



LANDSCAPE & VISUAL APPRAISAL TECHNICAL NOTE

LAND TO THE SOUTH OF DESFORD

December 2025 | LA5569-LVIA-TN

Quality Assurance

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IDP Landscape Ltd is a practice of Chartered Landscape Architects and a registered company with the Landscape Institute. The opinions expressed within this document are those of qualified Landscape Architects and Ecological Surveyors, whose professional judgement is relied upon.

Managing Director: Kevin Charsley BA Hons DipLA CMLI
(Chartered Member of the Landscape Institute)

Registered Address: 27 Spon Street, Coventry, CV1 3BA
Company number: 08781793
Telephone: +44 (0)24 7652 7600
Email: landscape@idpgroup.com
Website: www.weareidp.com

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Appendices

Refer to separate document

- Appendix 1** Shropshire Landscape Typology
- Appendix 2** Shropshire Landscape & Visual Sensitivity Assessment
- Appendix 3** Visual Assessment Photographs VP1-14



INTRODUCTION

- 1.1. IDP Landscape Ltd are appointed by Bellway Homes to provide Landscape and Visual advice for the strategic urban extension on land to the south of Desford. This technical note sets out a high level summary of landscape policy and supporting guidance, the baseline situation on landscape character and visual environment, and recommendations for the emerging masterplan.
- 1.2. The development site comprises of a number of agricultural fields that lie to the south of Desford on land bordered by Peckleton Lane to the west of the site and the B582 Leicester Lane to the east. Southern extent is broadly defined by a small brook and field boundary hedgerows. Immediately to the north of the landholding is the Bosworth Academy which is a very prominent development, particularly the sports centre. To the west is the Griffen Park industrial estate, and northwest is new housing development. Open countryside extends south and east.
- 1.3. The purpose of this report is to carry out a detailed appraisal of the Site and Study Area, identify landscape and visual receptors likely to be affected, and determine the opportunities and constraints that need to be considered in order to avoid potentially significant landscape and visual effects.

Scope and Extent of Study Area

- 1.4. The Study Area is considered to be up to 3km radius from the centre of the Site, to account for the range of landscape and visual receptors likely to be affected within this setting.
- 1.5. In terms of baseline studies, this 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 those views.

METHODOLOGY

- 1.6. The overall process within LVIA is outlined in the following flow chart (Slide 1) based on figures produced in the Guidelines¹ detailing steps in the assessment of landscape effects and visual effects. The scope of the assessment will need to be discussed with the Local Authority and stakeholders to agree the scope prior to a planning submission, to ensure the process is site specific, clear and transparent, and identifies the effects necessary to make a full judgement on landscape and visual impact.
- 1.7. Baseline studies require a mix of desk study and fieldwork to identify and record the character of the landscape, as well as the visual environment and the receptors (people) that may be affected. For landscape effects the study area should cover the proposed project Site and the wider landscape context within which the proposals may influence landscape character and the full extent of any neighbouring features of special value (e.g. designated areas including National Landscapes, Historic Parks, Conservation Areas etc.) to reflect the setting of that feature. Baseline studies for visual effects will establish the geographic area in which the development may be visible from, and the different groups of people (receptors) who may experience views of the development.
- 1.8. Having established the baseline receptors for both landscape and visual aspects and their value, it is necessary to predict what interactions there will be between these receptors and the proposed development. This will follow these stages:
 - Evaluate the sensitivity of the receptor through combining judgements on the value attached to the receptor and the susceptibility to change arising from the specific type of development;
 - Identify the magnitude of change through judgements on size/scale, extent and duration;
 - Combine judgements on sensitivity and magnitude to establish the level of the significance of effects.

