



# KYNGS GOLF CLUB, MARKET BOSWORTH

Landscape and  
Visual Appraisal

Prepared on behalf of

**Mr G Denny**

ARB1575lva

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| Landscape and Visual Appraisal |                                  |
|--------------------------------|----------------------------------|
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## Contents

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|     |                                  |    |
|-----|----------------------------------|----|
| 1.0 | Executive Summary.....           | iv |
| 2.0 | Introduction .....               | 1  |
| 3.0 | Methodology.....                 | 2  |
| 4.0 | Landscape Baseline .....         | 12 |
| 5.0 | Visual Baseline.....             | 17 |
| 6.0 | Characteristics of Proposal..... | 33 |
| 7.0 | Mitigation.....                  | 35 |
| 8.0 | Conclusion.....                  | 36 |
| 9.0 | Appendices.....                  | 37 |

## 1.0 Executive Summary

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- i. Arbtech Consulting Ltd were instructed to undertake a landscape and visual appraisal for a leisure and holiday facility located at Kyngs Golf Club by Mr G Denny in February 2025. The site and its surrounding landscape were assessed and a total of fourteen viewpoints were selected to represent a variety of receptors in the surrounding area.
- ii. The aim of this report is to provide an assessment of the potential landscape and visual effects of a proposed development upon the receiving landscape, in line with current legislation and guidance. It comprises two main assessments, the first for landscape and the second for visual effects.
- iii. The assessment has been conducted in line with published best practice guidelines and includes a desk study; (review of local plan policies, published landscape character assessment and production of a computer generated Zone of Theoretical Visibility (ZTV)) and onsite observations.
- iv. The site is currently formed by part of a constructed golf course allocated in the MBNP as tourism and leisure since full planning ref 02/00685/COU was granted and implemented allowing the surrounding banks to be formed up to 7 metres in high as well as raising the previously low lying waterlogged flat land to be raised and contoured which is laid to a highly modified managed grassland with groups of trees in a loosely parkland style within it and engineered ponds. The area becomes more developed to the south towards St Peters Academy where a ribbon of dwellings follow the north of Station Road, beyond Station Road where an industrial estate and residential development is situated and beyond the railway line where further residential dwellings are situated alongside Bosworth Marina to the west. To the north, the landscape is more agricultural in use, with field defined by hedgerows with intermittent trees. The site's landform is generally gently undulating. The site falls within no areas of national designation related to landscape.
- v. Due to the existing local area, the proposed scheme would not be out of character with its surroundings when considered as part of the wider landscape as the principle of similar golfing holiday lodges has already been established by the recent permitting of golfing holiday lodges on the golf course development of a similar nature in close proximity to the site.
- vi. The site consists of a leisure facility on a former golf course, with the landscape altered for this purpose. It features artificial landform changes and predominantly managed 'lawn' grassland. The site is located within a depression in the landform created by its previous use as a golf course.
- vii. Mitigation measures have been suggested to aid the schemes visual blending with the existing environs.
- viii. Fourteen viewpoints were considered and of these two were considered to be subject to material visual impacts, viewpoints 11 and 12 that sit close to the site's northern boundary.
- ix. With the implementation of a successful mitigation strategy, the overall impact on the landscape is considered to have a minor overall effect on the surrounding landscape character and a moderate effect on the visual baseline. It should be considered that this type of development is not out of character within the receiving landscape given its approved change of use status in the MBNP and the principle of golfing holiday lodges being accepted in its previous leisure related use.

## 2.0 Introduction

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- 2.1.1 Arbtech Consulting Ltd were commissioned by Mr G Denny in February 2025, to carry out a landscape and visual appraisal of the proposed development site located at Kyngs Golf Club, Market Bosworth.
- 2.1.2 The brief was to assess the likely landscape and visual impact of the development and identify the degree of change over the existing use and site conditions.
- 2.1.3 The field survey was carried out during March 2025, and all viewpoints were chosen from publicly accessible vantage points.
- 2.1.4 Particular attention was paid to the potential views of receptors of high sensitivity, e.g. users of Public Rights of Way (PRoW).
- 2.1.5 Landscape and visual impact assessments can be defined as a mechanism by which the landscape can be assessed against its capacity to accommodate change. The aim of this report is to provide an assessment of the potential landscape and visual effects of the proposed development upon the receiving landscape, in line with current legislation and guidance.

### **The Site**

- 2.1.6 The proposals are for the erection of a golf leisure and health spa and up to 126 golf holiday lodges with associated landscaping.
- 2.1.7 The site is currently formed by part of an extant constructed golf course allocated in the MBNP as tourism and leisure since full planning ref 02/00685/COU was granted and implemented allowing the surrounding banks to be formed up to 7 metres in height as well as raising the previously low lying waterlogged flat land to be raised and contoured which is laid to a highly modified managed grassland with groups of trees in a loosely parkland style within it and engineered ponds. The area becomes more developed to the south towards St Peters Academy where a ribbon of dwellings follow the north of Station Road, beyond Station Road where an industrial estate and residential development is situated and beyond the railway line where further residential dwellings are situated alongside Bosworth Marina to the west. To the north, the landscape is more agricultural in use, with field defined by hedgerows with intermittent trees. The site's landform is generally gently undulating. The site falls within no areas of national designation related to landscape.

## 3.0 Methodology

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- 3.1.1 In conjunction with the landscape survey and assessment of the study area, a detailed visual survey has been undertaken in order to assess any potential visual impact of the development. In order to evaluate what the visual impact of the development will be and what can be done to ameliorate the impact, it is necessary to describe the existing situation to describe a basis against which any change can be assessed.
- 3.1.2 As a matter of best practice the assessment has been undertaken in accordance with the advisory guidelines set out in the document - “Guidelines for Landscape & Visual Impact Assessment – Third Edition”, published by The Landscape Institute and Institute of Environmental Assessment (2013).
- 3.1.3 The landscape assessment includes a baseline study that describes, and evaluates the existing landscape and visual resources, focusing on their sensitivity and ability to accommodate change.
- 3.1.4 The prime objective is to minimise the potential impact of the development by minimising the potential for visual impact wherever possible.
- 3.1.5 Information regarding the site and surroundings was gathered from Ordnance Survey maps, aerial photographs and on-site observations.
- 3.1.6 In order to assist in the assessment of the potential visual effects of any development, a computer-generated Zone of Theoretical Visibility (ZTV) has been modelled. The computer ZTV is used as a working tool to inform the assessment team of the extent of the zone within which the proposed development may have an influence or effect on landscape character and visual amenity and the areas within which the study area together with site survey work should be concentrated. It should be noted that this is a topographical information based exercise with no account being taken of the potential effects of vegetation or buildings on views.
- 3.1.7 Landscape has two separate but closely related aspects; firstly is the impact on the character of the landscape which includes responses that are felt toward the combined effect of the development. The significance of this will depend partly on the number of people affected and also on the judgements about how much the changes will matter in relation to the human senses of those concerned. Secondly, visual impact, in contrast to landscape character, is perhaps less prone to being subjective. Visual impact may occur by means of intrusion and/or obstruction, where visual intrusion is impact on the view without blocking it and visual obstruction is impact on a view that would be hidden by the development.

