

Land at Horsepool Grange, Stanton under Bardon
Landscape and Visual Impact Assessment

Client: Paul Milner

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1 INTRODUCTION

- 1.1 This landscape and visual impact assessment (LVIA) has been carried out by Golby + Luck Landscape Architects following instruction by Paul Milner to assess, in landscape and visual terms, the land to the south of Cliffe Hill Road and West of Elliot's Lane known as Horsepool Grange at Stanton under Bardon, Leicestershire (the Site); see **GL2623 F1** and **F2**.
- 1.2 The following assessment has been carried out in accordance with the Guidelines for Landscape and Visual Impact Assessment - Third Edition (2013), published by the Landscape Institute and Institute of Environmental Management and Assessment (GLVIA). An assessment methodology is set out in **Appendix 1**. Reference has also been made the relevant technical guidance notes, notably TGN 02/21 that provides further guidance on the assessment of landscape value outside nationally designated landscapes, and TGN 01/24 that provides the most recent clarifications on GLVIA.
- 1.3 This assessment is supported by a series of drawings that identify:
- Site location and context;
 - Planning policy and designation context;
 - Topography; and
 - Landscape Character.
- 1.4 This assessment also includes a series of representative views that have been taken from publicly accessible locations including the public highway, public rights of way, and public access land. Site work was carried out in December 2025 with limited leaf cover.
- 1.5 In the production of this appraisal reference has been made to the following documents and information:
- Ministry of Housing, Communities & Local Government - National Planning Policy Framework - 2024 (the NPPF);
 - Hinckley & Bosworth Borough Council – Local Development Framework Core Strategy adopted December 2009 (the Core Strategy);
 - Hinckley & Bosworth Borough Council – Local Plan 2006-2026 Site Allocations and Development Management Policies DPD adopted July 2016 (the DPD);
 - Hinckley & Bosworth Borough Council – Landscape Character Assessment 2017 (the HB LCA);



- The National Forest Company on behalf of the Charnwood Forest Regional Park Partnership – Charnwood Forest Landscape Character Assessment June 2019 (CFLCA);
- Landscape Institute and Institute of Environmental Management and Assessment – Guidelines for Landscape and Visual Impact Assessment – Third Edition – 2013 (the GLVIA);
- Landscape Institute – Technical Guidance Note 02/21 – Assessing landscape value outside national designations 2021 (the TGN 02/21);
- Landscape Institute – Technical Guidance Note LITGN-2024-01 – Notes and Clarifications on Aspects of Guidelines for Landscape and Visual Impact Assessment Third edition (GLVIA3) 2024 (the TGN 01/24);
- The National Heritage List – Historic England
- Leicestershire County Council public rights of way (online mapping);
- DEFRA Magic Database;
- Ordnance Survey information Explorer 1:20,000 and Street Plus 1:10,000;
- Google Earth aerial photography; and
- The Old Maps online historic mapping archive (www.old-maps.co.uk)



2 SITE CONTEXT AND DESCRIPTION

- 2.1 The Site comprises a single field extending to approximately 4.1 hectares set between Cliffe Hill Lane to the north, Elliott's Lane to the east, and the Horsepool Grange Industrial Estate to the west with associated access road from Elliott's Lane to the south; see **GL2623 F1 and F2**.
- 2.2 The Site is located approximately 1km to the south-west of junction 22 of the M1 motorway and approximately 350m to the east is the settlement of Stanton under Bardon. Approximately 1km to the east of the Site is the settlement of Markfield. To the immediate north of the Site is Old Cliffe Hill Quarry.
- 2.3 The Site comprises an area of recently planted native woodland that has been implemented following the clear felling and stroking of the land in accordance with and approved Felling Licence (application reference 017/3578/2023).
- 2.4 In terms of settlement and infrastructure, the Site is located to the east of Stanton under Bardon at the north-east boundary of Hickley and Bosworth Borough, close to the boundary of North West Leicestershire District, Charnwood Borough and the fringe of the Charnwood Forest. Local settlements include Markfield to the east, Thornton to the south, and Bagworth to the south-west. To immediate west is the Horsepool Grange industrial Estate that is accessed via a road at the southern boundary of the Site connecting with Elliott's Lane. To the north-west is the commercial setting of Bardon and wider urban area of Coalville, Whitwick, Thringstone and Ellistown. The industrial expansion along West Lane has extended commercial development across the ridgeline that overlooks the valley setting of Thornton and Bagworth to the south.
- 2.5 To the south of the Site alongside Markfield Lane are a number of individual properties, small commercial premises, and the South Charnwood High School.
- 2.6 To the west of Markfield Lane is a solar array that extends across the open fields to the north of the wooded setting of The Partings.
- 2.7 The Site and Stanton under Bardon are located to the west of the M1 motorway and south of the A511. The wider highway network is defined by local roads and rural lanes connecting the settlements.
- 2.8 In terms of land use and vegetation cover, the local setting is heavily influenced by stone quarrying with Old Cliffe Hill quarry to the north, the Midland Quarry to the west, and



Bardon Hill Quarry further to the north. The quarries themselves are relatively well contained, but their associated infrastructure and heavy haulage is constantly present throughout the local landscape. Beyond the quarries the local landscape is defined by a mosaic of farmland and woodland comprising small to medium sized geometrically shaped pastures often used for grazing, or converted to paddocks, and woodland delivered through the National Forest. The pattern of woodland has been guided by the prevailing field pattern, creating defined blocks. Larger belts of woodland exist at the perimeter of the quarries contrasting with geometry found in the National Forest planting.

- 2.9 Farmland is typically pasture used for grazing with pockets of arable production that is often more open in character due to the reduction in field/hedgerow trees and woodland cover.
- 2.10 Hedgerows are typically Hawthorn and Blackthorn with intermittent tree cover typically comprising Oak and Ash. Woodland is generally mixed deciduous with some evergreen plantation found at the edges of the quarries. On higher ground stand of Scots Pine become more common with stands of gorse, typical of the upland setting of the Charnwood Forest.
- 2.11 In terms of landform and water features, whilst the Site is located within the Charnwood National Character Area its landform is more typical of the shallow valleys and gently undulating plateau of the Leicestershire Coalfields to the south and west; see **GL2623 F4**.
- 2.12 The Site is located on the ridgeline set just below Old Cliffe quarry, falling from a high-point at the northern boundary of approximately 183m above ordnance datum (AOD) to a low-point of approximately 173m AOD at the south-east corner of the Site, close to the junction of Elliott's Lane and the access road to the Horsepool Industrial Estate.
- 2.13 The wider setting of landform falls to the south-west and south-east into local valleys that converge below Brown Wood at Thornton and Thornton Reservoir. These valley form part of the catchment to the Rothley Brook to the south-east, and the wider catchment of the River Soar to the east.
- 2.14 To the north-west there is a moat at the western boundary of Horsepool Grange Industrial Estate. To the south-west of the Site there is a large ornamental pond that has been constructed on top of the ridge close to the property to the south of Horsepool Grange Industrial Estate.



- 2.15 In terms of access and recreation, the Site is crossed by two public footpaths, R3 that runs adjacent to the western boundary of the Site, and R23 that crosses the Site connecting between Stoney Lane to the east and Stanton under Bardon to the west. The wider setting of wooded farmland is access through a relatively extensive network of public rights of way; see **GL2623 F2**. The Ivanhoe Way passes to the west of Stanton under Bardon and the Leicestershire Round passes to the landscape to the south of the Site connecting Markfield, Thornton and Bagworth.
- 2.16 A number of the National Forest woodlands in the local area provide public access as do the hilltop locations of Billa Barra to the north and Altar Stones to the north-east. Both hilltop parks are designated Local Nature Reserves.
- 2.17 In terms of designation, the Site is not covered by any landscape designation that would suggest and increased value or sensitivity to change, and is not covered by any statutory or non-statutory designation that would prohibit its development for residential purposes.
- 2.18 The Site is located in the National Forest with development subject to the National Forest development guidelines.
- 2.19 The Site is one of several designated Natural and Semi-Natural Open Spaces; see **GL2623 F3**. The Site is specifically referenced as part of STA18 Horsepool Grange Woodland on page 105 of the DPD. Since the adoption of the DPD the section of woodland contiguous with the Site has been felled in accordance with Felling Licence 017/3578/2023. Whilst the Site has been restocked the importance of its woodland setting has been removed at this time.
- 2.20 As noted, there are several Natural and Semi-natural Open Spaces in the local vicinity of the Site, these typically include the maturing area of National Forest planting. Stanton-under-Bardon Park to the north of the Site is identified as a protected sports and recreation facility, as are the grounds at the South Charnwood High School to the south-east of Stanton-under-Bardon. The Stanton-under-Bardon War Memorial is the only Listed Building within the settlement (Grade II), the settlement does not have a designated Conservation Area. To the north of the Site a section of Old Cliffe Quarry is designated as a Site of Special Scientific Interest (SSSI).



3 LANDSCAPE PLANNING CONTEXT

The Site is located within the jurisdiction of Hinckley and Bosworth Borough Council (the Local Authority) with planning policy set out under the Core Strategy and DPD.

National Planning Policy Framework 2024 (the NPPF)

- 3.1 The Department for Communities and Local Government issued the most recent update to the National Planning Policy Framework in December 2024. The Framework sets out the national planning policy for achieving sustainable development that includes the economic, social and environmental objectives. This assessment is primarily concerned with the policies relating to the environmental objective set out under paragraph 8(c) that states:

*“**an environmental objective** - to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.”*

- 3.2 Paragraph 10 of the NPPF sets out the presumption in favour of sustainable development stating:

*“So that sustainable development is pursued in a positive way, at the heart of the Framework is a **presumption in favour of sustainable development** (paragraph 11).”*

- 3.3 Paragraph 11 of the NPPF sets out the application of decision making:

“Plans and decisions should apply a presumption in favour of sustainable development.

*For **plan-making** this means that:*

- a) all plans should promote a sustainable pattern of development that seeks to: meet the development needs of their area; align growth and infrastructure; improve the environment; mitigate climate change (including by making effective use of land in urban areas) and adapt to its effects;*
- b) strategic policies should, as a minimum, provide for objectively assessed needs for housing and other uses, as well as any needs that cannot be met within neighbouring areas⁶, unless:*



- i. *the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for restricting the overall scale, type or distribution of development in the plan area⁷; or*
- ii. *any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.*

For **decision-taking** this means:

- c) *approving development proposals that accord with an up-to-date development plan without delay; or*
- d) *where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:*
 - i. *the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or*
 - ii. *any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination.”*

3.4 Footnote 7 of the NPPF sets out a list of identified areas or assets of particular importance that includes habitat sites as listed under paragraph 187 of the NPPF, Sites of Special Scientific Interest (SSSI), Green Belt, Local Green Space, Areas of Outstanding Natural Beauty (AONB), National Parks (NP), Heritage Coast (HC), irreplaceable habitats, designated heritage assets including assets listed under footnote 75 of the NPPF, and areas at risk of flooding and coastal change.

3.5 The Site is not located within or adjoining any such designation.

3.6 Section 12 of the NPPF sets out policy in relation to achieving well-designed places. Paragraph 135 states that planning 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 (such as increased densities);*
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;*
- 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 users⁴⁹; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.”*

3.7 Section 15 of the NPPF is concerned with conserving and enhancing the natural environment. Paragraph 187 of the NPPF states that planning decision should contribute to and enhance the natural 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;*
- c) maintaining the character of the undeveloped coast, while improving public access to it where appropriate;*
- d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;*



- e) *preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans; and*
- f) *remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.”*

3.8 The following assessment will consider the value of features and assets associated with the Site and its local setting alongside and assessment of its susceptibility to the development proposal. This will provide an understanding of landscape sensitivity that will inform the overall assessment of landscape effects.

3.9 Paragraph 188 of the NPPF states:

“Plans should: distinguish between the hierarchy of international, national and locally designated sites; allocate land with the least environmental or amenity value, where consistent with other policies in this Framework; take a strategic approach to maintaining and enhancing networks of habitats and green infrastructure; and plan for the enhancement of natural capital at a catchment or landscape scale across local authority boundaries.”

3.10 The Site is not covered by any international, national, or local landscape designation.

3.11 Paragraph 189 of the NPPF identifies the landscapes with the highest status of protection stating:

“Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to these issues. The conservation and enhancement of wildlife and cultural heritage are also important considerations in these areas, and should be given great weight in National Parks and the Broads. The scale and extent of development within all these designated areas should be limited, while development within their setting should be sensitively located and designed to avoid or minimise adverse impacts on the designated areas.”



- 3.12 The Site is not located within any such designation, or on land that would be considered to provide a setting to any such designation.

Hinckley & Bosworth Local Development Framework Core Strategy 2009

- 3.13 The Site is located in the Countryside beyond the Settlement Boundary.
- 3.14 Policy 20 of the Core Strategy seeks the implementation of Green Infrastructure in accordance with the Key Diagram. The Site is located in the North East Zone. The most relevant assets local to the Site include the Ivanhoe Trail and Leicestershire Round recreation routes, and the LNR's at Billa Barra and Altar Stones.
- 3.15 Policy 21 is concerned with the delivery of the National Forest. The policy will support development proposals that contribute to the delivery of the National Forest Strategy 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*
 - *The development does not adversely affect the existing facilities and working landscape of either the Forest or the wider countryside."*

- 3.16 The policy continues by setting out planting requirements for development proposals:

"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."

Hinckley & Bosworth Site Allocations and Development Management Policies DPD 2016

- 3.17 Policy DN4 of the DPD is concerned with safeguarding the countryside and settlement separation. The policy seeks to:



“To protect its intrinsic value, beauty, open character and landscape character, the countryside will first and foremost be safeguarded from unsustainable development.”

- 3.18 The first part of this policy sets out development considered sustainable within the countryside. Criteria C is accepting of development that:

“significantly contributes to economic growth, job creation and/or diversification of rural businesses.”

- 3.19 The second part of this policy sets out a criteria-based test for new development within the countryside stating:

- i. “It does not have a significant adverse effect on the intrinsic value, beauty, open character and landscape character of the countryside; and*
- ii. It does not undermine the physical and perceived separation and open character between settlements; and*
- iii. It does not create or exacerbate ribbon development;*
- iv. If within a Green Wedge, it protects its role and function in line with Core Strategy Policies 6 and 9; and*
- v. If within the National Forest, it contributes to the delivery of the National Forest Strategy in line with Core Strategy Policy 21.”*

- 3.20 The Site is located in the Countryside and National Forest engaging criteria (i) to (iii) and (v). The Site is not located within the Green Wedge meaning that criteria (iv) is not engaged.