1 Guidelines for Landscape and Visual Impact Assessment Third Edition 2013 (GLVIA3)

Slide. 1. Steps in assessing landscape/visual effects

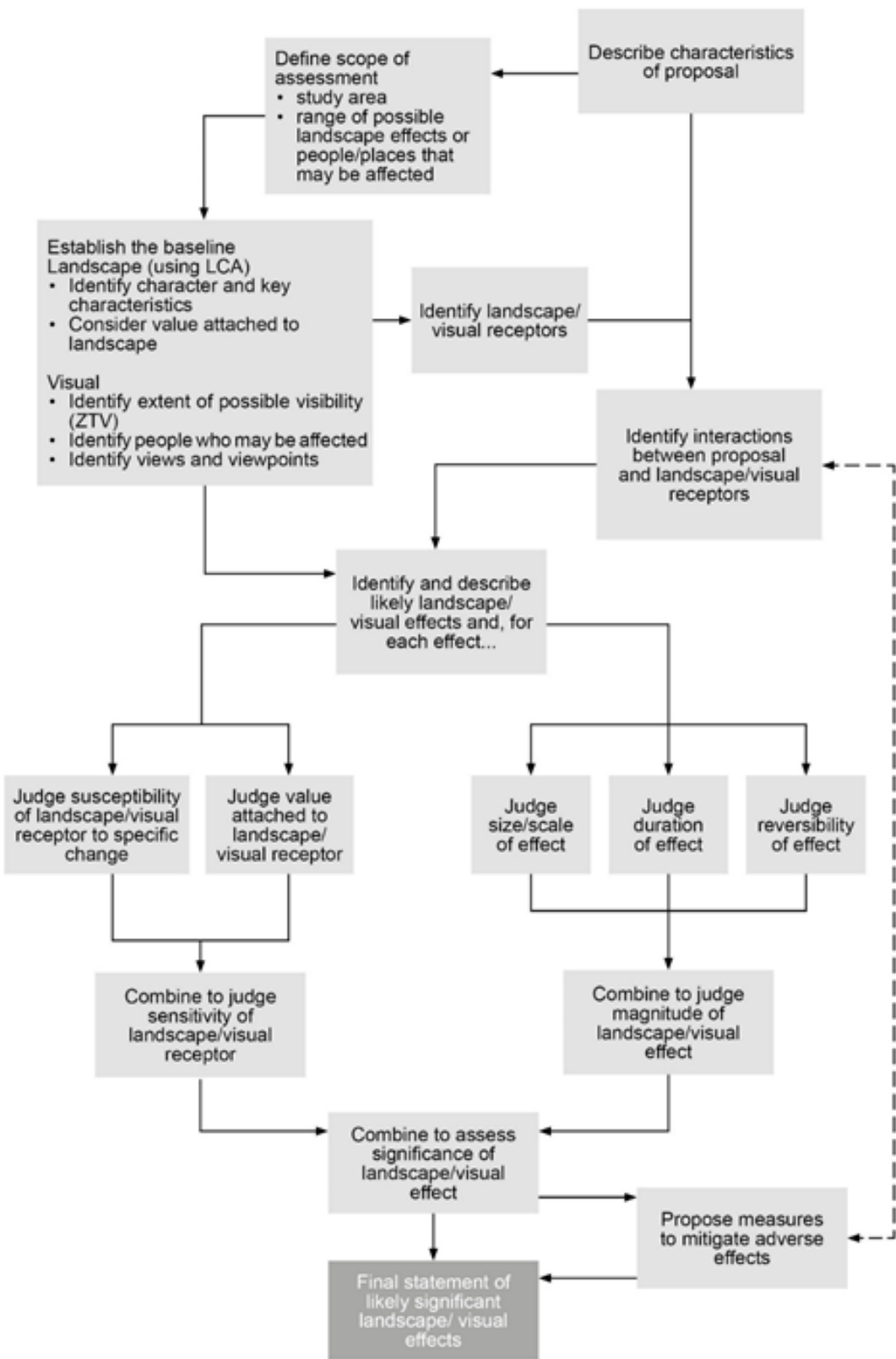
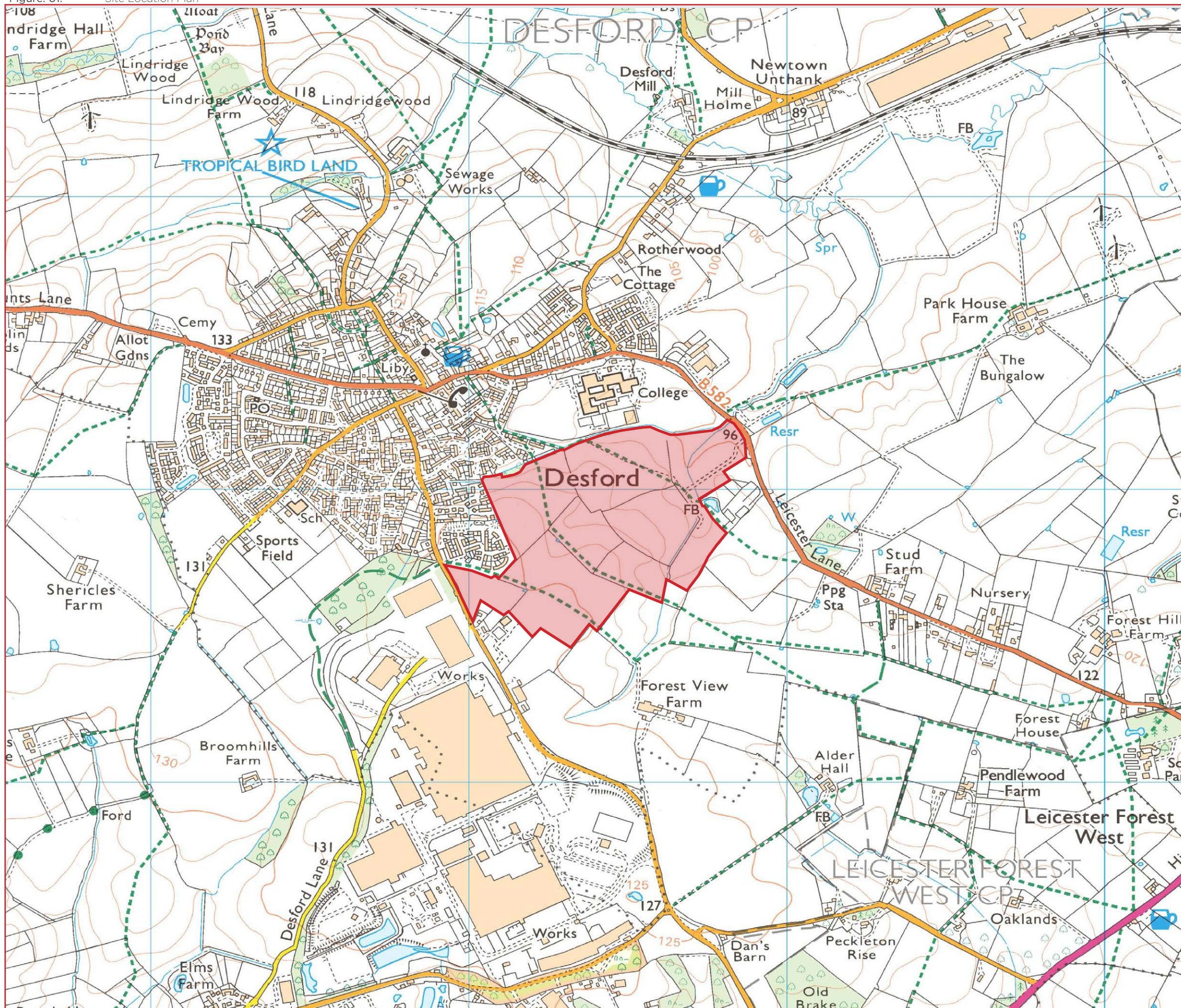