**Table 1: Landscape Quality (or Condition)**

| Landscape Quality (or Condition) | Typical Indicators                                                                                                                                                   |
|----------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Very High</b>                 | All landscape elements remain intact and in good repair. Buildings are in local vernacular and materials. No detracting elements are evident                         |
| <b>High</b>                      | Most landscape elements remain intact and in good repair. Most buildings are in local vernacular and materials. Few detracting elements are evident                  |
| <b>Medium</b>                    | Some landscape elements remain intact and in good repair. Some buildings are in local vernacular and materials and some detracting elements are evident              |
| <b>Low</b>                       | Few landscape elements remain intact and in good repair. Few buildings are in local vernacular and materials. Many detracting or incongruous elements are evident    |
| <b>Very Low</b>                  | No landscape elements remain intact and in good repair. Buildings are not in local vernacular and materials. Detracting or incongruous elements are much in evidence |

**Table 2: Landscape Value**

| Landscape Value  | Typical Indicators                                                                                                                                                                                                                                                                                                                                                                                                                                            |
|------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Very High</b> | Areas comprising a clear composition of valued landscape components in robust form and health, free of disruptive visual detractors and with a strong sense of place. Areas containing a strong, balanced structure with distinct features worthy of conservation. Such areas would generally be internationally or nationally recognised designations, such as Areas of Outstanding Natural Beauty (AONB).                                                   |
| <b>High</b>      | Areas primarily containing valued landscape components combined in an aesthetically pleasing composition and lacking prominent disruptive visual detractors. Areas containing a strong structure with noteworthy features or elements, exhibiting a sense of place. Such areas would generally be national statutorily designated areas. Such areas may also relate to the setting of internationally or nationally statutory designated areas, such as AONB. |
| <b>Medium</b>    | Areas primarily of valued landscape components combined in an aesthetically pleasing composition with low levels of disruptive visual detractors, exhibiting a recognisable landscape structure. Such areas would generally be non-statutory locally designated areas such as Areas of Great Landscape Value.                                                                                                                                                 |
| <b>Low</b>       | Areas containing some features of landscape value but lacking a coherent and aesthetically pleasing composition with frequent detracting visual elements, exhibiting a distinguishable structure often concealed by mixed land uses or development. Such areas would be commonplace at the local level and would generally be undesignated, offering scope for improvement.                                                                                   |
| <b>Very Low</b>  | Areas lacking valued landscape components or comprising degraded, disturbed or derelict features, lacking any aesthetically pleasing composition with a dominance of visually detracting elements, exhibiting mixed land uses which conceal the baseline structure. Such areas would generally be restricted to the local level and identified as requiring recovery.                                                                                         |

**Table 3: Character Sensitivity**

| Character Sensitivity | Typical Indicators                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|-----------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Very High</b>      | <p><b>Landscape elements:</b> Important elements of the landscape susceptible to change and of high quality and condition.</p> <p><b>Scale and Enclosure:</b> Small-scale landform/land cover/ development, human scale indicators, fine grained, enclosed with narrow views, sheltered.</p> <p><b>Manmade influence:</b> Absence of manmade elements, traditional or historic settlements, natural features and 'natural' forms of amenity parkland, perceived as natural 'wild land' lacking in man-made features, land use elements and detractors</p> <p><b>Remoteness and Tranquillity:</b> Sense of peace, isolation or wildness, remote and empty, no evident movement.</p> |
| <b>High</b>           | <p><b>Where, on the whole, indicators do not meet the Very High criteria but exceed those for Medium</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <b>Medium</b>         | <p><b>Landscape elements:</b> Important elements of the landscape of moderate susceptibility to change and of medium quality and condition.</p> <p><b>Scale and Enclosure:</b> Medium-scale landform/land cover/ development, textured, semi-enclosed with middle distance views.</p> <p><b>Manmade influence:</b> Some presence of man-made elements, which may be partially out of scale with the landscape and be of only partially consistent with vernacular styles.</p> <p><b>Remoteness and Tranquillity:</b> some noise, evident, but not dominant human activity and development, noticeable movement.</p>                                                                |
| <b>Low</b>            | <p><b>Where, on the whole, indicators do not meet the Medium criteria but exceed those for Very Low.</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <b>Very Low</b>       | <p><b>Landscape elements:</b> Important elements of the landscape insusceptible to change and of low quality and condition.</p> <p><b>Scale and Enclosure:</b> Large-scale landform/land cover/ development, Featureless, coarse grained, open with broad views.</p> <p><b>Manmade influence:</b> Frequent presence of utility, infrastructure or industrial elements, contemporary structures e.g. masts, pylons, cranes, silos, industrial sheds with vertical emphasis, functional man-made land-use patterns and engineered aspects.</p> <p><b>Remoteness and Tranquillity:</b> Busy and noisy, human activity and development, prominent movement.</p>                        |

