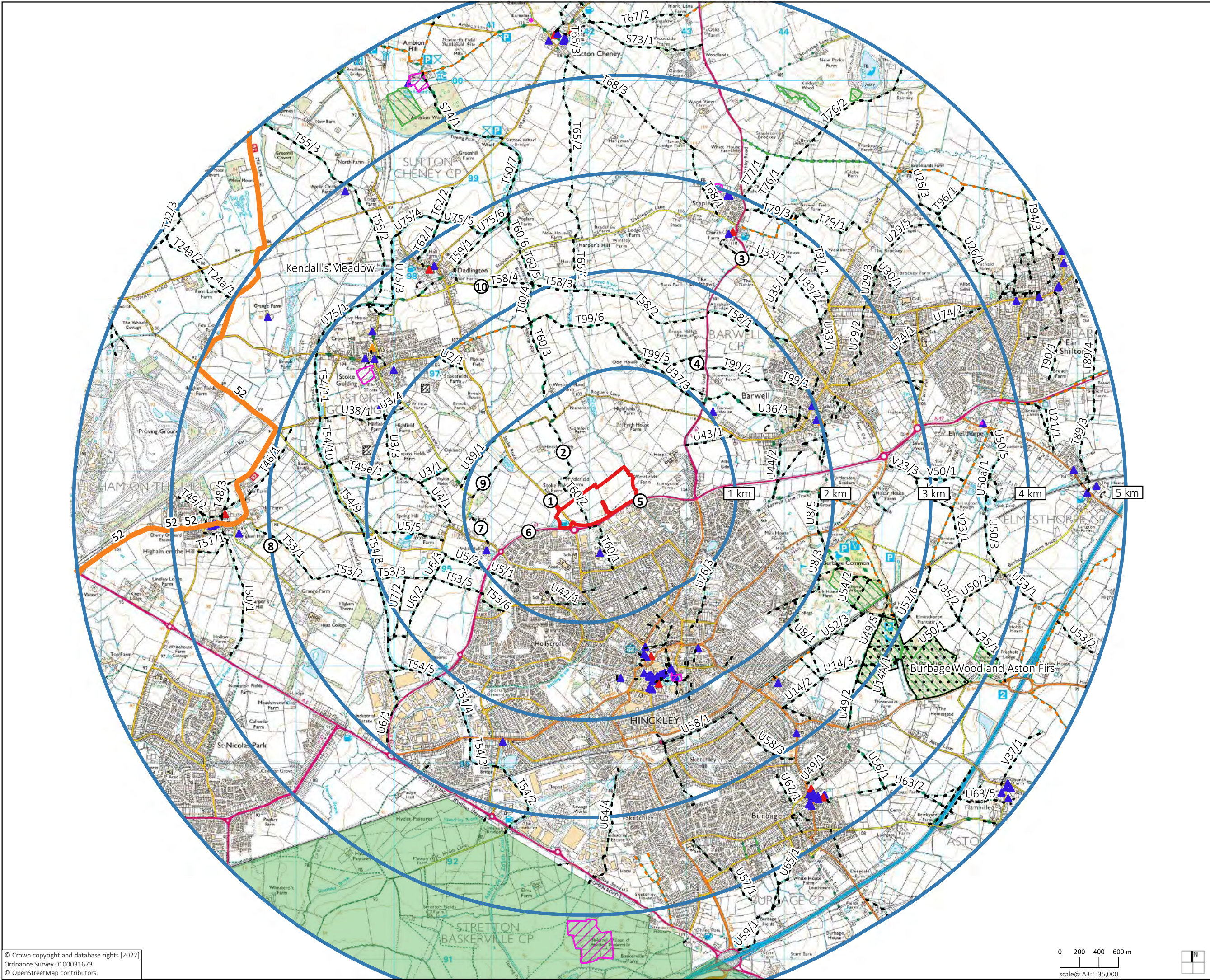






- Key**
- Application Site
 - Viewpoints (1-10)
 - Distance Intervals (1 km)
 - National Cycle Network
 - Public Rights of Way Network
 - Public Rights of Way
 - Byways
 - Bridleways
 - Scheduled Monuments
 - Listed Buildings
 - I
 - Grade II
 - Grade II*
 - Green Belt
 - SSSI
 - Ancient Woodland