- 3.21 The Site is designated as part of a Natural and Semi-natural Open Space with relevant policy set out under DM8 and DM9. Policy DM8 is relevant to sports and recreational facilities, more specifically protecting the loss of any such facilities, and therefore not relevant to the Site. Policy DM9 states:

“All developments within or affecting Natural and Semi-Natural Open Spaces should seek to retain and enhance the accessibility of the space and its recreational value whilst ensuring the biodiversity and conservation value is also enhanced. Development within areas of Natural and Semi-Natural Open Space, as defined on the policies map, will only be considered appropriate where:



- a) *The proposal relates to the enhancement of the area for recreational purposes and only where this does not lead to the loss or damage of the area's biodiversity value; or*
- b) *It relates to the enhancement of the area's biodiversity or conservation value; or*
- c) *It would promote the establishment and enhancement of pedestrian footpaths and cycle ways; or*
- d) *If within the National Forest, it contributes to the delivery of the National Forest Strategy in line with Core Strategy Policy 21; or*
- e) *If within a Green Wedge, it protects its role and function in line with Core Strategy policies 6 and 9."*

3.22 This development proposal is put forward with a wider strategy for the delivery and safeguarding of Natural and Semi-natural Open Space on alternative land in the form of woodland planting to replicate the special interest of this policy relative to the Site; see **Appendix 3**. Through the substitution of the Site and replication of Policy DM9 on alternative land, the Site can be released for the delivery of the sustainable expansion of the existing Horsepool Grange Industrial Estate.



4 LANDSCAPE AND VISUAL BASELINE

4.1 The following section of this assessment considers the baseline landscape setting of the site covering issues relating to character and appearance. When considering character, published landscape character documents have been referenced alongside a more detailed consideration of the Site and Study Area (measured from the centre of the Site with a radius of approximately 2.5km).

4.2 When considering the appearance of the site a number of representative views have been identified through field work that provide an accurate representation of its visual setting. Views have been taken from publicly accessible locations, and for each the likely receptors have been identified.

Landscape Character

4.3 At a national level the Site is identified as being located within National Character Area 73 – Charnwood (NCA73), and close to the boundary of National Character Area 71 – Leicestershire and South Derbyshire Coalfield (NCA71).

4.4 The key characteristics of NCA73 are identified as:

- *“Upland qualities, including extensive open summits and distinctive rocky outcrops, rising from the surrounding lowland undulating farmland.*
- *Outcrops of ancient Precambrian rocks, with Mercia Mudstones in the vales; a significant proportion of the NCA is covered with superficial deposits of the Anglian ice age, as well as more recent deposits.*
- *Thin, acidic, infertile soils are found on upland slopes; mudstones in the valley bottoms produce a deeper, fertile soil.*
- *A well wooded character, with many areas of mixed, deciduous and coniferous woodlands. Large, ancient, pollarded oaks are a feature of country parks.*
- *Rectilinear patterns of Parliamentary enclosure fields, bounded by a mixture of drystone walls and hedges. Many of the country parks are also bounded by drystone walls. Enclosure has created a distinctive road pattern.*
- *Land use is a distinctive mixture of woodland, predominantly pastoral farmland, heathland and parkland.*



- *A diverse variety of habitats (including woodlands, acidic grassland and heathland) support a large range of characteristic and rare species.*
- *Clear, fast-flowing watercourses and significant, large, open waterbodies and reservoirs.*
- *Historic parks and country parks such as Bradgate and Beacon Hill, large manor houses and the remains of medieval monastic buildings like Ulverscroft Priory are all prominent cultural heritage features that attract many visitors from the surrounding urban areas.*
- *Local Charnian rocks, Swithland Slate roofs, thatched roofs and some timber-framed buildings characterise the Charnwood villages. Occasional linear villages and scattered farmsteads through the heart of Charnwood contrast with larger settlements, which ring the elevated areas. A number of large quarries and some busy roads have an urbanising influence in places.”*

4.5 The key characteristics of NCA71 are identified as:

- *“The landscape is unenclosed with shallow valleys, subdued sandstone ridges and a gently undulating plateau.*
- *There are heavy, poorly draining soils over the Coal Measures and mudstones of the Mercia Mudstone Group, and free-draining soils on the sandstone ridges.*
- *The area forms part of a regional watershed between the River Mease to the south and the River Soar to the east and has many minor, swift-flowing streams draining the area, for example Saltersford Brook and Rothley Brook. Flooded clay pits and mining have resulted in many subsidence pools or flashes, which in combination with Thornton Reservoir provide valuable open water sites for nature conservation and recreation.*
- *The area has a developing woodland character that is heavily influenced by the work of The National Forest initiative, which augments locally dense riparian woodland and prominent amenity trees around settlements with developing woodland on former colliery sites.*
- *Small to medium-sized fields occur with a wide variation in field pattern, including some narrow, curved fields that preserve the strips of the open field system. Where*



arable production predominates, fields have been enlarged. Hedgerows are low with a few scattered hedgerow trees and in places show the effects of former open cast workings.

- *Agriculture comprises a mixture of arable and mixed sheep and beef units and, to a lesser extent, dairy. Combinable crops are grown on the freer-draining soils. Potatoes are grown in rotation on the heavier soils around Measham and Packington.*
- *There is remnant acid grassland over sandstone with neutral grassland in the valleys, and acid heathland on open mosaic habitats on previously developed land, particularly colliery spoil. The River Mease SSSI and SAC has internationally important spined loach and bullhead fish and nationally important white-clawed crayfish, otter, and aquatic plants such as water crowfoot.*
- *Rich heritage assets include Ashby-de-la-Zouch medieval castle and industrial heritage including the Ashby Canal and Moira Furnace, one of the best examples of an early 18th century blast furnace. Archaeological assets include a moated medieval village at Desford and the Roman town at Ravenstone.*
- *Traditional vernacular is predominately locally manufactured red brick with tile or slate roofs. Some older buildings are of stone. Locally characteristic around Measham is a double-sized brick of the late 18th century known as the 'Measham gob'. There are many three-storey brick-built farmhouses.*
- *The settlement pattern is dominated by mining settlements. Isolated hamlets along the roadsides and small villages centred on a church contrast with extensive areas of 20th-century housing and prominent industrial and commercial distribution warehouses at the edge of larger centres, notably Ashby-de-la-Zouch, Measham and Coalville.*
- *Around Coleorton, a more dispersed pattern of settlement associated with small-scale bell pit mining of the 13th century, spoil heaps, small fields, a dense network of footpaths and a fine example of historic parkland landscape contribute to the distinctiveness of this part of the coalfield landscape.*
- *The area is easily accessible by major roads and rail and is close to East Midlands Airport. Long-distance recreational routes include the Ivanhoe Way, the Leicestershire Round, and a wide network of local trails and footpaths associated*



with the recreational assets of The National Forest. The Ashby Canal also provides a link to the wider area.”

- 4.6 Within the Study Area the upland character of NCA73 is more apparent to the north and east of the M1 motorway, moving towards the higher landform of Bardon Hill and the wooded farmland setting that extends across the elevated ridgeline between Copt Oak, Birch Hill, Timberwood Hill and Mount St Bernard’s Abbey. To the south and west the rolling shallow valley setting of the Coalfields is apparent with the developing woodland setting of the National Forest.
- 4.7 At a local level, the HBBLCA translates this transition between the Chanwood Forest and Coalfields landscapes through the identification of the Charnwood Forest Settled Forest Hills landscape character area, and Charnwood Fringe Settled Forest Hills landscape character area, with the Site located in the latter.
- 4.8 The key characteristics of the Charnwood Fringe LCA are identified as:
- *“Gently undulating landform with small plateaus on higher ground and rising to the adjacent Charnwood Forest area to the east;*
 - *Contrast between areas which are visually open and enclosed depending on the elevation of the landscape and presence of woodlands and vegetation;*
 - *Large scale irregular field pattern of mainly arable with some pasture, with smaller fields around settlements. Fields enclosed by hedgerows with scattered trees;*
 - *Industrial heritage of quarrying and mining resulting in areas of restored land;*
 - *Part of the National Forest and Charnwood Forest with areas of new woodland plantations associated with former industrial areas;*
 - *Dispersed pattern of former mining villages following a linear pattern on ridgetops, either located close to a colliery or providing housing for mine workers. Good public access and footpath network throughout, especially within National Forest area;*
 - *Predominantly rural landscape with arable and rough set-aside, influenced by industrial/urban features such as masts, poles and pylons.”*



4.9 The HBBLCA identifies a number of key sensitivities and values for the Charnwood Fringe LCA:

- *“Woodlands, copses and individual trees are important as areas of connective habitats such as hedgerows and river corridors which link to the nearby woodlands of the National Forest. They are also important for their recreational value for local communities.*
- *Rural character and the dispersed pattern of villages where the landscape away from the settlements is characterised by dark skies at night and a sense of tranquillity.*
- *Recreational value of the restored mining sites including Bagworth Heath Woods Country Park as well as the value for leisure and access provided by the network of footpaths and bridleways including the Leicestershire Round.*
- *Thornton Reservoir which provides a popular recreational facility on the edge of Thornton village.*
- *The historic and cultural associations with mining in the area related to the former pits.*
- *The historic character of the landscape evident in the presence of Scheduled Monuments and the pattern of irregular fields of piecemeal enclosure and the small irregular fields surrounding settlements. Hedgerow boundaries and mature trees reinforce this character which also provides visual interest and biodiversity value.*
- *Semi-improved grasslands and lowland meadow habitats which are particularly valued in the area due to the relative scarcity of biodiversity assets as a result of intensive farming regimes.”*

4.10 The wooded character of the landscape is evident in the Study Area, a characteristic the Site contributed to until recently but has since been cleared in accordance with the approved felling licence. In the immediate setting of the local roads, notably Elliott’s Lane and Grassy Lane, there are mature roadside hedgerows lined in sections with Oak trees that provide a sense of time-depth in the landscape. These sensitivities are however tempered by detracting elements that include the M1 motorway, recent solar



development, and busy local roads. There is also continuous background noise from the motorway and quarries.

4.11 The HBBLCA details the following landscape strategy for the Charnwood Fringe LCA:

- *“Support the vision of the National Forest Strategy – to unify the forest area by planting native and mixed species woodland– as well as for areas beyond the National Forest boundary, encouraging, connecting and enhancing habitats such as hedgerows, tree planting, farm woodlands and lowland meadows;*
- *Conserve and enhance the historic core of village settlements and ensure extensions are well integrated within this wooded landscape;*
- *Restore typical zones of woodland types from alder, crack willow, hazel and grey willow in valleys, to oak/birch woodland on higher slopes; developing and managing transitional scrub communities between woodland and adjoining habitats;*
- *The siting and design of new development should complement the existing settlement pattern. New developments, extensions or alterations should be of appropriate materials, scale, massing and location within their plot to the rural context of the area. Removal of traditional building features such as crown chimney pots and boundary walls of brick, stone, metal railings and timber fences should be avoided;*
- *Conserve the historic features of the landscape including industrial heritage of mining villages, railways.”*

4.12 The Site also falls within the Charnwood Forest Regional Park with and the more recent CFLCA. In this assessment the Site is located in Area 11 – Thornton Plantation Farmlands. This character area is described as:

“A rolling landscape of mixed farmland with areas of new woodland plantation and modern features such as solar farms. Wide views across open fields contrast with the Thornton Reservoir valley.”

4.13 The key characteristics of the Thornton Plantation Farmlands are identified as:

- *A rolling landform with small valleys falling towards Thornton Reservoir and associated small water courses.*



- *A mix of open arable fields with some pasture and large areas of woodland, often young plantation.*
- *Modern renewable energy pressures in the form of solar farms which could expand in the area, altering the farmland character.*
- *Field pattern is varied with some large arable fields and small regular pastoral fields, especially close to the settlements. Fields are generally enclosed with hedges with some hedgerow trees and some post and rail fences in places.*
- *Linear villages include Thornton and Botcheston with other scattered farms and a school on Markfield Lane. Villages are linked by winding lanes, numerous PRow provide good links through area.*
- *Low number of listed buildings in Thornton and two SM's.*
- *Areas of large open fields mixed with narrow enclosed valleys. Some long views from raised areas. Generally quiet although less managed condition with outgrown hedgerows."*

4.14 These key characteristics are considered an accurate representation of the landscape local to the Site and Study Area.

4.15 The CFLCA assesses this landscape as being of moderate condition, with pressures/forces for change coming from future expansion of settlements, recreational pressure and associated footpath erosion, expansion of renewable schemes notably solar, and the continued establishment of the National Forest planting schemes.

4.16 The CFLCA sets out the following management recommendations for the Thornton Plantation Farmlands:

- *"Gap up hedgerows and replant where lost to reinforce field pattern and strengthen field pattern through the area.*
- *Ensure any new development is well integrated within the landscape with planting to soften urban edges.*
- *Ensure any new development is appropriate in scale and vernacular style and focussed at the main settlements to preserve the pattern and form of the villages and scattered farms.*



- *Ensure recreation provision is appropriate for the area to avoid undue urbanising influences.*
- *Maintain lifecycle of ageing woodlands by replanting and managing.*
- *Ensure plantation woodlands are replanted when felled to maintain overall wooded character.*
- *Promote good woodland management in newly planted areas to create diverse woodland habitats and promote these areas for informal recreation.”*

4.17 It is important to complete an assessment of landscape value as part of the baseline assessment. The factors set out under Table 1 of TGN 02/21 provide a basis for determining landscape value

4.18 The following assessment of value considers landscape receptors at an immediate Site level, and at the Local Landscape Character level. The Local Landscape Character Level is defined as the local landscape setting where there likely to be an appreciation of the Development Proposal that includes the relevant parts of the Charnwood Fringe LCA, and Thornton Plantation Farmlands LCA.