**Table 4: Landscape Visual Sensitivity**

| Landscape Visual Sensitivity | Typical Indicators                                                                                                                                                                                                                                                                                                                                          |
|------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Very High</b>             | <p><b>Visual interruption:</b> Flat or gently undulating topography, few if any vegetative or built features.</p> <p>Nature of views: <b>Densely populated, dispersed pattern of small settlements, outward looking settlement, landscape focused recreation routes and/or visitor facilities, distinctive settings, gateways or public viewpoints.</b></p> |
| <b>High</b>                  | <p><b>Where, on the whole, indicators do not meet the Very High criteria but exceed those for Medium.</b></p>                                                                                                                                                                                                                                               |
| <b>Medium</b>                | <p><b>Visual interruption:</b> Undulating or gently rolling topography, some vegetative and built features.</p> <p>Nature of views: <b>Moderate density of population, settlements of moderate size with some views outwards, routes with some degree of focus on the landscape.</b></p>                                                                    |
| <b>Low</b>                   | <p><b>Where, on the whole, indicators do not meet the Medium criteria but exceed those for Very Low.</b></p>                                                                                                                                                                                                                                                |
| <b>Very Low</b>              | <p><b>Visual interruption:</b> Rolling topography, frequent vegetative or built features.</p> <p>Nature of views: <b>Unpopulated or sparsely populated, concentrated pattern of large settlements, introspective settlement, inaccessible, indistinctive or industrial settings.</b></p>                                                                    |

**Table 5: Definition of Magnitude of Landscape Impacts**

| Magnitude  | Description                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Large      | Total loss of or major alteration to key valued elements, features, and characteristics of the baseline or introduction of elements considered being prominent and totally uncharacteristic when set within the attributes of the receiving landscape. Would be at a considerable variance with the landform, scale and pattern of the landscape. Would cause a high quality landscape to be permanently changed and its quality diminished.   |
| Medium     | Partial loss of or alteration to one or more key elements, features, characteristics of the baseline or introduction of elements that may be prominent but may not be considered to be substantially uncharacteristic when set within the attributes of the receiving landscape. Would be out of scale with the landscape, and at odds with the local pattern and landform. Will leave an adverse impact on a landscape of recognised quality. |
| Small      | Minor loss or alteration to one or more key elements, features, characteristics of the baseline or introduction of elements that may be prominent but may not be uncharacteristic when set within the attributes of the receiving landscape. May not quite fit into the landform and scale of the landscape. Affect an area of recognised landscape character                                                                                  |
| Negligible | Very minor loss or alteration to one or more key elements, features, and characteristics of the baseline or introduction of elements that are not uncharacteristic when set within the attributes of the receiving landscape. Maintain existing landscape quality, and maybe slightly at odds to the scale, landform and pattern of the landscape.                                                                                             |

3.1.8 'Material' landscape effects would be those effects assessed to be major or major/moderate and are indicated by shading in the following table.

**Table 6: Significance of Landscape Effects**

| Magnitude         | Sensitivity        |                    |                      |                    |                      |
|-------------------|--------------------|--------------------|----------------------|--------------------|----------------------|
|                   | Very High          | High               | Medium               | Low                | Very Low             |
| <b>Large</b>      | Major              | Major              | Major/<br>moderate   | Moderate           | Moderate/<br>minor   |
| <b>Medium</b>     | Major              | Major/<br>moderate | Moderate             | Moderate/<br>minor | Minor/<br>negligible |
| <b>Small</b>      | Moderate           | Moderate/<br>minor | Minor                | Negligible         | Negligible           |
| <b>Negligible</b> | Minor/<br>moderate | Minor              | Minor/<br>negligible | Negligible         | Negligible           |

3.1.9 The prediction and extent of effect cannot always be absolute. It is for each assessment to determine the assessment criteria and the significance thresholds, using informed and well-reasoned professional judgement supported by thorough justification for their selection, and explanation as to how the conclusions about significance for each effect assessed have been derived, as noted in GLVIA 3rd edition para 2.23-2.26 and 3.32-36.

3.1.10 In order to determine the magnitude of impact for any critical viewpoints of the subject site, whether in the immediate locality or further afield, the assessment of visual impact takes into account the;

- Sensitivity of the views and viewers (visual receptor) affected;
- Extent of the proposed development that will be visible;
- Degree of visual intrusion or obstruction that will occur;
- Distance of the view;
- Change in character or quality of the view compared to the existing.

3.1.11 The locations from which the proposed development will be visible are known as 'visual receptors'. For the purposes of a visual assessment the visual receptors would be graded according to their sensitivity to change.

**Table 7: Visual Receptor Sensitivity**

| Receptor Sensitivity | Description                                                                                                                                                                                                                                                                                                     |
|----------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>High</b>          | Occupiers of residential properties.<br>Users of outdoor recreational facilities, including public rights of way, whose attention or interest may be focused on the landscape<br><b>Communities where the development results in changes in the landscape setting or valued views enjoyed by the community.</b> |
| <b>Medium</b>        | People travelling through or past the affected landscape in cars, on trains or other transport routes where higher speeds are involved and views sporadic and short-lived.<br><b>People engaged in outdoor recreation where enjoyment of the landscape is incidental rather than the main interest.</b>         |
| <b>Low</b>           | <b>People at their place of work, Industrial facilities.</b>                                                                                                                                                                                                                                                    |

**Table 8: Definition of Magnitude of Visual Impact**

| Magnitude  | Description                                                                                                                                                                                                                                                                                                                                                                                        |
|------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Very Large | <p>The development would result in a dramatic change in the existing view and/or would cause a dramatic change in the quality and/or character of the view. The development would appear large scale and/or form the dominant elements within the overall view and/or may be in full view the observer or receptor.</p> <p>Commanding, controlling the view.</p>                                   |
| Large      | <p>The development would result in a prominent change in the existing view and/or would cause a prominent change in the quality and /or character of the view. The development would form prominent elements within the overall view and/or may be easily noticed by the observer or receptor.</p> <p>Standing out, striking, sharp, unmistakeable, easily seen.</p>                               |
| Medium     | <p>The development would result in a noticeable change in the existing view and/or would cause a noticeable change in the quality and/or character of the view. The development would form a conspicuous element within the overall view and/or may be readily noticed by the observer or receptor.</p> <p>Noticeable, distinct, catching the eye or attention, clearly visible, well defined.</p> |
| Small      | <p>The development would result in a perceptible change in the existing view, and/or without affecting the overall quality and/or character of the view. The development would form an apparent small element in the wider landscape that may be missed by the observer or receptor.</p> <p>Visible, evident, obvious.</p>                                                                         |
| Very Small | <p>The development would result in a barely perceptible change in the existing view, and/or without affecting the overall quality and/or would form an inconspicuous minor element in the wider landscape that may be missed by the observer or receptor.</p> <p>Lacking sharpness of definition, not obvious, indistinct, not clear, obscure, blurred, indefinite.</p>                            |
| Negligible | <p>Only a small part of the development would be discernible and/or it is at such a distance that no change to the existing view can be appreciated.</p> <p>Weak, not legible, near limit of acuity of human eye.</p>                                                                                                                                                                              |