RICHBOROUGH & ADCOCK
ZLA 1213

Land North of Normandy Way
Hinckley North

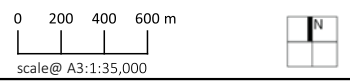
L-101

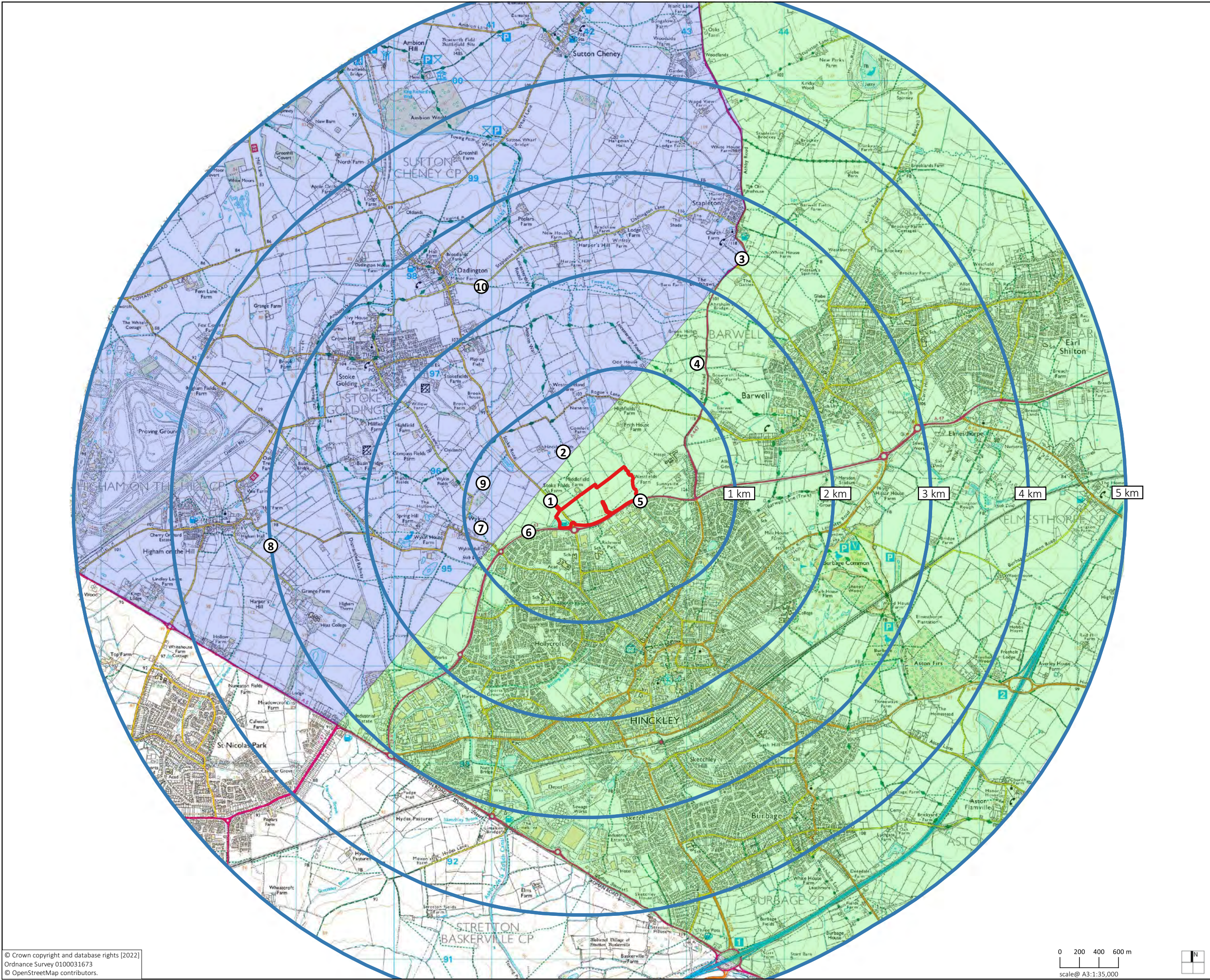
Site Context

February 2022

zebra landscape architects ltd is part of zebra group consulting ltd.
zebra landscape architects ltd | 30 st georges square | worcester
w1 1hx | hello@zebralandscapes.co.uk | 01905 947 558