Table 1 – Assessment of Landscape Value

Contributing Factor	Evaluation	Site	Local Landscape Character
Natural heritage	The boundary hedgerows and tree cover of the Site are its primary natural heritage assets, but these are both common and widespread in the local landscape setting and not considered to be of notable value. The existing land use has recently changed from mature woodland to immature recently planted woodland. This cycle reflects the commercial basis of tree planting within the Site that will alter its character and composition and associated natural heritage value. Prior to the planting of woodland, the Site would have been farmland, comprising a medium scale field in keeping with the wider scale and pattern of farmland. In terms of the local setting, this generally comprises settled farmland, parts of which include maturing woodland. Common to this landscape is its network of mature, often historic hedgerows, with intermittent mature tree cover that included mature Oak trees. Smaller pockets of heathland	Medium to Low	Medium



	and scrub exist in more elevated areas such as Billa Barra and Altar Stones where the poor nutrient soils host species rich habitats often combined with rocky outcrops. Unrestored historic mining and quarrying activity has resulted in the development of valuable habitats. These are often isolated within old stone quarries.		
Cultural heritage	The Site comprises wooded farmland and does not contain or adjoin any designated or undesignated heritage assets. The only features at or close to the boundaries of the Site that add a sense of time-depth to the landscape are the mature Oaks tree that line the local lanes. There is evidence of ridge and furrow in some of the smaller pastures local to the Site that also add to the perception of time-depth. There are very few designated heritage assets within the local setting, and those that exist are lower graded assets. The mining heritage of this landscape is an influencing factor experienced through the presence of typical mining villages, evidence of now disused colliery rail tracks, and the creation of reservoirs such as Thornton.	Medium to Low	Medium
Landscape Condition	The Site and its associated features are of medium to poor condition. There is evidence of management, notably in the roadside hedgerows, but it is clear the Site forms part of the working landscape with transitional character and condition. The local setting combines farmland and maturing woodland to create a mosaic that presents in moderate condition. There is evidence of regular husbandry that adds to the landscape quality and value.	Medium to Low	Medium
Associations	There are no known associations between the Site/local setting and well-known literature, poetry, art, TV/film or music. There is also no evidence of associations with science/technical achievements, historic events or notable/famous people.	Low	Low
Distinctiveness	The landscape of the Site does not possess a strong sense of place and has limited features. It is located in a more elevated part of the local landscape comprising part of a wider local ridgeline that is distinctive in its sense of elevation and openness. However, this character would have been very different when the Site was wooded, and if the new planting is left to mature will again change. The local setting of wooded farmland is distinct with an evolving sense of place that combines contained intimate	Medium to Low	Medium



	landscapes with open areas often combined with distant views. There are detracting elements in this landscape that affects its strength of character, these include the motorway, solar arrays, and wind turbines.		
Recreational	The Site is crossed by public rights of way that will be valued locally. Beyond this the Site does not provide any leisure or recreation function. The local setting is access through a strong network of public rights of way, in combination with areas of accessible woodland.	Medium to Low	Medium
Perceptual (Scenic)	The Site is located in a relatively open and elevated setting of wooded farmland that is attractive. The rolling landform adds to the scenic quality as do the localised summits and longer ranging views to the south-west. There are detracting elements in the immediate setting of the Site that includes the existing industrial estate and highway infrastructure, but these have been successfully assimilated within the local landscape setting. The local setting is gain attractive, comprising rolling wooded farmland, open farmland to the south-west with far reaching views to the south, and interesting summits and skylines created by the local hilltops an quarries.	Medium	Medium
Perceptual (Wilderness and tranquillity)	There is no sense of wilderness associated with the Site and local setting. The sense of tranquillity is diminished by the aural intrusion of the local highways, notably the M1 motorway, and the noise from the local quarries.	Low	Low
Functional	The Site has functioned as an area of commercial woodland recent felled and restocked in accordance with the Felling Licence. This function is recognised through policy designation as an area of Natural and Semi-natural Open Space. Prior to this the Site would have functioned as farmland. The local setting functions as rolling valley farmland forming part of the catchment to the Rothley Brook and River Soar. Other functions include mineral extraction, major transport corridor, and renewable energy. The Study Area also includes settlement and wider areas of commercial development.	Medium	Medium



- 4.19 In summary, the assessment of value set out in Table 1 indicates that the Site is generally considered to be of medium to low value. Local Landscape Character is generally assessed as being of medium value.

Visual Setting

- 4.20 The following section of this assessment considers the appearance of the site and wider setting referencing a number of representative views. A summary of each view is set out with an assessment of value that is determined with reference to:

- Planning designations specific to each view;
- Views that are important to the special qualities of a designated landscape, or recorded in published documentation;
- Views recorded as being important to cultural heritage assets;
- Views recorded in guidebooks or on maps, and/or where special provision has been made in the landscape for the appreciation of a view; and
- Judgements made on site as to the specific quality of a view.

- 4.21 The potential visual envelope of the Site can be summarised as:

- Open views from the immediate setting of public rights of way crossing the Site;
- Open and filtered views from the wider local network of public rights of way and public highways;
- Filtered views from the open space and public rights of way at the eastern and southern edge of Stanton under Bardon;
- Filtered views from the slopes leading up to wards Markfield Quarry to the east of the Site;
- Filtered views from the slopes leading up to Cliffe Hill Quarry to the west of the Site; and
- Distant and filtered views from the eastern edges of Bagworth to the south-west of the Site.



4.22 The following table summarises each representative view making an assessment of value; see **GL2623 F6** to **F14**. View locations are identified on the site location plan; see **GL2623 F1** and **F2**.



Table 2 – Summary of representative views and assessment of sensitivity

View	Distance	Description	Value	Receptors and Susceptibility	Visual Sensitivity
1	30m	Taken from Cliffe Hill Road looking south-west towards the Site. From this location there is a relatively contained appreciation of the highway with filtered views towards the Site. Views of the wider setting of farmland are generally contained by the roadside vegetation cover.	Low	Receptor groups include users of the local highways that are considered to be of medium to low susceptibility to the change.	Medium to Low
2	75m	Taken from public footpath R23 looking west towards the Site. From this location there is an open appreciation of the local setting of farmland. There are open and filtered views towards the Site that is seen forming the visual horizon to the east.	Medium	Receptor groups include users of the public footpath that are considered to be of high susceptibility to the change.	Medium to High
3	100m	Taken from public footpath R19 looking north towards the Site. From this location there is an open appreciation of the local setting of farmland. There are open views across the Site towards the wooded horizon at Old Cliffe Hill Quarry.	Medium	Receptor groups include users of the public footpath that are considered to be of high susceptibility to the change.	Medium to High
4	210m	Taken from public footpath R19 looking north towards the Site. From this location there is an open appreciation of the local setting of farmland. There are open views across the Site towards the wooded horizon at Old Cliffe Hill Quarry.	Medium	Receptor groups include users of the public footpath that are considered to be of high susceptibility to the change.	Medium to High
5	340m	Taken from Markfield Lane looking north towards the Site. From this location there are wider views of the surrounding setting of wooded farmland seen in the context of the highway and fronting development.	Low	Receptor groups include users of the local highways that are considered to be of medium to low susceptibility to the change.	Medium to Low
6	260m	Taken from Grassy Lane looking west towards the Site. From this section of highway there is an open appreciation of the local setting of farmland seen in the immediate context of the highway that presents as an attractive rural land with continuous boundary hedgerows and intermittent mature tree cover.	Medium	Receptor groups include users of the local highways that are considered to be of medium to low susceptibility to the change.	Medium
7	360m	Taken from public footpath R23 looking west towards the Site. From this location there is an open appreciation of the local setting of farmland. There are open and filtered views towards the Site that is seen forming the visual horizon to the east.	Medium	Receptor groups include users of the public footpath that are considered to be of high susceptibility to the change.	Medium to High



8	330m	Taken from public footpath R19 looking north-east towards the Site. From this location there is an open appreciation of the local setting of farmland. There are open views across the Site towards the wooded horizon at Old Cliffe Hill Quarry. The immediate field has been the subject of clear felling and restocking with native woodland planting, similar to the Site. To the east the elevated land from at Markfield Quarry is visible.	Medium	Receptor groups include users of the public footpath that are considered to be of high susceptibility to the change.	Medium to High
9	180m	Taken from public footpath R18 looking east towards the Site. From this location there is a filtered view towards the Site with glimpses of the wooded backdrop of Old Cliffe Hill Quarry to the north. The ornamental pond to the south of Horsepool Grange is visible just beyond the hedgerow with a filtered view across the field beyond towards the hedgerow at the western boundary of the Site.	Medium	Receptor groups include users of the public footpath that are considered to be of high susceptibility to the change.	Medium to High
10	150m	Taken from public footpath R23 looking east towards the Site. From this location there is an open appreciation of the immediate setting of pastoral ridge and furrow. To the east the field is framed by mature vegetation with a filtered view towards Horsepool Grange. There are filtered views beyond towards the Site.	Medium	Receptor groups include users of the public footpath that are considered to be of high susceptibility to the change.	Medium to High
11	480m	Taken from public footpath R3 within Stanton under Bardon Park looking south-east towards the Site. From this location there is an open appreciation of the immediate setting of recreation land framed by a setting of mature woodland. There are filtered views beyond towards the location of the Site.	Medium to Low	Receptor groups include users of the recreation park and public footpath that are considered to be of medium susceptibility to the change.	Medium
12	410m	Taken from public footpath R23 looking east towards the Site. From this location there are filtered and disrupted views across the localised valley setting of farmland. The current works detract from the value of this view but there is an open appreciation of the wider setting of farmland although compromised by the bunding and heras fencing. These features are temporary and once removed will restore the value of views from this section of footpath.	Medium	Receptor groups include users of the public footpath that are considered to be of high susceptibility to the change.	Medium to High
13	570m	Taken from public footpath R19 close to the junction with Thornton Lane looking north-east towards the Site. From this location there is an open appreciation of the localised farmed valley setting. To the north there is an emerging housing development. From this location there are views towards the location of the Site on the ridgeline to the east.	Medium	Receptor groups include users of the public footpath that are considered to be of high susceptibility to the change.	Medium to High



14	705m	Taken from public footpath R18 looking north towards the Site. From this location there is a relatively contained view from the edge of woodland across the open setting of farmland to the east. To the north there is a heavily filtered view towards the Site.	Medium	Receptor groups include users of the public footpath that are considered to be of high susceptibility to the change.	Medium to High
15	1.1km	Taken from public footpath R15 looking west towards the Site. From this elevated position there is a far-reaching panoramic view looking south. The M1 motorway is a detracting element in the middle distance, but the view is otherwise attractive and provide an open appreciation of the wider landscape.	Medium to High	Receptor groups include users of the public footpath that are considered to be of high susceptibility to the change.	Medium to High
16	1.4km	Taken from public footpath R31 looking east towards the Site. From this location there is a far-reaching open panoramic view looking across the valley setting to the south of the Site. There are few detracting elements in this view that provide an open appreciation of the wider landscape.	High	Receptor groups include users of the public footpath that are considered to be of high susceptibility to the change.	High
17	2.9km	Taken from public footpath R33 looking north-east towards the Site. From this location there is a far-reaching open panoramic view looking across the valley setting to the south of the Site. There are few detracting elements in this view that provide an open appreciation of the wider landscape.	High	Receptor groups include users of the public footpath that are considered to be of high susceptibility to the change.	High



5 DEVELOPMENT PROPOSAL

- 5.1 The Development Proposal seeks outline planning permission for the construction of up to 10,500sqm of employment floorspace (use class B2/B8) with associated highway access, service yards, drainage, and structural landscaping.
- 5.2 The Development Proposal will take highway access from the existing entrance road to Horsepool Grange at the southern boundary of the site.
- 5.3 Commercial units with associated service yards and car parking are proposed across the centre of the Site and will include relatively small-scale units with a height of between 8m to 12m from existing ground levels. Whilst this application is made in outline for the purposes of this assessment it is assumed that the following primary mitigation measures will be sought:
- The development will respond to the landform of the Site adopting a sensible cut and fill strategy to minimise the overall height of development;
 - Taller buildings will be located on the lower landform of the Site, or set in to the ground on the higher landform of the Site;
 - The areas of green space retained at the boundaries of the Site will be subtly mounded to provide height to the proposed native structural planting measures in the early years of establishment; see **GL2623 F15**; and
 - Consideration will be given to building colour to secure a consistent colour that reduces the prominence of the new buildings when viewed from the surrounding landscape.
- 5.4 The proposed commercial units will be set within a framework of greenspace at the boundaries of the Site. It is proposed that these spaces will be subtly mounded and planted with mixed native woodland species to reflect the character of the surrounding areas of National Forest Planting. In key areas climax native species such as Oak and Hornbeam will be planted to reflect the mature treed setting of Elliot's Lane and Grassy Lane.
- 5.5 The proposed greenspace network will also include a series of stormwater attenuation ponds that will include areas of permanent water with emergent planting set within areas of species rich grassland.



- 5.6 The greenspace network also includes a series of footpath connections providing access between the Site and the local network of highways and public rights of way. The greenspace proposals have been illustrated on the supporting Landscape Masterplan; see **GL2623 F15**.
- 5.7 In addition to the onsite landscape measures, the proposal includes the delivery of new areas of woodland planting on land under the Applicant's control to the south and east of the Site. The land to the south includes a single field that extends to approximately 3.6 hectares set between Markfield Lane to the east and The Partings to the west. This section of planting will complement the established National Forest planting at The Partings and the restocked field to north-west, as identified on the supporting Tree Planting Plan; see **Appendix 3**.
- 5.8 The land to the east includes the eastern half of the field at the junction of Stoney Lane and Grassy Lane. The proposed area of planting extends to approximately 0.72 hectares complimenting and adding to the mature woodland setting to the north and east of the properties at the Stoney Lane and Grassy Lane.
- 5.9 The proposed onsite landscaping measures in combination with the offsite woodland planting, and the purchase of local offset units, will secure an overall biodiversity net gain of 10%. This will also fully mitigate the loss of the restocked woodland setting of the Site securing 4.32 hectares of native woodland planting meeting National Forest planting standards.
- 5.10 It is also likely that once matured the new areas of offsite planting will secure Natural and Semi Natural Open Space to mitigate the loss of land associated with the Site from this local designation.



6 ASSESSMENT OF LIKELY LANDSCAPE AND VISUAL EFFECTS

Landscape Effects

- 6.1 The following table considers the susceptibility of the receiving landscape to the proposed changes taking into consideration its individual elements and overall appearance and condition. Judgements of susceptibility are then combined with value as identified in the baseline assessment to identify an overall sensitivity.
- 6.2 A judgement is then made as to the likely magnitude of change. This includes the consideration of the features and elements of the Site to be affected; the size or scale of those effects; the geographic extent of the effects; and the duration and reversibility of the change.
- 6.3 The sensitivity of the receiving landscape is then considered against the likely magnitude of change to make an overall judgement of importance.



Table 3 – Assessment of likely landscape effects

Character Area/Receptor	Sensitivity	Magnitude of effect	Short-term effect (Year 1)	Long-term effect (Year 15)
The Site	The Site comprises a landscape with a moderate strength of character and condition. The local and more immediate setting of the Site includes commercial development, minerals works, and major infrastructure corridors, providing some tolerance for the proposed change. The Site and its local setting is assessed as having a medium susceptibility to the proposed change, and in overall term is assessed as being of medium landscape sensitivity.	Short-term: In the short-term the proposal will result in the transformation of the Site from an open setting of undeveloped land to commercial development. The proposal will include new commercial buildings, highway access, service yards, areas of greenspace and structural landscaping measures incorporating earth mounding to secure a level of landscape integration at the operational stage. This is likely to result in a high magnitude of change at a Site level. The nature of the change will be direct, permanent, and adverse. Long-term: In the long-term the structural landscaping measures will have matured to provide softening and filtering of the new commercial buildings and associated infrastructure. The measures will contain the development in a similar way to the existing Horsepool Grange Industrial Estate utilising native planting measures that will be in keeping with the landscaping seen in the context of Cliffe Hill Road and the quarry beyond. Over time the likely magnitude of change will reduce to medium, but the nature of change will remain direct, permanent, and adverse.	Major to Moderate adverse	Moderate adverse
Local Landscape Character	The local setting presents as a landscape with a varied strength of character and condition. The landscape within the local setting comprises predominantly farmland interspersed with woodland, settlement, commercial development, minerals extraction sites, and	Short-term: In the short-term the proposal will result in a relatively small commercial development (relative to other commercial development in the Study Area), extending geographically across a small part of the local setting. Given the scale and nature of the Study	Moderate to Minor adverse	Minor adverse



	renewable energy development. The local setting is assessed as having a medium susceptibility to the proposed change, and is overall term is assessed as being of medium landscape sensitivity.	Area this change will not be perceptible across its entirety. The proposed change will not introduce a new or discordant element into the landscape setting but will result in a new area commercial development and alteration/loss of existing open and undeveloped land. This is likely to result in a low magnitude of change. The nature of the change will be indirect, permanent, and adverse. Long-term: In the long-term the structural landscaping measures will have begun to mature providing a structured landscape setting to the new commercial development and aiding its assimilation into the local setting. Over time the likely magnitude of change will reduce to very low, and the nature of change will remain indirect, permanent, and adverse.		
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Visual Effects

- 6.4 The following table considers the magnitude of change the development is likely to have on each of the identified representative views that includes the consideration of the features and elements of the site to be affected; the size or scale of those effects; the geographic extent of the effects; and the duration and reversibility of the change.
- 6.5 The sensitivity of the visual receptor is then considered against the likely magnitude of change to make an overall judgement of importance.



