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LANDSCAPE & VISUAL APPRAISAL

Client

Miller Homes

Project

Ashby Road and Normandy Way,

Hinckley

Date

August 2026

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-	Draft	LMF/28/03/25	
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B	Issue	DEM/24/08/26	BC/24/08/26

1.0 INTRODUCTION

- 1.1 This Landscape and Visual Appraisal (LVA) has been carried out to accompany a planning application for residential development at Ashby Road and Normandy Way, Hinckley. The LVA has been prepared by FPCR Environment and Design Ltd (FPCR). The purpose of this LVA study is to provide an assessment of the likely landscape and visual effects of the proposed development. The landscape and visual effects have been considered in relation to the proposals detailed in the planning application, to include the Site Layout (Masterplan) and the Design and Access Statement (DAS).
- 1.2 FPCR is a multi-disciplinary environmental and design consultancy established over 60 years, with expertise in architecture, landscape, ecology, arboriculture, urban design, masterplanning and environmental impact assessment. The practice is a member of the Landscape Institute and Institute of Environmental Management and Assessment and is frequently called upon to provide expert evidence on landscape and visual issues at Public and Local Plan Inquiries.

Site Location

- 1.3 Figures 1 and 2 show the location and context of the sites. The application covers 2 sites located to the north of Hinckley: one to the west of the A447, Ashby Road, and one located to the north of the A47, Normandy Road.
- 1.4 For the purposes of this LVA, the site to the west of Ashby Road is referred to as the northern site and the site to the north of Normandy Road is referred to as the southern site.
- 1.5 The northern site consists of three agricultural field parcels and is bound by maintained hedgerows with Rogue's Lane forming the northern boundary. Ashby Road forms the eastern boundary. To the south lies the Hinckley and Bosworth Community Hospital with open fields to the west.
- 1.6 The southern site is bound by post and rail fence to the south with the A47 Normandy Road lying on its southern edge. The settlement edge of Hinckley lies to the south. To the north, the boundary is formed by hedgerow and hedgerow trees with open fields and Sunnyside Farm beyond. The eastern boundary is formed by garden boundaries of properties fronting onto Ashby Road.

Proposed Development

- 1.7 The proposed scheme is for residential development of 398No units on the northern site and 84No units on the southern site (Total 482No units) Associated access, landscaping, drainage and play are included within the proposals.

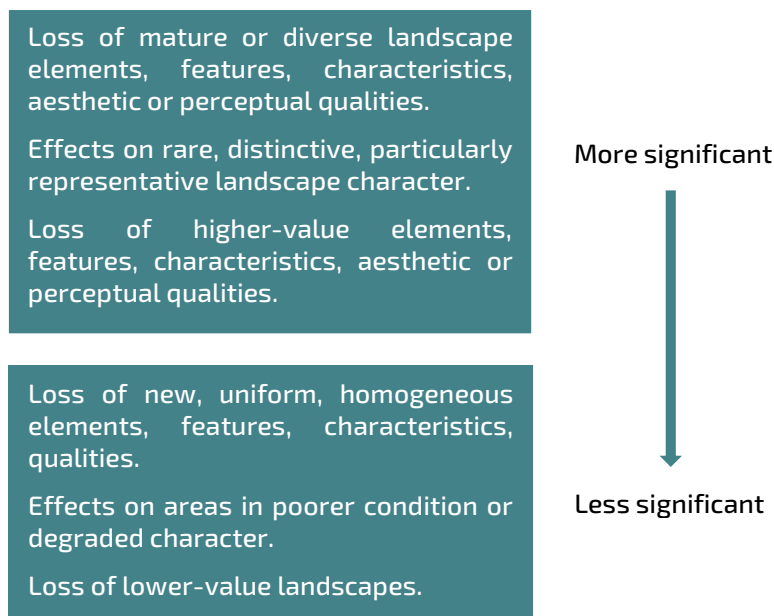
2.0 METHODOLOGY

- 2.1 This LVA has been prepared based upon the Guidelines for Landscape and Visual Impact Assessment, third edition (GLVIA3), published by the Landscape Institute and the Institute of Environmental Management and Assessment, in 2013. The assessment of Landscape Value also takes account of guidance in Landscape Institute Technical Guidance Note 02-21 “Assessing landscape value outside national designations”.
- 2.2 In summary, the GLVIA3 states:
- “Landscape and Visual impact assessment (LVIA), is a tool used to identify and assess the significance of and the effects of change resulting from development on both landscape as an environmental resource in its own right and on people’s views and visual amenity.”* (GLVIA3 paragraph 1.1.)
- 2.3 There are two components of LVIA:
- “Assessment of landscape effects; assessing effects on the landscape as a resource in its own right;
 - Assessment of visual effects: assessing effects on specific views and on the general visual amenity experienced by people.” (GLVIA3 paragraph 2.21.)
- 2.4 The GLVIA3 states:
- “LVIA can be carried out either as part of a broader EIA, or as a standalone ‘appraisal’ of the likely landscape and visual effects of a proposed development...”*
- As a standalone ‘appraisal’ the process is informal and there is more flexibility, but the essence of the approach – specifying the nature of the proposed change or development; describing the existing landscape and the views and visual amenity of the area that may be affected; predicting the effects, although not their likely significance; and considering how those effects might be mitigated – still applies”. (GLVIA paragraph 3.2)
- 2.5 The components of this report include: baseline studies; description and details of the landscape proposals and mitigation measures to be adopted as part of the scheme; and identification and description of likely effects arising from the proposed development.
- 2.6 In terms of baseline studies, the assessment provides an understanding of the landscape that may be affected, its constituent elements, character, condition and value. For the visual baseline, this includes an understanding of the area in which the development may be visible, the people who may experience views, and the nature of views.

Assessment of Landscape Effects

- 2.7 GLVIA3 states that *“An assessment of landscape effects deals with the effects of change and development on landscape as a resource”* (GLVIA3 paragraph 5.1).
- 2.8 The baseline landscape is described by reference to existing published Landscape Character Assessments and by a description of the site and its context.
- 2.9 A range of landscape effects can arise through development. These can include:

- Change or loss of elements, features, aesthetic or perceptual aspects that contribute to the character and distinctiveness of the landscape;
 - Addition of new elements that influence character and distinctiveness of the landscape;
 - Combined effects of these changes.
- 2.10 The characteristics of the existing landscape resource are considered in respect of the susceptibility of the landscape resource to the change arising from this development. The value of the existing landscape is also considered.
- 2.11 Each effect on landscape receptors is assessed in terms of size or scale, the geographical extent of the area influenced and its duration and reversibility. In terms of size or scale of change, the judgement takes account of the extent of the existing landscape elements that will be lost or changed, and the degree to which the aesthetic or perceptual aspects or key characteristics of the landscape will be altered by removal or addition of new elements. Geographical extent is considered by reference to the extent of the area over which there will be a change. Duration is considered for the landscape effects, with short term effects being defined as those lasting less than 5 years, medium term effects lasting between 5 and 10 years and long-term effects being defined as anything over 10 years in duration.
- 2.12 The level of effect is determined by considering the sensitivity of the landscape receptors and the magnitude of effect on the landscape. Final conclusions on the overall landscape effects are drawn from the assessment components described. This appraisal describes the nature of the landscape effects, and whether these are adverse or beneficial, at the following stages of development; construction, completion (year 1) and longer term (year 15).
- 2.13 GLVIA3 sets out some guidance on the underlying principles, which are used in this appraisal. This includes Figure 5.10, Scale of significance. Whilst this scheme is not EIA development, and judgements on significance are not therefore required, the Figure does provide useful guidance on reaching an overall judgement on the level of effects. This is repeated below (note this includes the correction of a typo, from the published document).



- 2.14 The criteria used in the appraisal are set out in Appendix A.

Assessment of Visual Effects

- 2.15 An assessment of visual effects deals with the effects of change and development on the views available to people and their visual amenity. This appraisal describes the nature of the visual effects and, whether these are adverse or beneficial, at the following stages of development; construction, completion (year 1 and longer term (year 15)).
- 2.16 The first stage in the assessment is to identify approximate visibility/ visibility mapping. This is done by either a computerised Zone of Theoretical Visibility (ZTV)¹, or by manual methods using map study and field evaluation. A series of viewpoints are included within the assessment that are representative of views towards the site from surrounding visual receptors. Other views of the site are included where it supports the description and understanding of the site's landscape and visual characteristics.
- 2.17 The views also typically represent what can be seen from a variety of distances from the development and different viewing experiences.
- 2.18 It is important to remember that visual receptors are all people. For each affected viewpoint, the assessment considers both the susceptibility to change in views and the value attached to views.

"The visual receptors most susceptible to change are generally likely to include:

- *Residents at home;*
- *People, whether residents or visitors, who are engaged in outdoor recreation, including use of public rights of way, whose attention or interest is likely to be focused 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 residents in the area;*
- *Travellers on road, rail or other transport routes tend to fall into an intermediate category of moderate susceptibility to change. Where travel involves recognised scenic routes awareness of views is likely to be particularly high."* (GLVIA3 paragraph 6.33.)

"Visual receptors likely to be less sensitive to change include:

- *People engaged in outdoor sport or recreation which does not involve or depend upon appreciation of views of the landscape;*
- *People at their place of work whose attention may be focused on their work or activity, not on their surroundings, and where the setting is not important to the quality of*

¹ Zone of Theoretical Visibility (ZTV): A map usually digitally produced, showing areas of land within which a development is theoretically visible. [GLVIA3]

working life (although there may on occasion be cases where views are an important contributor to the setting and to the quality of working life)." (GLVIA3 paragraph 6.34.)

- 2.19 Each of the visual effects is evaluated in terms of its size or scale, the geographical extent of the area influenced and its duration or reversibility.
- 2.20 In terms of size or scale, the magnitude of visual effects takes account of:
- *"The scale of the change in the view with respect to the loss or addition of features in the view and changes in its composition, including proportion of the view occupied by the proposed development;*
 - *The degree of contrast or integration of any new features or changes in the landscape with the existing or remaining landscape elements and characteristics in terms of form, scale and mass, line height, colour and texture;*
 - *The nature of the view of the proposed development, in terms of the relative amount of time over which it will be experienced and whether views will be full, partial or glimpses" (GLVIA3 paragraph 6.39).*
- 2.21 The geographical extent of the visual effect in each viewpoint is likely to reflect:
- The angle of view in relation to the main activity of the receptor;
 - The distance of the viewpoint from the proposed development;
 - The extent of the area over which the changes would be visible.
- 2.22 As with landscape effects, the duration of the effect could be short to long term or permanent and the same definitions apply.
- 2.23 GLVIA3 states that there are no hard and fast rules about what makes a significant effect, and there cannot be a standard approach since circumstances vary with the location and context and with the type of proposal, but the following points should be noted;
- *Effects on people who are particularly sensitive to changes in views and visual amenity are more likely to be significant*
 - *Effects on people at recognised and important viewpoints or from recognised scenic routes are more likely to be significant*
 - *Large-scale changes which introduce new, non-characteristic or discordant or intrusive elements into the view are more likely to be significant than small changes or changes involving features already present within the view. (GLVIA3 paragraph 6.44)*
- 2.24 The criteria used in this appraisal are set out in Appendix A.

Overall Landscape and Visual Effects

- 2.25 The final conclusions on effects, whether adverse or beneficial, are drawn from the separate judgements on the sensitivity of the receptors and the magnitude of the effects. This overall judgement is formed from a reasoned professional overview of the individual judgements against the assessment criteria.
- 2.26 GLVIA3 notes, at paragraphs 5.56 and 6.44, that there are no hard and fast rules with regard to the level of effects, therefore the following terms have been used for this appraisal:

- Major
- Moderate
- Minor
- Negligible

2.27 Where it is determined that the assessment falls between or encompasses two of the defined criteria terms, then the judgement may be described as, for example, Major/ Moderate or Moderate/ Minor. This indicates that the effect is assessed to lie between the respective definitions or to encompass aspects of both.

3.0 PLANNING POLICY

National Planning Policy

National Planning Policy Framework (NPPF, August 2026)

- 3.1 The NPPF “sets out the government’s policies for plan-making and for making decisions on development proposals in England. It is a material consideration of critical importance in both contexts”². The national decision-making policies in the NPPF should be read alongside the policies in the development plan and planning decisions must also reflect international obligations and statutory requirements³.
- 3.2 Paragraph 17 of the NPPF defines the Government’s overarching and interdependent economic, environmental and social objectives towards achieving sustainable development. The NPPF emphasises the need to meet the challenge of climate change, deliver homes and support growth, create high-quality sustainable places, and conserve and enhance the environment.
- 3.3 NPPF Section 19 (Conserving and enhancing the natural environment) provides the policy context in relation to landscape and green infrastructure based on the following objective:
- “to influence the design and location of new development to help drive nature’s recovery and contribute to wider environmental outcomes, safeguarding our most important habitats, species and landscapes and recognising the centrality of natural capital to delivering sustainable growth”.*
- 3.4 The decision-making policy extracts of most relevance to this report are summarised below [Note: Not all policy sub-points are listed]:

N2: Improving the natural environment

1. *To contribute positively to the natural environment, and support nature’s recovery, development proposals should:*
 - a. *Consider the environmental qualities of land proposed for development, including habitats, landscape character and the natural beauty of the countryside, and identify opportunities for those qualities to be conserved or enhanced (including through requirements for biodiversity net gain where these apply); ...*
 - d. *...Conserve and enhance existing natural features of visual, historic or nature conservation value (such as established trees and hedgerows) where possible; and use appropriate landscaping to help create a well-designed place and integrate the development into its surroundings;*
 - e. *Use green infrastructure provided as part of the scheme and nature-based solutions to secure multiple benefits: such as for biodiversity; surface water and pollution management (including maintaining flow rates and water quality); climate change mitigation and adaptation, and recreation; ...*

² NPPF 17 August 2026 Paragraph 1

³ NPPF 17 August 2026 Paragraph 3

- g. ... Ensure that green infrastructure and other features to support nature are located and designed to minimise risk of future failure, and that appropriate measures are in place for any necessary long-term management.