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Key

- Viewpoints (1-10)
- ▬ Application Site
- ▬ Distance Intervals (1 km)

Landscape Character Assessment

- Mease/ Sence Lowlands LCA
- Upper Soar LCA

Landscape Character Areas based upon the Landscape Sensitivity and Green Infrastructure Study (October 2017, LUC)



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Land North of Normandy Way
Hinckley North

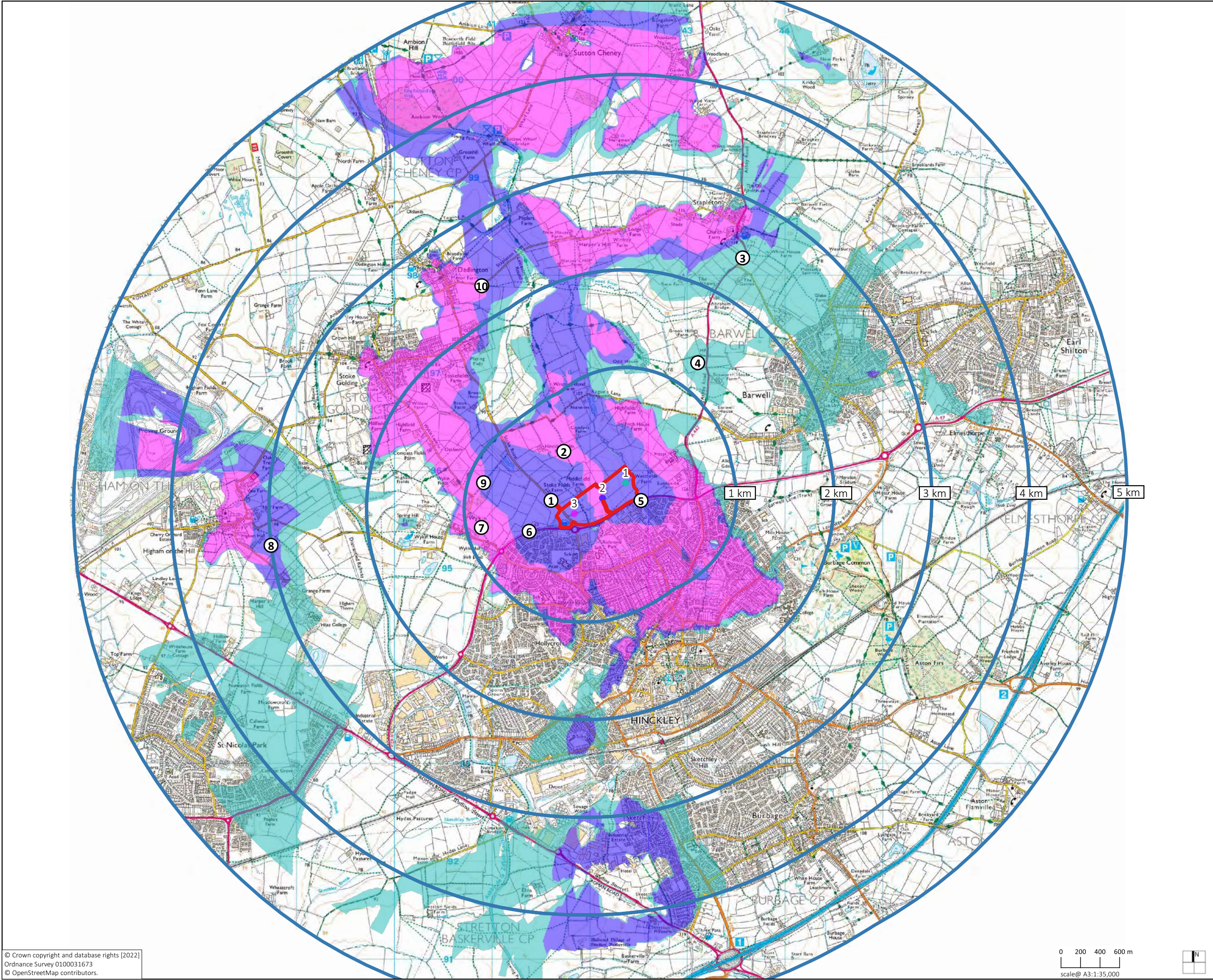
L-102

Landscape Character

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Key

- Application Site
- Viewpoints (1-10)
- Distance Intervals (1 km)

ZTV 11.5M

- 1
- 2
- 3

ZTV Points (1-3)

- 1
- 2
- 3

NOTES:

This figure is based on the following parameters (height above ground level):
Pedestrian height: 1.6m
Viewers height: 2.0m
Landform data: Terrain 50 (50m grid)
Height of proposed dwellings: 11.5m

This ZTV is based on a bare earth model of the landform and does not illustrate any effects of screening such as buildings and vegetation.