Table 5 – Assessment of likely visual effects

View	Magnitude of effect	Short-term effect (Year 1)	Long-term effect (Year 15)
1	Short-term: In the short-term from this location the proposed commercial units will be openly visible within the Site with some level of filtering provided by the existing roadside tree and hedgerow cover. The magnitude of change is likely to be high. Long-term: In the long-term the proposed structural planting measures will have matured at the boundary of the Site to soften and filter views of the proposed commercial units. The magnitude of change is likely to reduce to medium.	Major to Moderate adverse	Moderate adverse
2	Short-term: In the short-term from this location the proposed commercial units will be openly visible within the Site with some level of filtering provided by the existing roadside tree and hedgerow cover. The magnitude of change is likely to be high. Long-term: In the long-term the proposed structural planting measures will have matured at the boundary of the Site to soften and filter views of the proposed commercial units. The magnitude of change is likely to reduce to medium.	Major to Moderate adverse	Moderate adverse
3	Short-term: In the short-term from this location the proposed commercial units will be openly visible within the Site with some level of filtering provided by the existing roadside tree and hedgerow cover. The magnitude of change is likely to be high. Long-term: In the long-term the proposed structural planting measures will have matured at the boundary of the Site to soften and filter views of the proposed commercial units. The magnitude of change is likely to reduce to medium.	Major to Moderate adverse	Moderate adverse
4	Short-term: In the short-term from this location the proposed commercial units will be openly visible within the Site set within the wooded backdrop that currently defines the visual horizon. The commercial units will be seen over middle distance with the intervening setting of farmland remaining unaltered. The magnitude of change is likely to be medium. Long-term: In the long-term the proposed structural planting measures will have matured at the boundary of the Site to soften and filter views of the proposed commercial units. The magnitude of change is likely to reduce to low.	Major to Moderate adverse	Moderate adverse
5	Short-term: In the short-term from this location there are likely to be filtered views of the commercial units seen in the immediate context of the local highway and fronting development. The magnitude of change is likely to be low. Long-term: In the long-term the proposed structural planting measures will have matured at the boundary of the Site to soften and filter views of the proposed commercial units. The magnitude of change is likely to reduce to very low.	Moderate to Minor adverse	Minor adverse



6	Short-term: In the short-term from this location there will be open and filtered views of the proposed commercial units in the Site. The units will be seen over middle distance with the intervening setting of farmland and roadside hedgerow and tree cover unaltered. The magnitude of change is likely to be medium. Long-term: In the long-term the proposed structural planting measures will have matured at the boundary of the Site to soften and filter views of the proposed commercial units. The magnitude of change is likely to reduce to low.	Moderate adverse	Minor adverse
7	Short-term: In the short-term from this location there will be open and filtered views of the proposed commercial units in the Site. The units will be seen over middle distance with the intervening setting of farmland unaltered. The magnitude of change is likely to be medium to low. Long-term: In the long-term the proposed structural planting measures will have matured at the boundary of the Site to soften and filter views of the proposed commercial units. The magnitude of change is likely to reduce to low.	Moderate adverse	Minor adverse
8	Short-term: In the short-term from this location there will be open views of the proposed commercial units in the Site. The units will be seen over middle distance with the intervening setting of farmland unaltered. The magnitude of change is likely to be medium to medium. Long-term: In the long-term the proposed structural planting measures will have matured at the boundary of the Site as will the immediate setting of woodland within the field substantially containing views from this section of footpath. The magnitude of change is likely to reduce to very low.	Major to Moderate adverse	Minor Adverse
9	Short-term: In the short-term from this location there will be open and filtered views of the proposed commercial units in the Site. The units will be seen over middle distance with the intervening setting of farmland and field boundary hedgerow and tree cover unaltered. The magnitude of change is likely to be medium to low Long-term: In the long-term the proposed structural planting measures will have matured at the boundary of the Site to soften and filter views of the proposed commercial units. The magnitude of change is likely to reduce to very low.	Moderate adverse	Minor adverse
10	Short-term: In the short-term from this location there will heavily filtered views of the upper most extent of the proposed commercial units in the Site. The units will be seen over middle distance with the intervening setting of farmland and field boundary hedgerow and tree cover unaltered. The magnitude of change is likely to be very low. Long-term: In the long-term the proposed structural planting measures will have matured at the boundary of the Site to soften and filter views of the proposed commercial units. The magnitude of change is likely to continue to reduce.	Moderate to Minor adverse	Minor adverse



11	Short-term: In the short-term from this location there may heavily filtered views of the upper most extent of the proposed commercial units in the Site seen in the wooded backdrop to this area of recreation space. The units will be seen over middle distance with the intervening setting of recreation space and woodland. The magnitude of change is likely to be very low. Long-term: In the long-term the proposed structural planting measures will have matured at the boundary of the Site to soften and filter views of the proposed commercial units. The magnitude of change is likely to reduce to negligible.	Minor adverse	Negligible
12	Short-term: In the short-term from this location there will filtered views of the upper most extent of the proposed commercial units in the Site. The units will be seen over middle distance with the intervening setting of farmland and field boundary hedgerow and tree cover unaltered. The magnitude of change is likely to be very low. Long-term: In the long-term the proposed structural planting measures will have matured at the boundary of the Site to soften and filter views of the proposed commercial units. The magnitude of change is likely to continue to reduce.	Moderate to Minor adverse	Minor adverse
13	Short-term: In the short-term from this location there will filtered views of the upper most extent of the proposed commercial units in the Site. The units will be seen over middle distance with the intervening setting of farmland and field boundary hedgerow and tree cover unaltered. The magnitude of change is likely to be very low. Long-term: In the long-term the proposed structural planting measures will have matured at the boundary of the Site to soften and filter views of the proposed commercial units. The magnitude of change is likely to continue to reduce.	Moderate to Minor adverse	Minor adverse
14	Short-term: In the short-term from this location there will be heavily filtered and glimpsed views of the proposed commercial units within the Site seen over distance with the intervening setting of wooded farmland remaining unaltered. The magnitude of change is likely to be negligible. Long-term: In the long-term the proposed structural planting measures will have matured at the boundary of the Site to soften and filter views of the proposed commercial units. The magnitude of change is likely to continue to reduce.	Negligible	Negligible
15	Short-term: In the short-term from this location there may be glimpsed views of the upper most extent of the proposed commercial units seen in the wider context of this panoramic view, the majority of which will remain unaltered. The magnitude of change is likely to be very low. Long-term: In the long-term the proposed structural planting measures will have matured at the boundary of the Site to soften and filter views of the proposed commercial units. The magnitude of change is likely to continue to reduce.	Minor adverse	Minimal adverse



16	Short-term: In the short-term from this location there may be glimpsed views of the upper most extent of the proposed commercial units seen in the wider context of this panoramic view, the majority of which will remain unaltered. The magnitude of change is likely to be very low. Long-term: In the long-term the proposed structural planting measures will have matured at the boundary of the Site to soften and filter views of the proposed commercial units. The magnitude of change is likely to continue to reduce.	Minor adverse	Minimal adverse
17	Short-term: In the short-term from this location given the scale and nature of the proposed change and distance of this panoramic view, the magnitude of change is likely to be negligible. Long-term: In the long-term the proposed structural planting measures will have matured at the boundary of the Site to soften and filter views of the proposed commercial units. The magnitude of change is likely to continue to reduce.	Negligible	Negligible



7 SUMMARY AND CONCLUSIONS

- 7.1 In summary this landscape and visual impact assessment (LVIA) has set out a clear and transparent assessment of the baseline resource applicable to the Site, and an assessment of the likely landscape and visual effects of the development proposals.
- 7.2 The Site is located approximately 1km to the south-west of junction 22 of the M1 motorway and approximately 350m to the east is the settlement of Stanton under Bardon. Approximately 1km to the east of the Site is the settlement of Markfield. To the immediate north of the Site is Old Cliffe Hill Quarry.
- 7.3 The Site comprises an area of recently planted native woodland that has been implemented following the clear felling and stroking of the land in accordance with and approved Felling Licence (application reference 017/3578/2023).
- 7.4 The Site is not covered by any landscape designation that would suggest an increased value or sensitivity, and is not covered by any statutory or non-statutory designation that would prohibit its development for residential purposes.
- 7.5 The Site is located in the Charnwood national landscape character area close to the close to the boundary with the Leicestershire and South Derbyshire Coalfield national character area. At a local level the HBLCA identifies the Site located within the Charnwood Fringe Settled Forest Hills landscape character area. The more recent CFLCA identifies the Site located within the Thornton Plantation Farmlands landscape character area. The description of this character area and identified key characteristics are considered representative of the Site and the Local Landscape Character.
- 7.6 The assessment of landscape value has identified the Site as being of medium to low landscape value, and Local Landscape Character medium landscape value. Given the location, scale and nature of the Development Proposal the Site and Local Landscape Character are assessed as being of medium susceptibility to the proposed change, and in overall terms medium landscape sensitivity.
- 7.7 This assessment has identified a high magnitude of change at a Site level in the short-term resulting in a major to moderate adverse effect. This level of effect is not uncommon or unexpected in the assessment of commercial development on a greenfield site and is the product of the transformation of the Site from open farmland to an industrial landscape. In the long-term, this level of effect is assessed as reducing to a moderate adverse effect

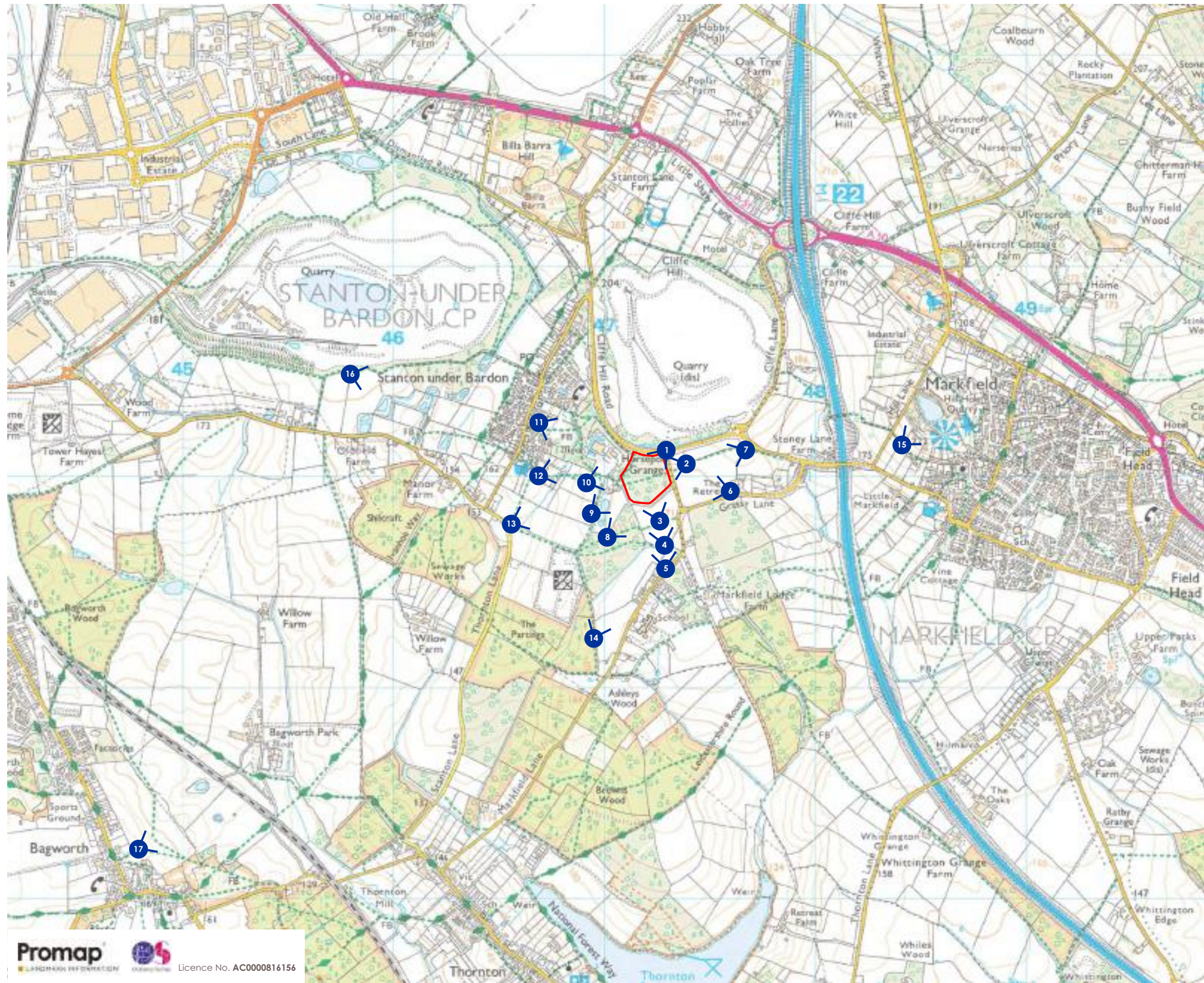


as the structural landscape proposals begin to mature and help to assimilate the Site into its immediate setting.

- 7.8 At the broader scale of Local Landscape Character, this assessment has identified a moderate to minor adverse short-term landscape effect. In the long-term this level of effect is assessed as reducing minor adverse following the maturing of the structural landscaping measures that will secure a more wooded appearance to the Site in keeping with the wooded setting of farmland that is central to the character of much of the local setting.
- 7.9 In terms of visual effects this assessment has identified short-term adverse major to moderate visual effects to receptor groups associated with the network of public highways and public rights of way at or close to the boundaries of the Site. This level of effect is in part due to the proximity of the receptor to the proposed changes and is not uncommon or unexpected in the assessment of commercial development on a greenfield site. In the long-term following the maturing of the proposed structural landscape proposals this level of visual effect is assessed as reducing to moderate adverse.
- 7.10 Over distance from the Site, short-term visual effects are assessed as moderate and minor adverse, reducing to minor adverse and negligible over long-distance. In the long-term following the maturing of the proposed structural landscape proposals this level of visual effect is assessed as reducing to minor and minimal adverse and negligible.



