during construction visible in lower sections of the hedge. The proposed entrance would be constructed opposite the Cemetery therefore direct views from residential properties into the site would be avoided.

The magnitude of change would be **moderate** with a **major/moderate adverse** effect. Potential visual effects would be localised to a small number of properties on Leicester Road and temporary.

Properties facing north west at the roundabout off the A50, 0.07km, SE (Viewpoint 2)

The view from the west from residential properties with a west facing aspect would be screened by the retained hedgerows and hedgerow trees at the eastern perimeter of the site during the winter and summer months. The magnitude of change would be **negligible** with a **moderate/minor** adverse effect. The effect would be temporary.

Residential properties to the west of the Proposed Scheme, on the north side of Leicester Road, 0.3km and 0.4km, NW

There are three residential properties with windows facing south east towards the site from elevated locations. The views into the site are partially screened by intervening topography and vegetation. There would be filtered views during the winter months with taller structures during construction visible in the middle distance. Due to the proximity to the site, the magnitude of change would be **slight** with a **moderate** adverse effect. The effects would be temporary.

Recreational receptors

The sensitivity of these routes is considered to be **high**.

PRoW users on the J94 (194/1) (Viewpoint 5)

For footpath users travelling from Leicester Road towards the A50 a small part of the site is visible in the far distance when viewed at 90° from the direction of travel. During construction taller structures would be partially visible with moving vehicles however the bulk of the site is screened by intervening landform and vegetation and backdropped by woodland on elevated ground. The magnitude of change would be slight with a **moderate** adverse effect.

PRoW users on the Leicestershire Round Regional Trail, the J93, the 193/3 and 193/4 (Viewpoint 1)

The site is not visible from this location. Potential visual effects would be **negligible** with a **moderate/minor** effect.

Transport receptors

Users of A roads such as the A50 are considered to have a **low** sensitivity of change to the view due to the speed of travel. Users of minor roads such as Leicester Road are considered to have a **medium** sensitivity of change due to the slower speed of travel.

Leicester Road (Viewpoints 3 and 4)

The view towards the Site from the highway by vehicle users travelling in a south east to north west direction would be at an oblique angle to the direction of view and is considered of less relevance. Views of construction activity within the site would be screened by the intervening vegetation of the highway field boundary. The magnitude of change would be **negligible** with a **minor adverse** effect. The effect would be temporary.

Operation Phase

Residential receptors

Properties on Leicester Road facing north, 0.02km, S, (Viewpoints 3 and 4)

The view to the north from the residential properties facing towards the Proposed Scheme under construction would be screened by the presence of the intervening hedge and hedgerow trees on the field boundary during winter and summer months. At Year 1, there would be filtered views during the winter months with the top part of the Proposed Scheme visible in lower sections of the hedge at some

locations however the visual effects would be localised. At Year 1, the magnitude of change would be **moderate** with a **major/moderate adverse** effect in winter months. During the summer potential effects would reduce, with magnitude of change considered to be **slight** with a **moderate adverse** effect. At Year 15 with growth of the existing hedgerow and additional tree planting visual effects would reduce further, with magnitude of **slight** in winter and **negligible** in summer months giving a **moderate adverse** effect in winter and **moderate/minor adverse** effect in summer. Potential visual effects would be localised to a small number of properties on Leicester Road only, with views from residential properties to the south beyond the highway frontage screened by intervening built form.

Properties facing north west at the roundabout off the A50, 0.07km, SE (Viewpoint 2)

The view from the west from residential properties with a west facing aspect would be screened by the retained hedgerows and hedgerow trees at the eastern perimeter of the site during the winter and summer months. At Year 1 and Year 15, the magnitude of change would be **negligible** with a **moderate/minor** adverse effect.

Residential properties to the west of the Proposed Scheme, on the north side of Leicester Road, 0.3km and 0.4km, NW

There would be filtered views during the summer and winter months with the upper part of the Proposed Scheme partially visible in the middle distance. At Year 1, the magnitude of change would be **slight** with a **moderate** adverse effect. With plant growth of the existing hedgerow and additional tree planting on the eastern boundary potential visual effects would reduce over time. At Year 15, due to the proximity of the Proposed Scheme, the upper part of the built form would remain partially visible, but less so. The magnitude of change would remain **slight** with a **moderate** adverse effect.

Recreational receptors

PRoW users on the J94 (194/1) (Viewpoint 5)

For footpath users travelling from Leicester Road towards the A50 a small part of the site is visible in the far distance when viewed at 90° from the direction of travel. During operation, at Year 1 the bulk of the Proposed Scheme would be screened by intervening landform and vegetation and backdropped by woodland on elevated ground. The magnitude of change would be **slight** with a **moderate** adverse effect. With plant growth, at Year 15, the magnitude of change would reduce over time to **negligible** with a **moderate minor** adverse effect.

PRoW users on the Leicestershire Round Regional Trail, the J93, the 193/3 and 193/4 (Viewpoint 1)

The site is not visible from this location. Potential visual effects would be **negligible** with a **moderate/minor** effect.

Transport receptors

Users of A roads such as the A50 are considered to have a **low** sensitivity of change to the view due to the speed of travel. Users of minor roads such as Leicester Road are considered to have a **medium** sensitivity of change due to the slower speed of travel.

Leicester Road (Viewpoints 3 and 4)

The view towards the Site from the highway by vehicle users travelling in a south east to north west direction would be at an oblique angle to the direction of view and is considered of less relevance. Views into the site would be screened by the intervening vegetation of the highway field boundary. At Years 1 and 15, the magnitude of change would be **negligible** with a **minor adverse** effect.

Conclusions

The Proposed Scheme would be located on a small strip of land on a north facing slope, between the A50 Markfield Bypass and Leicester Road on the edge of Markfield. The busy A50 highway lies on the northern and eastern boundaries with Leicester Road and the settlement of Markfield directly to the south. To the west lie individual residential properties with equine infrastructure.

The ZTV and supporting fieldwork find that the surrounding landform, built form and vegetation provide screening of the site to a narrow corridor of potential visibility within the surrounding area. The A50 highway embankment has a dense woodland plantation to the north. The eastern, western and southern field boundaries have dense hedgerows with semi-mature hedgerow trees. The existing vegetation is to be retained with a small section of hedgerow to be removed on Leicester Road to create a new site access. There would be limited views of the Proposed Scheme from all four geographic directions.

The effects on the existing landscape fabric within the Site itself would be significant due to the adverse change in land use from agriculture on 50% of the land. The remaining 50% within the eastern section would be retained as green field due to its ecological interest and managed to encourage a wider species diversity.

The Landscape Strategy, proposes introduction of different vegetation types which are reflective of the existing key features of the local landscape character. There would be beneficial effects with enhancement of the existing vegetation by introduction of appropriate management to encourage greater diversity for plant and insect life. A wider variety of wildlife habitat would be introduced, with planting of hedgerow, hedgerow trees, wildflower meadow, ornamental shrubs and individual trees on land surrounding the proposed building and car parking.

The potential effect on the Landscape Character Type Charnwood Forest Area 6 Thringstone/Markfield Quarries and Settlements, of **low** sensitivity is considered to be **minor** during construction and operation. The effects would be localised affecting a small part of the LCT. The design of the Proposed Scheme reflects the adjacent built form in style of architecture in use of materials and building height. The Landscape Strategy is aligned with the Area 6 Management Recommendations defined within the Charnwood Forest Landscape Character Assessment, namely '*maintain habitat diversity, ensure any new development is focused at the main settlement and includes adequate landscape proposals to integrate development into the development and gapping up of hedgerows.*' Due to the location of this narrow strip of land, sandwiched between existing settlement and the busy A50, the change in land use is considered appropriate due to the surrounding landuse and landscape character.

Potential effects on the Landscape Character Type Charnwood Forest Area 2 Ulverscroft are considered to be negligible due to the distance from the site, intervening landform, built form and vegetation present

In relation to visual amenity, potential effects to nearby sensitive receptors were considered, these being residential, recreational and transport receptors within the Study Area. During the construction phase, there would be potential significant effects on views from residential properties on Leicester Road directly opposite the site and to the west of the site, also to the PRoW J94 west of the site. These effects would be temporary.

During operation there would be potential significant effects at Year 1 on the views from residential properties on Leicester Road and to the west of the site and to the PRoW J94. At Year 15, potential visual effects would be further reduced over time with growth of the surrounding vegetation. Potential significant visual effects would remain at a small number of residential properties directly opposite the site, with views of the roofline of the Proposed Scheme visible above the intervening treeline. These effects would reduce further over time.

It is considered the proposed scheme with established landscape mitigation would accord with Charnwood Borough Council Adopted Local Plan Policies CS2, High Quality Design, CS11 Landscape and Countryside, CS12 Green Infrastructure. Also Charnwood Borough Council Saved Policies, EV/1 Design, CT/1 General Policies.

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Appendix A: Methodology

Landscape Effects

Assessing the Landscape Effects requires methodical consideration of each effect identified and, for each one, assessment of the sensitivity of the landscape receptors and the magnitude of the effect of the landscape.