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Land North of Normandy Way
Hinckley North

L-103
Theoretical Visibility - 11.5m

February 2022

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EIA ANALYSIS AND SCREENING PROFORMA



Hinckley & Bosworth
Borough Council

ANALYSIS

1	Case Details
A	Applicant Case Reference
B	LPA Case Reference
	21/10199/PREMAJ
C	SoS Case Reference
D	Site Address
	Land North Of A47 Normandy Way And East Of Stoke Road, Hinckley, Leicestershire, ,
E	Brief description of development
	Outline planning application for the development of approximately 500 dwellings, with access to be taken from Stoke Road, together with a community building, associated open space, landscaping and drainage infrastructure.
F	Approval of reserved matters?
	Yes
	No X
	Approval of conditions?
	Yes
	No X
	If Yes, enter the description of development subject of the related planning permission
G	Area of development/works/new floorspace (as appropriate)

2	EIA Details
A	Schedule 1
(i)	Is the proposed development Schedule 1 development as described in Schedule 1 of the EIA Regulations?
	Yes
	No X
(ii)	If Yes, under which description of development ie Nos 1-21?

B	Schedule 2	
(i)	Is the proposed development Schedule 2 development as described in Column 1 of the Schedule 2 of the EIA Regulations?	
	Yes	X
	No	
(ii)	If Yes, under which description of development in Column 1 ie Nos 1-13?	
	Column 10(b)	
(iii)	Is the development within, partly within, or near a 'sensitive area' as defined by Regulation 2 of the EIA Regulations?	
	Yes	
	No	X
(iv)	If Yes, which area?	
(v)	Are the applicable thresholds/criteria in Column 2 exceeded/met?	
	Yes	X
	No	
(vi)	If Yes, which applicable threshold/criteria?	
	The area of the development excess 0.5 hectares	
3	LPA/SOS Screening	

All applications inc reserved matters/conditions

(i)	Has the LPA issued a Screening Opinion (SO)?	
	Yes	
	No	X
(ii)	Has the SoS (GO) issued a Screening Direction (SD)?	
	Yes	
	No	X
(iii)	If Yes, is a copy of the SO/SD on the file?	
	Yes	
	No	
(iv)	If Yes, is the SO/SD positive?	
	Yes	
	No	

Reserved matters/conditions applications only

(i)	Was original PP subject to EIA screening?	
	Yes	
	No	
(ii)	Was a SO/SD issued for the original PP?	
	Yes	
	No	
(iii)	If Yes, is a copy of the So/SD for the original PP on file?	
	Yes	
	No	

4	Environmental Statement (ES)	
	Has the applicant supplied an ES for the current or previous (if reserved matters or conditions) application?	
	Yes	
	No	X
Name:	Alex Jelley	
Date:	14/02/2022	

SCREENING

A. CHECKLIST

Questions to be considered		Likely/Unlikely – briefly Describe	Is this likely to result in a Significant effect? Yes/No – why?
1	Will construction, operation or decommissioning of the project involve actions which will cause physical changes in the locality (topography, land use, changes in waterbodies, etc)?	Likely Alterations to topography to create residential plots, road surfaces, parking and landscaping	Yes Site is agricultural land currently. Any construction on it will therefore result in significant change
2	Will construction or operation of the project use natural resources such as land, water, materials or energy, especially any resources which are non-renewable or in short supply?	Unlikely Land will be taken up for development that is of no significance in and of itself	No Housing to be delivered it a key component of HBBC's growth strategy. Failure to deliver on this site will simply push housing delivery elsewhere
3	Will the project involve use, storage, transport, handling or production of substances or materials which could be harmful to human health or the environment or raise concerns about actual or perceived risks to human health?	Unlikely Standard housing-led development is proposed	No Standard housing-led development is proposed
4	Will the project produce solid wastes during construction or operation or decommissioning?	Likely Construction waste	No Minor construction waste that would be subject to a CTMP/CEMP for removal
5	Will the project release pollutants or any hazardous, toxic or noxious substances to air?	Unlikely Construction waste	No Minor construction waste that would be subject to a CTMP/CEMP for removal
6	Will the project cause noise and vibration or release of light, heat energy or electromagnetic radiation?	Unlikely Residential development	No Residential development