N3: Trees in new development

1. In recognition of the benefits which trees can provide for biodiversity, climate change mitigation and adaptation, and the character and quality of the built environment, development proposals should:
 - a. Make new streets tree-lined (unless there are strong reasons why this would be inappropriate in specific streets), and incorporate trees in other suitable locations, such as in parks and through the provision of community orchards; ...
 - c. Make provision for the long-term maintenance of both existing and newly-planted trees which form part of the development.
- 3.5 The character of the site and its immediate context is assessed within this report to inform judgements regarding the natural beauty of the countryside. Section 5.0 (Landscape Proposals) sets out how identified qualities, including natural features will be conserved and enhanced, with appropriate landscaping and green infrastructure provision that helps to create a well-designed place, integrate the development into its surroundings, delivering nature-based solutions and climate change mitigation and adaptation.
- 3.6 Policy N4 (Protected Landscapes) applies to development proposals within Protected Landscapes⁴ and within the setting of Protected Landscapes. The site is not within a Protected Landscape, nor is it within the setting of a Protected Landscape.

Planning Practice Guidance (PPG)

- 3.7 The PPG was first published on 6th March 2014 and is a regularly updated suite of planning practice guidance that supports the implementation of national planning policy. Within the NPPF paragraph 14 advises “The government intends this to play an important but supporting role to national planning policy and its status should be regarded in that light”.

Local Planning Policy

- 3.8 Annex A of the NPPF expressly states at paragraph 2 that:

“Development plan policies (or parts of those policies) which are materially inconsistent with national decision-making policies in this Framework should be given very limited weight. The only exception to this is where they have been examined and adopted or made against this Framework. Other development plan policies should not be given reduced weight simply because they were adopted prior to the publication of this Framework”.
- 3.9 The plan policies listed below pre-date the August 2026 NPPF.

4.0 LOCAL PLANNING POLICY

Hinckley and Bosworth Local Development Framework Core Strategy (2009)

⁴ NPPF 17 August 2026 defines Protected Landscapes as ‘National Parks, the Norfolk and Suffolk Broads and National Landscapes in England’.

- 4.1 The following policies are of relevance to landscape and visual matters and the proposed development and have been considered through the LVA process:

Policy 1: Development in Hinckley

“To support Hinckley’s role as a sub-regional centre the council will:

Allocate land for the development of a minimum of 1120 new residential dwellings.

To ensure development contributes to Hinckley’s character and sense of place and that the town’s infrastructure can accommodate the new development, the council will:

New green space and play provision will be provided where necessary to meet the standards set out in Policy 19.

Deliver the strategic green infrastructure network detailed in Policy 20. To achieve this, strategic interventions involving Burbage Common and Woods, Hinckley Town Centre, Harrow Brook Corridor, Disused Railway Line (Nuneaton – Shenton Station), and Hinckley/Barwell/Earl Shilton/Burbage Green Wedge will be implemented.

Deliver safe, high quality cycling routes as detailed in Policy 5 with particular focus on the routes to Hinckley town centre and schools, existing and proposed residential and employment areas, community and leisure facilities, the Hinckley railway station and bus station and into the countryside to provide an alternative to car travel and encourage physical exercise.

Expect development to respect Hinckley’s industrial heritage through sympathetic reuse of existing buildings unless it can be demonstrated that this is not achievable reative Enterprise Centre. Further details are provided in the Hinckley Town Centre Area Action.

Require new development to respect the character and appearance of the Hinckley Conservation Areas by incorporating locally distinctive features of the conservation area into the development.

Require new development to enhance the poor public realm within the town centre.

Require development to be of the highest environmental standards in line with Policy 24”.

Site Allocations and Development Management Polices DPD 2016

Policy DM10: Development and Design

Developments will be permitted providing that the following requirements are met:

- *It incorporates a high standard of landscaping where this would add to the quality of the design and siting.*

Hinckley and Bosworth Local Plan Regulation 18 Draft (July 2024)

- 4.2 The following draft policies are of relevance to landscape and visual matters and the proposed development and have been considered through the LVA process:

SPP20 Green Infrastructure

“Development proposals are required to create high quality places people can enjoy living and working in and which contribute positively to healthy lifestyles and wellbeing, nature, climate resilience and prosperity for disadvantage neighbourhoods through the growth and enhancement of the borough’s multi-functional green infrastructure network, in line with the following requirements:

- a) On-site green infrastructure requirements should be planned and designed from the outset as a network of connected, multifunctional spaces which identify and respond to the site's local context. Green infrastructure should comprise of a variety of types and sizes of green and blue spaces, green routes and environmental feature which provide a range of functions.*
- b) Proposals for major new development will be supported by a Green and Blue Infrastructure Plan setting out how the development will deliver Natural England's Green Infrastructure Framework and be informed by the priority opportunities identified in the latest Borough Council Green Infrastructure Strategy and relevant Blue Infrastructure policy (SP28);*
- c) Major developments within the borough will be encouraged and supported to adopt the 'Building with Nature' standards;*
- d) The scheme identifies important local character features as a starting point for the green infrastructure proposals and incorporates them into the scheme to reference, reflect and enhance the local environment and its biodiversity; Green infrastructure proposals should provide a sense of place and be accessible green spaces which support active lifestyles and promote traffic free routes which attract people from all backgrounds and age groups;*
- e) Proposals should ensure that green infrastructure is nature rich which supports nature to recover; resilient to climate change; minimises the scheme's environmental impact with respect to air, soil, light, noise and water; enhances the quality of air, soil and water; and is pollinator friendly;*
- f) Development shall contribute to the green network through the integration of multi-functional green infrastructure into masterplans, or where it can be demonstrated to be more appropriate, through delivery of enhancements or expansion of the green network through off-site delivery, having regard to the latest Borough Council Green Infrastructure Strategy. Proposals should take account of the existing on-and off-site green infrastructure assets and developments should demonstrate how the design and layout has been informed by and developed in response to these assets; and*
- g) Developers must consider the long-term management and maintenance (for a minimum of 30 years) of green infrastructure and should demonstrate how these considerations have informed site proposals. Details of maintenance requirements and arrangements must be set out, including who is responsible for these requirements. Funding arrangements for delivery of the long-term maintenance requirements should be demonstrated to the local authority before construction starts, including measures to secure biodiversity through all phases and stages of the development."*

SP27 Landscape Character

- 4.3 *"Development proposals will conserve and enhance the key landscape features and visual sensitivities of the landscape character areas identified in the latest Borough Council Landscape Character Assessment and Landscape Sensitivity Study.*

Proposals will be required to:

- a) Where appropriate, incorporate and implement the landscape strategies and/or guidance set out in the most up to date Landscape Character Assessment and Landscape Sensitivity Study;*
- b) Protect and enhance the character and qualities of the local landscape through appropriate design and management;*
- c) Make provision for the retention and enhancement of features of landscape importance;*
- d) Where appropriate, provide landscape mitigation; and*
- e) Where significant landscape impacts are likely to occur a Landscape and Visual Impact Assessment (LVIA) should be submitted.*

Proposals in an edge of settlement location will be expected to create a positive interface between the urban and rural environments. This should be demonstrated by meeting the criteria above, and by giving appropriate consideration to layout, density, scale, massing and urban form in accordance with Policy SP08."

Emerging Local Plan – Appendix 3 Proposed Site Allocations

Hinckley North

- 4.4 Both the northern and southern sites are allocated for residential development within the emerging Local Plan. These form part of a wider proposed allocation). The proposed allocation consists of a number of sites which make up *North of Normandy Way 'Hinckley North'* (AS1029, AS1031 A, AS1031 B and LPR199 (combined). See Figure 1.
- 4.5 *Land East of Stoke Road and North of Normandy Way (A47)* occupies the western part of the allocation. An Outline Planning Application was submitted and was granted planning permission at appeal for up to 475No Units (22/00318/OUT). *Normandy Way, Hinckley* planning application occupies the central part of the allocation (joining both the northern and southern site) and was granted permission for up to 415No Units (24/00264/OUT).
- 4.6 Land to the north east of the Site, is a proposed allocation defined as the Barwell Sustainable Urban Extension.
- 4.7 Appendix 3 notes that for the Landscape within the emerging Hinckley North allocation there should be a "*substantial natural buffer to Rogue's Lane*" and existing trees, hedgerow, ponds and streams "*would be required to be retained with buffers*"

Hinckley and Bosworth Local Plan Regulation 18 Draft (Autumn 2025)

- 4.8 This document sets out that the previous Regulation 18 Local Plan consultation took place between July 2024 and September 2024. A number of key updates were identified which need to be considered before progressing to the Regulation 19 pre-submission stage in spring 2026.

- 4.9 Changes to national policy and the standard method have resulted in an increased housing requirement therefore Hinckley and Bosworth Borough Council have undertaken some further consultation on additional allocated sites and evidence base work. Appendix 3 identifies the additional proposed sites.

Other Relevant Strategies, Guidelines or Documents

Hinckley & Bosworth Landscape Sensitivity Study (2017)

- 4.10 The Landscape Sensitivity Assessment provides the context for policies and proposals within the emerging Local Plan. In particular, it assesses the capacity for the landscape to absorb built development (housing and commercial). The report considers several assessment areas and comes to an overall judgment on landscape sensitivity using a five-word point scale: "high, high-medium, medium, medium-low, low".
- 4.11 The sites lie within Sensitivity Area 06: Hinckley West and North. This area covers a tract of land which abuts the settlement edge to the A5 in the west.
- 4.12 The study states that the area is characterised by undulating landform with small to medium mixed arable and pasture field parcels with low hedgerow. The area is identified by the report as having a strong rural character with rural lanes which connect to the rural settlements. The report notes that low hedgerows result in long open views to the north and west. Tall hedgerow and trees screen much of the settlement. The report states that the area has a sense of remoteness and tranquillity with little light pollution despite its proximity to Hinckley.
- 4.13 The study goes on to say:
- "The assessment area is considered to have overall medium-high sensitivity to residential and small scale commercial development due to the strong rural and tranquil character, its strong separation from the settlement edge of Hinckley by the well-treed A47 and the intervisibility with the wider countryside with long views over low hedgerows across undulating farmland. It provides an attractive agricultural setting to the settlement and contributes to the open land between Hinckley and Stoke Golding. Some historic features also still remain in the landscape and contribute to the character of the area. Generally, development in the area would have a poor relationship with the settlement however, there are smaller areas particularly in the south that have a stronger relationship with the settlement, are more visually contained and are influenced by adjacent urban development."*
- 4.14 Guidance includes:
- "Any new development should:*
- *Seek opportunities to maintain the rural character of the landscape and, where possible, conserve rural views and the setting of Hinckley, avoiding change that would disrupt the rural character.*
 - *Aim for successful integration of potential new development in the landscape through sensitive design and siting, including use of appropriate materials and landscape mitigation to enhance sense of place.*
 - *Seek to retain the pattern of hedgerows and hedgerow trees and encourage the use of traditional Midlands-style hedge laying for management.*

- *Promote opportunities to protect areas of semi- natural vegetation and encourage tree planting to replace mature/veteran trees in hedgerows as they begin to deplete.*
- *Aim to conserve the character of the rural lanes which extend through this area linking to Hinckley.*
- *Seek to maintain and enhance historic assets and their surrounding environment including restoration and management of the parkland.*
- *Consider opportunities to create and promote an integrated green infrastructure network around the Hinckley urban edge."*

Hinckley and Bosworth Green Infrastructure Strategy 2020

- 4.15 This document covers Greenway strategies for the Borough including creating a northern gateway for Hinckley to the north west of the settlement, greenways through the area, enhancing the green wedge to the east of Hinckley and creating way finding routes to the wider countryside.

Policy Summary

- 4.16 Local Plan Policy sets out development is required within Hinckley however any development should contribute to sense of place and protect the existing character. High quality multifunctional green space is required which responds to the local context. Existing features should be retained and enhanced, and landscape mitigation should be included where required.
- 4.17 The sites are allocated for residential development in the emerging Local Plan as part of Hinckley North. Planning consent has been secured for residential development adjacent to the sites.

5.0 BASELINE CONDITIONS

Landscape Character

National Character

- 5.1 National Character Area (NCA) profiles have been prepared by Natural England for the 159 NCA's defined across England and were updated in May 2024.
- 5.2 These NCA profiles describe the key characteristics, the landscape today and how it has changed over time, key facts and data, natural capital and key ecosystem services and landscape change, and they set out statements of environmental opportunity, landscape attributes and opportunities for each NCA. Figure 3 illustrates the NCAs and other defined character areas within the context of the site.
- 5.3 At this very broad landscape scale, the site lies within Natural England's National Character Area (NCA) 94 'Leicestershire Vales'. This NCA extends from Leicester in the north to Lutterworth in the south, stretching east to Market Harborough and west the Market Bosworth and therefore covers a very extensive landscape area. The NCA profiles, which include the characteristics of these landscapes, has been reviewed and considered as part of the LVA. Given the extensive nature of the NCA, not all of key characteristics are considered to be specifically relevant to the site and its local context, but the full characteristics are, however, set out in full below.

5.4 The Key Characteristics for the NCA are:

- *“An open landscape of gentle clay ridges and valleys underlain by Mercia Mudstone and Lias groups bedrock but with an extensive cover of superficial deposits occasionally giving rise to moderately steep scarp slopes. There is an overall visual uniformity to the landscape and settlement pattern.*
- *Land use characterised by a mixture of pasture and arable agriculture that has developed on the neutral clay soils.*
- *Distinctive river valley of the Soar and Swift, with flat flood plains and gravel terraces together with tributaries including the Sence. Riverside meadows and waterside trees and shrubs are common, along with waterbodies resulting from gravel extraction.*
- *Woodland character derived largely from spinneys and copses on the ridges and the more undulating land and from waterside and hedgerow trees and hedgerows. The density, height and pattern of hedgerows varies throughout.*
- *Diverse levels of tranquillity associated with contrasts between busy urban areas and some deeply rural parts. Large settlements dominate the open character of the landscape. Leicester, Lutterworth, Hinckley and Market Harborough and related infrastructure, including major roads, are often visually dominant.*
- *Frequent small towns and large villages often characterised by red brick buildings and attractive stone buildings in older village centres and eastern towns and villages. Frequent, imposing spired churches are also characteristic, together with fine examples of individual historic buildings.*
- *Rich and varied historic landscape, with the nationally important Bosworth Battlefield near Sutton Cheney, prominent historic parklands and country houses, ridge-and-furrow earthworks and important medieval settlement remains, for example at Wistow Hall, Gumley, Knaptoft and Peatling Magna.”*

5.5 The description also sets out Statement of Environmental Opportunity 1 which includes:

“Ensure that development is fully integrated into and informed by the landscape.”