The initial landscape appraisal begins with a baseline study, which includes data collection and a desktop review of information relating to the components, character and scenic quality of the townscape, and landscape, including:

- Ordnance Survey maps
- Aerial photographs
- Relevant planning policy and guidance
- Landscape, historic and environmental designations; and
- National, regional and local scale landscape character assessments.

The objective of the baseline study for the landscape is to provide an understanding of the landscape in the area that may be affected – its constituent elements, its character, spatial patterns, its geographic extent, its history, its condition, the way in which landscape is experienced and the value attached to it. This information is then reviewed alongside the description of the Proposed Scheme to form the basis for the identification and description of the changes that will result in the landscape effects of the proposal.

Landscape Sensitivity

The landscape receptors are firstly assessed in terms of their sensitivity, which combines judgements of their **susceptibility to change** to the type of development proposed and the **value** attached to the landscape.

Susceptibility to change

The susceptibility to change according to the GLVIA3 means *the ability of the landscape receptor to accommodate the Proposed Scheme without undue consequences for the maintenance of the baseline conditions and/or the achievement of landscape planning policies and strategies.* Judgements in relation to susceptibility are recorded as High, Medium or Low and include assessment of the physical and aesthetic characteristics and the potential scope for mitigation.

Examples and further guidance on the evaluation of landscape sensitivity are provided below:

- **High:** Landscape character, characteristics and elements which will generally be of lower landscape capacity or scope for landscape change and high landscape value and quality. These are landscapes that may be considered to be of particular importance to conserve and which may be particularly sensitive to change if in appropriately dealt with.
- **Medium:** Landscape character, characteristics and elements where there will be a medium landscape capacity or some scope for landscape change. Often include landscapes of medium landscape value and quality which may be locally designated.
- **Low:** Landscape character, characteristics and elements where there will be higher landscape capacity or scope for landscape change to accommodate the proposed type of development. Usually applies to landscapes with a lower landscape susceptibility or higher landscape capacity for the Proposed Scheme.

Landscape Value

The value of the landscape receptors is established in the baseline conditions and covers the value of the Landscape Character Types that may be affected, based on review of any designations at both national and local level. It should be noted that the presence or absence of designations does not dictate the value assessment and are only indications of likely value judgements. Where there are no

designations, judgement is based on the value of individual contributors to landscape character, especially the key characteristics, which may include individual elements of the landscape, particular landscape features, and notable aesthetic and perceptual or experiential qualities. The LI TGN 02/21 *Assessing Landscape Value outside National Designations* has further developed the original range of factors to be considered when judging value developed within the GVLIA, illustrated in the table below:

Range of factors considered when identifying landscape value

Factor	Definition	Examples of indicators of landscape value	Examples of evidence
Natural Heritage	Landscape with clear evidence of ecological, geological, geomorphological or physiographic interest which contribute positively to the landscape	▪ Presence of wildlife and habitats of ecological interest that contribute to sense of place ▪ Extent and survival of semi-natural habitat that is characteristic of the landscape type ▪ Presence of distinctive geological, geomorphological or pedological features ▪ Landscape which contains valued natural capital assets that contribute to ecosystem services, for example distinctive ecological communities and habitats that form the basis of ecological networks ▪ Landscape which makes an identified contribution to a nature recovery/ green infrastructure network	▪ Landscape character assessment ▪ LANDMAP Geological Landscape and Landscape Habitats Aspects (in Wales) ▪ Ecological and geological designations ▪ SSSI citations and condition assessments ▪ Geological Conservation Review ▪ Habitat surveys ▪ Priority habitats ▪ Nature recovery networks/ nature pathways ▪ Habitat network opportunity mapping/ green infrastructure mapping ▪ Catchment management plans ▪ Ecosystem services assessment/ schemes ▪ Specialist ecological studies
Cultural Heritage	Landscape with clear evidence of archaeological, historical or cultural interest which contribute positively to the landscape	▪ Presence of historic landmark structures or designed landscape elements (e.g. follies, monuments, avenues, tree roundels) ▪ Presence of historic parks and gardens, and designed landscapes Landscape which contributes to the significance of heritage assets, for example forming the setting of heritage assets (especially if identified in specialist studies) Landscape which offers a dimension of time depth. This includes natural time depth, e.g. presence of features such as glaciers and peat bogs and cultural time depth e.g. presence of relic farmsteads, ruins, historic field patterns, historic rights of way (e.g. drove roads, salt ways, tracks associated with past industrial activity)	▪ Landscape character assessment ▪ LANDMAP Historic Landscape and Cultural Landscape Services Aspect (in Wales) ▪ Historic environment and archaeological designations Conservation Area appraisals, ▪ Village Design Statements ▪ Historic maps ▪ Historic landscape character assessments ▪ Historic Land Use Assessment and Historic Area Assessments

Factor	Definition	Examples of indicators of landscape value	Examples of evidence
			Place names Specialist heritage studies
Landscape Condition	Landscape which is in a good physical state both with regard to individual elements and overall landscape structure	- Good physical condition/ intactness of individual landscape elements (e.g. walls, parkland, trees) - Good health of elements such as good water quality, good soil health - Strong landscape structure (e.g. intact historic field patterns) - Absence of detracting/ incongruous features (or features are present but have little influence)	- Landscape character assessment LANDMAP condition and trend questions (in Wales) Hedgerow/ tree surveys Observations about intactness/ condition made in the field by the assessor - SSSI condition assessments - Historic landscape character assessments/ map regression analysis
Associations	Landscape which is connected with notable people, events and the arts	- Associations with well-known literature, poetry, art, TV/film and music that contribute to perceptions of the landscape - Associations with science or other technical achievements Links to a notable historical event - Associations with a famous person or people	- Information about arts and science relating to a place - Historical accounts, cultural traditions and folklore - Guidebooks/ published cultural trails LANDMAP Cultural Landscape Services aspect (in Wales)
Distinctiveness	Landscape that has a strong sense of identity	- Landscape character that has a strong sense of place (showing strength of expression of landscape characteristics) - Presence of distinctive features which are identified as being characteristic of a particular place - Presence of rare or unusual features, especially those that help to confer a strong sense of place or identity - Landscape which makes an important contribution to the character or identity of a settlement - Settlement gateways/approaches which provides a clear sense of arrival and contribute to the character of the settlement (may be ancient/historic)	- Landscape character assessment - LANDMAP Visual & Sensory question 3 and 25, – Historic Landscape question 4 (in Wales) - Guidebooks - Observations about identity/ distinctiveness made in the field by the assessor
Recreational	Landscape offering recreational opportunities where experience of landscape is important	- Presence of open access land, common land and public rights of way (particularly National Trails, long distance trails, Coastal Paths and Core Paths) where appreciation of landscape is a feature - Areas with good accessibility that provide opportunities for outdoor	- Definitive public rights of way mapping/ OS map data - National Trails, long distance trails, Coastal Paths, Core Paths - Open access land (including registered common land)

Factor	Definition	Examples of indicators of landscape value	Examples of evidence
		- recreation and spiritual experience/ inspiration - Presence of town and village greens - Other physical evidence of recreational use where experience of landscape is important - Landscape that forms part of a view that is important to the enjoyment of a recreational activity.	- Database of registered town or village greens - Visitor surveys/ studies - Observations about recreational use/ enjoyment made in the field by the assessor
Perceptual (Scenic)	Landscape that appeals to the senses, primarily the visual sense	- Distinctive features, or distinctive combinations of features, such as dramatic or striking landform or harmonious combinations of land cover - Strong aesthetic qualities such as scale, form, colour and texture - Presence of natural lines in the landscape (e.g. natural ridgelines, woodland edges, river corridors, coastal edges) - Visual diversity or contrasts which contributes to the appreciation of the landscape - Memorable/ distinctive views and landmarks, or landscape which contributes to distinctive views and landmarks	- Landscape character assessment - LANDMAP Visual and Sensory scenic quality question 46 (in Wales) - Protected views, views studies - Areas frequently photographed or used in images used for tourism/ visitor/ promotional purposes, or views described or praised in literature - Observations about scenic qualities made in the field by the assessor - Conservation Area Appraisals - Village Design Statements, or similar
Perpetual (Wildness and Tranquillity)	Landscape with a strong perceptual value notably wildness, tranquillity and/or dark skies	High levels of tranquillity or perceptions of tranquillity, including perceived links to nature, dark skies, presence of wildlife/ birdsong and relative peace and quiet¹⁶ Presence of wild land and perceptions of relative wildness (resulting from a high degree of perceived naturalness¹⁷ , rugged or otherwise challenging terrain, remoteness from public mechanised access and lack of modern artefacts) Sense of particular remoteness, seclusion or openness Dark night skies	

The judgements regarding susceptibility and value of the landscape receptor are identified within the sensitivity table included within **Appendix B**.