**Table 9: Significance of Visual Effects**

| Magnitude  | Sensitivity    |                |                |
|------------|----------------|----------------|----------------|
|            | High           | Medium         | Low            |
| Very large | Major          | Major          | Major/moderate |
| Large      | Major          | Major/moderate | Moderate       |
| Medium     | Major/moderate | Moderate       | Moderate/minor |
| Small      | Moderate       | Moderate/minor | Minor          |
| Very Small | Minor          | Minor          | Negligible     |
| Negligible | Negligible     | Negligible     | Negligible     |

(Shaded areas show material effects)

## 4.0 Landscape Baseline

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### Landscape Baseline

- 4.1.1 The overall landscape character of the site and its surroundings can be determined as the result of the relationship between landform, land cover, landscape elements and climate.
- 4.1.2 An Approach to Landscape Character Assessment which was published by Natural England in 2014 offers five key principles of Landscape Assessment at paragraph 1.4. These are given as:
- Landscape is everywhere and all landscape and seascape has character;
  - Landscape occurs at all scales and the process of Landscape Character Assessment can be undertaken at any scale;
  - The process of Landscape Character Assessment should involve an understanding of how the landscape is perceived and experienced by people;
  - A Landscape Character Assessment can provide a landscape evidence base to inform a range of decisions and applications;
  - A Landscape Character Assessment can provide an integrating spatial framework – a multitude of variables come together to give us our distinctive landscapes.
- 4.1.3 The site falls within national character area (NCA) 94 – Leicestershire Vales; as defined by Natural England in their nationwide assessment.
- 4.1.4 The key characteristics of NCA 94 are defined as (points of relevance to the site and its context are highlighted for clarity):
- An open landscape of gentle clay ridges and valleys underlain by Mercia Mudstone and Lias groups bedrock but with an extensive cover of superficial deposits occasionally giving rise to moderately steep scarp slopes. There is an overall visual uniformity to the landscape and settlement pattern.
  - Land use characterised by a mixture of pasture and arable agriculture that has developed on the neutral clay soils.
  - Distinctive river valley of the Soar and Swift, with flat flood plains and gravel terraces together with tributaries including the Sence. Riverside meadows and waterside trees and shrubs are common, along with waterbodies resulting from gravel extraction.
  - Woodland character derived largely from spinneys and copses on the ridges and the more undulating land and from waterside and hedgerow trees and hedgerows. The density, height and pattern of hedgerows varies throughout.
  - Diverse levels of tranquillity associated with contrasts between busy urban areas and some deeply rural parts. Large settlements dominate the open character of the landscape. Leicester, Lutterworth, Hinckley and Market Harborough and related infrastructure, including major roads, are often visually dominant.
  - Frequent small towns and large villages often characterised by red brick buildings and attractive stone buildings in older village centres and eastern towns and villages.

Frequent, imposing spired churches are also characteristic, together with fine examples of individual historic buildings.

- Rich and varied historic landscape, with the nationally important Bosworth Battlefield near Sutton Cheney, prominent historic parklands and country houses, ridge-and-furrow earthworks and important medieval settlement remains, for example at Wistow Hall, Gumley, Knaptoft and Peatling Magna.

4.1.5 NCA 94 covers a relatively wide and diverse area. The site and its context exhibit very few or none of the key characteristics of the NCA. This lack of close representation is to be expected due to the relatively large scale of the character area.

### **Sub-Regional Landscape Character**

#### Leicester. Leicestershire and Rutland Landscape and Woodland Strategy – 2001 (LLRLS)

4.1.6 The LLRLS was published to provide a baseline study of the landscape character, at a sub-regional level that gives a further understanding of the landscape resource.

4.1.7 The site falls within character area (CA) Mease/Sence Lowlands. A description of the CA is provided as below:

*The Mease/Sence Lowlands landscape character area lies in the westernmost part of Leicestershire. The northernmost parts of the area lie within the National Forest. About half of the character area's boundary is with Warwickshire to the west and south-west. The remainder of the boundary is with the Coalfield to the north-east and Upper Soar to the east. Much of the area lies between about 75m and 120m in height, falling gently from north-east to south-west and taking in most of the catchment area of the River Sence, as well as the River Mease and its southern tributaries. The small streams feeding into the Sence and Mease create a distinctive pattern of small valleys and give an undulating landform.*

*This is a rural landscape with most land in agricultural use. Arable is predominant overall, but arable and pasture are frequently mixed and there are localised areas where each dominates. The small stream valleys are characterised by pastureland.*

*The area generally has little woodland. However, there are local concentrations in the substantial belts of woodland around Gopsall Park towards the north of the area, a concentration of scattered small woodlands in the east around Market Bosworth and Bosworth Park, and the larger Ambion Wood immediately south of Bosworth Field. These woodlands provide many sites of ecological significance, as do the Sence and Mease and their tributaries, the Ashby Canal, and the Battlefield railway line and the disused sections of railway line to the north and south of it. Willows are frequently found along the lines of the two rivers and their tributary streams, and willows around field ponds are another characteristic feature of the area.*

*One of the most significant landscape features of this area is the frequency of the hedgerow trees, often mature oaks. In those parts of the area where arable cultivation dominates, hedges and hedgerow trees have been lost to large fields with insignificant hedges which give localised areas of open and exposed character. Elsewhere, the frequency of the hedge trees together with the woodlands, streamside and canalside vegetation, and tree cover associated with the villages and disused railway lines, all serve to contribute to a generally well-treed effect.*

*Market Bosworth is the only settlement of any size, with the Bosworth Battlefield being a significant tourist attraction. Elsewhere the settlement pattern is one of small villages and*

*individual farmhouses evenly scattered throughout the area and linked by a network of minor roads.*

*The A444 runs roughly north-south through the centre of the area and the A447 follows a similar line along its eastern boundary, but neither intrudes significantly upon the landscape.*

4.1.8 The site is not closely representative of the CA description, however the context that is formed by the scattered small woodlands is noticeable. Market Bosworth is noted as being the only settlement of 'any size' within the CA.

4.1.9 The distinctive features of the CA are defined as (points of relevance to the site and its context are highlighted for clarity):

- undulating landscape with frequent small valleys
- mixed arable and pasture
- willows associated with streams and field ponds
- **frequent hedgerow trees**, mainly mature oaks
- **generally well-treed appearance** although little woodland
- many sites of ecological value.