The Hinckley and Bosworth Landscape Character Assessment 2017

5.6 The Hinckley and Bosworth Landscape Character Assessment has been undertaken at a county level. It subdivides the landscape into 6 Landscape Character Types (LCT) and 10 Landscape Character Areas (LCA). The site is located within the *Rolling Farmland* LCT and Landscape Character Area E- *Stoke Golding Rolling Farmland* (LCA)

5.7 Area E – Stoke Golding Rolling Farmland covers an area of land which stretches from the A5 north to Sutton Cheney and east covering the land to the north of Earl Shilton.

5.8 Key Characteristics include:

- *“Undulating arable and pasture farmland with gentle valleys sloping down to the Ashby Canal, Tweed River and associated tributaries.*
- *Small to medium scale rectilinear field pattern divided by low hedgerows and mature hedgerow trees typical of parliamentary enclosure, with smaller pasture fields around*

settlements, creating a largely unified field pattern and providing continuity with the agricultural past.

- *Rural settlement pattern with former agricultural villages typically demonstrating a historic core, modern outskirts and sporadic farmsteads on the outer edges, within a strong rural setting.*
- *Historic villages occupying higher ground with attractive red brick cottages fronting onto the road and connected by rural lanes with grass verges and well-maintained hedgerows.*
- *Church spires and towers within villages in and around the character area form distinctive landmarks on the skyline.*
- *Associations with the Battle of Bosworth, particularly at Crown Hill in Stoke Golding.*
- *Ashby Canal has affiliations with coal mining that has influenced the landscape over the years and is designated as a conservation area. It is now important for biodiversity and tourism."*

5.9 Key Sensitivities and Values are:

- *"The rural character of the landscape, despite its proximity to urban areas, and areas with little light pollution – particularly in the north of the area which create a relative sense of tranquillity compared to some other parts of the borough.*
- *The gap between Stoke Golding and Dadlington is important in retaining the 'village' character and distinctiveness of the settlements.*
- *Low hedgerows and mature trees are important elements because of the relatively low level of woodland in the landscape and their role in defining historic field patterns.*
- *Distinctive character and local vernacular of the villages, including red brick and traditional buildings with links to the agricultural history of the settlements. Former farmhouses and landmark buildings contribute to the sense of place and provide historic time depth.*
- *Historic value and associations with the nearby Bosworth Battlefield.*
- *The Ashby Canal is a valued landscape asset, particularly as a recreation and biodiversity resource as well as a reminder of the areas industrial heritage*
- *Footpaths including popular recreational routes provide connections with the wider landscape.*
- *Uncluttered rural views of church spires are sensitive to change and are valued for the sense of local distinctiveness they provide."*

5.10 Landscape Strategies are:

- *Encourage the use of traditional 'Midlands style' hedge laying to manage hedgerows, improving their structure and biodiversity value and strengthening landscape character.*
- *Maintain the rural character of the landscape. Ensure development is fully integrated into and informed by the landscape with its rural, harmonious pattern of small villages which are well-integrated in the landscape, and local vernacular styles and materials. Conserve the rural gap between Stoke Golding and Dadlington.*

- *The Sustainable Urban Extension to the north of Barwell should aim to create a distinct new and contemporary identity and character(s) whilst responding to the existing context.*
- *Maintain views to church spires and towers e.g. on the wooded skyline at Stoke Golding and long distance views to other churches in surrounding villages. Conserve rural views and setting of settlements.*
- *Maintain and enhance the recreational assets including rights of way network and canal.*
- *Maintain positive management of the Ashby Canal and seek opportunities to extend and enhance areas of wetland habitat.*
- *Create new and conserve existing notable habitats, in particular deciduous woodland and mesotrophic grassland.*
- *Encourage tree planting to regenerate mature/ veteran trees as they come to the end of their lives.*
- *Improve the integration of settlement edges such as north of Barwell, e.g. with planting and use of materials appropriate to the rural character.*

Designations

- 5.11 The site, the context and the wider landscape is not covered by a landscape designation at either a national or local level. Figure 4 illustrates the location of designations.
- 5.12 The Hinckley/Barwell/Earl Shilton/Burbage Green Wedge lies to the east of the sites, beyond the A47. The Green Wedge extends from the south of Barwell and stretches across to Earl Shilton. The green wedge spreads southwards following the boundary to the east and the built form of Hinckley to the west. The southern most boundary abuts Burbage. The Old Mill (Grade II Listed) is located to the northeast of the northern site.

Topography

- 5.13 The following should be read in conjunction with Figure 5.

Context – Landform

- 5.14 In the wider context the settlements of Hinckley and Barwell occupy elevated positions with both the northern and southern sites located within comparatively higher land extending north from Hinckley. The River Tweed, some distance to the north of the sites, and its tributaries shape the undulating wider landscape.

Site – Landform

- 5.15 The northern site lies at around 110-120m Above Ordnance Datum (AOD) with the centre of the site being the highest point. The land falls away to the north to the west, lying at approximately 110m AOD at the lowest point.
- 5.16 The southern site slopes gently to the west, lying at approximately 126m AOD to the eastern boundary and falling to 120m AOD at the western corner.

Site and Immediate Context

- 5.17 An assessment of landscape character of the site and its immediate context has been carried out, providing a finer level of assessment than the published studies.
- 5.18 The northern edge of Hinckley is bound by the main transport route of the A47 with a mixture of modern housing and industrial and commercial units present. Residential development extends along the A447 Ashby Road to the north. Individual farmsteads are located throughout the landscape. The settlement of Barwell lies to the northeast with residential development extending west along Hinckley Road. In the wider context, the village of Stoke Golding lies to the northwest with the village of Stapleton directly north.

Northern Site

- 5.19 The northern site occupies three field parcels located to the north of Hinckley abutting Rogue's Lane and Ashby Road. To the south lies Hinckley and Bosworth Community Hospital and to the west open field parcels. The site consists of arable fields with maintained hedgerows. Boundaries to the southern field also contain hedgerow trees. A track passes along the southern boundary providing access to Westfields Farm. Firth House Farm and Highfields Farm lie to the west

Southern Site

- 5.20 The southern parcel occupies a triangular shaped field abutting Normandy Way (A47) and to the rear of existing properties to Ashby Road. To the north are open field parcels with Sunnyside Farm nearby, and Westfield Farm beyond. The parcel consists of pasture with maintained hedgerows and some mature trees within the northern boundary hedgerow. To the rear of existing properties to Ashby Road are mature conifers and hedgerows.
- 5.21 The adjacent existing settlement edge consists of detached 2 storey properties set back from Ashby Road in large sized plots. These are located off Ashby Road with approximately 15 No properties adjacent to the eastern boundary of the site. To the south, existing properties lie beside Normandy Way. Properties front on to Frobisher Close and rear onto Normandy Way with approximately 12 No properties in close proximity to the southern edge of the Site. These properties are also 2 storey detached however occupy smaller plots and are more modern in character than properties on Ashby Road.

Landscape Value

- 5.22 In terms of "landscape value" it is appropriate to examine the role of the site and its immediate context in terms of the range of local factors set out in Landscape Institute (LI) Technical Guidance Note (TGN) 02-21 and summarised in the methodology. This considers the landscape in terms of a range of factors as set out below. As a starting point, landscape designations have been considered.
- 5.23 **Landscape Designations:** The sites and their wider landscape context are not subject to any national, local or other landscape designations.
- 5.24 **Natural Heritage:** The sites are not subject to any ecological designations. Features of local conservation interest include existing hedgerows and mature trees. To the northern site, there are species rich and native hedgerow and a number of hedgerow trees including ash and oak. Hedgerow to the southern site includes species rich, native and ornamental hedgerow and

hedgerow trees also include ash and oak. The field parcel is modified grassland of low conservation value. There are some small areas of scrub and ruderal vegetation and a small pond to the northern site. A number of trees have been identified to have bat potential on both sites and skylark are also present to the northern site.

- 5.25 **Cultural Heritage:** There are no designated heritage assets within either the northern or southern site or the immediate context. Both Hinckley and Barwell have Conservation Areas however these are not in close proximity to the site. The Old Mill lies to the northeast of the northern site.
- 5.26 **Landscape Condition:** The northern site consists of three field parcels with hedgerow boundaries. The most eastern field also has a number of hedgerow trees. The existing hedgerow have been maintained to a low height and there is evidence of gaps with the hedgerow. Overhead wires cross part of the site and Ashby Road (A47) creates a detracting feature. Overall, the condition of the site and its immediate context is considered to be moderate.
- 5.27 The southern site consists of one field parcel. The northern field boundary consists of low maintained hedgerow with some hedgerow trees. The eastern boundary is made up of conifer planting associated with the adjacent gardens. The southern boundary is a post and rail fence with some individual tree planting associated with Normandy Way. Overall, the condition of the site and its immediate context is considered to be moderate.
- 5.28 **Associations:** As far as it is known, neither the northern or southern site or the immediate landscape are subject to any specific cultural associations in terms of artists or writers, nor known events in history.
- 5.29 **Distinctiveness:** The northern parcel is located to the north of the settlement and is visible to varying degrees on the approach to Hinckley from the north. The site itself consists of agricultural fields with hedges and trees that are typical of this landscape. The site is influenced in part by the urbanising effects of the A447 Ashby Road.
- 5.30 The southern parcel is associated with, and influenced by, with the settlement edge with existing residential development bordering the site to the east and south. To the west of the site, the landscape is more open in character however the site is influenced by its edge of settlement location and by the urbanising effects of of the A47 Normandy Way.
- 5.31 The sites and their immediate context does not contain any rare or unusual features. The sites and the local landscape character is typical of those described within the published landscape character assessments.
- 5.32 **Recreational Value:** There are no Public Rights of Way which cross the northern or southern site. Neither site is publicly accessible.
- 5.33 **Perceptual (Scenic):** The southern site is influenced by the edge of settlement location and consists of a typical periphery field parcel. Existing native trees and hedgerow within the Site make the most positive contribution, however the site is located at the settlement edge and seen in conjunction with existing residential development and the road network.
- 5.34 The northern site occupies a slightly elevated position offering some longer distance views from the north. The northern site is however influenced by the road network and existing

development to Hinckley Road, Ashby Road and the hospital buildings. Other detracting features include overhead lines which have an influence on the site.

- 5.35 Overall, it is considered that the sites and their immediate landscape does not display any pronounced sense of scenic quality.
- 5.36 **Perceptual: (Wildness and tranquillity)** The southern site is influenced by the urban edge and road network and consists of a typical agricultural field parcel and is therefore not considered to be wild or tranquil. The northern site is more remote from the existing edge of Hinckley however it is influenced by Ashby Road and housing along Hinckley Road. Neither site is considered to be particularly wild or tranquil.
- 5.37 **Functional aspects:** Neither the northern or southern site or the immediate landscape feature any special functional aspects, they are not part of a flood plain, not an identified part of a Green Infrastructure network and do not form a setting to a designated landscape.
- 5.38 In conclusion and having appraised the above factors it is judged that both the northern and southern site and the immediate landscape are of medium landscape value.

Visual Baseline

- 5.39 A visual appraisal has been undertaken for the sites. This has explored the nature of the existing visual amenity of the area and sought to establish the approximate visibility of the sites from surrounding locations and receptors. A series of photo viewpoints have been selected which support this analysis. These are considered to provide a fair and representative range of receptors and viewpoints for the purpose of the LVIA and provide a proportionate approach in terms of the likely impacts (change) and consequential level of effect on receptors within the Study Area.
- 5.40 Photographs have been taken to illustrate a view from a specific vantage point, or to demonstrate a representative view for those receptors that are moving through the landscape, e.g. rights of way users. The photographs demonstrate varying degrees of visibility and include both short- and long-range views. The photographs were taken on the 27th February 2025 and seasonal differences have been taken into account when determining the visual effects on these receptors.
- 5.41 'Photo Viewpoints', as referred to in this report are 'Type 1 Visualisations' or 'Annotated Viewpoint Photographs', as referred to in the Landscape Institute Technical Guidance Note on 'Visual Representation of Development Proposals' (TGN 06/19).

Photo Viewpoints

- 5.42 An assessment of the likely visual effects of the proposed development upon surrounding receptors is detailed in the subsequent section. Figure 6 details the location of the Photo viewpoints and Figure 7 - 32 illustrates the photo viewpoints. They are briefly described below.

Viewpoints 1 and 2 – View south from Rogue's Lane

- 5.43 These viewpoints demonstrate representative views for users of Rogue's Lane, which in the main are highway users. Rogue's Lane borders the northern site and where there are gaps in the hedgerow vegetation there are open and close-range views of the site. There are also some views of buildings at Hinckley and Bosworth Community Hospital.

Viewpoint 3 – View southeast from Rogue's Lane in proximity to Highfields Farm and Frith House Farm

- 5.44 This viewpoint is taken within the proximity of Highfields Farm and Frith House Farm. The site is not clearly visible from this stretch of the route being obscured by roadside hedgerow and intervening hedges. The edge of Barwell can be seen in the distance.

Viewpoints 4, 5 and 6 View south from Leicestershire Round (LDR)

- 5.45 These viewpoints represent views for walkers using the Leicestershire Round Long-Distance Route which lies to the north beyond Rogue's Lane. Users experience views of the surrounding agricultural landscape and intermittent farmsteads, as well as glimpsed views of the edge of Barwell.
- 5.46 There are opportunities for views of the northern site boundary on Rogue's Lane (see representative Viewpoint 4). The route becomes more elevated when in proximity to Old House Farm to the northwest of the site (see representative Viewpoint 5) and there are some filtered views across to the northern site boundary. Once beyond Old House Farm visibility of the northern site is prevented and heavily restricted by intervening existing vegetation. (see representative VP6). There are no clear views of the southern site from the Leicestershire Round

Viewpoints 7 and 8 – View south from Public Right of Way T99/5

- 5.47 These viewpoints represent that of walkers using the footpath. Located further north, this route runs roughly parallel to the Leicestershire Round. The viewpoints demonstrate the undulating nature of the landscape and overlapping vegetation to field boundaries. Visibility of the northern site is restricted by intervening vegetation in the landscape.