Magnitude of Change for Landscape Receptors

The magnitude of change for landscape receptors arising from the Proposed Scheme is classified as substantial, moderate, slight or negligible, again dependent on interpretation of a number of factors, but unlike assessments of sensitivity, these are largely quantifiable. Each effect of the Proposed Scheme on landscape receptors then needs to be assessed in terms the following criteria:

- degree or loss or alteration to key landscape features/elements or characteristics;
- distance from the development;
- duration of effect;
- landscape backdrop to the development;
- landscape context of other build development, particularly vertical elements;

- in order to differentiate between different levels of magnitude the following definitions are provided in the table below:

Criteria for assessing magnitude of change for Landscape Receptors

Level	Typical Criteria
Substantial	- Total loss of or major alteration to key elements/features/characteristics of the baseline landscape. - Introduction of elements considered to be totally uncharacteristic in the context of the baseline landscape altering the aesthetic or perceptual aspects of the landscape. - Removal of elements considered to be important aesthetic or perceptual aspects of the landscape. - Landscape effects felt over a large geographical scale, influencing several landscape types or character areas.
Moderate	- Partial loss of or alteration to key elements/characteristics of the baseline landscape. - Introduction of elements that may be prominent but may not necessarily be considered substantially uncharacteristic in the context of the baseline landscape and moderately altering the aesthetic or perceptual aspects of the landscape. - Removal of elements considered to contribute to aesthetic or perceptual aspects of the landscape. - Landscape effects at the scale of the landscape type or character area within which the proposal lies.
Slight	- Minor loss of or alteration to key elements/features/characteristics of the baseline landscape. - Landscape effects within the immediate setting of the site and at site level.
Negligible	Very minor loss of or alteration to key elements/features/characteristics of the baseline landscape.
No change	Where the development would have no effect on the components in the landscape resulting in no alteration to the existing balance of components in the baseline context. No noticeable loss, damage or alteration to character or features or elements

Visual Sensitivity

Visual receptors are represented by people, meaning the particular person or group of people likely to be affected at a specific viewpoint. As in the landscape assessment the visual sensitivity is assessed in terms of the susceptibility to change in views and visual amenity as well as the value attached to particular views.

The susceptibility of different visual receptors to changes in views and visual amenity depends upon the occupation or activity of people experiencing the view at different locations and the extent to which their attention or interest may therefore be focused on the views. As in the landscape assessment, visual receptor susceptibility to change is defined as high, medium, low or negligible as follows:

Criteria for assessing the sensitivity of visual receptors to change

Level of susceptibility to change	Type of visual receptor
High	- Residential properties – ground floor - Visitors to heritage assets, or to other attractions, where views of the surroundings are an important contributor to the experience - Beauty spots, public viewing areas and picnic areas - people, whether residents or visitors, who are engaged in outdoor recreation, including the use of public rights of way, whose attention or interest is focused on the landscape and on particular views

Level of susceptibility to change	Type of visual receptor
	Communities where views contribute to the landscape setting enjoyed by residents in the area
Medium	- Residential properties with less significant views from living rooms/gardens - Walkers using local networks of footpaths and tracks - Transport users of local roads, train lines, rivers and canals
Low	- Those engaged in outdoor sports or recreation which does not involve or depend upon appreciation of views of the landscape - Those using major roads and motorways in the region - People at their place of work whose attention may be focussed on their work or activity, not on their surroundings, and where the setting is not important to the quality of working life
Negligible	Views from towns, conurbations and heavily industrialised areas

Judgements are also made about the value attached to the views experienced. This takes into account the following:

- Recognition of the value attached to particular views, for example in relation to heritage assets, or through planning designations;
- Indicators of the value attached to views by visitors, for example through appearances in guidebooks or on tourist maps, provision of facilities for their enjoyment and references to them in literature or art.

The sensitivity of the visual receptors is then calculated by combining the susceptibility to change and the visual value. If the susceptibility to change is high and the visual value is high, then the sensitivity of the visual receptor will be judged as high. If the susceptibility to change is low and the visual value is low, then the sensitivity of the visual receptor will be judged as low.

Magnitude of Change for Visual Receptors

The magnitude of change for visual receptors arising from the Proposed Scheme is classified as substantial, moderate, slight or negligible, again dependent on interpretation of a number of factors, but unlike assessments of sensitivity, these are largely quantifiable. Each effect on visual receptors then needs to be assessed in terms of its size or scale, the geographical extent or the area influenced and takes into account:

- Distance of viewpoint from the development;
- Proportion of the field of view occupied by the development (measured as a percentage of the views presented in the photomontages);
- Orientation or angle of view to the centre of the development;
- Background to the development;
- Extent of other built development, especially vertical elements.

Criteria for assessing magnitude of change for Visual Receptors

Level	Typical Criteria
Substantial	The Proposed Scheme, or a part of it, would become the dominant feature or focal point of the view.
Moderate	The Proposed Scheme, or a part of it, would form a noticeable feature or element of the view which is readily apparent to the receptor.
Slight	The Proposed Scheme, or a part of it, would be perceptible but not alter the overall balance of features and elements that comprise the existing view.

Level	Typical Criteria
Negligible	Only a very small part of the Proposed Scheme would be discernible, or it is at such a distance that it would form a barely noticeable feature or element of the view.

Landscape and Visual Effects

The report provides a guide to correlating sensitivity to change and magnitude of change, in order to determine the level of effects. Professional judgement using the combined criteria of sensitivity and magnitude is used to determine the overall level of effects.

The purpose of the landscape visual appraisal is to identify the potential effects on landscape and visual amenity arising from the Proposed Scheme and advise on suitable mitigation accordingly. The level of landscape effects are defined in relation to the individual development and its location, using well informed and reasoned judgements. The level of landscape and visual effects has been assessed as major, moderate, minor or none.

Correlation of Sensitivity & Magnitude of Change to determine level of effect

Landscape & Visual Sensitivity	High	Moderate/ Minor	Moderate	Major/ Moderate	Major
	Medium	Minor	Moderate/ Minor	Moderate	Major/ Moderate
	Low	Minor/ None	Minor	Moderate/ Minor	Moderate
	Negligible	None	Minor/ None	Minor	Moderate/ Minor
		Negligible	Slight	Moderate	Substantial
Magnitude of Change					

Type of Effect

Landscape and visual effects are described with reference to type (direct, indirect, secondary or cumulative), timeframe, (short, medium, long term, permanent and temporary) and whether they are positive and negative (beneficial or adverse). The various types of effect are described as follows:

Temporary/Residual effects

If a proposal will result in an alteration to an environment whose attributes can be quickly recovered then judgements concerning the significance of effects should be tempered in that light. Commercial development applications typically include permanent, long term elements as well as minor alterations to landform resulting in residual landscape and visual effects.

Beneficial/Adverse

Landscape and visual effects can be beneficial or adverse and in some cases neutral. Beneficial effects upon landscape receptors may result from changes to the landscape involving positive enhancement measures or through the addition of well-designed features which add to the landscape experience or

sense of place in a complimentary manner. In relation to adverse effects, changes to a rural landscape involving construction of manmade objects of a large scale are generally considered to be adverse, as they are not usually actively promoted as part of a district wide landscape strategy and therefore in the assessment of effects they are assumed to be adverse, unless specified otherwise.

It is important to recognise that there are occasions whereby the visual effects may be considered as adverse or beneficial. This depends on the viewer's disposition towards change within the landscape and also the principle of commercial building features within the landscape. Taking a precautionary note in making an assessment of the 'worst case scenario', the assessment considers that all effects on views which will result due to the construction and operation of the Proposed Scheme (in particular the buildings, roads and hard standing) to be adverse, unless specified otherwise in the text, it is noted, however, that not all people will consider the effects to be adverse.

Visual Illustrations: Methodology

Zone of Theoretical Visibility

A computer generated Zone of Theoretical Visibility (ZTV) Map has been prepared to assist in viewpoint selection and to indicate the potential influence of the development in the wider landscape.

The ZTV map has been prepared at 1:10,000 scale to indicate the extent of potential visibility on the basis of bare ground and the screening effects of established hedgerow and tree cover or built elements. The ZTV map indicates areas from which it may be theoretically possible to secure views of part, or parts of the Proposed Scheme. However, use of the ZTV map needs to be qualified on the following basis:

- There are a number of areas within the ZTV from which there is potential to view parts of the proposal, but which comprise private gardens, open agricultural, or other land where the general public do not have regular access;
- The ZTV does not account for the likely orientation of the viewer – for example when travelling.

In addition, the accuracy of the ZTV has to be considered. In particular, the 10,000 scale ZTV map was generated from Ordnance Survey (OS) LIDAR 1m Digital Surface Data.

Photography

The appraisal of landscape and visual effects was carried out from representative selection of viewpoints. The viewpoint analysis is illustrated with reference to illustrative material, comprising photographs.

The photography was undertaken in accordance with accepted good practice and the Landscape Institute Technical Guidance Visual representation of development proposals.⁴ The baseline photography has been undertaken with a Canon EOS R digital camera with full frame sensor and a 50mm fixed focal length lens in combination with a panoramic head equipped tripod in accordance with accepted good practice. The location of the Camera was determined using a handheld Garmin GPS. The resulting photos are combined into panoramas using specialist computer software (ie Adobe Photoshop).

Photosheets of the baseline situation have been produced for Viewpoints 1, 2, 3, 4 and 5 showing a Field of View of 40°. The image size on the A3 sheet is 390 x 260mm. Photography was undertaken on 26th July 2023. The Photosheets illustrate a reasonable extent of view experienced at the viewpoint which provides an indication of the visual context of the development, to be viewed at the Viewpoint with a comfortable viewing distance at arm's length.