7	Will the project lead to risks of contamination of land or water from releases of pollutants onto the ground or into surface waters, groundwater, coastal waters or the sea?	Unlikely Residential development	No Residential development
8	Are there any areas on or around the location which are already subject to pollution or environmental damage eg where existing legal environmental standards are exceeded, which could be affected by the project?	Unlikely Residential development	No Residential development
9	Will there be any risk of accidents during construction or operation of the project which could affect human health or the environment?	Unlikely Residential development	No Residential development
10	Will the project result in social changes, for example, in demography, traditional lifestyles, employment?	Unlikely Residential development	No Residential development
11	Are there any areas on or around the location which are protected under international or national or local legislation for their ecological, landscape, cultural or other value, which could be affected by the project?	Likely Waterways landscapes and heritage assets	No Development would be controlled via planning process
12	Are there any other areas on or around the location which are important or sensitive for reasons of their ecology eg wetlands, watercourses or other waterbodies, the coastal zone, mountains, forests or woodlands, which could be affected by the project?	Unlikely Fairly standard agricultural land and/or urban built form	No Development would be controlled via planning process
13	Are there any areas on or around the location which are used by protected, important or sensitive species of fauna or flora eg for breeding, nesting, foraging, resting, overwintering, migration, which could be affected by the project?	Unlikely Fairly standard agricultural land and/or urban built form	No Development would be controlled via planning process
14	Are there any inland, coastal, marine or underground waters on or around the location which could be affected by the project?	Unlikely Fairly standard agricultural land and/or urban built form	No Development would be controlled via planning process
15	Are there any areas or features of high landscape or scenic value on or around the location which could be affected by the project?	Unlikely Fairly standard agricultural land and/or urban built form	No Development would be controlled via planning process
16	Is the project in a location where it is likely to be highly visible to many	Likely Site is visible from many	No Impact to be controlled via

	people?	viewpoints in surrounding area	LVIA
17	Are there any routes on or around the location which are used by the public for access to recreation or other facilities, which could be affected by the project?	Likely Public footpath runs through the site	No Impact to be controlled through masterplanning
18	Are there any transport routes on or around the location which are susceptible to congestion or which cause environmental problems, which could be affected by the project?	Unlikely Site is adjacent to A47 and Stoke Road – either of which can be used for access (subject to discussions with highways)	No Impact to be controlled and mitigated through planning process
19	Are there any areas or features of historic or cultural importance on or around the location which could be affected by the project?	Unlikely No such features on site	No No such features on site
20	Is the project located in a previously undeveloped area where there will be loss of greenfield land?	Likely Yes	Yes Site is currently agricultural land
21	Are there existing land uses on or around the location eg homes, gardens, other private property, industry, commerce, recreation, public open space, community facilities, agriculture, forestry, tourism, mining or quarrying which could be affected by the project?	Likely Developments opposite on A47/Normandy Way	No Impacts to be controlled and mitigated against through planning process
22	Are there any areas on or around the location which are densely populated or built-up, which could be affected by the project?	Likely Developments opposite on A47/Normandy Way	No Impacts to be controlled and mitigated against through planning process
23	Are there any areas on, or around, the location which are occupied by sensitive land uses eg hospitals, schools, places of worship, community facilities, which could be affected by the project?	Likely Developments opposite on A47/Normandy Way	No Impacts to be controlled and mitigated against through planning process
24	Are there any areas on or around the location which contain important, high quality or scarce resources eg groundwater, surface waters, forestry, agriculture, fisheries, tourism, minerals, which could be affected by the project?	Unlikely No such features close to the site	No No such features close to the site
25	Is the project location susceptible to earthquakes, subsidence, landslides, erosion, flooding or extreme or adverse climatic conditions eg temperature inversions, fogs, severe winds, which could cause the project to	Unlikely No such features on site	No No such features on site

	present environmental problems?		
26	Are there any plans for future land uses on or around the location which could be affected by the project?	Unlikely No such features on land around the site	No No such features on land around the site
27	Are there any other factors which should be considered, such as consequential development which could lead to environmental effects, or the potential for cumulative impacts with other existing or planned activities in the locality?	Unlikely No such features on site	No No such features on site