Viewpoint 9 – View southwest from Ashby Road.

- 5.48 This viewpoint represents arrival views for vehicle users on approach to Hinckley from the north. Partial and fleeting views are afforded of the northern parts of the site with intervening hedges and trees filtering the view. Individual dwellings and farmsteads are visible along Rogue's Lane. These views are all fleeting in nature as highway users are moving through the landscape at speed.

Viewpoint 10 – View southwest from Public Right of Way U36/3

- 5.49 This viewpoint is taken from Public Right of Way U36/ 3 which connects Barwell to Ashby Road and represents views for walkers on the footpath. The sites are located beyond overlapping boundary vegetation with visibility prevented and obscured by intervening screening features.

Viewpoint 11 – View west from Hinckley Road in proximity to The Old Mill (Barrossa)

- 5.50 This viewpoint represents views for vehicle and pedestrians travelling along Hinckley Road. The site's eastern boundary on the A447 Ashby Road is visible beyond the hedgerow to the end of the road. Users experience views of properties on Hinckley Road.

Viewpoint 12 – View west from Public Right of Way U43/1

- 5.51 This viewpoint represents views for walkers of the Footpath. The footpath provides a connection between Hinckley Road and the A47 Ashby Road. The site's eastern boundary hedgerow and its eastern edge can be seen beyond Ashby Road with maintained hedgerows to boundaries along the road. Overhead wires can be seen crossing the landscape in several

directions. Some hedgerow trees are also evident. As users reach the A47 Ashby Road they have close range views of the site and its eastern boundary hedgerow.

Viewpoint 13 and 14– View northwest from Ashby Road adjacent to the Hinckley and Bosworth Community Hospital.

- 5.52 Taken from Ashby Road these viewpoints represent views for pedestrians and vehicle users of Ashby Road as they pass the northern site. Viewpoint 13 is in proximity to Hinckley and Bosworth Community Hospital. The relatively open nature of the site is evident with close range views of the site. A low maintained hedgerow denoting the boundary between the site and Ashby Road is visible. Within Viewpoint 14, Highfields Farm can be seen beyond the site. For highway users these views are fleeting in nature as they are moving through the landscape at speed.

Viewpoint 15: View east from Public Right of Way T60/2 in proximity to Comfort Farm

- 5.53 This viewpoint represents views for walkers using the footpath. Overlapping intervening vegetation and undulating landform prevent clear views of the sites.

Viewpoint 16: View west from Normandy Way (A47)

- 5.54 Taken from east of the southern site, this viewpoint represents views for pedestrians and vehicle users on Normandy Way on the approach to the A47-Ashby Road crossroads. Existing properties on Ashby Road can be seen in the viewpoint. These properties back onto the Site. The landform can be seen falling gently away from the junction to the west. There are some glimpsed heavily filtered views of the site seen through tree and building line.

Viewpoint 17: View west from Ashby Road

- 5.55 Taken from Ashby Road to the east of the southern site this viewpoint represents views for pedestrians and vehicle users on Ashby Road as they are approaching the A47-Ashby Road cross roads. The site is effectively screened from view by existing housing.

Viewpoint 18, 19 and 20: Views from Normandy Way

- 5.56 Taken looking northwest, east and north respectively, these views illustrate views for vehicle users and pedestrians using Normandy Road. These viewpoints also represent views for residents of dwellings which border and back onto Normandy Way. The southern boundary of the site is defined by a post and wire fence and there are opportunities for views of the site for residents beside Normandy Way (e.g those on Frobisher Close, Drake Way, Hawkins Close and Hardy Close) as well as close range views for pedestrians and highway users passing the site. For highways users these are fleeting and observed at speed.

Viewpoint 21: View southwest from Boston Way Park

- 5.57 Taken from Boston Way Park this viewpoint represents views for residents on the western edge of Barwell. The northern site is not clearly visible being screened by overlapping hedgerows and hedgerow trees.

Viewpoint 22: View southwest from Public Right of Way T58/1

- 5.58 This viewpoint is taken from PRoW T58/1 and represents views for walkers on the footpath. The Old Mill (3 storey) can be identified with the site located beyond. Views of the site are prevented and obscured by overlapping hedgerows and hedgerow trees.

Viewpoint 23: View west from Long Distance Route Leicestershire Round

- 5.59 Taken from east of the site on the Leicestershire Round LDR, this viewpoint represents views for users of the route when in proximity to the settlement edge of Barwell. The undulating landscape is evident with views of the site prevented and obscured by intervening and overlapping existing vegetation. The Old Mill can be glimpsed through the vegetation.

Viewpoint 24: View southeast from Long Distance Route Leicestershire Round

- 5.60 Taken from the Leicestershire Round LDR in proximity to the edge of Stoke Golding this viewpoint represents views for users of the route in this area. There are no clear views of the sites on account of distance and intervening screening elements in the landscape.

Viewpoint 25: View east from Stoke Lane

- 5.61 Taken from Stoke Lane in proximity to Wykin, which lies to the west of the sites, this viewpoint represents views for users of the Lane.

Viewpoint 26: View south from Ashby Road

- 5.62 Taken from Ashby Road in closer proximity to Stapleton, this viewpoint demonstrates views for vehicle users on approach to Hinckley. Overlapping hedgerow and hedgerow trees intervene the view of the site which is located beyond the rolling topography.

Summary of Visual Baseline

- 5.63 Receptors that have views to varying degrees of the site, and therefore views of Proposed Development comprise:

Residential Properties and Settlement:

- A1 - Residents of properties on Ashby Road (A447)
- A2 - Residents of Properties off Normandy Way (e.g Frobisher Close, Drake Way, Hawkins Close, Hardy Close).
- A3 – Residents of Sunnyside Farm
- A4 – Residents of Westfield Farm
- A5 - Residents of properties on Hinckley Road including The Old Mill (Barrossa).
- A6 - Residents on the edge of Barwell.
- A7 - Residents of Highfields Farm and Frith House Farm
- A8 - Residents of Comfort Farm
- A9 - Residents of Old House Farm
- A10 - Residents on the edge of Stoke Golding

Public Rights of Way and other footpaths:

- B1 – Users of Leicestershire Round Long-Distance Route (U36/3, U37/1, U37/3, T99/6).
- B2 - Users of Public Right of Way T99/5
- B3 - Users of Public Right of Way T58/1
- B4 - Users of Public Right of Way U43/1

- B5 - Users of Public Right of Way T60/2

Roads and Transport users:

- C1 - Users of Ashby Road (A447)
- C2 - Users of Rogue's Lane
- C3 - Users of Hinckley Road
- C4 - Users of Normandy Way (A47)
- C5 - Users of Stoke Lane

Others Visual Receptors:

- D1 – Visitors to Hinckley and Bosworth Community Hospital

5.64 The baseline analysis results in a number of reasoned conclusions which are summarised below:

- The northern site occupies a relatively open and slightly elevated position within a rolling landscape resulting in some longer distance views of the site being available from the north, albeit these are largely restricted in extent to views from the adjacent Rogue's Lane (typically used by highway receptors), from some sections of the Leicestershire Round and on the approach to the site for highway users from the A47
- Views of the northern edge of the northern site are possible from the very edge of Barwell to the northeast and Public Rights of Way in proximity to Barwell, although visibility is restricted and obscured to varying degrees by landform and intervening hedgerows and mature hedgerow trees
- Views of the northern site are afforded from nearby receptors of Firth House Farm, Highfields Farm, and Westfield Farm.
- Filtered glimpsed views are also possible from the Hinckley and Bosworth Community Hospital. Although mature vegetation to the hospital boundaries obscures views.
- The southern site is partly contained by existing properties to the east on Ashby Road and by properties to the south beyond Normandy Way. Properties bordering the site off Normandy Way (e.g those on Frobisher Close, Drake Way, Hawkins Close and Hardy Close), and those with rear gardens backing onto the site on Ashby Road, have close range views of the site.
- Highway users and pedestrian users on the A47 Normandy Way have views of the southern site. For the former, these are fleeting in nature with views of the site observed at speed.
- The southern site is more open to the west as a result of the local topography however there are relatively few receptors with views in the wider landscape to the west.
- Few receptors would have views of both the northern and southern site with the exception of some longer distance views from the west, glimpsed views from Normandy Way and some of the farmsteads in close proximity.

6.0 LANDSCAPE PROPOSALS

Introduction

- 6.1 The development proposals are described in the Planning Statement, Design and Access Statement and other information accompanying the planning application, which includes detailed landscape plans. The existing landscape resource and the visual receptors and amenity of the site have been considered by the planning and design process and have informed the resultant scheme. This approach has entailed collaboration between landscape, urban design, ecological and other professionals. The landscape components of the scheme are an important integral part of the proposals.

Landscape Design and GI Objectives

- 6.2 The key objectives of the landscape and Green Infrastructure (GI) proposals for the scheme are to:

- To accord with the aspirations for Green Infrastructure contained within the NPPF.
- Accord with the NCA 94 Leicester Vales Statement of Environmental Opportunity 1 which states to “*Ensure that development is fully integrated into and informed by the landscape.*”
- To provide an appropriate and sympathetic interface between the built development and surrounding countryside through the use of a structural perimeter landscape of retained and new landscape habitats to include woodland planting, trees, hedges and green space.
- To embrace and respond to the emerging Local Plan (Appendix 3), by delivering woodland planting and accessible green space within the northern part of the site that would deliver a “*substantial natural buffer*” beside Rogue’s Lane and conserve and protect trees, hedges and ponds in dedicated areas of green space to accord with these features having “*buffers*”.
- Respect, conserve and strengthen the landscape character of the Sites through retaining and reinforcing the key existing landscape elements as set out in emerging Local Plan policy SP27 Landscape Character.
- The majority of Site’s landscape features of existing hedgerows and associated mature trees are retained. Losses in vegetation – which are limited in extent, and which include ‘breaks’ in hedge lines for access points, streets, routes and infrastructure – will be compensated by new planting.
- Minimise visual effects on those receptors in proximity to the Site through careful consideration of design, layout and landscaping. Perimeter hedgerows and mature trees would be retained and would be strengthened with new hedgerows and tree planting. This would create a wooded edge to the development. This will integrate built development into the landscape with planting filtering and ‘softening’ views of built elements for visual receptors that will have views of the Proposed Development.
- New landscape habitats will be designed as a multifunctional blue and green infrastructure. Ensure that the development’s Green Infrastructure is multifunctional

in its design and management, so that it performs a range of functions, to include benefits for landscape character, recreation, biodiversity, drainage and adaption to climate change.

- This will include the planting of native broadleaved trees, woodland edge/scrub mixes, species rich hedgerows, and mixed grassland habitats (e.g., species rich grassland, meadows, amenity and flowering lawn grassland). Drainage features to include basins and SuDS will be provided and these will include new planting and associated habitats. New planting will be based on species that reflect local character as well as being selected for their biodiversity value.

Landscape and Green Infrastructure (GI) Proposals

6.3 The landscape and GI proposals for the scheme are detailed in the planning application. In summary these proposals include:

- The provision of land dedicated to landscape, GI, public open space, play and habitat related proposals.
- Conserving mature trees and hedgerows, particularly along internal field boundaries and around the perimeter of the Site. These conserved features will be appropriately and actively managed for arboricultural and biodiversity benefits and located in dedicated areas of green space.
- Provision of a broad landscape area along the northern and western edge of the northern site that would encompass existing retained hedgerow and trees reinforced with new structural planting to 'soften' and filter views of the built development.
- New footways and recreational routes will be provided around to provide good pedestrian access and connections.
- Drainage features would be designed to maximise biodiversity and amenity benefits and the design agreed with the relevant authorities.
- Provision of street trees, hedges, informal green spaces and on plot planting to further help 'soften' and integrate built development within its landscape setting.

6.4 The landscape and GI proposals will establish a robust framework in which to sit development, assisting in softening views of development and retaining character. Green open space will provide space for recreation and for residents to interact with nature.

Landscape Management

6.5 All of the landscape areas and public open space features will be managed and maintained. This would be achieved through the implementation of a Landscape Management Plan (LMP), to ensure the successful establishment and continued thriving of the landscape proposals. A LMP can be agreed with the local authority as part of a planning condition.

7.0 LANDSCAPE AND VISUAL EFFECTS

- 7.1 The following section outlines the likely landscape and visual effects that would arise from proposed development on the site. Schedules detailing these likely landscape and visual effects for the receptors are included in Appendices B and C respectively. Please refer to these in conjunction with the following descriptions.

Landscape Effects

Construction

- 7.2 During the construction phase there would be some short-mid-term adverse landscape effects, resulting from the construction work. This will include traffic movements into and out of the Site, temporary storage of materials and installation of a contractor's compound to enable the construction of new buildings, infrastructure, and the implementation of green infrastructure. Considering the location of temporary Site offices, compounds, and signage, combined with effective project management would seek to ensure that the potential landscape effects are minimised during the construction phase. Throughout the course of the construction process, the approaches and methodologies adopted will seek to avoid or minimise any unnecessary effects upon the landscape and surrounding visual receptors. Managed and controlled Site activities and the application of good practices throughout the construction process will seek to minimise levels of adverse effects arising from construction. This will include the protection of all trees and vegetation to be conserved in accordance with BS5837:2012 (Trees in Relation to Design, Demolition and Construction- Recommendations). It is considered effects would be similar to and not exceed those experienced at completion (Year 0) for the wider landscape. Within the site effects would be higher at construction however this would be for a relatively short period.