Camera Information from Site Visit, Dated 26/07/23

Viewpoint No	Weather Conditions	Time	Grid reference		Camera Height	Elevation	Compass Bearing
1	Dry, cloudy, clear	1.50pm	49705	10462	1.51m	171m	262° 46'
2	Dry, cloudy, sunny	4.45pm	49598	10115	1.51m	187m	315° 55'
3	Dry, cloudy, clear	2.35pm	49477	10216	1.53m	184m	339° 60'
4	Dry, cloudy, clear	2.50pm	49346	10316	1.51m	182m	131° 23'
5	Dry, cloudy sunny	2.20pm	49086	10549	1.50m	186m	135° 24'

Appendix B: Landscape Character Areas and Definition of Sensitivity

Charnwood Forest Area 6 Thringstone/Markfield Quarries and Settlements



View east along Leicester Road, Markfield

Key Characteristics

- *Undulating landform heavily affected by extensive quarrying.*
- *Highly settled with Whitwick and Thringstone, Agar Nook, Stanton-under-Bardon and Markfield villages.*
- *Small brook flows through the settlements and multiple field ponds.*
- *Mix of land uses including arable, pasture and woodland as well as quarrying and associated spoil mounds.*
- *Fields enclosed by hedgerows with hedgerow trees as well as some walls and fences.*
- *Mix of woodland with pine plantations and mixed woodland as well as new plantations and grasslands associated with quarry restoration.*
- *Small scale regular fields on settlement edges and around peripheries of quarries, bound by hedgerows with hedgerow trees. Also some walls along roads.*
- *Markfield is a large clustered village located on higher ground. Settlements link along roads with the A511/A50 corridor passing through.*
- *Several PRow through area with Ivanhoe Way looping through.*
- *Listed buildings associated with villages and some located close to quarries such as Bardon Hall.*
- *Large scale expansive views from higher levels often close to quarries. Background noise from industrial areas and settlements.*

Summary of Landscape Condition

This is a changing landscape heavily influenced by settlement and quarrying with urban fringe influences which results in a generally low landscape condition, although areas of interspersed farmland and restoration schemes are managed and of a medium condition.

Sensitivities for Key Landscape Characteristics

Any further development in the form of settlement expansion or industrial developments would also increase the urban influences on the area and potentially erode the landscape character, without appropriate design.

Management Recommendations (relevant to the site)

- *Ensure continued management of restored landscapes to ensure establishment and effective regeneration.*
- *Maintain habitat diversity through management of woodlands, open grasslands and water features including SSSIs and wildlife sites to retain and enhance the matrix of habitats found in the area.*
- *Ensure any new residential development is focussed at the main settlements and includes adequate landscape proposals to integrate development into the landscape.*
- *Gap up hedgerows and replant where lost to strengthen field pattern through the area.*

Factors affecting the sensitivity of the LCA Thringstone/Markfield Quarries and Settlement <i>(Quotes in italics are from the Charnwood Forest LCA)</i>	Characteristics of the Area 6 Thringstone/Markfield Quarries and Settlement <i>(Quotes in italics are from the Charnwood Forest LCA)</i>	Low Sensitivity	Low	Med	High	High Sensitivity
Physical						
Scale	<i>The area has a large scale due to the extent of settlement and expansive quarrying in the area. Wide extensive views are also possible from higher levels, often from locations close to quarries, with views across the restoration areas or extraction areas to adjacent character areas.</i>	Large scale featureless landscape, broad valleys, gently undulation with largescale field pattern		*		Small scale, intimate landscape
Landform	<i>Undulating landform</i>	Smooth regular flowing, flat, uniform landscape		*		Dramatic, undulating, rugged, complex landscapes
Land cover	<i>Highly settled with Whitwick and Thringstone, Agar Nook, Stanton-under-Bardon and Markfield villages</i>	Extensive areas of simple regular uniform land cover	*			Complex, intimate or mosaic
Texture	<i>Mix of landuses including arable, pasture and woodland as well as quarrying and associated spoil mounds.</i>	Simple and sweeping lines, linear features and patterns		*		Complex or irregular pattern
Built Environment	<i>Highly settled with Whitwick and Thringstone, Agar Nook, Stanton-under-Bardon and Markfield villages. Listed buildings associated with villages and some located close to quarries such as Bardon Hall</i>	Contemporary masts, pylons, industrial elements, buildings infrastructure, settlement	*			Established, traditional or historic built form
Presence of features which detract from the landscape	<i>Large scale quarries... The area is not particularly tranquil with noise from quarrying and industrial areas as well as settlements and roads.</i>	Major roads, electricity infrastructure, renewables, industrial development	*			Few features present
Visual						

Factors affecting the sensitivity of the LCA Thringstone/Markfield Quarries and Settlement <i>(the susceptibility to change and value)</i>	Characteristics of the Area 6 Thringstone/Markfield Quarries and Settlement <i>(Quotes in italics are from the Charnwood Forest LCA)</i>	Low Sensitivity	Low	Med	High	High Sensitivity
Landscapes that form settings, skylines, backdrops, focal points		Generally low lying landscape without distinctive landform or horizon				Areas with strong features, focal points that define the setting or skyline
Value (Range of factors taken from LI TGN 20/22 for sites outside designated landscape areas)						
Natural Heritage	A number of local nature reserves, SSI's are present in the area	Limited ecology, features		*		Presence of ecology, features
Cultural Heritage	<i>A number of listed buildings are located within the settlements of Whitwick and Thringstone and on the western edge of Markfield. The area features a rich heritage of quarrying with quarries at Bardon Hill, Cliffe Hill and Markfield</i>	Limited cultural heritage features		*		Presence of cultural heritage features
Landscape Condition	<i>This is a changing landscape heavily influenced by settlement and quarrying with urban fringe influences which results in a generally low landscape condition, although areas of interspersed farmland and restoration schemes are managed and of a medium condition</i>	Poor condition, level of intactness,	*			Good condition, level of intactness
Associations		No specific cultural associations	*			Artistic or literary associations
Distinctiveness		Commonplace	*			Rare
Recreational	<i>Numerous public footpaths lead through the area with a number of short lengths through the settlements and a loop route around Standon-under-Bardon Quarry. The Ivanhoe Way long distance route also loops through</i>	Limited amenity function		*		Well used for amenity/recreation, especially for National Trails and long distance routes

Factors affecting the sensitivity of the LCA Thringstone/Markfield Quarries and Settlement <i>(the susceptibility to change and value)</i>	Characteristics of the Area 6 Thringstone/Markfield Quarries and Settlement <i>(Quotes in italics are from the Charnwood Forest LCA)</i>	Low Sensitivity	Low	Med	High	High Sensitivity
	<i>the area leading around the quarries and through Whitwick and Thringstone. Elsewhere, small areas of access land are located adjacent to Whitwick, Billa Barra Hill and close to Markfield.</i>					
Perceptual (Scenic)	<i>The area has a large scale due to the extent of settlement and expansive quarrying in the area. Wide extensive views are also possible from higher levels, often from locations close to quarries, with views across the restoration areas or extraction areas to adjacent character areas. The area is not particularly tranquil with noise from quarrying and industrial areas as well as settlements and roads.</i>	Busy, chaotic	*			Wild and Tranquil
<u>Susceptibility to Change</u>						
	<i>Expansion of quarrying activity resulting in further loss of farmland Maturing quarry restoration schemes will alter the landscape over time, increasing woodland cover. Greater opportunities for recreation once restoration schemes have established. Pressure from further settlement expansion especially due to the close proximity to Coalville, outside of the Charnwood Forest area. Pressure of further industrial development due to the close proximity to the major road network and Junction 22 of the M1.</i>	Landscape character, characteristics and elements where there will be higher landscape capacity or scope for landscape change to accommodate the proposed type of development. Usually applies to landscapes with a lower landscape susceptibility or higher landscape capacity for the Proposed Scheme.	*			Landscape character, characteristics and elements which will generally be of lower landscape capacity or scope for landscape change and high landscape value and quality. These are landscapes that may be considered to be of particular importance to conserve and which may be particularly sensitive to change if in

Factors affecting the sensitivity of the LCA Thringstone/Markfield Quarries and Settlement <i>(the susceptibility to change and value)</i>	Characteristics of the Area 6 Thringstone/Markfield Quarries and Settlement <i>(Quotes in italics are from the Charnwood Forest LCA)</i>	Low Sensitivity	Low	Med	High	High Sensitivity
						appropriately dealt with.
The sensitivity of Area 6 Thringstone/Markfield Quarries and Settlement is considered to be Low						

Area 2 Ulverscroft Wooded Valle



View northwards into Area 2 Ulverscroft Wooded Valley from the regional trail. The Leicestershire Round

Key characteristics

- *An upland, undulating landform with higher levels to the east and west at Benscliffe Wood and Stoneywell Wood with a slight valley following a watercourse feeding Ulverscroft Pond.*
- *Ditches and small watercourses are evident as well as field ponds and Ulverscroft Pond at Ulverscroft Priory.*
- *Landcover is predominantly pastoral and woodland with a high percentage of ancient woodland although there are some smaller areas of arable farmland. A number of SSSIs are associated with woodland areas and nature reserves.*
- *Generally medium to small scale field pattern with some distinctive very small fields on the periphery of the area.*
- *Fields enclosed by a mix of hedgerows with hedgerow trees and stone walls as well as some fences and estate railings.*
- *A relatively low number of dwellings forming a linear pattern of large properties along roads, some of Arts and Crafts vernacular, with some scattered farms.*
- *Minor roads generally pass around the periphery of the area; roads are predominantly straight leading south east to north west.*
- *A good PRow network with Leicestershire Round recreational route passing through the southern part. There is a lack of 'honeypot' visitor sites.*
- *Enclosure is created by large amount of tree cover, especially with large oak and beech trees along roads.*
- *Generally peaceful, although this is disturbed by low level noise from the M1 corridor.*

Summary of Landscape Condition

The landscape is in relatively good condition and is intact with large properties that are formally managed and highly maintained. The current condition results in a highly attractive and distinctive area with strong key characteristics. It has a sense of maturity through old woodlands and vernacular

buildings as well as heritage features. The area has a low number of visitor attractions which results in a relatively peaceful and tranquil feel.