4.1.10 The CA key characteristics of relevance to the site and its context are limited to the generally well treed feel of the landscape due in part of hedgerow trees.

4.1.11 Within section 6 Landscape and Woodland Objectives and Guidelines of the LLRLS a number of guidelines are provided for the future of the CA at 6.07.

4.1.12 The four published guidelines are as follows:

- Increase woodland cover in small to medium sized blocks
- Increase tree cover through the regeneration and replanting of hedgerow trees and scrub and willow fringe to streams
- Conserve and enhance hedges and hedgerow trees through improved management and appropriate new planting
- Retain and enhance remaining field ponds through improved management, and encourage the restoration of old field ponds where appropriate

4.1.13 If these guidelines were to be integrated within a development it could be beneficial to the CA.

#### Hinckley and Bosworth Borough Landscape Character Assessment – 2017 (HBLCA)

4.1.14 The site falls within Landscape Character Area (LCA) C: Bosworth Parkland. The key characteristics of LCA C are defined as (points of relevance to the site and its context are highlighted for clarity):

- 1) Rolling farmland and parkland with gentle slopes which rise and fall reaching a high point around the town of Market Bosworth.

2) Scattered trees, woodlands and smaller fields of pasture around settlements add interest to the regular pattern of enclosure fields divided by low hawthorn hedges.

3) A rural and peaceful character with development limited to scattered farm buildings and historic settlements well-integrated into the landscape by vegetation and small scale of buildings.

4) Parkland of Bosworth Park with avenue trees and Bosworth Hall country estate.

5) Recreation and tourism- Market Bosworth Country Park and a good network of public footpaths and routes popular with cyclists. Destinations include Market Bosworth, the Battlefield Visitor Centre, the Battlefield Line Railway and the Ashby Canal.

6) Bosworth Battlefield has strong heritage associations.

7) Historic villages of Cadeby and Sutton Cheney, with attractive red brick buildings and farm cottages, have a strong relationship with the surrounding agricultural landscape.

8) Market Bosworth provides an important focus within the area and St Peter's church provides a key landmark.

4.1.15 The published LCA C key characteristics are not representative of the site. This is to be expected given the site being formed by a disused golf course.

### **Landscape Sensitivity**

4.1.16 The site is currently formed by part of an extant constructed golf course allocated in the MBNP as tourism and leisure since full planning ref 02/00685/COU was granted and implemented allowing the surrounding banks to be formed up to 7 metres in height as well as raising the previously low lying waterlogged flat land to be raised and contoured which is laid to a highly modified managed grassland with groups of trees in a loosely parkland style within it and engineered ponds. The area becomes more developed to the south towards St Peter's Academy where a ribbon of dwellings follow the north of Station Road, beyond Station Road where an industrial estate and residential development is situated and beyond the railway line where further residential dwellings are situated alongside Bosworth Marina to the west. To the north, the landscape is more agricultural in use, with fields defined by hedgerows with intermittent trees. The site's landform is generally gently undulating. The site falls within no areas of national designation related to landscape.

4.1.17 Road noise can be heard within the site from the road network and intermittently from the railway line. Existing residential development that is situated along Station Road has some visual interconnectivity with southern areas of the site, with the northern area more remote and enclosed by vegetation.

4.1.18 The area contains some features of landscape value but lacks a coherent composition. The landscape elements within the area are commonplace at the local level and are of varying quality. There is frequent presence of manmade elements in the local area and road noise and human activity is noticeable. A number of vegetative and built features create enclosure in places.

4.1.19 It is important to note that the site is formed by a leisure facility in the form of a disused golf course and the landscape has been changed for this use so is not untouched, with artificial landform changes and grassland of a managed 'lawn' grassland type predominant. The site sits within a 'hollow' in the landform that has been created by the change of use consent to import

in access of 1.5 Million tons of inert material to construct and contour the golf course up to 7 metres in height by the previous golf course use.

- 4.1.20 Due to the context formed by the receiving landscape, the susceptibility to change is considered to be medium and the value is considered to be medium. The overall sensitivity of the landscape is considered to be medium.

## 5.0 Visual Baseline

### Limits to study Area

- 5.1.1 The limits to the study area have been determined by the visual envelope of the development site. This area has been adopted as the main study area, as it surrounds the site and may be considered likely to be most impacted by physical change.
- 5.1.2 In order to assist in the assessment of the potential visual effects of any development, a computer-generated Zone of Theoretical Visibility (ZTV) has been modelled. The computer ZTV is used as a working tool to inform the assessment team of the extent of the zone within which the proposed development may have an influence or effect on landscape character and visual amenity and the areas within which the study area together with site survey work should be concentrated. It should be noted that this is a topographical information based exercise with no account being taken of the potential effects of vegetation or buildings acting as a visual barrier. The ZTV is shown in Figure 3: Zone of Theoretical Visibility.
- 5.1.3 The initial study area was set to a radius of approximately 2.5km from the centre of the site (approximately N52°37'46, W01°24'57) on the basis that at this distance, this form of development, when seen by the human eye, would be hardly discernible or not legible.
- 5.1.4 Viewpoints have been detailed in table 10: Viewpoint Details which outlines location and rationale for selection.

**Table 10: Viewpoint Details**

| No | Location     | Distance (km) and direction of view | Northing | Westing  | Sensitivity of Visual Receptor |
|----|--------------|-------------------------------------|----------|----------|--------------------------------|
| 1  | Station Road | 0.95, NW                            | 52°37'28 | 01°24'56 | Medium – Road users            |
| 2  | Station Road | 0.91, N                             | 52°37'29 | 01°25'09 | Medium – Road users            |
| 3  | Station Road | 0.90, NE                            | 52°37'30 | 01°25'14 | Medium – Road users            |
| 4  | Footpath S70 | 0.52, NE                            | 52°37'49 | 01°25'39 | High - users of PRow           |
| 5  | Footpath S70 | 0.34, NE                            | 52°37'51 | 01°25'28 | High - users of PRow           |
| 6  | Footpath S70 | 0.30, NE                            | 52°37'50 | 01°25'25 | High - users of PRow           |
| 7  | Footpath S70 | 0.25, N                             | 52°37'50 | 01°25'15 | High - users of PRow           |
| 8  | Footpath S70 | 0.72, NW                            | 52°37'37 | 01°24'48 | High - users of PRow           |
| 9  | Footpath S71 | 0.23, E                             | 52°38'03 | 01°25'33 | High - users of PRow           |
| 10 | Footpath S68 | 0.24, NW                            | 52°37'54 | 01°24'42 | High - users of PRow           |
| 11 | Footpath S68 | 0.03, W                             | 52°37'58 | 01°24'50 | High - users of PRow           |
| 12 | Footpath S68 | 0.03, SW                            | 52°38'01 | 01°24'56 | High - users of PRow           |
| 13 | Footpath S68 | 0.15, S                             | 52°38'06 | 01°25'01 | High - users of PRow           |
| 14 | Footpath S68 | 0.27, S                             | 52°38'11 | 01°25'09 | High - users of PRow           |