Operation (following Completion)

National Character – NCA 94 'Leicestershire Vales'

- 7.3 The sites are located in National Character Area 94 'Leicestershire Vales'. Characteristics include *"An open landscape of gentle clay ridges and valleys ...There is an overall visual uniformity to the landscape and settlement pattern.....Land use characterised by a mixture of pasture and arable agricultureThe density, height and pattern of hedgerows varies throughout....Large settlements dominate the open character of the landscape...Hinckley...and related infrastructure, including major roads, are often visually dominant."*
- 7.4 The primary change would arise as a direct result of the replacement of arable fields and open pasture with residential development.
- 7.5 The landscape proposals represent an opportunity to contribute to Statement of Environmental Opportunity 1 which includes: *"Ensure that development is fully integrated into and informed by the landscape."* Existing trees, hedgerow, scrub and meadow which can be retained and enhanced.
- 7.6 Given the extensive nature of the NCA, and that extensive areas of the NCA would not be affected the assessed landscape effect is considered to be **Negligible Adverse** at completion and year 15.

Local Character – Hinckley and Bosworth Landscape Character Assessment

- 7.7 Within the Hinckley and Bosworth Landscape Character Assessment the sites are located within the *Rolling Farmland* LCT and Landscape Character Area E- *Stoke Golding Rolling Farmland* LCA.
- 7.8 Key Characteristics of Area E – Stoke Golding Rolling Farmland LCA include “*Undulating arable and pasture farmland with gentle valleys slopingSmall to medium scale rectilinear field pattern divided by low hedgerows and mature hedgerow trees typical of parliamentary enclosure, with smaller pasture fields around settlements, creating a largely unified field pattern and providing continuity with the agricultural past.*”
- 7.9 Key Sensitivities and Values include “*The rural character of the landscape, despite its proximity to urban areas.... Low hedgerows and mature trees are important elements because of the relatively low level of woodland in the landscape and their role in defining historic field patterns.....Footpaths including popular recreational routes provide connections with the wider landscape.*”
- 7.10 Landscape Strategies include “*Encourage the use of traditional ‘Midland’s style’ hedge laying to manage hedgerows, improving their structure and biodiversity value and strengthening landscape character. ...Maintain the rural character of the landscape. Ensure development is fully integrated into and informed by the landscape with its rural, harmonious pattern of small villages which are well-integrated in the landscape, and local vernacular styles and materials.....Maintain and enhance the recreational assets including rights of way network and canal....Create new and conserve existing notable habitats, in particular deciduous woodland and mesotrophic grassland....Encourage tree planting to regenerate mature/ veteran trees as they come to the end of their lives.*”
- 7.11 The sites are partly reflective of the Landscape Character Area and display some common elements including low hedgerow, mature hedgerow trees and medium scale rectilinear field parcels however the sites also have urban influence and detracting features. Whilst the proposed development would result in the loss of some open farmland at the edge of the settlement, this would represent a relatively limited and localised impacts in the context of the wider landscape character area.
- 7.12 The proposed development will not be introducing uncharacteristic elements into the wider landscape, as dwellings will be similar in nature and scale to those forming the existing settlement edge. Existing hedgerow and mature trees will also be retained, and a proportion of the Site will be retained and proposed as Green Infrastructure that will allow for new planting and habitat creation. In the northern parcel development will be set back from the northern most edge of the site with additional structural planting and green space to create an appropriate transition between the development and wider countryside. In conclusion, the assessed effect on the LCA is considered to be **Moderate-Minor Adverse** for the northern Site and **Minor Adverse** for the southern site.
- 7.13 By year 15 it is considered effects for the northern site would be **Minor Adverse** and for the southern site; **Minor-Negligible Adverse** once planting within the Green Infrastructure is establishing and maturing, which will provide landscape benefits, as well as helping the built development to assimilate with its surroundings and filtering views.

Site and immediate Context

- 7.14 Neither site is covered by any landscape designations, nor do they contain any unique or irreplaceable landscape features. An analysis of landscape value has determined that both Sites have a Medium landscape value overall.
- 7.15 For the southern site, the most noticeable impact of the proposed development would be the loss of the single field being replaced with new residential development and associated Green Infrastructure. Whilst new residential development would represent an extension of Hinckley beyond Normandy Way, the site is located alongside the settlement edge with housing to the east and north influencing its character, New housing would be similar in scale and nature to the existing settlement edge being contained by existing development to the east and retained and proposed tree and hedgerow cover.
- 7.16 New housing would be set within a framework of new and retained planting and green space and sit adjacent to existing development to Ashby Road and Normandy Way.
- 7.17 For the northern site, agricultural fields will be replaced with residential development set back from the northern edge behind a landscaped buffer with additional proposed planting. Development to the northern site would sit further beyond the edge of Hinckley than the southern site however development extends along Ashby Road towards the site with the southern site boundary located adjacent to the Hinckley, and Bosworth Community Hospital influencing the Site. The site is influenced by Ashby Road and the Hinckley Road junction.
- 7.18 Proposed dwellings will be in keeping with existing housing in the context of the northern parcel. Development is proposed to the field parcels located between the southern and northern parcel (Approved scheme *Land East of Stoke Road and North of Normandy Way* (22/00318/OUT) and pending consideration scheme *Normandy Way, Hinckley* (24/00264/OUT). Therefore, providing a link between the developments and creating a coherent strategy for the area north of Hinckley.
- 7.19 The northern site will be enhanced as green space. The field parcels to the north will provide a large contribution as part of the Green Infrastructure. It is considered that these features would result in some localised beneficial effects at year 15 once new vegetation has matured.
- 7.20 For the northern site, as a result of the retention of existing vegetation, and the large amount of Green Infrastructure which forms part of the proposals the assessed landscape effect on the Site is considered to be **Major/ Moderate Adverse** reducing to **Moderate Adverse** on account of the benefits delivered by the establishing and maturing Green Infrastructure.
- 7.21 For the southern site, the landscape effect on the site is judged as being **Moderate Adverse** reducing to **Moderate/ Minor Adverse** on account of the established and maturing Green Infrastructure.

Visual Effects

Zone of Theoretical Visibility (ZTV)

- 7.22 A ZTV (Zone of Theoretical Visibility) exercise has been undertaken (see Figure 6a). To assist the initial visual study, the ZTV has been generated based upon a scenario of 10m high buildings (which is the equivalent to 2.5 storey dwellings) across the entire proposed built development. In reality, and as expressed through the detailed application, the majority of housing would be

2 storey in height (circa 8m). The ZTV provides a useful starting point to understand visibility. It identifies the theoretical visibility of the Proposed Development and takes into account existing screening effects within the landscape, such as landform, built up areas and significant vegetation. The ZTV is not however, an indicator of the effect of the proposed development on the view but simply, its visible extent in the surrounding landscape. More refined visual analysis has been undertaken through field work. This has uncovered the nuances of localised screening effects (e.g. copses, hedgerows, and buildings), which provide a greater understanding of the site's visibility and the extent of views for receptors (e.g. whether these are full, partial, or glimpsed).

- 7.23 There could be some limited locations (beyond the extent of the ZTV shown) that could have a potential distant or very limited view to a part of the development. Equally, there could be some locations shown within the ZTV that would not experience any views to the resultant development.

Construction

- 7.24 During construction there would be some short -mid term adverse visual effects, resulting from the construction work, and the views to partially completed works and construction activity. Mitigation could include the erection of appropriate hoardings around the development Site and the consideration of siting of compounds, temporary machinery and equipment. Construction visual effects are broadly similar to effects receptors will experience at Completion (Year 0) as set out later in this document. For the southern site there are some exceptions, and these include residents of properties to Ashby Road and Normandy Way (Frobisher Close, Drake Way, Hawkins Close, Hardy Close).

Operation (following Completion)

- 7.25 The following provides a summary of the visual effects assessment included at Appendix C.

Residential Properties and Settlement

Residents of properties on Ashby Road (A447)

- 7.26 Ashby Road is located to the east of both sites. For residents of properties on Ashby Road (A447) which rear on to the eastern edge of the southern site, views will change from views of open fields to views of development. Existing boundary vegetation to these properties will provide some filtering of views with varying levels of containment provided by mature hedgerow and trees. The design shows new dwellings would back onto existing properties with some tree planting to streets and green spaces. Existing properties to the east have good sized gardens.
- 7.27 Existing properties to the east of Ashby Road would have some oblique views of development within the northern parcel. Existing views would be of residential development stretching north along Ashby Road with open fields beyond. This would change with further development visible to a small part of the eastern edge beyond the Hinckley and Bosworth Community Hospital. Proposed tree planting to the edge of the site will assist in filtering views and softening them over time however it is considered views of residential development would not be out of context or uncharacteristic.

- 7.28 For properties at the northern end of Ashby Road, in closer proximity to the northern site, effects are assessed as **Minor Adverse** reducing to **Minor Adverse/ Negligible** as planting to the eastern side of the northern site is maturing.

Visual effects for residents on Ashby Road adjacent to the southern parcel are assessed as **Moderate Adverse** at completion and at year 15. Views of the southern development would be experienced, largely from first floor level, and observed within the context of built features off Normandy Way that are apparent in the views.

Residents of Properties off Normandy Way (Frobisher Close, Drake Way, Hawkins Close, Hardy Close)

- 7.29 To the south of Normandy Way are existing residential properties located to Frobisher Close, Drake Way, Hawkins Close and Hardy Close. Properties rear or side onto Normandy Way. Views of the southern site for these properties are from the rear or side of properties and vary according to the boundary treatment which consists of mostly closed board fencing and walling. Existing views are of an open field seen beyond Normandy Way. Views will change to immediate views of proposed development set back behind a shared drive lane with parking and proposed tree planting. To the western edge of the site, an attenuation basin will be located within green space.
- 7.30 For properties to the western end of the settlement edge (Hardy Close) views of the southern site would be oblique allowing views of open countryside to be retained. However, the existing view would alter as a result of the northern site which would be visible in the distance set amongst existing hedgerow vegetation. Upper floors of existing properties in this location would most likely experience glimpsed views of the western edge of the northern site. This would be seen in the context of other farmsteads and associated sheds and the Hinckley and Bosworth Community Hospital.
- 7.31 Visual effects for residents off Normandy Way would vary. For residents further to the west along Normandy Way, visual effects would be **Minor Adverse** at completion reducing to **Minor Adverse/ Negligible** at year 15 as proposed planting is maturing to both the southern and northern parcel.
- 7.32 For residents located directly to the south of the southern parcel visual effects are judged as **Major-Moderate Adverse** at completion reducing to **Moderate Adverse** as street tree planting is maturing, softening the built form edge at year 15.

Residents of Sunnyside Farm

- 7.33 Sunnyside Farm is located directly to the north of the southern Site. Views for residents would change from open fields with the edge of Hinckley beyond Normandy Way to views of residential development located in closer proximity beyond one field parcel and existing hedgerow and hedgerow trees. The existing trees and hedgerow to the northern boundary will be retained as part of the landscape proposals providing some filtering of views for residents. Sunnyside Farm faces southwest therefore views of the southern parcel from upper windows would be oblique.
- 7.34 Views of the northern parcel would also be partly visible with the western area of the development extending past the end of the Hinckley and Bosworth Community Hospital. Views of the northern parcel would also be oblique with existing boundary planting retained to the south.

- 7.35 Visual effects as a result of development to the northern parcel are judged as **Minor Adverse** at completion and year 15.
- 7.36 Visual effects for Sunnyside Farm as a result of development to the southern parcel are assessed as **Moderate Adverse** at completion and year 15.

Residents of Westfield Farm

- 7.37 Westfield Farm is located in between the northern and southern site, to the northwest of Sunnyside Farm. For residents of this property, existing views are of open countryside with the Hinckley and Bosworth Community Hospital and existing dwellings to Ashby Road beyond to the east and open countryside with the existing edge of Hinckley beyond Normandy Way to the south. Views would alter with development extending closer into the view to the southeast and new development becoming visible to the north, extending views of development to the west of the Hinckley and Bosworth Community Hospital.
- 7.38 Existing hedgerow and hedgerow trees are to be retained to the southern parcel which will assist in softening views of built form. To the northern site, existing hedgerow and hedgerow trees are also to be retained with additional planting also proposed to this boundary. This will further filter views in time, assisting in assimilating the development into the landscape.
- 7.39 For residents of Westfield Farm, visual effects as a result of development to the northern site are judged as **Moderate Adverse** at completion reducing to **Moderate/ Minor Adverse** as proposed planting to the north is maturing at year 15.
- 7.40 Visual effects as a result of development to the southern parcel are assessed as **Moderate Adverse** at completion reducing to **Moderate/ Minor Adverse** as proposed planting to the south is maturing at year 15.

Residents of properties to Hinckley Road including The Old Mill (Barrossa).

- 7.41 Hinckley Road is located to the northeast of the northern site and includes linear development along the road and a group of dwellings at The Old Mill including a notable 3 storey property (Barrossa). Views for properties vary dependant on orientation and fenestration however for most properties existing views will be of open countryside with some existing development within the view. Views will alter with some development partially visible beyond Ashby Road set back behind green open space and proposed planting. Proposals show development will be set back from the northeastern edge. For properties which front onto Hinckley Road, views would be oblique and beyond an existing field parcel. For properties to The Old Mill, views would be in closer proximity with Barrossa most likely to experience views as a result of the property being 3 storeys and in closest proximity to the site.
- 7.42 Development is set back from the northeastern corner of the site and mitigation includes new tree planting to the northern and eastern boundary. Existing hedgerow and hedgerow trees are to be retained and reinforced. As planting matures this will assist in softening views and filtering the built form of the development.
- 7.43 Visual effects for properties to Hinckley Road as assessed as **Moderate Adverse** at completion reducing to **Moderate/ Minor Adverse** at year 15 as proposed planting to the northeastern corner of the development has established and is maturing. (Visual effects for Barossa are assessed as **Major/ Moderate Adverse** at completion reducing to **Moderate Adverse** at year 15).

- 7.44 Development within the southern site would not be clearly visible therefore visual effects are judged as **None**.