Management recommendations (relevant to the Site)

- *Maintain stone walls and estate railings and repair/replace where necessary rather than using fencing.*
- *Gap up hedgerows and replant where lost to ensure habitat connectivity through the area.*
- *Maintain lifecycle of ageing woodlands and roadside trees by replanting and managing and to retain woodlands located on horizons.*
- *Control conversion of farmland to pony paddocks to maintain rural landscape character.*
- *Ensure any new development maintains the linear pattern of large properties along roads and is well integrated within the landscape with planting to maintain character of buildings so as not to become dominant within views.*
- *Maintain large oak and beech trees along roadsides to maintain enclosure.*

Factors affecting the sensitivity of the Area 2 Ulverscroft Wooded Valley: the susceptibility to change and value	Characteristics of the Area 2 Ulverscroft Wooded Valley (<i>Quotes in italics are from the Charnwood Forest Landscape Character Assessment</i>)	Low Sensitivity	Low	Med	High	High Sensitivity
Physical						
Scale	<i>Generally medium to small scale field pattern with some distinctive very small fields on the periphery of the area.</i>	Large scale featureless landscape, broad valleys, gently undulation with largescale field pattern			*	Small scale, intimate landscape
Landform	<i>An upland, undulating landform with higher levels to the east and west at Benscliffe Wood and Stoneywell Wood with a slight valley following a watercourse feeding Ulverscroft Pond. Due to the extensive woodland within the area combined with the undulating landform, the area is enclosed.</i>	Smooth regular flowing, flat, uniform landscape		*		Dramatic, undulating, rugged, complex landscapes
Land cover	<i>Landcover is predominantly pastoral and woodland with a high percentage of ancient woodland although there are some smaller areas of arable farmland.</i>	Extensive areas of simple regular uniform land cover			*	Complex, intimate or mosaic
Texture		Simple and sweeping lines, linear features and patterns			*	Complex or irregular pattern
Built Environment	<i>This area is very lightly settled with a relatively low number of dwellings throughout. A relatively low number of dwellings forming a linear pattern of large properties along roads, some of Arts and Crafts vernacular, with some scattered farms. Minor roads generally pass around the periphery of the area; roads are predominantly straight leading south east to north west.</i>	Contemporary masts, pylons, industrial elements, buildings infrastructure, settlement			*	Established, traditional or historic built form
Presence of features which detract from the landscape	<i>Due to the extensive woodland within the area combined with the undulating landform, the area is enclosed.</i>	Major roads, electricity infrastructure, renewables, industrial development			*	Few features present

Factors affecting the sensitivity of the Area 2 Ulverscroft Wooded Valley: <i>the susceptibility to change and value</i>	Characteristics of the Area 2 Ulverscroft Wooded Valley (<i>Quotes in italics are from the Charnwood Forest Landscape Character Assessment</i>)	Low Sensitivity	Low	Med	High	High Sensitivity
Visual						
Landscapes that form settings, skylines, backdrops, focal points	<i>Due to the extensive woodland within the area combined with the undulating landform, the area is enclosed.</i>	Generally low lying landscape without distinctive landform or horizon		*		Areas with strong features, focal points that define the setting or skyline
Value (Range of factors taken from LI TGN 20/22 for sites outside designated landscape areas)						
Natural Heritage	<i>A large number of SSSIs are located within this area at Benscliffe Wood, Stoneywell Wood and Poultny Wood. Three nature reserves are also found, managed by the Leicestershire and Rutland Wildlife Trust, with Ulverscroft towards the north and Lea Meadows and Rocky Plantation located centrally</i>	Limited ecology features			*	Presence of ecology, features
Cultural Heritage	<i>Large amount of cultural heritage with two SM's and a number of Listed Buildings including Stoneywell Cottage and Ulverscroft Priory.</i>	Limited cultural heritage features			*	Presence of cultural heritage features
Landscape Condition	<i>The landscape is in relatively good condition and is intact with large properties that are formally managed and highly maintained. The current condition results in a highly attractive and distinctive area with strong key characteristics. It has a sense of maturity through old woodlands and vernacular buildings as well as heritage features.</i>	Poor condition, level of intactness,			*	Good condition, level of intactness
Associations	No specific cultural associations	No specific cultural associations	*			Artistic or literary associations
Distinctiveness		Commonplace			*	Rare
Recreational	<i>A good PRow network with Leicestershire Round recreational route passing through the</i>	Limited amenity function		*		Well used for amenity/recreation,

Factors affecting the sensitivity of the Area 2 Ulverscroft Wooded Valley: <i>the susceptibility to change and value</i>	Characteristics of the Area 2 Ulverscroft Wooded Valley (<i>Quotes in italics are from the Charnwood Forest Landscape Character Assessment</i>)	Low Sensitivity	Low	Med	High	High Sensitivity
	<i>southern part. There is a lack of 'honeypot' visitor sites</i>					especially for National Trails and long distance routes
Perceptual (Scenic)	<i>Generally peaceful, although this is disturbed by low level noise from the M1 corridor.</i>	Busy, chaotic		*		Wild and Tranquil
<u>Susceptibility to Change</u>						
	<i>Influence of changing landuse from large property management i.e. encroaching pony paddocks and formal gardens.</i> <i>Forestry clearance without replanting could result in a change in characteristic enclosure.</i> <i>Increase in accessibility to woodlands or addition of tourist facilities would put pressure on the natural landscape and would erode the tranquillity of area.</i> <i>Potential loss of large specimen trees within woodlands and along roads.</i> <i>Extensive expansion and re-development of properties could result in a loss of the strong Arts and Crafts style of buildings.</i>	Landscape character, characteristics and elements where there will be higher landscape capacity or scope for landscape change to accommodate the proposed type of development. Usually applies to landscapes with a lower landscape susceptibility or higher landscape capacity for the Proposed Scheme.			*	Landscape character, characteristics and elements which will generally be of lower landscape capacity or scope for landscape change and high landscape value and quality. These are landscapes that may be considered to be of particular importance to conserve and which may be particularly sensitive to change if in appropriately dealt with.
The sensitivity of Area 2 Ulverscroft Wooded Valley is considered to be High						

Appendix C: Representative Viewpoints

The following tables describe the existing and proposed views from the five representative viewpoints with an assessment of effect.

Construction Phase

No	Viewpoint	Distance from the proposed Scheme	Description of impact	Sensitivity	Magnitude of Change	Residual effect
1	PROW J93 (193/3) Footpath	0.4km	<u>Existing View:</u> The viewpoint is representative of users of the PROW used by local residents and visitors on the Leicestershire Round regional trail. There are open views from this location to the north, north east, south west and west to the surrounding undulating woodland and pasture. The view to the south east is foreshortened by landform and Cover Cloud Wood, the woodland plantation on the northern side of the A50, with pasture land in the foreground. <u>Proposed View</u> The view towards the site during construction phase would remain unchanged due to intervening landform and vegetation.	High	Negligible	Moderate/minor Adverse
2	A50 Roundabout Pedestrian Footpath	0.07km	<u>Existing View</u> View from the highway footpath on the roundabout, looking north west towards the site. The existing boundary hedgerow is visible in the far distance screening views into the site. The viewpoint is at a busy highway intersection with constant vehicle movements and noise. There are two residential properties with a north west facing aspect with partial filtered views due to garden planting. <u>Proposed View</u> The view during Construction phase would remain unchanged as the vegetation at the eastern end of the site remains unaffected by the Proposed Scheme.	High for residential properties Medium for footpath users	Negligible	Moderate/minor adverse for residential properties Minor for footpath users
3	No 128 & 130 Leicester Road, Markfield	0.02km	<u>Existing View</u> View from the highway footpath looking north west along Leicester Road. The existing highway boundary of hedgerow and semi-mature trees is visible at the roadside, the bus shelter visible in the far distance. <u>Proposed View</u>	Medium for highway users	Moderate	Moderate adverse for highway users