## **Views to the site**

- 5.1.5 It is clear that, despite the study area being potentially visible from a wide variety of locations, at varying distances and from a limited number of private and public areas, the visual envelope is actually quite limited.
- 5.1.6 The visibility of the site is dependent on a range of factors, including location of viewpoint, distance of view, the angle of the sun, time of year and climatic conditions. Of equal importance will be whether the site is seen completely or in part of the skyline, where land provides a backcloth and where there is a complex foreground or an expansive landscape surrounding the view. The aspect of dwellings and whether it is a main view or one from a secondary window less frequently used is also a consideration.
- 5.1.7 A photographic study of the site has been undertaken. The viewpoints are at varying distances from the site and have been selected to represent potential views seen by the most sensitive receptors from around the site.
- 5.1.8 The site visit has been undertaken months when vegetation has lost its foliage and is acting as less dense visual barriers. In months when vegetation retains its foliage, it will act as denser visual barriers and less views across the landscape will be available.
- 5.1.9 The sensitivity of most of the local receptors is assessed as either high or medium as shown in table 7: Visual Receptor Sensitivity.
- 5.1.10 For the field assessment, a Canon EOS 500D camera with an 18-55mm lens was used, set at 35mm focal length. This is in line with best practice as shown in the Visual Representation of Development Proposals technical guidance note issued by the Landscape Institute (Technical Guidance Note 06/19).
- 5.1.11 The site was visited on the 14<sup>th</sup> of March 2025; the weather was bright and clear.

*Viewpoint 1: View from Station Road – 0.95km looking north west*



*Viewpoint 2: View from Station Road – 0.95km looking north west*



Viewpoint 3: View from Station Road – 0.90km looking north east



| Vps 1, 2 & 3           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Panoramic Views     |  |
|------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|--|
| Baseline Description   | These are views from Station Road looking towards the site. The road is bound by a combination of fencing and mature hedgerows with intermittent trees that have gaps in some locations. Views of the disused golf course that sits beyond are available of well managed grassland with manmade landform and parkland style trees. Views are enclosed to the north in the mid distance by mature hedgerows with trees and pockets of woodland. Station Road is bound by telegraph poles and lighting columns that form manmade elements with a vertical emphasis on views. The road was relatively busy and vehicular noise and movement were noticeable. The landform rises to the east towards the location of viewpoint 1 where longer range views to the west are available of residential scale development set within a well wooded landscape fabric. |                     |  |
| Predicted change       | From these viewpoints, the proposals will be indistinct in views with the most obvious change being formed by the access route into the site from Station Road, albeit following the route of the existing surfaced track and fencing. The change will be seen in the context of the wider landscape that contains many existing built elements and vegetation that acts as visual filters across the site.                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                     |  |
| Type of effect         | The introduction of the proposed building would form a limited reduction in the quality of the present environment.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                     |  |
| Magnitude of Change    | The development would result in a perceptible change in views that would be evident to an observer.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                     |  |
| Assessment             | Sensitivity                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Medium – Road users |  |
|                        | Magnitude                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Small               |  |
| Significance of Effect |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Moderate/minor      |  |

*Viewpoint 4: View from footpath S70 – 0.52km looking north east*



*Viewpoint 5: View from footpath S70 – 0.34km looking north east*



*Viewpoint 6: View from footpath S70 – 0.30km looking north east*



*Viewpoint 7: View from footpath S70 – 0.25km looking north*



Viewpoint 8: View from footpath S70 – 0.72km looking north west



|                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                      |  |
|------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|--|
| Vps 4, 5, 6, 7 & 8     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Panoramic Views      |  |
| Baseline Description   | These are views from footpath S70 looking towards the site. The route of the footpath crosses the landscape from Carlton Road in the west, the Ashby de la Zouche Canal and the railway line over bridge, then the disused golf course. As is illustrated by the images the landform rises towards the east at the location of viewpoint 8 which allow some longer range views across the landscape of pockets of woodland and the dwellings situated to the west of the railway line. However, for most of the route, longer range views are contained by a combination of vegetation and the artificial golf course landform. |                      |  |
| Predicted change       | From these viewpoints, the proposals will be perceptible in some views such as at viewpoint 7 where the footpath crosses closer to the site’s boundary, and visibility varies along the route. The built elements of the proposals will appear either heavily filtered or views prevented by existing intervening vegetation and the golf course landform. The change will be seen in the context of the wider landscape that contains many existing built elements and vegetation.                                                                                                                                             |                      |  |
| Type of effect         | The introduction of the proposed building would form a limited reduction in the quality of the present environment.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                      |  |
| Magnitude of Change    | The development would result in a perceptible change in views that would be evident to an observer.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                      |  |
| Assessment             | Sensitivity                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | High – Users of PRow |  |
|                        | Magnitude                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Small                |  |
| Significance of Effect |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Moderate             |  |

Viewpoint 9: View from footpath S71 – 0.23km looking east



|                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                      |
|------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|
| Vp9                    | Panoramic View                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                      |
| Baseline Description   | This is a view from footpath S71 looking towards the site. The footpath follows the route of the Ashby de la Zouche Canal along this section, which sits behind the viewer. In the foreground can be seen a field in agricultural use that is defined by a combination of hedgerows with trees and woodland that create enclosure to longer range views of the wider landscape. The route of the railway line is bound by this vegetation and raised somewhat from the surrounding landform. Telegraph poles cross the landscape and form manmade elements with a vertical emphasis. |                      |
| Predicted change       | From these viewpoints, the proposals will not be discernible in the view due to the vegetation that falls in the intervening landscape acting as dense visual barriers to potential views beyond.                                                                                                                                                                                                                                                                                                                                                                                    |                      |
| Type of effect         | The introduction of the proposed building would form a limited reduction in the quality of the present environment.                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                      |
| Magnitude of Change    | The development would result in no change in the view that would be discernible to an observer.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                      |
| Assessment             | Sensitivity                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | High – Users of PRoW |
|                        | Magnitude                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Negligible           |
| Significance of Effect |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Negligible           |