B. CONCLUSIONS

(i)	Schedule and category of development	
	10(b) Urban development project	
(ii)	Summary of features of project and of its location	
	A	Characteristics of development
		Residential-led development
	B	Location of development
		Land Off A47/Normandy Way
	C	Characteristics of the potential impact
	Minimal – impacts to be controlled and mitigated against through planning process	
(iii)	If a SO/SD has been provided do you agree with it?	
	Yes	N/A
	No	
(iv)	Is it necessary to issue a SO/SD?	
	Yes	X
	No	
(v)	Is an ES required?	
	Yes	
	No	X

C. SCREENING DECISION (Indicate below which assessment applies)

Assessment		Action (produce model letter 'x')		Response due from	Date response due
	ES required	Issue positive or negative SO/SD	☐		
Sch 2 development – threshold exceeded/criterion met/sensitive area and likely to have significant effects on the environment	ES required	Issue positive or negative SO/SD	☐		
Sch 2 development – not likely to have significant effects on the environment	ES required	Issue positive or negative SO/SD	☐		
Sch 2 development but effects not clear	N/K	Review when	☐		

at this stage – file to be reviewed at a later stage		appropriate – new inform/case progresses			
Sch 2 but not EIA development – negative screening opinion – SoS agrees	ES not required	No action required	☐		
Sch 2 but not EIA development – positive screening opinion – SoS disagrees	ES not required	Issue negative SO/SD	X		

Name:	Alex Jelley
Date:	14/02/2022



LANDSCAPE AND VISUAL APPRAISAL METHODOLOGY

This methodology is specific to developments determined by the Local Planning Authority as not requiring a full Environmental Impact Assessment. The Third Edition of the GLVIA3² provides clarification that the same principles and processes apply for EIA and non-EIA assessments however there is no requirement for establishing whether the effects are significant given this development falls out with the formal requirements of Environmental Impact Assessment.

The methodology sets out the approach for the core steps in describing the baseline conditions, identifying where potential impacts may occur and evaluating the subsequent effects. In accordance with GLVIA3, the appraisal reflects the clear distinction between the landscape as a resource and visual amenity. The steps of the methodology used in the LVA are set out below:

- Illustrative Tools
- Baseline Conditions:
 - Landscape Baseline
 - Visual Amenity Baseline
- Potential Effects - including magnitude of change and nature of change:
 - Assessment and Evaluation of Landscape Effects
 - Assessment and Evaluation of Effects on Visual Amenity

ILLUSTRATIVE TOOLS

In accordance with The Landscape Institute Technical Guidance Note 06/19, Visual Representation of Development Proposals, a proportionate approach has been applied to determine the visualisation type appropriate for this project. It is considered annotated viewpoint photographs are sufficient level of detail to support the appraisal.

The viewpoint assessment is illustrated by photographs taken to represent a maximum visibility scenario. Photographs have been annotated to show the extent of the site within the view, its context and highlight key features. The photographs used have been taken using a full frame sensor digital camera with a 50 mm lens equivalent mounted on a tripod, which conforms to the GLVIA³ guidance since this lens size is considered to most closely represent the view obtained by the human eye. The photographs have been taken to most represent a maximum visibility scenario during the season in which the assessment is undertaken.

It should be noted that whilst photography is a valuable tool to assist in the visualisation process, it cannot be expected to replicate the actual view or predicted view which would be attained on the ground. The photographs provide the viewer with a fair representation of the proposed Development site within its setting.

BASELINE CONDITIONS

Desktop Survey Work

The following desktop sources were consulted in order to compile the baseline information:

- Existing Landscape Character Assessments;

² *Guidelines for Landscape and Visual Impact Assessment, (Landscape Institute and Institute of Environmental Management and Assessment 2013)*

³ *Visual Representation of Development Proposals, Technical Guidance Note 06/19 (Landscape Institute, 2019)*



- Register of Parks and Gardens;
- Ordnance Survey Maps; and
- Aerial photography.