Figures



Key

-  Site boundary
-  View locations

Promap
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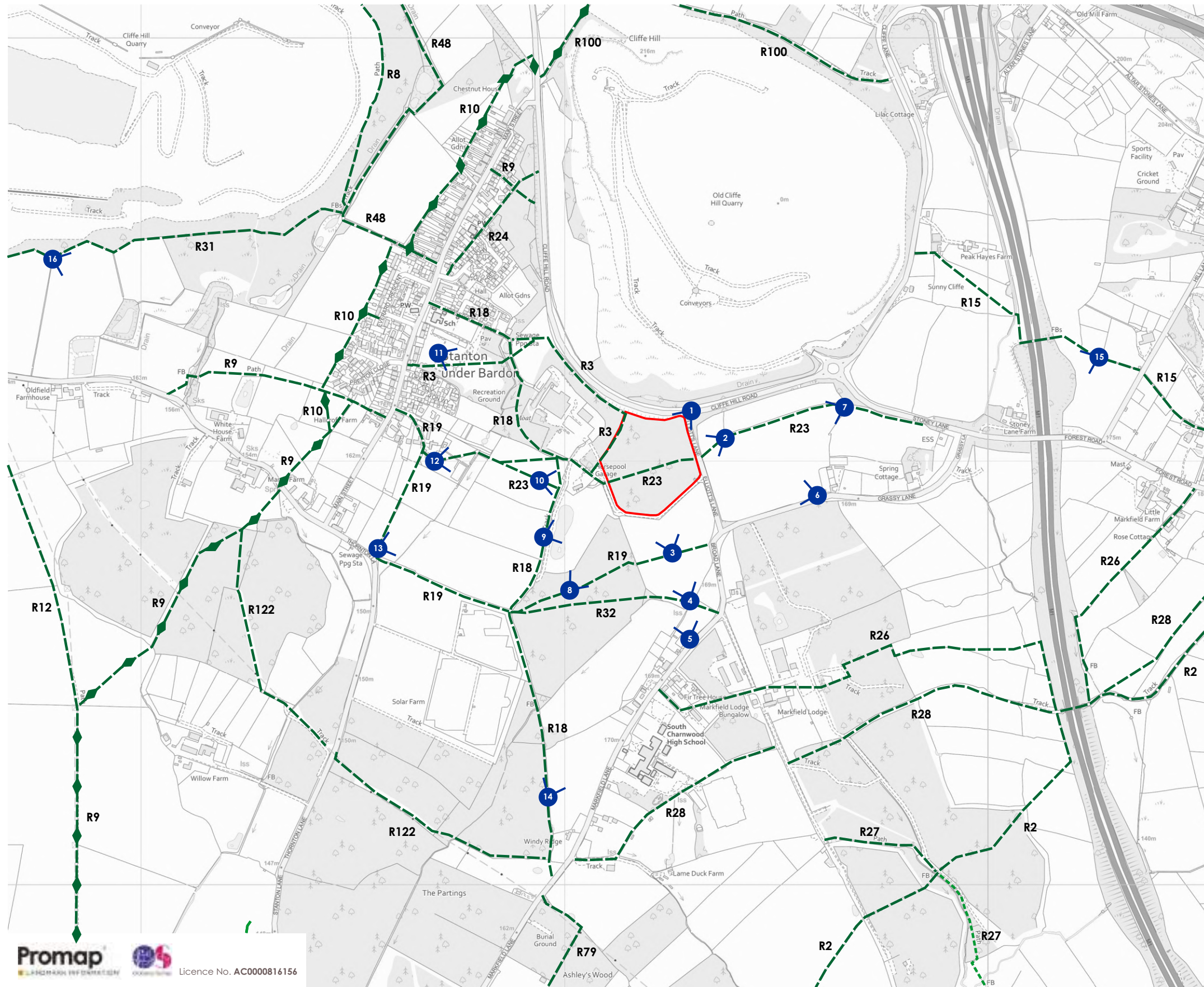
north

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Number/Figure GL2623 F1	Project Horsepool Grange Stanton-under-Bardon
Scale 1:20000@A3	Drawing title Site Context
Date 16/12/2025	Client Paul Milner
Checked SG	

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landscape architects



Key

-  Site boundary
-  Public footpath
-  Recreational route - Ivanhoe Way
-  View locations

Promap
LANDMARK INFORMATION



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north

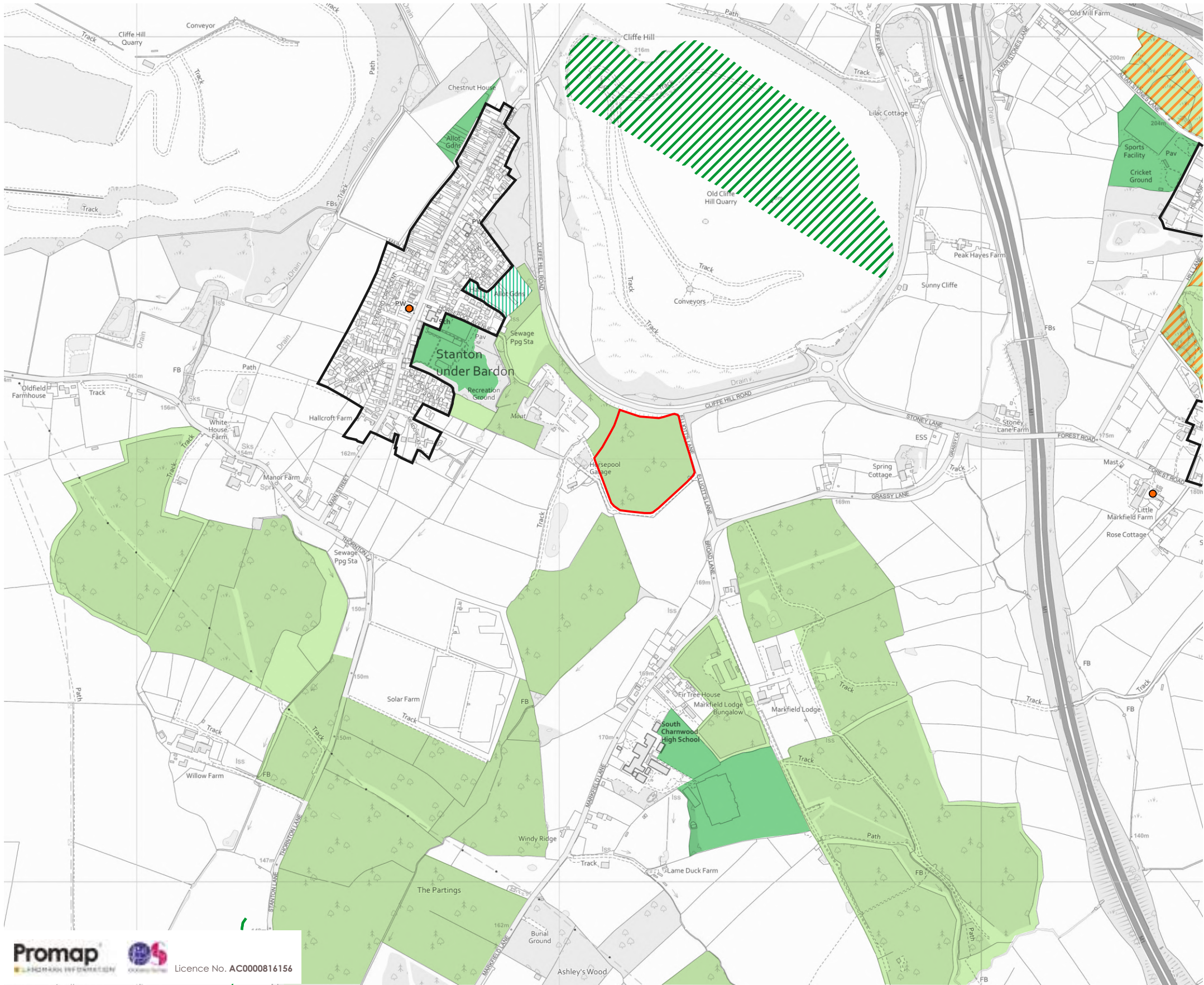
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Number/Figure
GL2623 F2
Scale
1:10000@A3
Date
16/12/2025
Checked
SG

Project
Horsepool Grange
Stanton-under-Bardon
Drawing title
Site Location
Client
Paul Milner

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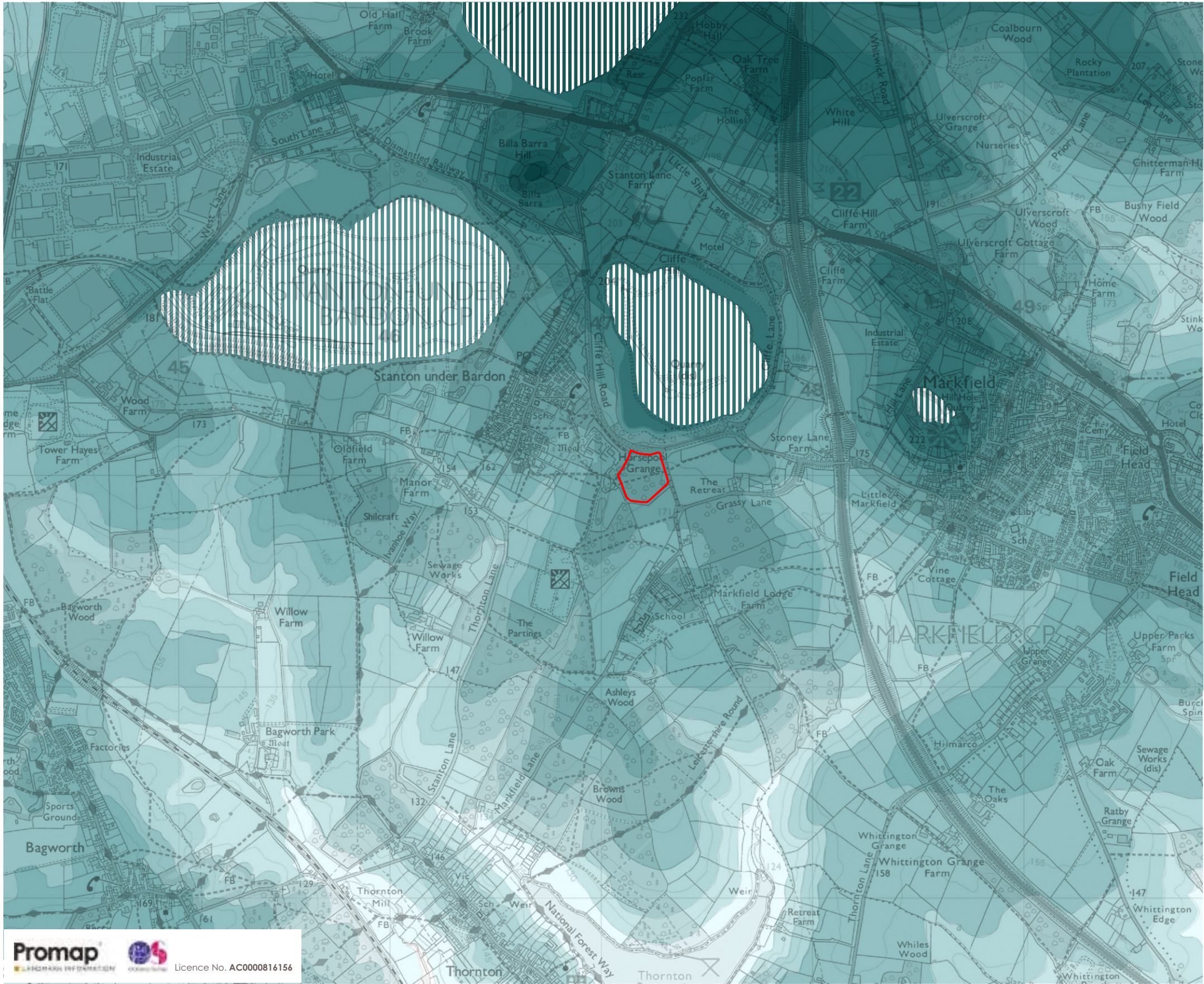
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Key

-  Site boundary
-  Settlement Boundary (Policy STA01)
-  Natural and Semi-Natural Open Space
-  Open Space Sports and Recreation Facility
-  Natural and Semi-Natural Open Space with Planning Permission
-  Local Wildlife Site (LWS)
-  Site of Special Scientific Interest (SSSI)
-  Grade II Listed Building

Number/Figure	Project
GL2623 F3	Horsepool Grange
Scale	Stanton-under-Bardon
1:10000@A3	Drawing title
Date	Policy & Designations
16/12/2025	Client
Checked	Paul Milner
SG	

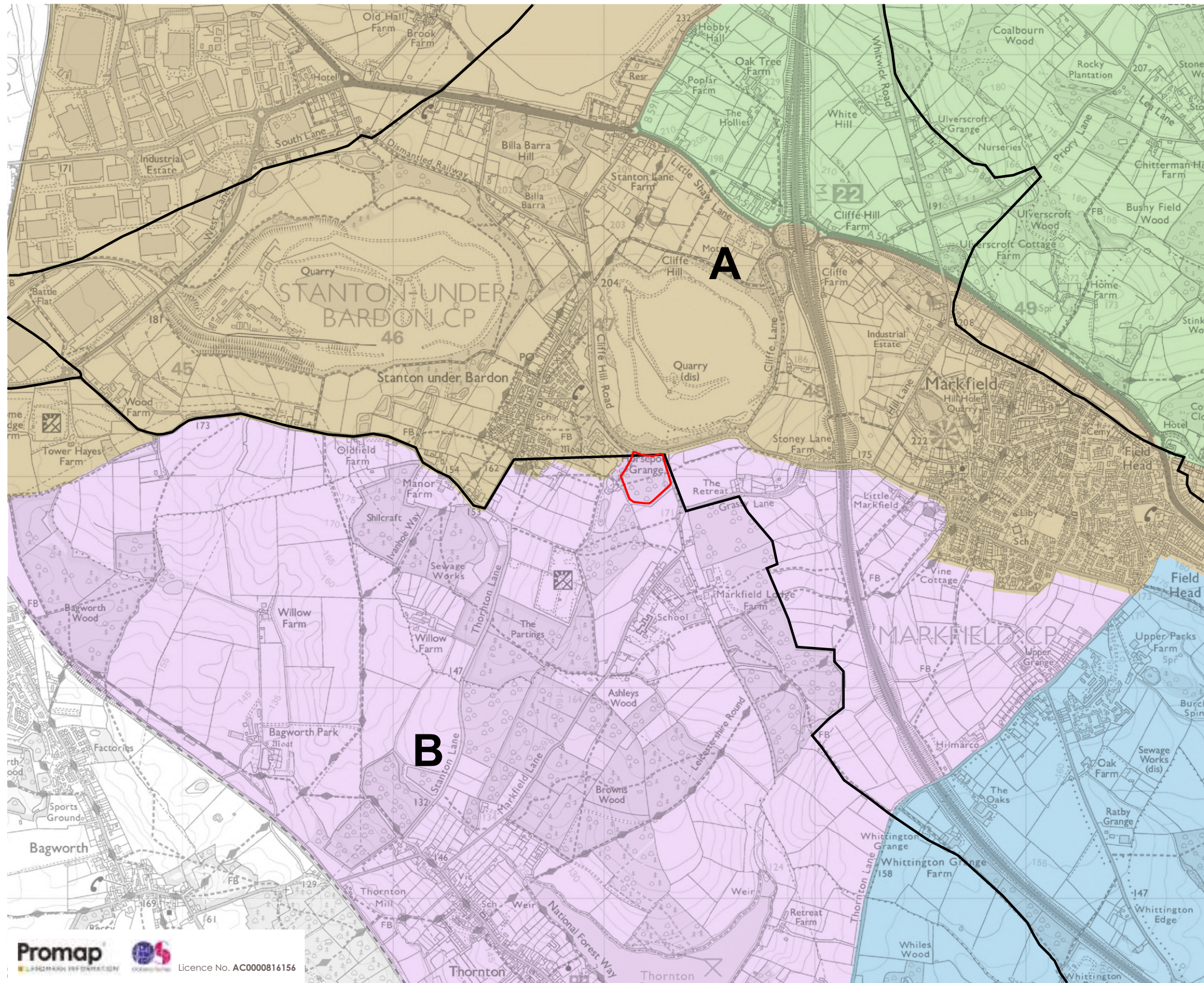
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Key