No	Viewpoint	Distance from the proposed Scheme	Description of impact	Sensitivity	Magnitude of Change	Residual effect
			Taller structures such as cranes and the top of the care home building would be partially visible beyond the hedgerow, with more filtered open views during the winter months. In the far distance along the highway, the entrance into the site would be visible as a widened tarmac area. The bulk of the existing hedgerow would remain in situ.	High for residential properties		Major/moderate adverse for residential properties
4	No 99& 100 Leicester Road Markfield	0.02km	<u>Existing View</u> View from the highway looking south east along Leicester Road. The existing highway boundary of hedgerow and semi-mature trees is visible at the roadside. The carpark layby for visitors to the Cemetery visible in the foreground. <u>Proposed View</u> Vegetation would be removed in the middle distance to enable the construction of the new site entrance. There would be a partial view into the site of construction activity.	Medium for highway users High for residential properties	Moderate	Moderate adverse for highway users Major/moderate adverse for residential properties
5	PROW J94 (194/1) Footpath	0.3km	<u>Existing View</u> Open view from the PROW to the south east across wildflower grass meadow with residential properties with equine infrastructure visible in the middle distance. A small part of the site is visible in the far distance screened by the intervening landform and hedgerows and tree groups. <u>Proposed View</u> The top of the pitched roof of the care home would be partially visible adjacent to the residential properties in the middle distance of the view, backdropped by vegetation and landform. The overall balance of features would be retained.	High for footpath users	Slight	Moderate for footpath users

Operation Phase

No	Viewpoint	Distance from the proposed Scheme	Description of impact	Sensitivity	Magnitude of Change	Residual effect at Year 1	Residual effect at Year 15
1	PROW J93 (193/3) Footpath	0.4km	<u>Proposed View at Year 1 and 15</u> The view towards the site during operation phase would remain unchanged due to intervening landform and vegetation.	High	Negligible	Moderate/minor Adverse	Moderate/minor Adverse
2	A50 Roundabout Pedestrian Footpath	0.07km	<u>Proposed View at Year 1 and 15</u> The view during operation would remain unchanged as the vegetation at the eastern end of the site remains unaffected by the Proposed Scheme.	High	Negligible	Moderate/minor adverse for residential properties Minor for footpath users	Moderate/minor adverse for residential properties Minor for footpath users
3	No 128 & 130 Leicester Road, Markfield	0.02km	<u>Proposed View: Year 1</u> A small section of the top of the pitched roof of the care home building would be partially visible above the retained highway hedgerow, with filtered views during the winter months. In the far distance along the highway, the entrance into the site would be visible as a widened tarmac area. The bulk of the existing hedgerow would remain in situ. The change in the view would be perceptible but not alter the overall elements that comprise the existing view <u>Proposed View: Year 15</u> With growth of the unmanaged highway hedgerow and hedgerow trees the partial view of the roof of the care home would be further obscured during the summer and winter months,	Medium for highway users High for residential properties	<u>Year 1</u> Moderate in winter months Slight in summer months <u>Year 15</u> Slight in winter months Negligible in summer months	<u>For highway users</u> Moderate adverse in winter Moderate/minor adverse in summer <u>For residential properties</u> Major/Moderate adverse in winter Moderate in summer months	<u>For highway users</u> Moderate/minor adverse In winter Minor adverse in summer <u>For residential properties</u> Moderate adverse in winter Moderate/minor in summer months
4	No 99& 100 Leicester Road Markfield	0.02km	<u>Proposed View: Year 1</u> A small section of the top of the pitched roof of the care home building would be partially visible above the retained highway hedgerow, with filtered views during the winter months. The entrance into the site	Medium for highway users	<u>Year 1</u> Moderate in winter months	<u>For highway users</u> Moderate adverse in winter	<u>For highway users</u> Moderate/minor adverse In winter

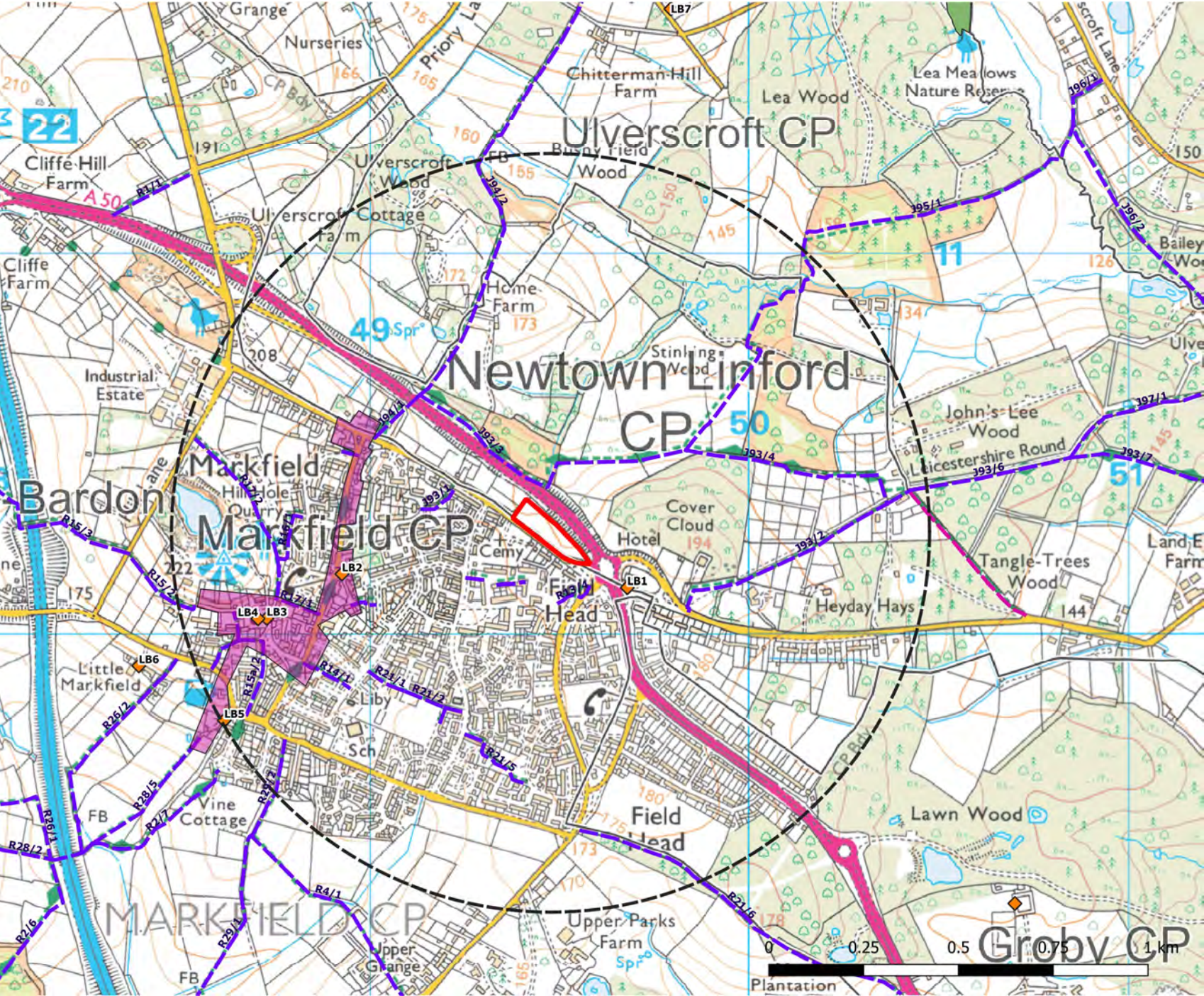
No	Viewpoint	Distance from the proposed Scheme	Description of impact	Sensitivity	Magnitude of Change	Residual effect at Year 1	Residual effect at Year 15
			would be visible as a widened tarmac area in the middle distance. The bulk of the existing hedgerow would remain in situ. The change in the view would be perceptible but not alter the overall elements that comprise the existing view <u>Proposed View: Year 15</u> With growth of the unmanaged highway hedgerow and hedgerow trees the partial view of the roof of the care home would be further obscured during the summer and winter months,	High for residential properties	Slight in summer months <u>Year 15</u> Slight in winter months Negligible in summer months	Moderate/minor adverse in summer <u>For residential properties</u> Major/Moderate adverse in winter Moderate in summer months	Minor adverse in summer <u>For residential properties</u> Moderate adverse in winter Moderate/minor in summer months
5	PROW J94 (194/1) Footpath	0.3km	<u>Proposed View: Year 1</u> The top of the pitched roof of the care home would be partially visible adjacent to the residential properties in the middle distance of the view, backdropped by vegetation and landform. The overall balance of features would be retained. <u>Proposed View: Year 15</u> With growth of proposed planting of additional trees on the eastern hedgerow, the small view of the top of the care home would become even less discernible in summer and winter months.	High	In winter and summer months <u>Year 1</u> Slight <u>Year 15</u> Negligible	Moderate	Moderate/Minor