Residents to the edge of Barwell

- 7.45 Barwell is located to the northeast of Hinckley. Views from the settlement edge looking west are of open fields and properties to Hinckley Road with occasional views of farmsteads and associated sheds. Barwell occupies rising ground and therefore some dwellings within Barwell itself may also have views towards open countryside to the west. Views for these receptors will alter with possible glimpsed views of the northeastern edge of the development. Proposed development will be set back from the northern and eastern boundaries however for some dwellings within Barwell, long distance views may be possible of the upper extents of buildings from upper floor windows.
- 7.46 Mitigation includes proposed tree planting to the northeastern area of the northern site. This will assist in filtering views and softening built form, settling the development into the landscape. Retained and proposed planting through the development will also help to soften overall views. Views of the southern parcel would be screened by existing development.
- 7.47 Visual effects for residents of properties located within Barwell are assessed as **Minor Adverse/ Negligible** at completion reducing to **Negligible** at year 15 once the proposed planting to the northeastern corner has matured.
- 7.48 Development on the southern site would not be clearly visible therefore visual effects are judged as **None**.

Residents of Highfields Farm and Frith House Farm

- 7.49 Highfields Farm and Frith House Farm are located to the west of the northern site. Existing views are of open countryside with occasional farmsteads and associated sheds. The Hinckley and Bosworth Community Hospital may also be visible in some views. This would alter with agricultural fields changing to residential development in medium views. Views of the western edge of the northern development would be set back behind one or two existing fields parcels.
- 7.50 Existing hedgerow and hedgerow trees are to be retained. These will be reinforced with new tree planting to the northwestern edge to filter views further. Visual effects will vary dependant on orientation of properties and location of windows.
- 7.51 Visual effects for Highfields Farm and Frith Farm are assessed as **Major/Moderate Adverse** at completion reducing to **Moderate Adverse** as planting to the western boundary is maturing at year 15.
- 7.52 Glimpses of development to the southern site may be possible however these would be seen in the context of existing development and at a distance. Visual effects for development to the southern site are judged as **Negligible Adverse** at completion and year 15.

Residents of Comfort Farm

- 7.53 Comfort Farm is located to the west of both sites. Set slightly lower in the landscape and beyond vegetation associated with the water course which runs roughly north south to the west of the site, existing views for this property are of open countryside with some individual farmsteads dotted amongst the landscape. The property may experience glimpsed views of the upper extents of commercial development to the edge of Hinckley.

- 7.54 Views may alter with some glimpsed views of the western edge of the northern site and possibly glimpses of the upper extents of the southern site however these views are expected to be heavily filtered by existing overlapping vegetation within the existing landscape. The southern site is located further away than the northern site and any glimpses are expected to be minimal and inconsequential in nature.
- 7.55 Visual mitigation includes retaining hedgerow and hedgerow trees to the west of the northern site and enhancing the boundary with new tree planting. Additional planting is also proposed to the western corner of the southern site. Additional planting will assist in integrating the built development into the landscape further 'softening' and filtering views of the proposed development.
- 7.56 Visual effects for Comfort Farm as a result of development to the northern site are judged as **Minor Adverse** at completion reducing to **Negligible Adverse** at year 15 as mitigation planting is maturing.
- 7.57 Visual effects as a result of development to the southern site are judged as **Negligible Adverse** at completion and year 15.

Residents of Old House Farm

- 7.58 Old House Farm is located to the northwest of the northern site beyond the Leicestershire Round Long-Distance Route. The farm occupies a localised elevated position offering open views of the surrounding countryside. Existing views include the edge of Barwell.
- 7.59 There would be some views with the upper extents of the proposed development visible. This would be viewed and filtered by existing overlapping vegetation. Proposed development to the northern site would be set back from the northern edge and away from Rogue's Lane. Mitigation includes new tree planting to the northern boundary which will provide filtering of views and soften the built form to this edge. The southern site is unlikely to be visible from Old House Farm.
- 7.60 Visual effects for residents of Old House Farm are assessed as **Moderate/ Minor Adverse** at completion reducing to **Minor Adverse** at year 15 as the proposed planting to the northern boundary is maturing.
- 7.61 Development on the southern site would not be visible therefore visual effects are judged as **None**.

Residents to edge of Stoke Golding

- 7.62 Stoke Golding is located to the northwest of the site. For properties to the southeastern edge of Stoke Golding existing views will be of open countryside with farmsteads dotted amongst overlapping hedgerow and trees.
- 7.63 Views would not be notably altered with development to the northern edge of the northern site set back behind intermittent tree planting. Any potential views would be filtered by existing overlapping trees and hedgerow.
- 7.64 Visual effects for residents of properties to the southeastern edge of Stoke Golding would be **Negligible Adverse** at completion reducing to **Negligible Adverse/ None** at year 15 once planting to the north of the site has matured.

- 7.65 Development on the southern site would not be visible therefore visual effects are judged as **None**.

Public Rights of Way (PROW) and Other Footpaths etc

Users of Leicestershire Round Long-Distance Route (U36/3, U37/1, U37/3, T99/6).

- 7.66 The Leicestershire Round is a Long-Distance Route which passes roughly east west through the landscape to the north of the northern site. The route tracks along ground to the north of the site which lies slightly lower than the site before rising up to a similar elevation in proximity to Old House Farm.
- 7.67 Existing views for users of the route when in proximity to the site are of open countryside with the edge of Barwell visible beyond. Individual farmsteads are also visible along Rogue's Lane. Depending on the context and location, users will have views of proposed planting visible to the northern edge of the northern site. Development would be set back however, some views of the upper extents of buildings may be visible beyond. As the route heads towards Old House Farm views of the upper extents of the northwestern edge may be available however these would be set amongst overlapping intervening vegetation and seen at a distance.
- 7.68 Visual effects for users of the Leicestershire Round LDR are assessed as **Moderate Adverse** at completion reducing to **Moderate/ Minor Adverse** at year 15 as the planting to the northern boundary is maturing.
- 7.69 Development on the southern site would not be clearly visible therefore visual effects are judged as **None**.

Users of Public Right of Way T99/5

- 7.70 Public Right of Way T99/5 runs parallel to a short section of the Leicestershire Round directly to the north of the northern site. The T99/5 lies beyond the Leicestershire Round, further north.
- 7.71 Views are similar to that experienced by walkers on the Leicestershire Round however set further north, away from the Site. Views experienced will be of the upper extents of buildings potentially visible in the view, set back from the northern boundary beyond proposed tree planting. This would be seen in the context of existing development to the edge of Barwell.
- 7.72 Visual effects for users of PROW T99/5 are assessed as **Minor Adverse** at completion reducing to **Minor Adverse/ Negligible** at year 15 once planting to the northern boundary is becoming established.
- 7.73 Development on the southern site would not be visible therefore visual effects are judged as **None**.

Users of Public Right of Way T58/1

- 7.74 PROW T58/1 is located to the northeast of the site, crossing the landscape between the edge of Barwell and Ashby Road. Existing views are of the open countryside and the edge of Barwell.
- 7.75 Views towards the northern site are filtered by overlapping vegetation therefore views of the proposed development would be filtered, set back behind additional proposed planting to the northern boundary. Any glimpses of the upper extents of buildings would be seen at a distance and 'softened' by intervening planting.

7.76 Visual effects for users of PRoW T58/ 1 are assessed as **Negligible Adverse** at completion reducing to **Negligible Adverse/ None** at year 15 as planting to the northern boundary is maturing.

7.77 Development on the southern site would not be visible therefore visual effects are judged as **None**.

Users of Public Right of Way U43/1

7.78 PRoW U43/ 1 is located to the east of the northern site, linking Ashby Road and Hinckley Road. Existing views for users of this route are of open countryside to the northwest with views of development to Hinckley Road and Ashby Road towards the Hinckley and Bosworth Community Hospital.

7.79 On the approach to the site from Hinckley Road there would be views of proposed development within the northern parcel visible beyond Ashby Road where a new roundabout would be implemented. Receptors would have views of a new roundabout when they reach the A447. Views of the northern end of the site in proximity to Rogue's Lane would be of new tree planting and green open space however immediately adjacent to the Hinckley Bosworth Community Hospital, new dwellings would be visible. Mitigation around the roundabout includes some individual tree planting which would assist in softening the visible built form.

7.80 Visual effects for users of PRoW U43/1 are assessed as **Moderate Adverse**, reducing to **Moderate/ Minor Adverse** at year 15 once the individual tree planting around the roundabout and to the frontage of properties has established.

7.81 Development on the southern site would not be visible therefore visual effects are judged as **None**.

Users of Public Right of Way T60/2

7.82 PRoW T60/2 tracks broadly north south through the landscape to the west of both sites, passing in proximity to Comfort Farm. Existing views vary along the route however views generally consist of open countryside with individual farmsteads. Commercial development to the edge of Hinckley lies to the south.

7.83 Views to the east for much of the route are contained by landform and overlapping vegetation. Once in proximity to Comfort Farm, views of the western edge of the northern and southern development may be visible with the northern site most likely to be visible. Existing vegetation filters views however the upper extents of parts of the site may be visible amongst the vegetation. This would be seen at a distance and with glimpses of the edge of Hinckley within the context.

7.84 Visual effects for users of PRoW T60/2 are judged as **Negligible Adverse** at completion reducing to **Negligible Adverse/ None** for both the northern and southern sites as planting to both sites is maturing and the landscape 'softens' at year 15.

Roads & Transport Users

Users of Ashby Road (A447)

7.85 Ashby Road lies to the east of both sites and connects the two, forming the eastern boundary to the northern site. Existing views on approach from the north are of open landscape with

Barwell to the east and development to Hinckley Road and further along Ashby Road coming into view on arrival into Hinckley.

- 7.86 Views of development would be visible on the approach to Hinckley, and more generally as users reach Rogue's Lane. Views heading south from Stapleton would be glimpsed views of the upper extents of the northern edge of development to the northern site. Views would be filtered by existing vegetation and mitigation includes planting to the northern boundary which would assist in filtering views further. As the road passes through the undulating landscape, visibility is restricted in places. Beyond Rogue's Lane development would be visible as users pass the site, as well as views of the new roundabout. Once south of the hospital, views would quickly diminish.
- 7.87 Views of the southern site are generally contained by existing ribbon development along Ashby Road. Glimpses are possible between the existing detached houses however many of the properties have mature boundary vegetation to rear gardens which would assist in filtering views of built form. The existing view is of residential development adjacent to the road and so any views of new housing seen between gaps in the building line on Ashby Road would not be out of context with the current experience.
- 7.88 Visual effects for users of Ashby Road are assessed as **Moderate Adverse** reducing to **Moderate/ Minor Adverse** as planting to the eastern boundary of the northern site occurs. Whilst visible development would extend north along Ashby Road from Hinckley and Bosworth Community Hospital this would not be out of context with existing ribbon development visible along Ashby Road. Views from the north would alter with glimpses of development becoming visible on approach however the additional planting to the north would filter views and soften the built form. All of these views would be observed at speed as highway users move through the landscape.
- 7.89 Visual effects as a result of development to the southern parcel are judged as **Negligible Adverse** at completion and year 15.

Users of Rogue's Lane

- 7.90 Rogue's Lane forms the boundary to the north of the northern site. Existing views on this route are of open countryside, individual farmsteads and the existing edge of Barwell including development along Hinckley Road.
- 7.91 Views would alter to the south with fields being replaced with new tree planting proposed to the northern boundary becoming visible to the south of the road. Proposed development would be visible beyond until the planting becomes established. The retention of the Rogue's Lane hedgerow which will be strengthened by new structural planting of woodland, trees and hedgerows will assist in integrating development into the landscape and would filter and 'soften' view. Views from further west along the lane would be less notable with boundary planting also proposed along the western boundary. This would be set further back beyond existing field parcels. Receptors for the most part are highway users such that these views would be fleeting in context and seen at speed.
- 7.92 Visual effects for users of Rogue's Lane are assessed as **Moderate Adverse** at completion reducing to **Moderate/ Minor Adverse** at year 15 on account of the established and maturing green infrastructure proposals.

- 7.93 Development on the southern site would not be visible therefore visual effects are judged as **None**.

Users of Hinckley Road

- 7.94 Hinckley Road is located to the northeast of the northern parcel. Views along this road are of existing residential development. Once in proximity to the junction with Ashby Road, development located along Ashby Road (to the south) is also visible. Existing views at the junction become more open.
- 7.95 Views would alter at this location with planting proposed to the boundary with Rogue's Lane and development proposed beyond. Development would be visible beyond Ashby Road towards the Hinckley and Bosworth Community Hospital. Views would be experienced beyond hedgerow and would not be out of context with existing development visible in the context.
- 7.96 Visual effects for Users of Hinckley Road would be **Moderate Adverse** at completion reducing to **Moderate/ Minor Adverse** as the planting to the northern corner is maturing at year 15.
- 7.97 Development on the southern site would not be visible therefore visual effects are judged as **None**.

Users of Normandy Way (A47)

- 7.98 Normandy Way is located to the south of the southern site forming the boundary. This road is relatively wide with a verge between the road and the site. The footway lies to the south of the road. Existing views are of residential and commercial development to the south of the road with views of properties to Ashby Road included.
- 7.99 Views to the north of Ashby Road are of open countryside with farmsteads and associated barns/ sheds dotted amongst the vegetation. Views would alter with the southern site, currently an agricultural field replaced with residential development. The attenuation pond is located to the western corner with tree planting dotted to incidental spaces. Whilst the view would alter with immediate views of development available, this would not be out of context with residential development visible opposite to the south of Normandy Road and fronting on to Ashby Road.
- 7.100 Visual effects for users of Normandy Road are assessed as **Minor Adverse** at completion and at year 15.
- 7.101 Glimpses of development may be possible to the northern site however these would be seen at a distance and in the context of development closer in the view. Visual effects for development to the northern site are judged as **Negligible Adverse** at completion and year 15.

Users of Stoke Lane

- 7.102 Stoke Lane is located to the west of both sites in proximity to Wykin. Views from the lane are of open countryside with the existing edge of Hinckley visible including commercial development. Glimpsed views of development on the sites may be possible for these receptors however views would be seen at distance and in the context of existing development.
- 7.103 Visual effects for users of Stoke Lane of development to the northern and southern parcels are judged as **Negligible Adverse** at completion and year 15.