Landscape Baseline

Landscape receptors comprise the landscape fabric of the site, landscape character areas/ types and designated landscapes which may be affected either directly or indirectly by the proposed Development.

Existing Landscape Character Assessments have been reviewed and interpreted for use within the appraisal based on field work and further desktop survey work. A description is provided of the existing landscape elements, features, characteristics, designations and the value, condition and importance of the landscape and resources within the study area which are likely to have potential impacts as a result of the proposed Development.

An evaluation is required for each landscape character area/ type and landscape receptor which has the potential to interact with the development on:

Landscape value – It is often regarded in association with landscape designations however other more local factors have been considered such as local heritage or community interest. Key factors in regard to landscape value include landscape condition, scenic quality, rarity, recreational value, tourism, local heritage and community interest.

Susceptibility to change – Landscapes are constantly changing and evolving. The current pressures in the landscape have been clearly stated in the absence of the proposal for each landscape character area/ type.

Landscape sensitivity to changes has been defined as high, medium, low or negligible based on professional interpretation of a combination of parameters including:

- The value placed on the landscape as defined by designation or other identifiable form of recognition;
- The scale and pattern of the landscape and its elements/features;
- The simplicity or complexity of the landscape;
- The nature of skylines;
- Landscape quality or condition;
- Existing land-use;
- Visual enclosure/openness of views and distribution of visual receptors; and
- The scope for mitigation, which would be in character with the existing landscape.

Visual Amenity Baseline

Visibility Analysis concentrated on publicly accessible areas and key receptors including residential and outdoor recreational areas, as well as road and public footpath networks. The aim is to identify the interactions between the proposal and the visual receptors.

The study area is based upon analysis of the natural landform, using contours from the 1:25k Ordnance Survey map and a desktop review of intervening structures which are predicted to screen views of the Development such as buildings on mass and block woodland from the aerial.

Fieldwork is undertaken to establish the extent of available views towards the site and to establish the extent of views from the site.



Visual receptors comprise those individuals or groups of people who may have views of the proposed Development. The main groups of visual receptors are usually defined as follows:

- Residents;
- Tourists or visitors, which includes users of outdoor recreational facilities including strategic recreational footpaths, cycle routes or public rights of way whose attention would be focused on the landscape; important landscape features with physical, cultural or historic attributes; principal views from residential buildings; beauty spots or picnic areas;
- Hill walkers, which includes those walking on unmarked footpaths; and
- Road users.

Viewpoint Assessment - A selection of viewpoints was identified and considered to be representative of the main sensitive receptors in the study area for the purposes of assessing the proposed Development. The viewpoints have been numbered in a clockwise direction starting in the north and were chosen to be representative such as a promoted visitor attraction or illustrative to demonstrate a particular effect or theme from the appraisal.

Viewpoint Description - The extent and nature of the existing views are described by reference to the following and illustrated through annotated photographs:

- Composition of the view, landscape character, features, visual amenity and quality of the landscape;
- nature of the view;
- elevation;
- direct or indirect/ angled;
- full or partial;
- open or filtered;
- seasonal variation; and
- extent.

The extent of view and proportion of the development which is visible is categorised as follows:

Full views - Where greater than 75% of the proposed Development is visible

Partial views - Where less than 75% of the proposed Development is visible

Restricted views - Where less than 50% of the proposed Development is visible and/ or very limited views of the proposed Development

Distance: The distance of the views towards the application and development is categorised below:

Short distance - less than 0.25km

Medium distance - between 0.25 and 0.5km

Long distance - Greater than 0.5km

Viewpoint Sensitivity is defined as high, medium or low based on an interpretation of a combination of parameters, as follows and defined in Table A.1:

- Location and context of the viewpoint;
- Land use or main activity at the viewpoint;
- Frequency and duration of use;
- Landscape character and quality of the intervening landscape; and
- Value attached to view.



Table A.1: Visual Sensitivity in relation to Main Activity at Viewpoint

Visual Sensitivity	Land Use
High	Users of outdoor recreational facilities including strategic recreational footpaths, cycle routes or rights of way, whose attention may be focused on the landscape; important landscape features with physical, cultural or historic attributes; views from residential buildings; settings of communities; beauty spots or picnic areas.
Medium	Minor footpath, people travelling through the landscape on local roads and trains where views can form part of the enjoyment of the route.
Low	People engaged in outdoor sports or recreation (other than appreciation of the landscape), commercial buildings, and other locations where people's attention may be focused on their work or activity which can include high speed main road routes where travellers' attention is on the destination/ route, views maybe glimpse or short-lived and does not depend on appreciation of views of the landscape.