Appendix D: Figures

Figures & Photosheets

Figure 1	Study Area with Designations
Figure 2	Zone of Theoretical Visibility
Figure 3	Topography
Figure 4	Landscape Character Areas
Figure 5	Viewpoint 1: PRoW J93 Footpath
Figure 6	Viewpoint 2: A50 Roundabout (Pedestrian Footpath)
Figure 7	Viewpoint 3: No 128, 130 Leicester Road, Markfield
Figure 8	Viewpoint 4 No 99 & 100 Leicester Road, Markfield
Figure 9	Viewpoint 5: PRoW J94
Figure 10	Landscape Analysis:
Figure 11	Landscape Mitigation

Figure 1 - Study Area with Landscape Designations

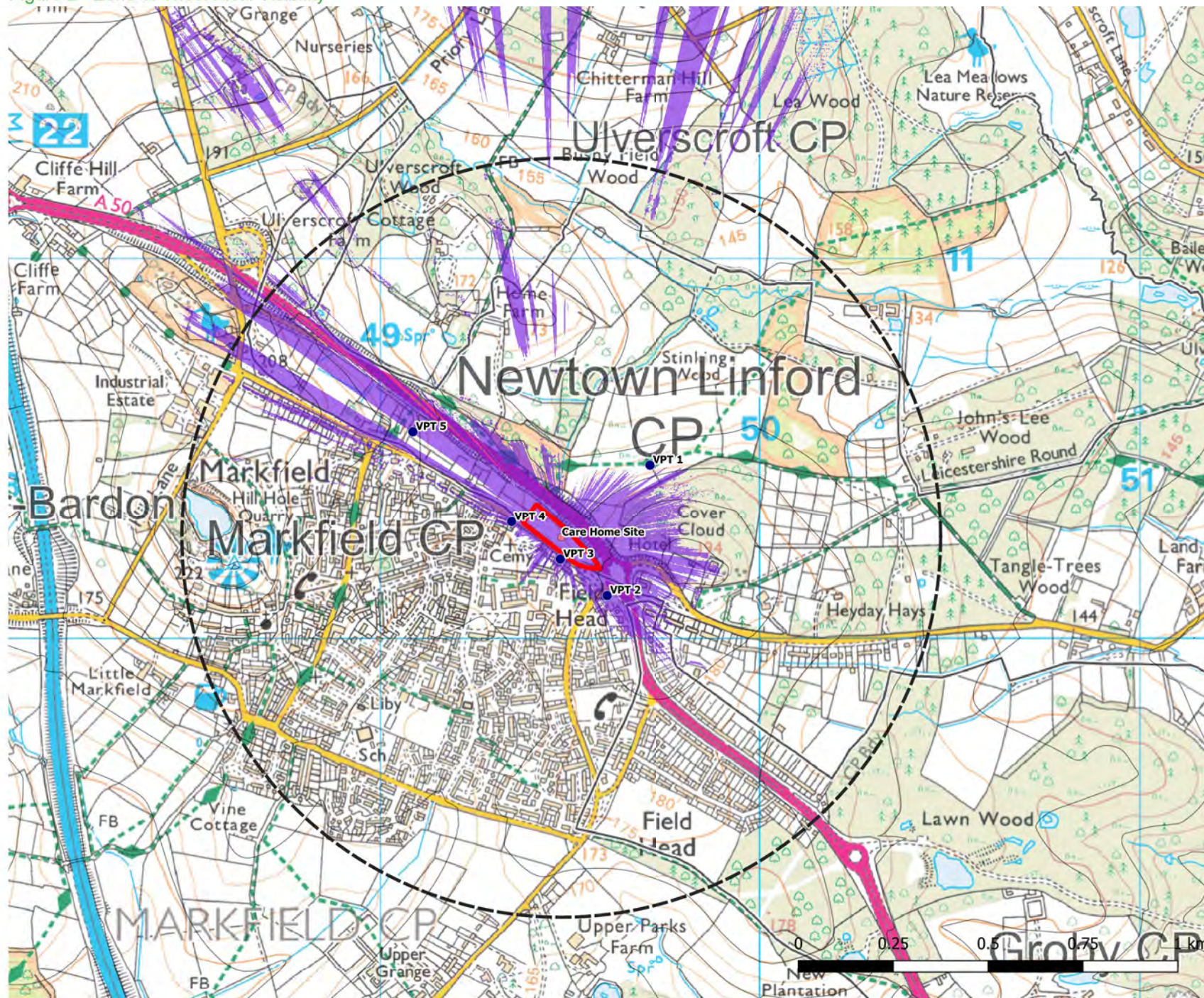


Legend

- Site Boundary
- 1km Study Area
- Conservation Area - Markfield
- Listed Buildings
- Public Rights of Way
 - Footpaths
 - Bridleways

Drawing No.	Figure 1	Date	Aug 2023	Drawn	KW	Chk'd	SF
Scale	1:10,000 @ A3	Client	Charterpoint Developments	Rev.	A		

Figure 2 - Zone of Theoretical Visibility



Legend

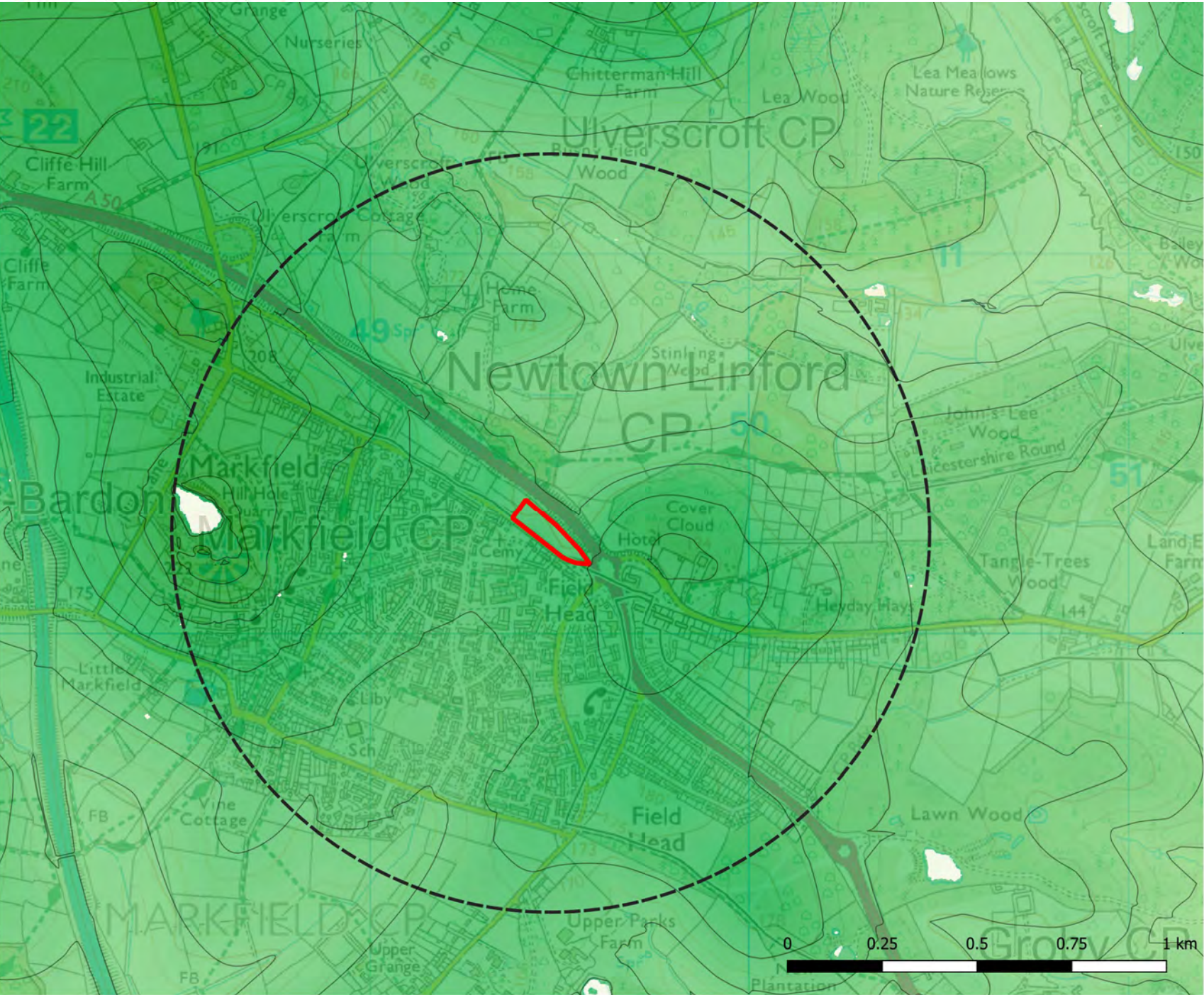
- Site Boundary
- 1km Study Area
- Zone of Theoretical Visibility
- Representative Viewpoint Locations

VPT 1 - PROW J93 Footpath
VPT 2 - A50 Roundabout - Pedestrian Footpath
VPT 3 - No 128 & 130 Leicester Road, Markfield
VPT 4 - No 99& 100 Leicester Road Markfield
VPT 5 - PROW J94

Notes.
The ZTV uses National Lidar DSM 1m data, which takes into account topography, vegetation and built form.
The ZTV model has assumed a built height of 11.45m

Drawing No.	Figure 2	Date	August 2023	Drawn	KW	Chk'd	SF
Scale	1:10,000 @ A3	Client	Charterpoint Developments	Rev.	B		