- Site boundary
- 110m to 120m AOD
- 120m to 130m AOD
- 130m to 140m AOD
- 140m to 150m AOD
- 150m to 160m AOD
- 160m to 170m AOD
- 170m to 180m AOD
- 180m to 190m AOD
- 190m to 200m AOD
- 200m to 210m AOD
- 210m to 220m AOD
- 220m to 230m AOD
- 230m to 240m AOD
- Quarries

north



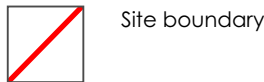
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Key



Site boundary

Hinckley & Bosworth Landscape Character Assessment 2017



Landscape character area boundary



Charnwood Forest



Charnwood Fringe Settled Forest Hills

Charnwood Forest Landscape Character Assessment 2019



Area 2 - Ulverscroft Wooded Valley



Area 6 - Thrington/Markfield Quarries and Settlement



Area 10 - Groby/Ratby Wooded Farmland



Area 11 - Thornton Plantation Farmlands

Number/Figure
GL2623 F5

Scale
1:20000@A3

Date
16/12/2025

Checked
SG

Project
Horsepool Grange
Stanton-under-Bardon

Drawing title
Landscape Character

Client
Paul Milner

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landscape architects

Approximate extent of site in view



View 1 - From Cliffe Hill Road approximately 30m from the site looking south-west

Approximate extent of site in view



View 2 - From public footpath R23 approximately 75m from the site looking west

Number/Figure	Project
GL2623 F6	Horsepool Grange
Scale	Stanton-under-Bardon
NTS@A3	Drawing title
Date	Photographic Views
16/12/2025	1 & 2
Checked	Client
SG	Paul Milner



View 3 - From public footpath R19 approximately 100m from the site looking north



View 3 - From public footpath R19 approximately 100m from the site looking north

Number/Figure	Project
GL2623 F7	Horsepool Grange
Scale	Stanton-under-Bardon
NTS@A3	Drawing title
Date	Photographic View
16/12/2025	3
Checked	Client
SG	Paul Milner

Approximate extent of site in view



View 4 - From public footpath R32 approximately 210m from the site looking north

Approximate extent of site in view



View 5 - From Markfield Lane approximately 340m from the site looking north

Number/Figure	Project
GL2623 F8	Horsepool Grange Stanton-under-Bardon
Scale	Drawing title
NTS@A3	Photographic Views 4 & 5
Date	Client
16/12/2025	Paul Milner
Checked	
SG	



View 6 - From Grassy Lane approximately 260m from the site looking west



View 7 - From public footpath R23 approximately 360m from the site looking west

Number/Figure	Project
GL2623 F9	Horsepool Grange
Scale	Stanton-under-Bardon
NTS@A3	Drawing title
Date	Photographic Views
16/12/2025	6 & 7
Checked	Client
SG	Paul Milner

Approximate extent of site in view



View 8 - From public footpath R19 approximately 330m from the site looking north-east

Approximate extent of site in view



View 9 - From public footpath R18 approximately 180m from the site looking east

Number/Figure	Project
GL2623 F10	Horsepool Grange Stanton-under-Bardon
Scale	Drawing title
NTS@A3	Photographic Views 8 & 9
Date	Client
16/12/2025	Paul Milner
Checked	
SG	



View 10 - From public footpath R23 approximately 150m from the site looking east



View 11 - From public footpath R3 approximately 480m from the site looking south-east

Number/Figure	Project
GL2623 F11	Horsepool Grange
Scale	Stanton-under-Bardon
NTS@A3	Drawing title
Date	Photographic Views
16/12/2025	10 & 11
Checked	Client
SG	Paul Milner

Approximate extent of site in view



View 12 - From public footpath R23 approximately 150m from the site looking east

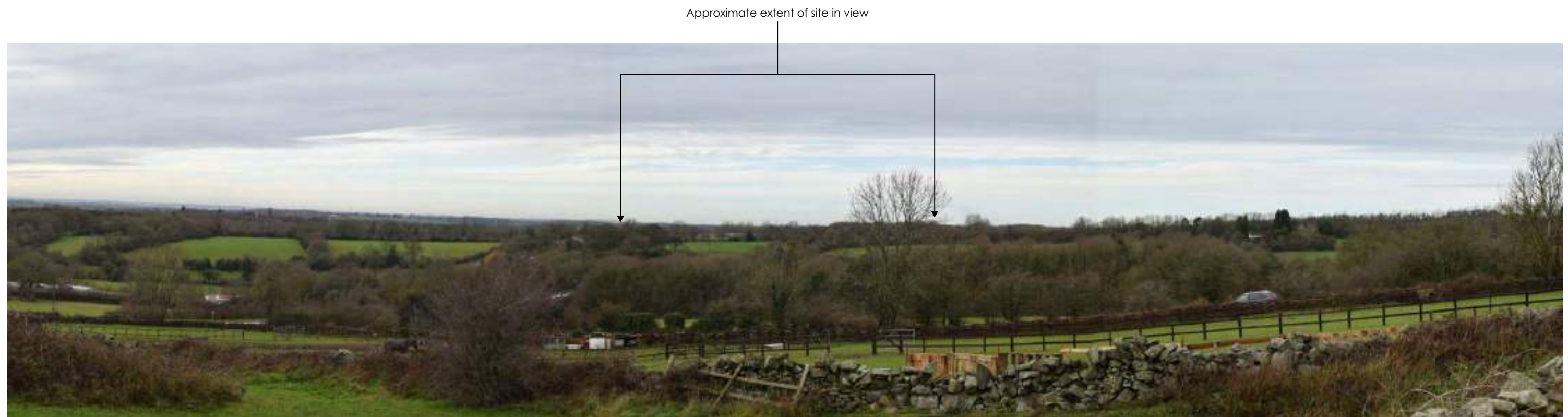
Approximate extent of site in view



View 13 - From public footpath R19 approximately 570m from the site looking east



View 14 - From public footpath R18 approximately 705m from the site looking north

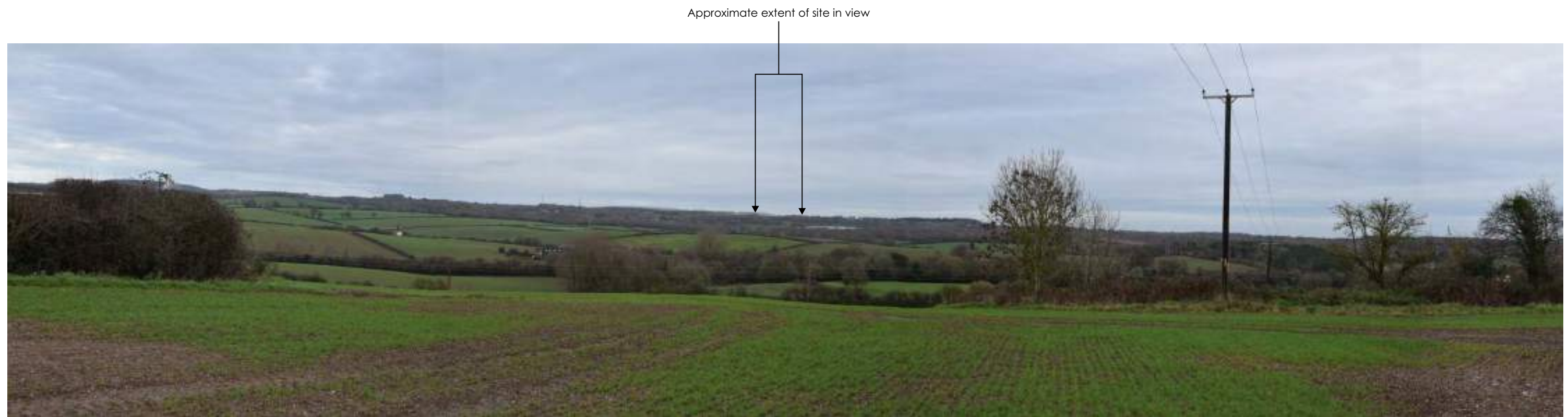


View 15 - From public footpath R15 approximately 1.1km from the site looking west

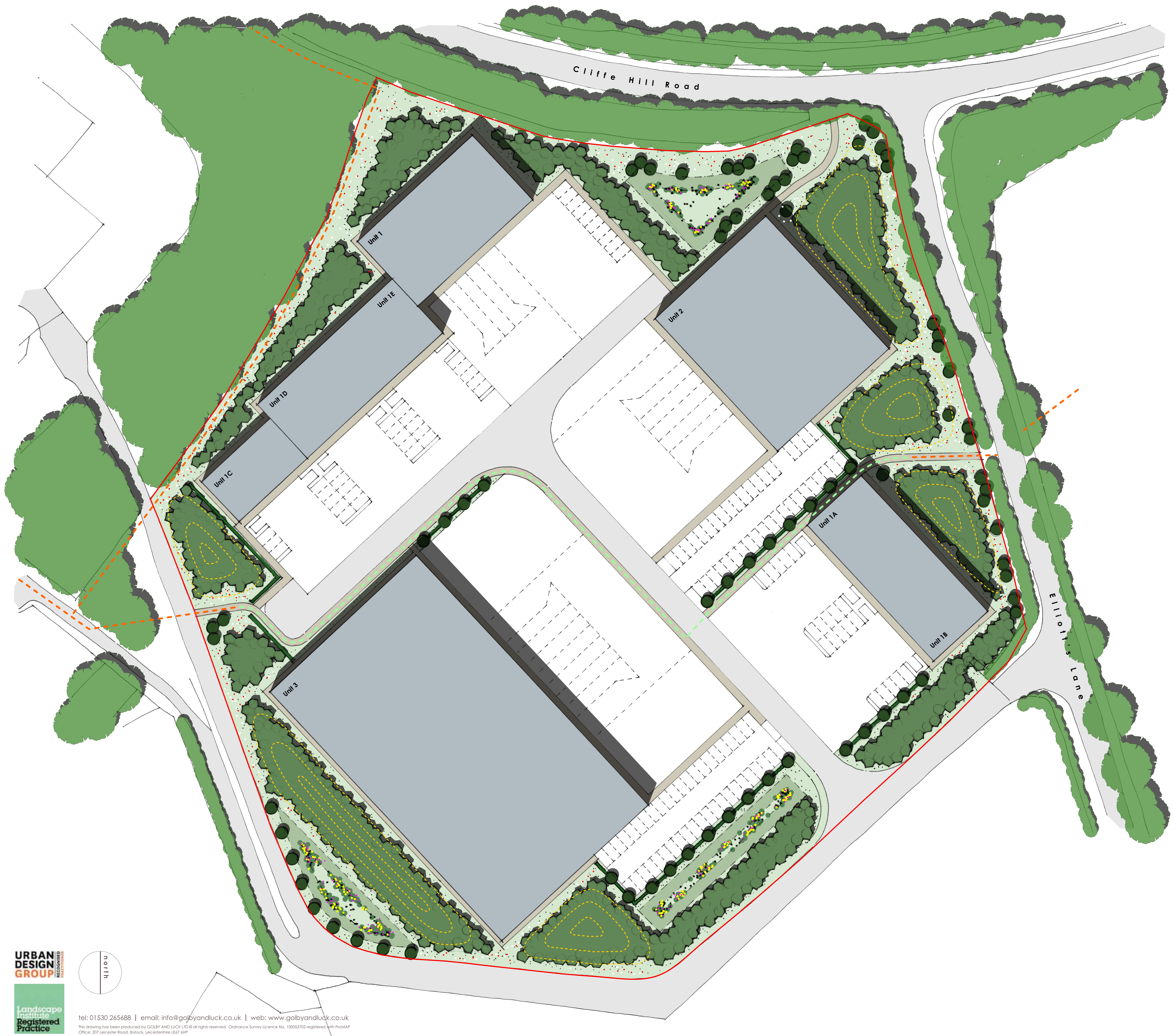
Number/Figure	Project
GL2623 F13	Horsepool Grange Stanton-under-Bardon
Scale	Drawing title
NTS@A3	Photographic Views 14 & 15
Date	Client
16/12/2025	Paul Milner
Checked	
SG	



View 16 - From public footpath R31 approximately 1.4kmm from the site looking east



View 17 - From public footpath R33 approximately 2.9km from the site looking north-east



Key



Application boundary



Exiting vegetation cover to be retained



Proposed Specimen Tree Planting

	Stock	Height (cm)	Girth (cm)
Acer campestre	275/350	275/350	10/12-12/14
Betula pendula	HStd	275/350	10/12-12/14
Corylus columna	HStd	275/350	10/12-12/14
Crataegus prunifolia	HStd	275/350	14/16-18/20
Fagus sylvatica	HStd	275/350	10/12-12/14
Prunus avium	HStd	275/350	10/12-12/14
Pyrus calleryana 'Chanticleer'	HStd	275/350	10/12-12/14
Sorbus aucuparia	HStd	275/350	10/12-12/14
Tilia cordata	HStd	275/350	10/12-12/14
Quercus robur	HStd	275/350	10/12-12/14



Proposed Native Buffer Planting

Trees planted in mixed groups of 3 to 5

	Stock	Height (cm)	Girth (cm)
Acer campestre	Std-HStd	250/425	12/14-14/16
Betula pendula	Std-HStd	250/425	12/14-14/16
Prunus avium	Std-HStd	250/425	12/14-14/16
Tilia x europaea	Std-HStd	250/425	12/14-14/16
Quercus robur	Std-HStd	250/425	12/14-14/16
Sorbus aucuparia	Std-HStd	250/425	12/14-14/16