*Viewpoint 10: View from footpath S68 – 0.24km looking north west*



*Viewpoint 11: View from footpath S68 – 0.03km looking west*



*Viewpoint 12: View from footpath S68 – 0.03km looking south west*



*Viewpoint 13: View from footpath S68 – 0.15km looking south*



Viewpoint 14: View from footpath S68 – 0.27km looking south



|                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                      |                 |
|-------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------|-----------------|
| Vps 10, 11, 12, 13 & 14 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |                      | Panoramic Views |
| Baseline Description    | These are views from footpath S68 looking towards the site. The footpath crosses the landscape close to the north of the site boundary. From viewpoint 10, 11 and 12 the golf course sits in the foreground, with the artificial landform that sits to the north of the site foreshortening views further south into the site itself. This golf course landform can be seen from viewpoint 13 and 14 but is filtered by the intervening vegetation that is formed by a mature hedgerow with trees. The foreground of these views is formed by fields in agricultural use that are defined by hedge rows with intermittent trees. |                      |                 |
| Predicted change        | From these viewpoints, the proposals will be perceptible in some views in particular at viewpoints 11 and 12 due to the close proximity to the site’s boundary. However, the site’s visibility varies along the footpath due to the artificial ‘hills’ that form the disused golf course to the north of the site boundary acting as a visual barrier, along with the relatively well vegetated landscape that creates visual filters.                                                                                                                                                                                           |                      |                 |
| Type of effect          | The introduction of the proposed building would form a reduction in the quality of the present environment.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                      |                 |
| Magnitude of Change     | The development would result in a perceptible change in views from a short section of the footpath that is illustrated by VPs 11 and 12 and would be less visible in other sections to an observer.                                                                                                                                                                                                                                                                                                                                                                                                                              |                      |                 |
| Assessment              | Sensitivity                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | High – Users of PRoW |                 |
|                         | Magnitude                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Small                |                 |
| Significance of Effect  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Moderate             |                 |

## 6.0 Characteristics of Proposal

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- 6.1.1 The proposed development is for the erection of a golf leisure and health spa and up to 126 golf holiday lodges with associated landscaping.
- 6.1.2 The construction of building elements, together with associated traffic, parking, lighting and security fencing can temporarily but substantially change the landscape character of an area and impact upon its existing visual and/or recreational amenity.
- 6.1.3 In order to minimise potential impacts, together with the optimum benefit for landscape character and visual amenity the proposals should provide environmental enhancement and make a positive contribution to the landscape, not only of the development itself, but to its wider setting. Its principal objectives are to:
- Minimise views from residential areas;
  - Assist visual integration of the development;
  - Provide an internal site landscape structure and enhance internal road corridors;
  - Reinforce the opportunity to maintain wildlife corridors at the site boundaries.
- 6.1.4 The initial construction phase will give rise to temporary, short term impacts. Any modifications or extensions that occur from time to time in the future will also give rise to this short term construction impact.
- 6.1.5 The site and its context has an overall weighted medium landscape sensitivity. This conclusion was reached in line with the definitions of landscape impact shown in tables 1 to 4 within this document.
- 6.1.6 The scale and nature of the proposal and its relationship to the existing engineered landscape will have an overall weighted landscape impact that could be considered medium as they may be prominent but are not substantially uncharacteristic when set within the attributes of the existing landscape. The principle of golfing holiday lodges has been established at appeal and recommended for approval by the Local Authority at planning committee and as such these elements would not be unexpected on a site allocated for leisure and tourism. They will lead to the partial loss of elements of the baseline such as grassland that forms part of the disused golf course. This conclusion was reached in line with the definitions of landscape impact shown in table 5 within this document.
- 6.1.7 The overall weighted level of landscape effect can be considered moderate (i.e. not a material change).
- 6.1.8 The visual impact and the significance of the impacts of the development on the open countryside have been assessed as potentially moderate (i.e. not a material change) without mitigation from viewpoint 11 and 12 that sit close to the site's northern boundary.
- 6.1.9 The visual change from the local landscape is generally localised and limited due to the mature vegetation that sits in the surrounding landscape and the artificial landform that has been created by its use as a golf course.
- 6.1.10 There will likely be some level of intervisibility with dwellings that sit close to the site boundary but any change will be experienced in the context of the existing settlement fringe

6.1.11 Measures have been recommended to reduce these impacts and these are located in section 7.0: Mitigation.

## 7.0 Mitigation

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### 7.1.1 Mitigation measures would include:

- Management and retention of the native tree and hedgerow planting that sits around the site boundary and planting of native species trees within the network;
- Planting of mixed native species trees and shrubs around the site's boundary to create areas of woodland that connect with the surrounding vegetation, forming a benefit to green infrastructure;
- Creation of a 10 metres buffer to the bank of local watercourses;
- Additional ornamental planting within the site to encourage year round interest and pollinators;
- Lighting to be designed in line with best practice to prevent any potential for light spill;
- The use of materials for the external envelope of built form which minimises potential visual intrusion such as cedar cladding which has been established as suitable in previous planning applications to aid visual blending.

### 7.1.2 With suitable mitigation measures, the development will have a moderate visual impact and a minor character impact (i.e. not a material change).

## 8.0 Conclusion

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- 8.1.1 The scale and nature of the development and its relationship with the receiving landscape will have a medium landscape character sensitivity and the magnitude of change is medium; therefore resulting in a level of landscape effect of moderate (i.e. not a material change).
- 8.1.2 The visual effects are generally localised and limited due in most part to dense intervening mature vegetation between the viewer and site, the topography in the area and the artificial landform that has been created by its use as a golf course.
- 8.1.3 The site consists of a leisure facility on a former golf course, with the landscape substantially altered for this purpose. It features artificial landform changes and predominantly managed 'lawn' grassland. The site is located within a depression in the landform created by its previous use as a golf course.
- 8.1.4 For the proposed site and the surroundings during construction, an increase of delivery vehicles and people travelling to the works can be expected. These effects will be short lived however and will not require mitigation during the construction process.
- 8.1.5 The viewpoints assessed showed that although the site is at least partly visible from locations that fall close to the site boundary, none of the assessed views can be considered subject to a material change.
- 8.1.6 The majority of receptors in the local area can be considered of a high or medium sensitivity (users of PRow and road users). The visual impact of the development on the open countryside has been assessed, at worst case scenario, as moderate (i.e. not a material change) from viewpoints 11 and 12 that sit close to the site's northern boundary. Other viewpoints offer limited or no views of the site due in most part to mature vegetation acting as visual barriers.
- 8.1.7 With suitable mitigation measures, the development will have a moderate visual impact and a minor landscape impact (i.e. not a material change).