POTENTIAL EFFECTS

The text below provides an analysis of the potential direct/ indirect impacts based on site reconnaissance to make a professional judgement on the magnitude and evaluation of effects of the main landscape and visual receptors identified in the study area as outlined in the Baseline Conditions.

Assessment of Landscape Effects

Magnitude of Landscape Effects - The effect on landscape character as a result of the proposed Development is largely dependent on; the characteristics of the receiving landscape, the consistency of the proposed development in relation to the receiving landscape and the perceptions of the proposed development influenced by distance, weather and appearance.

Landscape effects are classified as substantial, moderate, slight, negligible and none based on a professional judgement which combines landscape sensitivity, value, susceptibility to change and the level of interaction with the proposed Development.

The criteria utilised in ascribing magnitude of change of landscape effects throughout this assessment are as follows:

- **Substantial Change:** Total loss or considerable alteration to key elements/ features/characteristics of the landscape character that maybe large in scale and extent, resulting in a substantial change to the baseline condition. This would lead to a change in landscape quality and a positive, neutral or adverse effect;
- **Moderate Change:** Partial loss or alteration to one or more key elements/features/characteristics of the landscape character. Change perceived as a partial or localised change within a broader, unaltered context which would lead to improvement or decline in landscape quality and indicate potential for change in landscape character;
- **Slight Change:** Limited loss or small alteration to one or more key elements/features/characteristics of the existing landscape character. Change is discernible but underlying landscape composition would be similar to baseline; and



- **Negligible:** Very limited or imperceptible loss or alteration to one or more key elements/characteristics of the baseline. Change may be barely distinguishable.

Landscape effects also consider whether the Development:

- Reinforces the landscape elements, structure and key landscape characteristics (positive). Or would it include low or negligible changes that maybe considered part of the baseline condition (neutral). Or an adverse effect which may include the loss of landscape elements such as mature trees and hedgerows as part of construction leading to a reduction in the landscape quality and character of an area.
- Would have a physical change to landscape fabric (direct) or consequential change (indirect).
- Results in short term (up to 5 years), medium term (up to 25 years) or long-term changes (25+ years).
- Would have reversible or irreversible effects on the landscape.

Assessment of Effects on Visual Amenity

Magnitude of the Visual Effects - The magnitude of change arising from the proposed development at any particular viewpoint is described as substantial, moderate, slight or negligible based on the interpretation of a combination of largely quantifiable parameters, as follows:

- Distance of the viewpoint from the development;
- Duration of the predicted impact;
- Extent of the development in the view, e.g. the horizontal angle subtended by the development;
- Angle of view in relation to main receptor activity;
- Degree of contrast;
- Visual permeability of proposed Development, i.e. extent to which views would be blocked or would be restricted;
- Background to the Development; and
- Extent and nature of other built development visible.

In the case of magnitude of change occurring within designated areas or along roads or recreational routes, the proportion of the designated area or length of the route affected by the proposals is also a consideration.

The criteria utilised in ascribing visual magnitude of change throughout this assessment are as follows:

- **Substantial Change:** Total loss or considerable alteration to key elements/ features/characteristics of the view that is directly visible resulting in a substantial change to the baseline condition;
- **Moderate Change:** Partial loss or alteration to one or more key elements/features/characteristics of the view. Change perceived as a partial or localised change within a broader, unaltered context which maybe noticed directly or obliquely;
- **Slight Change:** Limited loss or small alteration to one or more key elements/features/characteristics of the view. Change is discernible but underlying composition of the view would be similar to baseline; and
- **Negligible:** Very limited or imperceptible loss or alteration to one or more key elements/characteristics of the baseline which maybe obliquely viewed and/or mostly screened and/or appearing in the distance. Change may be barely distinguishable.

Visual effects also consider whether the Development:

- Results in short term (up to 5 years), medium term (up to 25 years) or long-term changes (25+ years).
- Would have reversible or irreversible effects on the visual amenity.