Transplanted stock mix planted at 1m centres

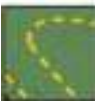
	Stock	Height (cm)	Mix (%)
Acer campestre	T 1+1	60/90	15
Betula pendula	T 1+1	60/90	10
Corylus avellana	T 1+1	60/90	10
Crataegus monogyna	T 1+1	60/90	25
Ilex aquifolium	2L	40/60	5
Malus sylvestris	T 1+1	60/90	5
Prunus avium	T 1+1	60/90	5
Prunus spinosa	T 1+1	60/90	10
Sorbus aucuparia	T 1+1	60/90	10
Viburnum opulus	T 1+1	60/90	5



Proposed Native Hedgerow In-fill/Planting Mix

Hedgerow planted as double staggered row with min of 7no. plants per linear metre

	Stock	Height (cm)	Mix (%)
Corylus avellana	1+1	60/80	10
Crataegus monogyna	1+1	60/80	40
Ilex aquifolium	2L	60/80	15
Prunus spinosa	1+1	60/80	25
Rosa canina	1+1	60/80	10



Proposed areas of native buffer planting to be mounded where appropriate at subtle gradients to give height to the vegetation cover in the early years of establishment



Proposed stormwater attenuation ponds to be seeded using a suitable species rich grass mix tolerant of seasonal flooding such as Naturescape N8



Proposed areas of grassland to be seeded using a species rich grass and flower mix such as Naturescape N1



Exiting public rights of way to be retained on alignment



Possible diversion route to existing public right of way



Appendix 1

Landscape and Visual Appraisal Methodology



8 LANDSCAPE AND VISUAL IMPACT ASSESSMENT METHODOLOGY

- 8.1 This assessment/appraisal methodology is based on the guidance set out in the:
- 8.2 Guidelines for Landscape and Visual Impact Assessment' 2013 published by the Landscape Institute and the Institute of Environmental Management and Assessment (GLVIA), and Technical Guidance Note 02/21 – Assessing landscape value outside national designations 2021 published by the Landscape Institute (TGN 02/21).

- 8.3 The following terms are used throughout the assessment and are defined in the GLVIA as:

Landscape: An area, as perceived by people, the character of which is the result of the action an interaction of natural and/or human factors.

Landscape Character: A distinct, recognisable and consistent pattern of elements in the landscape that makes one landscape different to another, rather than better or worse.

Landscape Effects: Effects on the landscape as a resource in its own right.

Landscape Receptors: Defined aspects of the landscape resource that have the potential to be affected by a proposal.

Landscape Value: The relative value that is attached to different landscapes by society. A landscape may be valued by different stakeholders for a whole variety of reasons.

Magnitude (of change): A term that combines judgements about the size and scale of the effect, the extent of the area over which it occurs, whether it is reversible or irreversible and whether it is short or long term in duration.

Mitigation: Measures designed to avoid, reduce, remedy or compensate for landscape or visual effects (not taken from GLVIA).

Sensitivity: A term applied to specific receptors, combining judgements of the susceptibility of the receptor to the specific type of change or development proposal and the value related to that receptor.

Significance: A measure of the importance or gravity of the environmental effect, defined by significance criteria specific to the environmental topic. The use of the word significance in this assessment/appraisal is replaced by the word importance, a measure of the importance to be placed on an identified effect in the planning decision making process. This is to avoid conflict and confusion with the use of the word significance and



the identification of “significant effects” in the framework of Environmental Impact Assessment (EIA).

Visual Amenity: The overall pleasantness of the views people enjoy of their surroundings, which provides an attractive visual setting or backdrop for the enjoyment of activities of the people living, working, recreating, visiting or travelling through the area.

Visual effects: Effects on specific views and on the general visual amenity experienced by people.

Visual Receptors: Individuals and/or defined groups of people who have the potential to be affected by the proposal.

Landscape Baseline

8.4 The landscape baseline seeks to establish the value associated with the site, its local landscape setting, and its associated features. To understand value the assessment considered several factors when describing the site context and location that includes:

- Land use;
- Vegetation;
- Topography;
- Water features;
- Public access; and
- Local key characteristics

8.5 Landscape planning designation and published landscape assessments are used to inform the landscape baseline.

8.6 As part of the landscape baseline an assessment of value is made. Box 5.1 in the GLVIA sets out a range of factors that can help in the identification of valued landscape and therefore inform a judgement as to their sensitivity. This has been updated in TNG 02/21 that sets out the following factors and definitions under Table 1:

- **Natural heritage:** Landscape with clear evidence of ecological, geological, geomorphological or physiographic interest which contribute positively to the landscape.
- **Cultural heritage:** Landscape with clear evidence of archaeological, historical or cultural interest which contribute positively to the landscape.



- **Landscape condition:** Landscape which is in a good physical state both with regard to individual elements and overall landscape structure.
- **Associations:** Landscape which is connected with notable people, events and the arts.
- **Distinctiveness:** Landscape that has a strong sense of identity.
- **Recreational:** Landscape offering recreational opportunities where experience of landscape is important.
- **Perceptual (Scenic):** Landscape that appeals to the senses, primarily the visual sense.
- **Perceptual (Wilderness and tranquillity):** Landscape with a strong perceptual value notably wildness, tranquillity and/or dark skies.
- **Functional:** Landscape which performs a clearly identifiable and valuable function, particularly in the healthy functioning of the landscape.

8.7 TGN 02/21 provides the following guidance on the practical application of these factors:

- The factors to be considered are not fixed as they need to be appropriate to the particular project and location. It is recommended that the factors used to assess landscape value in a particular assessment are, where appropriate, discussed with the relevant planning authority or statutory consultees.
- The indicators of value should be reviewed on a case-by-case basis, taking into account what they contribute (positively or negatively) to a specific landscape. The relative importance to be attached to each indicator is likely to vary across different landscapes. Once evidence for each factor has been collated and assessed, it is important to step back and judge the overall 'weight of evidence' in coming to an overall judgement on landscape value.
- There are likely to be overlaps between the factors, as well as overlaps with other specialist studies for example in relation to natural and cultural factors. These overlaps should be acknowledged and considered when presenting conclusions on the overall value of the landscape.
- While condition/intactness of a landscape is one factor that can influence value, poor landscape management should not be a reason to deny a landscape a valued status if other factors indicate value. Deliberately neglecting an area of



landscape and allowing its condition to deteriorate should not be allowed to diminish its value in a planning context.

- When assessing landscape value of a site as part of a planning application or appeal it is important to consider not only the site itself and its features/elements/characteristics/qualities, but also their relationship with, and the role they play within, the site's context. Value is best appreciated at the scale at which a landscape is perceived – rarely is this on a field-by-field basis.
- Landscape function can influence value, but the presence of a spatial designation (e.g. Green Belt or Green Gap) is not in itself an indicator of high landscape value.
- The presentation of information about landscape value should be proportionate to the task at hand.
- Landscape value, and the way in which landscapes are valued by people, is a dynamic process, and can change over time. Any value assessment will be a snapshot in time.

8.8 At varying levels communities and individuals will have differing perceptions as to the value of a landscape. However, for the purposes of landscape assessment it is important to set out a reasoned hierarchy of criteria for assessing value. Value is essentially concerned with the importance or rarity of a landscape and its ability to be substituted or replicated. Value can be categorised as follows:

- **Very High Landscape Value** – landscapes of great importance or rarity that would have limited potential for substitution or replication. Such landscapes will include features and characteristics that combine to create areas of outstanding landscape quality with a value that extends to a national/regional level. Such landscape will generally be identified by designation but not exclusively or may be undesignated but provide a critical setting to a highly valued landscape/features such as National Parks, Area of Outstanding Natural Beauty, Grade I and II* Listed Buildings and/or Registered Parks and Gardens;
- **High Landscape Value** – landscapes of regional/local value that are of good condition with a strong strength of character with some potential for substitution or replication. This will include landscapes with strong local cultural associations, and landscapes with high concentrations of designated features in close proximity (such as heritage assets) where the landscape between them makes an important contribution to their setting and interrelationship;



- **Medium Landscape Value** – landscapes of local value that are of moderate condition with a moderate strength of character with potential for substitution or replication. Such landscapes will have a cohesive and recognisable character. They may provide the wider setting to locally valued features but will not be important to their special interest. These landscapes may also have detracting elements that are notable but not dominant;
- **Low Landscape Value** – landscapes of local value with a weakening condition and strength of character considered to be of more limited value or rarity that can be enhanced or restored. Such landscapes will be declining through lack of management resulting in the fragmentation and weakening of its character. These landscapes are unlikely to be designated with detracting elements and/or will have been eroded/modified; and
- **Very Low Value** - landscapes of local value with a very weak condition and strength of character considered to be of limited value or rarity that can be enhanced or restored. Such landscapes will have declined through lack of management resulting in the fragmentation and weakening of its character. These landscapes are unlikely to be designated with detracting elements and/or will have been eroded/modified.

Visual Baseline

8.9 In establishing the visual baseline, a series of representative views towards the site covering a range of visual receptors will have been identified through field survey work. The selected viewpoints can typically cover three types of views that are described in the GLVIA as:

- **Representative viewpoints** – selected to represent the experience of different types of visual receptor, where large numbers of viewpoints cannot be included individually and where the important effects are unlikely to differ;
- **Specific viewpoints** – chosen because they are key and sometimes promoted viewpoints within the landscape, including for example specific local visitor attractions, viewpoints in areas of particularly noteworthy visual and/or recreational amenity such as landscape with statutory landscape designations, or viewpoints with particular cultural landscape associations. Specific views include those from recreational spaces, cemeteries, public footpaths, open access land, and promoted trails.



- **Illustrative viewpoints** – chosen specifically to demonstrate a particular effect or specific issues, which might, for example, be the restricted visibility at certain locations.

8.10 Not all of these types of viewpoints will be present or need to be considered in all of the assessment. The majority of viewpoints will be representative but not exclusively. All of the viewpoints considered are taken from publicly accessible locations. The likely effect of the development proposal on private locations, such as houses, is made through professional judgement based on views from publicly accessible locations nearby.

8.11 The representative views are described as part of the visual baseline assessment and consider the following criteria:

- Location of the viewpoint;
- Type of existing view;
- Distance between the observer and the site; and
- Extent and context of the site and/or likely view of development proposal observed.

8.12 With specific regard to the extent of the site/development observed the following descriptions are used:

- Open views – uninterrupted views into the site;
- Filtered views – views partially obstructed by vegetation, landform, built-form or combinations of each; and
- Glimpsed views – fleeting views of the site afforded through a break in vegetation cover, from field access gates, views from a transport route where intervening landform/vegetation cover provide an intermittent appreciation of the site, or from within the urban area where the site is glimpsed between breaks in the intervening built-form.

8.13 As part of the baseline assessment judgements must be made about the value attached to a view. Value may be attached to views that relate to designated landscapes and heritage assets. Value may also be attached through appearance in guidebooks, on maps, and through the provision of facilities specific to the enjoyment of a view such as benches or interpretation boards. Value may also be attached to views associated with heritage assets, these are often identified in heritage assessments and conservation area appraisals. Value can be categorised as:



- **Very High Visual Value** – These are the highest value views that will be promoted on maps, or local walks/guides and are likely to include notable (often designated) natural features, structures, houses, heritage assets, designed views or exceptional landscapes. These views are considered to be of national/regional value and are likely to be marked by signs, seating, or features that promote them, or recognised in works of art and literature;
- **High Visual Value** – Views from publicised vantage points, or to a landscape of notable importance, or highly popular visitor attractions where the view forms an important part of the experience or has important cultural associations. This may include particularly noteworthy views from identified trials, designated landscapes, and heritage assets. These views are considered to be of regional/local value with evidence they are regularly visited. This may also include views that provide a valuable appreciation of a landscape, for instance open and elevated panoramic views that provide a wide appreciation of a notable landscape, or conversely a focussed/channelled view of a specific feature or valued asset. Private views may include notable properties specifically designed to take advantage of a notable view;
- **Medium Visual Value** – Locally known or valued viewpoints. Views from promoted public rights of way/public access land with clear evidence of regular use. Views from regularly used rooms or living spaces. Important views from active recreation land and highways. Such views will provide a wider appreciation of the landscape and its character with few detracting elements;
- **Low Visual Value** – Views that are not published and/or where there is limited evidence of regular use, and/or views that do not provide a wider appreciation of the landscape and its character. Such views will often include modified landscapes and/or detracting elements. Views from secondary windows not forming the main living or working spaces in properties. Views of little noteworthiness from active recreation land, or highways; and
- **Very Low Visual Value** – Views that are not published and/or where there is limited evidence of regular use, and/or views that do not provide a wider appreciation of the landscape and its character. Such views will almost entirely be defined/dominated by modified landscapes and/or detracting element;

Assessment of Landscape Effects

- 8.14 The initial stage of the assessment of landscape effect is to determine the susceptibility of the receptor to the proposed change, and an overall assessment of landscape sensitivity.



8.15 The following criteria are used to establish landscape susceptibility. Whilst these are typical examples it does not always follow that a site within a specific landscape designation will automatically fit with this categorization. Much will depend on the specific site conditions.

- **Very High Susceptibility** – A landscape possessing a strong and defined character of notable scenic quality, in good condition with a very low tolerance to the proposed change;
- **High Landscape Susceptibility** - A landscape possessing a defined character of good scenic quality, in good condition with a low tolerance to the proposed change;
- **Medium Landscape Susceptibility** – A landscape possessing a moderate strength character and scenic quality, in moderate condition with a moderate tolerance to the proposed change;
- **Low Landscape Susceptibility** – A landscape possessing a weak and undefined character of limited scenic quality, in poor condition with a high tolerance to the proposed change; and
- **Very Low Landscape Susceptibility** – A landscape possessing a very weak and fragmented character of very limited scenic quality, in very poor condition with a very high tolerance to the proposed change.

8.16 Judgements of value and susceptibility are then combined as an assessment of overall sensitivity. This process is guided by the sensitivity matrix set out in **Table A** in this Appendix.

8.17 The following stage of the assessment process considers the magnitude of change imposed by the proposed development on each landscape receptors. Issues that inform this judgement include:

- **Size or scale:** The amount of change resulting from the proposal to features, or key characteristics and attributes of the landscape type or area.
- **Geographic extent:** Determines the extent to which the landscape type or area will be affected by the proposed development.
- **Duration and reversibility of the landscape effect:** The timeframe, or duration of the effect by the proposed development, and whether the effect is permanent or temporary. This assessment criteria is considered separately as a temporary change may last for many years and result in an important change relevant to the decision-making process.