## 9.0 Appendices

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Figure 1: Ordnance Survey Map

Figure 2: Aerial Photograph

Figure 3: Zone of Theoretical Visibility

Figure 4: Viewpoint Location Plan



# LEGEND



Site boundary



For ordnance survey map legend, refer to:  
<https://www.ordnancesurvey.co.uk/docs/legends/25k-raster-legend.pdf>

Drawing: Ordnance Survey Plan

Figure No: 1

Scale: NTS@A3

Drawn: SC

Checked: JPF



# LEGEND



Site boundary



Image supplied by Google Maps  
<https://maps.google.co.uk/>  
 Accessed 20/03/25

Drawing: Aerial Photograph

Figure No: 2

Scale: NTS@A3

Drawn: SC

Checked: JPF





## LEGEND



Site boundary

Zone of theoretical visibility



Yellow wash - Potential view



Grey wash - No potential view

NB: Viewshed analysis run with 1.6m viewer height and buildings at a 6m height with mapinfo and represents surface topography, without taking into account potential visual barriers in the form of trees, hedgerows, woodland, buildings and other manmade elements.



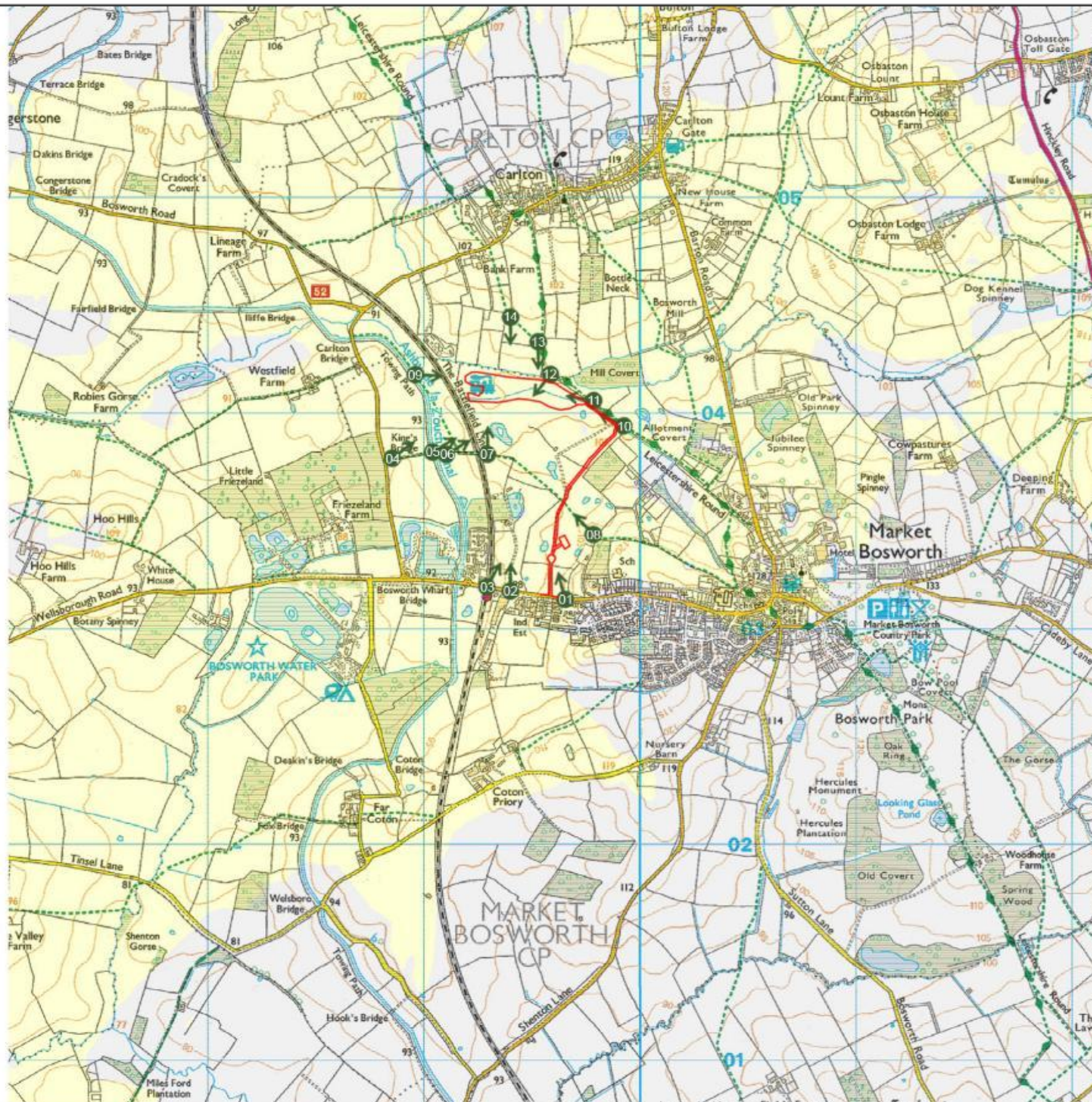
Drawing: Zone of Theoretical Visibility

Figure No: 3

Scale: NTS@A3

Drawn: SC

Checked: JPF



## LEGEND



Site boundary



Viewpoint location

Zone of theoretical visibility



Yellow wash - Potential view



Grey wash - No potential view

NB: Viewshed analysis run with 1.6m viewer height and buildings at a 6m height with mapinfo and represents surface topography, without taking into account potential visual barriers in the form of trees, hedgerows, woodland, buildings and other manmade elements.



Drawing: Viewpoint Location Plan

Figure No: 4

Scale: NTS@A3

Drawn: SC

Checked: JPF