Other Visual Receptors

Users & Visitors to Hinckley and Bosworth Community Hospital

- 7.104 Hinckley and Bosworth Community Hospital is located to the west of Ashby Road between the northern and southern sites. The buildings are set back from the road with mature boundary vegetation to all sides. Existing views are relatively contained with some gaps to vegetation allowing views. Existing views are open countryside and elements of development including dwellings to Ashby Road, farmsteads and glimpsed views of the existing edge of Hinckley.
- 7.105 Views would alter with immediate views of development to the northern parcel from the north of the Hospital and medium distance views of development to the southern site, beyond Sunnyside Farm. Views of development are within the existing context however views would be experienced in closer proximity.
- 7.106 Existing planting to the site boundary between the northern site and hospital would be retained. Development is set back behind green lanes with additional individual tree planting. To the southern site existing tree planting to the northern boundary is also retained and reinforced with further planting to the western corner of the site.
- 7.107 Visual effects for the Hinckley and Bosworth Community Hospital are assessed as **Minor Adverse** at completion for development to the northern parcel. Effects are unlikely to reduce notably with no additional planting proposed to the adjacent boundary.
- 7.108 For development to the southern parcel, visual effects are judged at **Negligible Adverse** at completion and year 15.

Cumulative Effects

- 7.109 The sites form part of a wider allocation proposed within the Regulation 18 Emerging Local Plan (Appendix 3- 2023). The proposed allocation consists of a number of sites which make up *North of Normandy Way 'Hinckley North'* (AS1029, AS1031 A, AS1031 B and LPR199 (combined). See Figure 1.
- 7.110 *Land East of Stoke Road and North of Normandy Way (A47)* occupies the western part of the allocation and was granted permission at appeal for up to 475No Units (22/00318/OUT). *Normandy Way, Hinckley* occupies the central part of the allocation (joining both the proposed northern and southern site) and was granted permission for up to 415No Units (24/00264/OUT).
- 7.111 The baseline analysis and the assessment does not take into account these developments.
- 7.112 If these sites are built *before* development on the northern and southern sites comes forward then the landscape character of the sites and their immediate landscape will be changed by the influences of surrounding built development. Similarly, for some visual receptors that have views of the sites they would experience these within the context of built development.

8.0 SUMMARY AND CONCLUSIONS

- 8.1 Figures 1 and 2 show the location and context of the sites. The application covers two sites. One located to the west of Ashby Road, and one located to the north of Normandy Road.
- 8.2 The sites are allocated in the emerging Local Plan for residential development as part of a wider allocation known as Hinckley North.
- 8.3 The northern Site (west of Ashby Road) consists of three agricultural field parcels and is bounded by maintained hedgerow with Rogue's Lane forming the northern boundary and Ashby Road forming the eastern boundary. To the south lies the Hinckley and Bosworth Community hospital with open fields to the west.
- 8.4 The southern site (north of Normandy Road) is bound by post and rail fence to the south with Normandy Road beyond. The settlement edge of Hinckley lies to the south. To the north the boundary is formed by hedgerow and hedgerow trees with open fields and Sunnyside Farm beyond. The eastern boundary is formed by garden boundaries for properties fronting onto Ashby Road.
- 8.5 Retained trees and hedgerows and new landscape habitats will be designed as part of a Green Infrastructure strategy. The development's Green Infrastructure will be multifunctional in its design and management, so that it performs a range of functions, to include benefits for landscape character, recreation, biodiversity, drainage and adaption to climate change. This will include the planting of native broadleaved trees, woodland edge/scrub mixes, species rich hedgerows, and mixed grassland habitats (e.g., species rich grassland, meadows, amenity and flowering lawn grassland). Drainage features to include basins and SuDS will be provided and these will include new planting and associated habitats. This will integrate built development into the landscape with planting filtering and 'softening' views of built elements for visual receptors that will have views of the Proposed Development.
- 8.6 Proposals include for residential development of 482No units across the northern and southern site. Associated access landscaping, drainage and play are included within the proposals.

Landscape summary

- 8.7 Neither site is covered by any landscape designations, nor do they contain any unique or irreplaceable landscape features. An analysis of landscape value has determined that both Sites have a Medium landscape value overall.
- 8.8 For the southern site, the most noticeable impact of the proposed development would be the loss of the single field being replaced with new residential development and associated Green Infrastructure. The site is located alongside the settlement edge with housing to the east and south influencing its character. New housing would be similar in scale and nature to the existing settlement edge being contained by existing development to the east and retained and proposed tree and hedgerow cover.
- 8.9 For the northern site, agricultural fields will be replaced with residential development set back from the northern edge behind a landscaped buffer with additional proposed planting. Development to the northern site would sit further beyond the edge of Hinckley than the southern site however development extends along Ashby Road towards the site with the southern site boundary located adjacent to the Hinckley, and Bosworth Community Hospital

influencing the Site. The site is influenced by Ashby Road and the Hinckley Road junction. Proposed dwellings will be in keeping with existing housing in the context of the northern parcel.

- 8.10 For the northern site, as a result of the retention of existing vegetation, and the large amount of Green Infrastructure which forms part of the proposals the assessed landscape effect on the Site is considered to be **Major/ Moderate Adverse** reducing to **Moderate Adverse** on account of the benefits delivered by the establishing and maturing green infrastructure.
- 8.11 For the southern site, the landscape effect on the site is judged as being **Moderate Adverse** reducing to **Moderate/ Minor Adverse** on account of the established and maturing green infrastructure.

Visual Summary

- 8.12 Receptors that have view of the sites include residents of properties to and users of Ashby Road (A447), Normandy Way (Frobisher Close, Drake Way, Hawkins Close, Hardy Close) and Hinckley Road including The Old Mill (Barrossa) and farmsteads in proximity, users of parts of the Leicestershire Round Long-Distance Route (U36/3, U37/1, U37/3, T99/6, U43/1), Rogue's Lane and Hinckley and Bosworth Community Hospital. Visual effects for these receptors vary in degree.

Conclusions

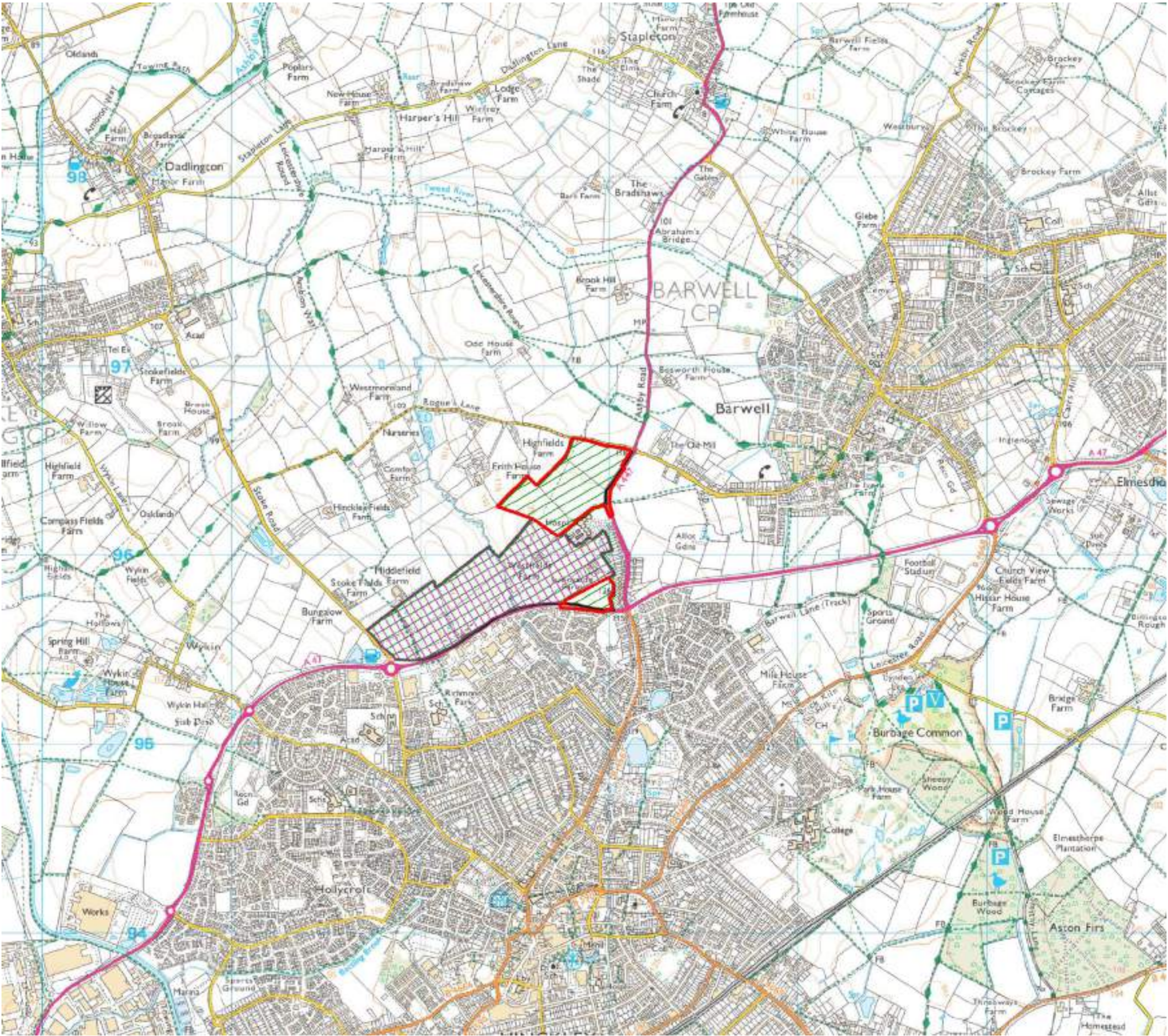
- 8.13 Overall, it is considered that the proposed development and associated Green Infrastructure are of a relatively modest scale and nature in the context of Hinckley and could be accommodated within the Site and local landscape without resulting in any unacceptable landscape or visual effects. The proposed sites would form part of a logical extension to Hinckley as part of already approved development adjacent to the sites.

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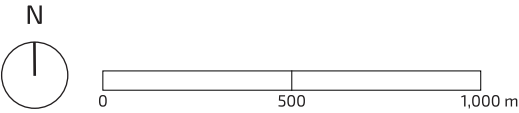
Company No. 07128076. [T] 01509 672772 [E] mail@fpcr.co.uk [W] www.fpcr.co.uk

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-  Site Boundary
-  Residential sites with Planning Permission (22/00318/OUT and 24/00264/OUT)
-  North of Normandy Way - Hinckley North (Regulation 18 proposed site allocations)

date 29/07/26
drwn/chkd
JDS/LMF

client
Miller Homes Ltd.

project
**Ashby Road and Normandy Way,
Hinckley**

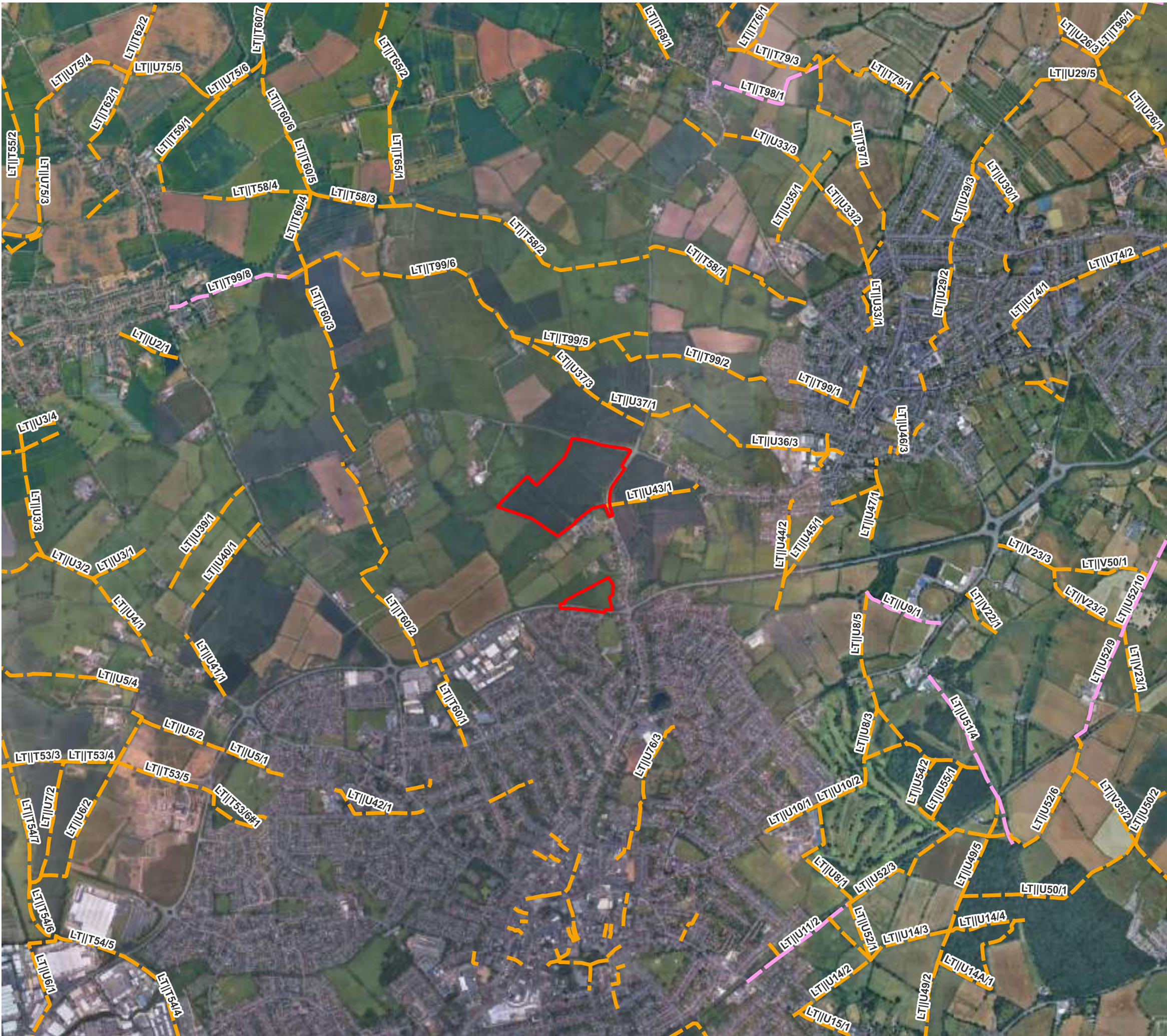
title
SITE LOCATION

scale
1:20,000 @ A3

number
FIGURE 1

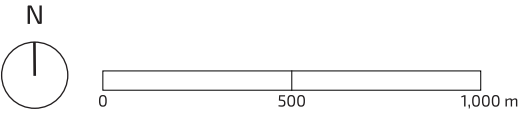
rev
A

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-  Site Boundary
-  Public Rights of Way
-  Bridleway
-  Footpath