8.18 The likely magnitude of change of the development proposal can be guided by the following criteria:

- **Very High Magnitude of change** – a change resulting in the total loss of character/features affecting a large geographic area or appreciated by a large number of people. This type of change will introduce new and discordant elements at odds with the established landscape character;
- **High magnitude of change** – a change resulting in the substantial loss of character/features affecting a large geographic area or appreciated by a large number of people. This type of change will introduce new and discordant elements at odds with the established landscape character;
- **Medium magnitude of change** – a change/alteration in the key characteristic of the landscape, will introduce new but not uncharacteristic attributes of the receiving landscape, and/or will result in loss, or alteration to key elements/features;
- **Low magnitude of change** – a partial change to the key characteristics of the landscape, will introduce elements that are not uncharacteristic to the attributes of the receiving landscape, and/or will result in the minor loss, or alteration to key elements/features;
- **Very Low magnitude of change** – a very limited change to the key characteristics of the landscape, will introduce elements that are not uncharacteristic to the attributes of the receiving landscape, and/or will result in the minimal loss, or alteration to key elements/features; and
- **Negligible magnitude of change** – a change in landscape character that is barely appreciable regardless of the sensitivity of the receiving landscape.

8.19 The combined judgements on the nature of the receptor (sensitivity) and the nature of the impact (magnitude) are combined to arrive at a clear and transparent judgement of importance. The importance of landscape effects is described in the assessment text and guided by the importance matrix set out in **Table B** in this Appendix.

8.20 For the purpose of this assessment, effects that are of very major, major, and major-moderate importance (highlighted in blue) are those considered particularly relevant to the planning decision making process. When considering the development of green field sites for residential or commercial development effects of this importance are not uncommon or unexpected at a site level, and should not make a development unacceptable in landscape terms per se. Moderate effects (highlighted in green) are



considered to be less relevant. Moderate/Minor, Minor, and Minimal effects are those considered least relevant to the planning decision making process and are not highlighted.

Assessment of Visual Effects

8.21 The initial stage of the assessment of visual effect is to determine the susceptibility of the receptor to the proposed change, and an overall assessment of landscape sensitivity.

8.22 GLVIA describes the susceptibility of different visual receptors to changes in views and visual amenity as a function of:

- the occupation or activity of people experiencing the view at particular locations; and
- the extent to which their attention or interest may therefore be focussed on the views and the visual amenity they experience in particular locations.

8.23 The GLVIA goes on to categorise those receptor groups that are likely to be most susceptible to change:

- residents at home;
- people, whether residents or visitors, who are engaged in outdoor recreation, including people using public rights of way, whose attention or interest is likely to be focussed on the landscape and on particular views;
- visitors to heritage assets, or to other attractions, where views of the surroundings are an important contributor to the experience;
- communities where views contribute to the landscape setting enjoyed by the residents in the area.

8.24 Whilst this covers a number of potential visual receptors it does not automatically make them all highly susceptible to change. Susceptibility can be categorised as follows:

- **Very High Susceptibility** – Views that provide a critical understanding and appreciation of valued landscapes (most notably National Parks and AONB's), notable (and often designated) natural features, or historic structures/properties. These are very important views that have little or no tolerance to the proposed change.
- **High Visual Susceptibility** - Primary views from residential properties; users of public rights of way, informal footpaths, cycleways and public open space where the



appreciation of the wider landscape setting is critical to its function and enjoyment; visitors to local attractions and heritage/wildlife assets where views of the wider landscape are important to its setting.

- **Medium Visual Susceptibility** - Secondary/restricted views from residential properties; users of public rights of way, informal footpaths, cycleways, lanes and public open space where the appreciation of the wider landscape setting is moderately important to its function and enjoyment; and visitors to local attractions and heritage/wildlife assets where views of the wider landscape makes a contribution to their setting but are not critical to its appreciation and enjoyment;
- **Low Visual Susceptibility** – Views from outdoor sport and recreation areas where the appreciation of views is not critical to their enjoyment; or views from the workplace where the setting is not important to the quality of working life, and views from roads or footpaths where the wider landscape makes a limited contribution to their setting; and
- **Very Low Visual Susceptibility** – Views from outdoor sport and recreation areas where the appreciation of views is of little importance to their enjoyment; or views from the workplace where the setting is not relevant to the quality of working life, and views from roads or footpaths where the wider landscape make almost no contribution to their setting.

8.25 In terms of views from residential properties it is important to note that the planning system does not serve to protect private interests. The key issue in considering residential views is not whether an occupier would experience financial or other loss from development but whether such development would unacceptably affect the residential amenity of the property and associated land holding. A number of Local Authorities have adopted residential amenity standards for new development that have been specifically implemented to protect residential amenity. Where such standards exist, these will be relied upon and not replicated through further assessment.

8.26 Judgements of value and susceptibility are then combined as an assessment of overall sensitivity guided by the sensitivity matrix set out in **Table A** in this Appendix

8.27 The following stage of the assessment process considers the magnitude of change imposed by the proposed development on each visual receptor. Issues that inform this judgement include:

- **Size or scale:** This includes the loss of important features to the character and composition of the views, the degree of consistency between the proposals and



visual setting of the receiving landscape, and the extent of the view and proportion of that view the proposals in likely to influence or change.

- **Geographic extent:** The extent of the area in which the proposed change will be visible.
- **Duration and reversibility of the visual effect:** The timeframe, or duration of the effect by the proposed development, and whether the effect is permanent or temporary. This assessment criteria is considered separately as a temporary change may last for many years and result in an important change relevant to the decision-making process.

8.28 The likely magnitude of change of the development proposal can be guided by the following criteria:

- **Very High magnitude** - a total change to the character and composition of the view, introducing new and discordant elements, completely altering its appreciation for local receptor groups.
- **High magnitude** - a substantial change to the character and composition of the view, introducing new and discordant features, substantially altering its appreciation for local receptor groups;
- **Medium magnitude** – a clearly noticeable change or contrast to the view, which will alter its character and composition through the loss or addition of new but not discordant features, altering its appreciation for local receptor groups;
- **Low magnitude** - a noticeable change or contrast to the view, seen over middle distance or resulting in a relatively small alteration in character and composition through the loss or additional new but not discordant features, altering its appreciation for local receptor groups;
- **Very Low magnitude** - a restricted change or contrast to the view, seen over long distance or resulting in a very small alteration in character and composition through the loss or additional new but not discordant features, altering its appreciation for local receptor groups; and
- **Negligible magnitude** - a change in visual character that is barely appreciable regardless of the sensitivity of the receiving landscape.
- **No change** – no part of the scheme or associated works will be discernible in the view.

8.29 The judgements on the nature of the receptor (sensitivity) and the nature of the impact (magnitude) are combined to arrive at a clear and transparent judgement of importance.



The importance of visual effects is described in the assessment text and guided by the importance matrix set out in **Table B** in this Appendix.

Assessment Matrix

- 8.30 The following matrix are used to guide the assessment of sensitivity and overall importance of effects. These tables are used as a guide with final judgements set out by the assessor with a full explanation.

Table A – Matrix of Sensitivity

		SUSCEPTIBILITY				
VALUE		VERY HIGH	HIGH	MEDIUM	LOW	VERY LOW
	VERY HIGH	Very High	High/Very High	High	High/Medium	Medium
	HIGH	High/Very High	High	High/Medium	Medium	Medium/Low
	MEDIUM	High	High/Medium	Medium	Medium/Low	Low
	LOW	High/Medium	Medium	Medium/Low	Low	Low/Very Low
	VERY LOW	Medium	Medium/Low	Low	Low/Very Low	Very Low

Table B – Matrix of Importance

		SENSITIVITY				
MAGNITUDE OF CHANGE		VERY HIGH	HIGH	MEDIUM	LOW	VERY LOW
	VERY HIGH	Very Major	Very Major/Major	Major	Major/Moderate	Moderate
	HIGH	Very Major/Major	Major	Major/Moderate	Moderate	Moderate/Minor
	MEDIUM	Major	Major/Moderate	Moderate	Moderate/Minor	Minor
	LOW	Major/Moderate	Moderate	Moderate/Minor	Minor	Minor/Minimal
	VERY LOW	Moderate	Moderate/Minor	Minor	Minor/Minimal	Minimal
	NEGLECTIBLE	Negligible	Negligible	Negligible	Negligible	Negligible

- 8.31 All effects are considered to be of importance to the planning decision making process. The effects considered to be of most importance to the planning balance are highlighted in blue in Table B, effects of moderate importance highlighted in green, and effect of limited importance highlighted in white.



Criteria of Other Factors Assessed

8.32 The assessment also considers the following aspects;

- **Directs and indirect effects** – direct effect effects are those directly attributable to the development. These include changes to features, character, and views. Indirect effects are those resulting indirectly from the development. These effects may result as a consequence of direct effects over distance from the site, or a sequence of change over time or distance;
- **Permanent and temporary effects** – development proposals are considered permanent or temporary (this is normally defined under the Town and Country Planning Act). Whilst this nature of effect forms part of the assessment of magnitude a temporary effect may be active for many years, and it is therefore more helpful to the decision making to simply state the duration of effects rather than include it in the assessment of magnitude. Where the duration of a temporary effect is known this should be stated in the assessment.
- **Seasonal variation** – due to the role that vegetation can play in preventing or limiting views, or influencing the character of the landscape, the difference between winter and summer needs to be considered. Assessments completed during spring and summer months should include a prediction of winter effects with limited leaf cover to ensure the worst-case scenario has been considered.
- **Beneficial, neutral, or adverse effects** - adverse effects are those that would be damaging to the quality, integrity, or key characteristics of the landscape and/or visual resource. Beneficial effects are those that would result in an improvement in the quality, integrity, or key characteristics of the landscape and/or visual resource. Neutral effects are those effect that would maintain, on balance, the existing levels of quality, integrity, or key characteristics of the landscape and/or visual resource.
- **Neutral effects** – where mitigation is effective to the point where any adverse effect is considered neutralised and/or where the development is unlikely to result in any effect on the identified receptor (i.e. no change).



Appendix 2

Marrons Illustrative Layout

Notes:



- Site Boundary
- Potential Access Point
- Potential Pedestrian Link
- Existing Public Rights of Way
- Potential Public Right of Way Diversion
- Potential Road / Yard
- Potential Commercial Unit
- Potential Attenuation Ponds
- Potential Parking Spaces
- Proposed Landscaping
- Retained and Enhanced Landscaping



Status:PLANNING

Client Name & Project Number:Paul Milner

Project title:Horsepool Grange,
Markfield

Drawing title:Illustrative Layout

Scale: 1:1,250@A3	Drawing no.: 02	Revision: O
Drawn by: MG	Checked by: MS	Date: 15.04.26



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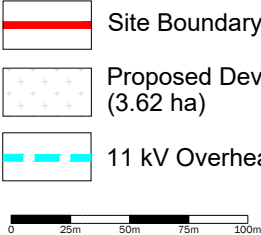
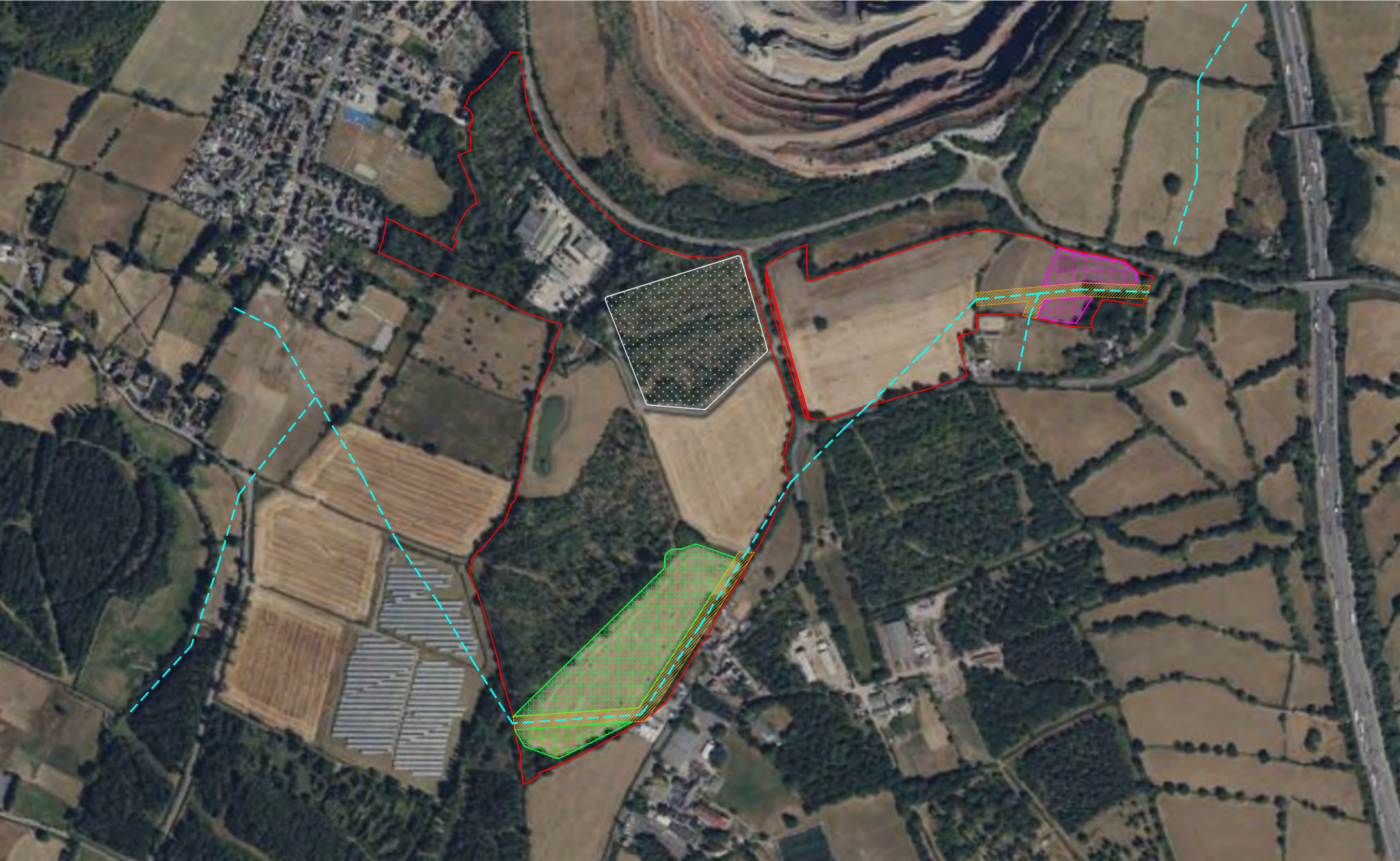
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Appendix 3

Marrons Tree Planting Plan



-  Site Boundary
-  Proposed Development Area (3.62 ha)
-  11 kV Overhead Line

-  Proposed Tree Planting Area 1 (3.6 ha)
-  Proposed Tree Planting Area 2 (0.72 ha)
-  11kV 10m Offset

Status

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Planning

Client: Paul Milner

Project title: Horsepool Grange, Markfield Location

Drawing title: Tree Planting Plan

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