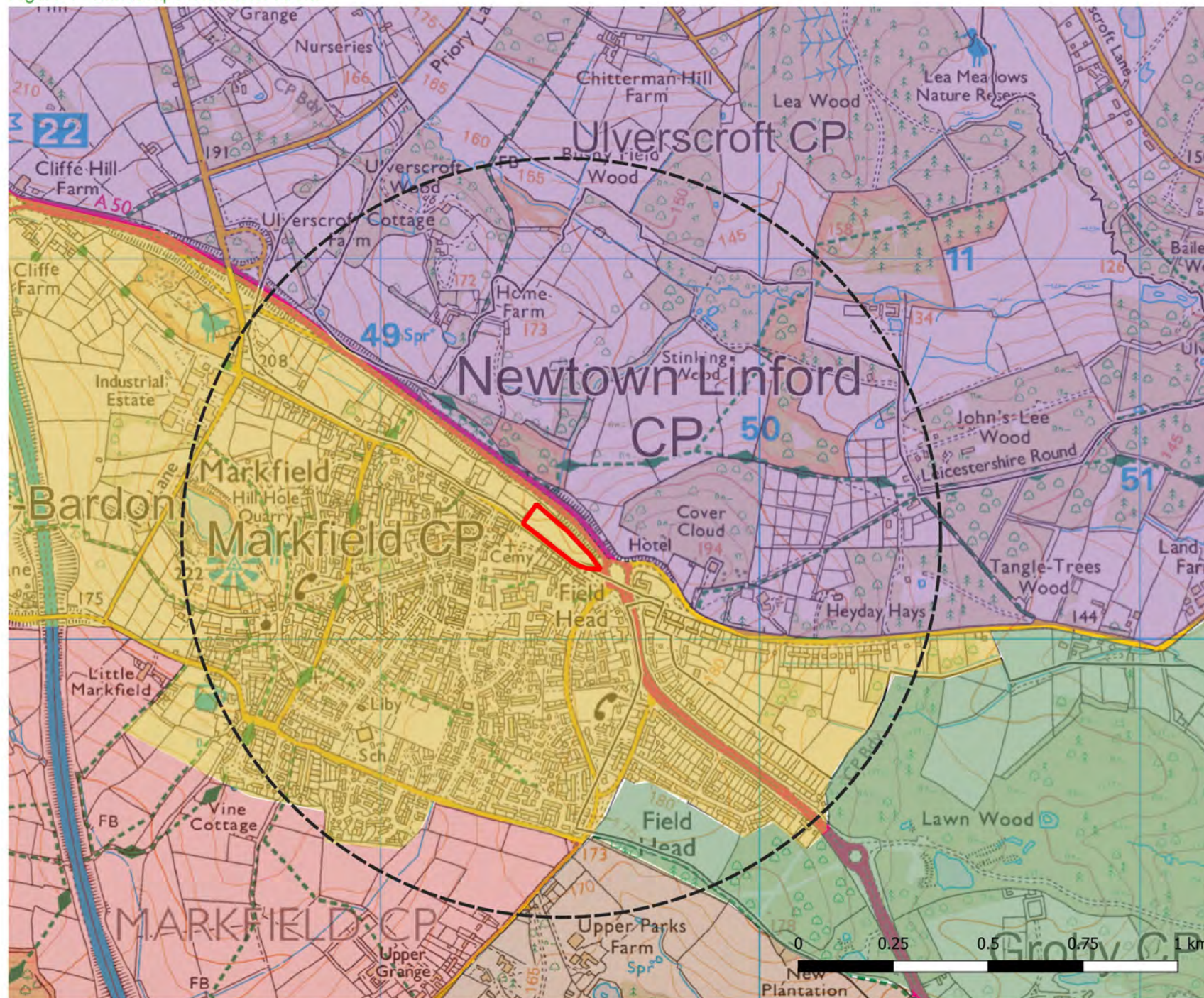
Figure 3 - Topography & Viewpoint Locations



- Legend
- Site boundary
 - 1km study area
 - Viewpoint Locations
- Topography:
- 107.6239
 - 144.2356
 - 180.8472
 - 217.4589
 - 251.2542
 - 279.4170
 - no data (quarries/ponds)

Drawing No.	Figure 3	Date	Aug 2023	Drawn	KW	Chk'd	SF
Scale	1:10,000 @ A3	Client	Charterpoint Developments	Rev.	A		

Figure 4 - Landscape Character Areas



Legend

- Site boundary
- 1km study area

Landscape Character Areas: (Charnwood Forest LCA)

- Area 2: Ulverscroft Wooded Valley
- Area 5: Groby Estate Woodland
- Area 6: Thringstone/Markfield Quarries & Settlements
- Area 10: Groby/Ratby Wooded Farmland
- Area 11: Thornton Plantation Farmlands

Notes.

1. Information taken from 'Charnwood Forest Landscape Character Assessment, FCPR for the National Forest, Volume 1 - Report, June 2019.

Drawing No.	Figure 4	Date	Aug 2023	Drawn	KW	Chk'd	SF
Scale	1:10,000 @ A3	Client	Charterpoint Developments	Rev.	A		

Viewpoint 1 - PROW J93 Footpath



Viewpoint Information Grid Reference: 49705,10462 Elevation: 171m Camera Height: 1.51m Included Angle: 40° Direction of view: 206° 46' Distance to centre of site: 298m Viewing Distance: 542mm Camera Used: FujiFilm X- E1, with a Fujinon XF 35mm F1.4R Fixed Lens (equivalent to 49mm full frame SLR camera lens)	Drawing No.	Date	Drawn	Chk'd
	Figure 5	01/09/2023	KW	SF
	Sheet No.	Client		Rev.
	Photosheet 1 of 5	Charterpoint		A

Viewpoint 2 - A50 Roundabout (Pedestrian Footpath)



Viewpoint Information Grid Reference: 49598,10115 Elevation: 187m Camera Height: 1.51m Included Angle: 40° Direction of view: 315° 55' Distance to centre of site: 178m Viewing Distance: 542mm Camera Used: FujiFilm X- E1, with a Fujinon XF 35mm F1.4R Fixed Lens (equivalent to 49mm full frame SLR camera lens)	Drawing No.	Date	Drawn	Chk'd
	Figure 6	01/09/2023	KW	SF
	Sheet No.	Client		Rev.
	Photosheet 2 of 5	Charterpoint		A

Viewpoint 3 - No 128 & 130 Leicester Road, Markfield



Viewpoint Information

Grid Reference: 49477,10216
Elevation: 184m
Camera Height: 1.53m
Included Angle: 40°

Direction of view: 339° 60'
Distance to centre of site: 45m
Viewing Distance: 542mm
Camera Used: FujiFilm X- E1, with a Fujinon
XF 35mm F1.4R Fixed Lens (equivalent to
49mm full frame SLR camera lens)

Drawing No.	Date	Drawn	Chk'd
Figure 7	01/09/2023	KW	SF
Sheet No.	Client	Rev.	
Photosheet 3 of 5	Charterpoint	A	

Viewpoint 4 - No 99& 100 Leicester Road Markfield



Viewpoint Information Grid Reference: 49346,10316 Elevation: 182m Camera Height: 1.53m Included Angle: 40° Direction of view: 131° 23' Distance to centre of site: 150m Viewing Distance: 542mm Camera Used: FujiFilm X- E1, with a Fujinon XF 35mm F1.4R Fixed Lens (equivalent to 49mm full frame SLR camera lens)	Drawing No.	Date	Drawn	Chk'd
	Figure 8	01/09/2023	KW	SF
	Sheet No.	Client	Rev.	
	Photosheet 4 of 5	Charterpoint	A	



Viewpoint Information Grid Reference: 49086,10549 Elevation: 186m Camera Height: 1.50m Included Angle: 40° Direction of view: 135° 24' Distance to centre of site: 478m Viewing Distance: 542mm Camera Used: FujiFilm X- E1, with a Fujinon XF 35mm F1.4R Fixed Lens (equivalent to 49mm full frame SLR camera lens)	Drawing No.	Date	Drawn	Chk'd
	Figure 9	01/09/2023	KW	SF
	Sheet No.	Client	Rev.	
	Photosheet 5 of 5	Charterpoint	A	



Legend

- Site Boundary
- Existing Public Open Space

Drawing No.	Date	Drawn	Chk'd
Figure 10	Oct 23	KW	SF
Scale	Client	Rev.	
1:1250 @ A3	Charterpoint Developments	A	



Legend

- Site Boundary
- Root Protection Areas
- Tree Shading Arc



- Notes.
- For further tree information refer to 'Tree Survey Data & Schedule, BG22.188'

Drawing No.	Date	Drawn	Chk'd
Figure 11	Oct 23	KW	SF
Scale	Client	Rev.	
1:1250 @ A3	Charterpoint Developments	A	

Disclaimer

This Report was completed by Topia Landscape Architects on the basis of a defined programme of work and terms and conditions agreed with the Client. We confirm that in preparing this Report we have exercised all reasonable skill and care, taking into account the project objectives, the agreed scope of works, prevailing site conditions and the degree of manpower and resources allocated to the project.

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