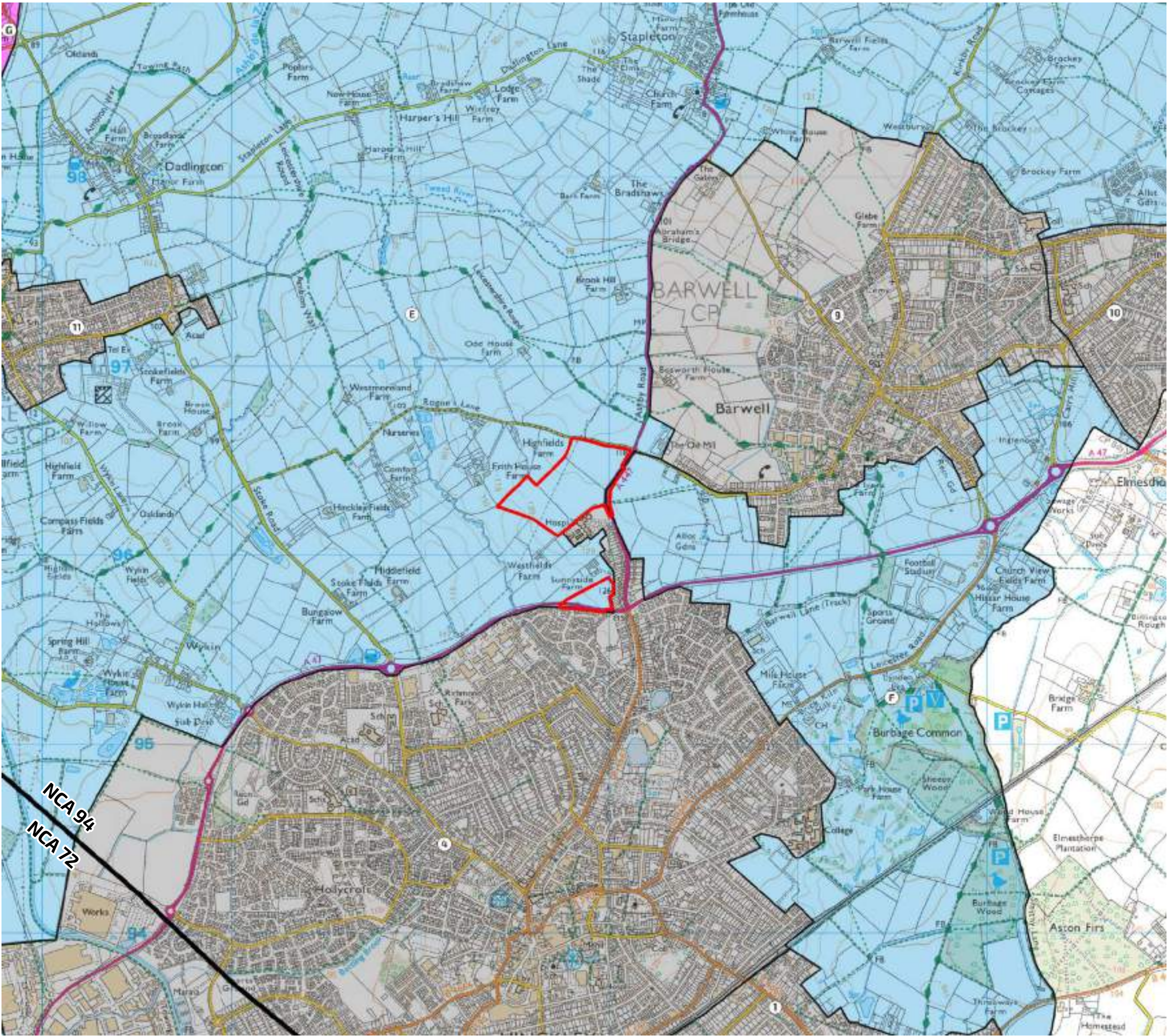
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title	scale
AERIAL PHOTOGRAPH	1:20,000 @ A3

number	rev
FIGURE 2	A

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- National Character Areas
 - NCA 72: Mease/Sence Lowlands
 - NCA 94: Leicestershire Vales
- Hinckley and Bosworth Landscape Character Assessment October 2017
 - Lowlands
 - G - Sence Lowlands
 - Rolling Farmland
 - E - Stoke Golding Rolling Farmland
 - F - Burbage Common Rolling Farmland
 - Urban
 - 1 - Burbage
 - 4 - Hinckley
 - 9 - Barwell
 - 10 - Earl Shilton
 - 11 - Stoke Golding

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Hinckley

title LANDSCAPE CHARACTER
scale 1:20,000 @ A3

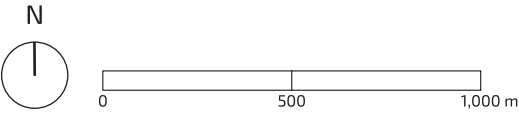
number FIGURE 3
rev A

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- Ancient Woodland
- Country Parks
- Doorstep Greens
- Local Nature Reserves
- Sites of Special Scientific Interest
- Conservation Areas
- Scheduled Monuments

Listed Buildings

- Grade I
- Grade II
- Grade II*

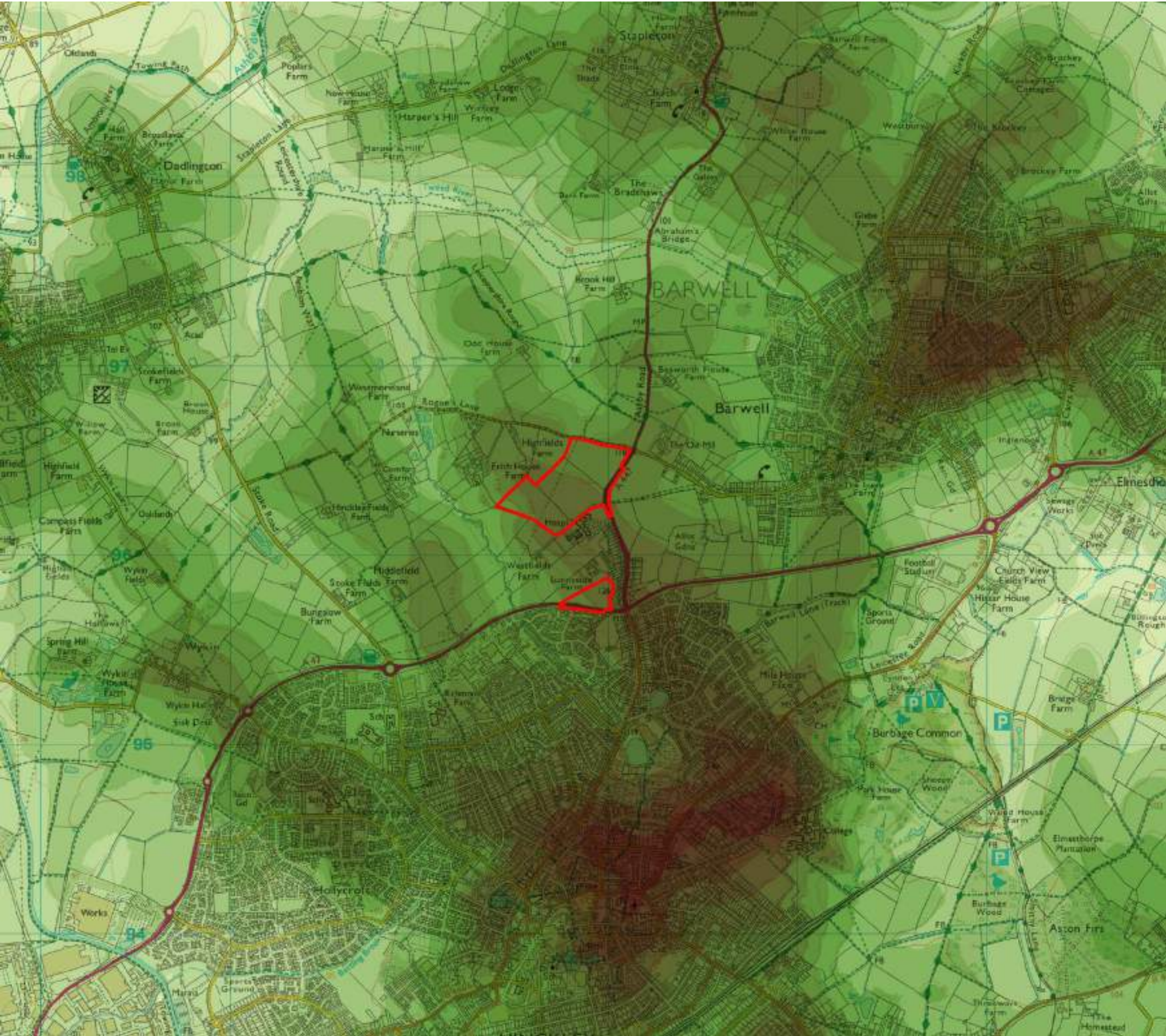
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project
**Ashby Road and Normandy Way,
Hinckley**

title
DESIGNATIONS
scale
1:20,000 @ A3

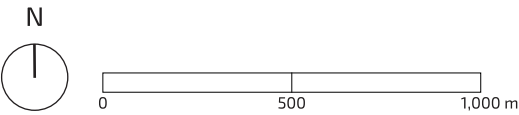
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FIGURE 4
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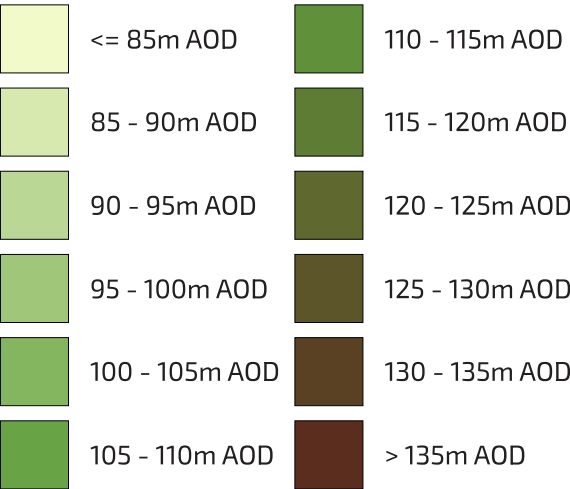


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Topography



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project
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title
TOPOGRAPHY

scale
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number
FIGURE 5

rev
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N

0

300

600 m

Viewpoint Locations

Visual Receptors

- Residents:**
A1 - Residents of properties to Ashby Road (A447)
A2 - Residents of Properties off Normandy Way (Frobisher Close, Drake Way, Hawkins Close, Hardy Close)
A3 - Residents of Sunnyside Farm
A4 - Residents of Westfield Farm
A5 - Residents of properties to Hinckley Road including The Old Mill (Barrossa)
A6 - Residents to the edge of Barwell
A7 - Residents of Highfields Farm and Frith House Farm
A8 - Residents of Comfort Farm
A9 - Residents of Old House Farm
A10 - Residents to edge of Stoke Golding
- Public Rights of Way and other footpaths:**
B1 - Users of Leicestershire Round Long-Distance Route (U36/3, U37/1, U37/3, T99/6)
B2 - Users of Public Right of Way T99/5
B3 - Users of Public Right of Way T58/1
B4 - Users of Public Right of Way U43/1
B5 - Users of Public Right of Way T60/2
- Roads and Transport users:**
C1 - Users of Ashby Road (A447)
C2 - Users of Rogue's Lane
C3 - Users of Hinckley Road
C4 - Users of Normandy Way (A47)
C5 - Users of Stoke Lane
- Others:**
D1 - Visitors to Hinckley and Bosworth Community Hospital

date	29/07/26	drwn/chkd	JDS/LMF
client	Miller Homes Ltd.		
project	Ashby Road and Normandy Way, Hinckley		
title	VISUAL APPRAISAL	scale	1:12,500 @ A3
number	FIGURE 6	rev	A



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-  Site Boundary
-  Zone of Theoretical Visibility (ZTV) (1.8m Visual Receptor Height)

NOTES:

A ZTV is a digitally produced plan showing areas of land within which development may theoretically be visible. The ZTV takes into account screening effects of landform, significant vegetation, and built form. The ZTV does not taken into account any containment/screening created by the Proposed Development's landscape mitigation (ie structural landscape planting).

Site surveys and fieldwork provide a more accurate assessment of visibility of the Site and the expected views (full, partial, glimpsed) of the Proposed Development during the construction stage, on full completion (year 1), and in the longer term (year 15) after completion.

The ZTV is based upon a maximum height of 10m high buildings within residential areas. The ZTV is based on the 10858-FPCR-XX-XX-DR-L-0005 -Landscape Strategy Plan General Arrangement P01 DRAFT. No change in ground level has been added.

The surrounding context is modelled using LIDAR Composite First Return DSM (Digital Surface Model) 2022 - 2m published by the Department for Environment Food and Rural Affairs (DEFRA). The first return DSM includes heights of objects, such as buildings and vegetation, as well as the terrain surface where the first or only return was the ground.

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29/07/26	JDS/LMF
client	
Miller Homes Ltd.	
project	
Ashby Road and Normandy Way, Hinckley	
title	scale
ZONE OF THEORETICAL VISIBILITY	1:20,000 @ A3
number	rev
FIGURE 6A	A