Figure. 01. Site Location Plan



KEY
 Site location boundary

NATIONAL POLICY

National Planning Policy Framework (NPPF) (DEC 2024)

- 2.1. The NPPF promotes a presumption in favour of sustainable development, defined as 'meeting the needs of the present without compromising the ability of future generations to meet their own needs', providing it is in accordance with the relevant up to date Local Plan and policies set out in the NPPF.
- 2.2. Chapter 12 on 'Achieving Well-Designed & Beautiful Places' in paragraph 135 states that planning policies and decisions should ensure that developments:
 - a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*
 - b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;*
 - c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change....*
- 2.3. Chapter 15 'Conserving and Enhancing the Natural Environment' in paragraph 187 states that planning policies and decisions should contribute to and enhance the natural and local environment by:
 - a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);*
 - b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland.*

National Design Guide

- 2.4. The National Design Guide illustrates how well-designed places that are beautiful, enduring and successful can be achieved in practice.

Paragraph 20 sets out the components of good design, including layout, form and scale, appearance, landscape, materials and detailing. The 10 characteristics of a well designed place are described in paragraph 35 as follows:

Context - enhances the surroundings.
Identity - attractive and distinctive.
Built form - a coherent pattern of development.
Movement - accessible and easy to move around.
Nature - enhanced and optimised.
Public spaces - safe, social and inclusive.
Uses - mixed and integrated.
Homes and buildings - functional, healthy and sustainable.
Resources - efficient and resilient.
Lifespan - made to last'.

LOCAL PLANNING POLICY

- 2.5. The current statutory development plan for Hinckley & Bosworth Borough Council consists of the following documents, each of which are evaluated in the following sections with regard to this application. Refer to **Figure 02** for the location of the relevant designations.

ADOPTED LDF CORE STRATEGY - DECEMBER 2009

- 2.6. Hinckley & Bosworth Borough Council adopted the Core Strategy as the principal document of the Local Development Framework (LDF), setting out policies relating to the use and development of land in the district. The document sets out the spatial objectives for the plan period, including those relating to the environment:

Spatial Objective 9: Identity, Distinctiveness and Quality of Design

To ensure development contributes to the local distinctiveness of the borough, and enhances both settlement identity and the environment through the quality of sustainable design. Design and other measures will be used to develop strong community identities and neighbourhood pride.

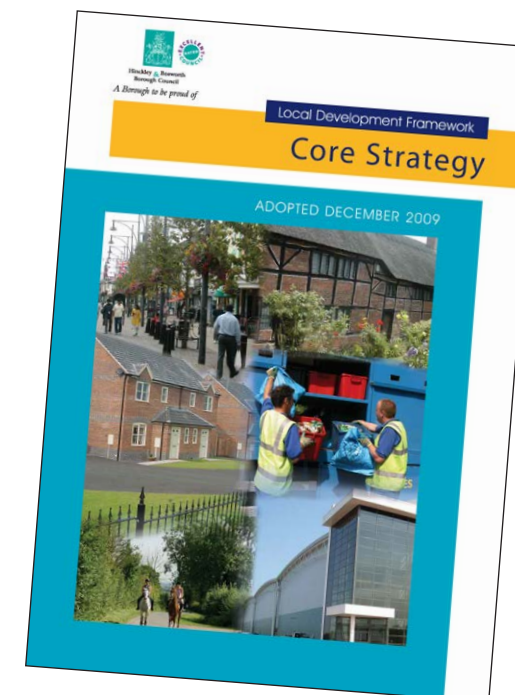
Spatial Objective 10: Identity, Distinctiveness and Quality of Design

To deliver a linked network of green infrastructure, enhancing and protecting the borough's distinctive landscapes, woodlands, geology, archaeological heritage and biodiversity and encourage its understanding, appreciation, maintenance and development.

Spatial Objective 11: Identity, Distinctiveness and Quality of Design

To safeguard, enhance and where necessary regenerate the borough's distinctive built environment including its wider setting particularly that associated with Conservation Areas, Listed Buildings and historic industries.

- 2.7. Policy 8 'Key Rural Centres Relating to Leicester' includes Desford and supports new housing to meet local needs and address the existing deficiencies in the quality, quantity and accessibility of green space and play provision in Desford, which is set out in Policy 19 'Green Space and Play Provision' as follows:



Quantity

Equipped Children's Play Space - A minimum of 0.15 ha/1000 population (excluding buffer zones)
Casual/Informal Play Space - A minimum of 0.7 ha/1000 population
Outdoor Sports Provision - A minimum of 1.6 ha/1000 population
Accessible Natural Green Space - A minimum of 2 ha/1000 population

Accessibility

District Parks and Green Spaces - All households should be within 5 kilometres of an open space of at least 10 hectares which provides general facilities for recreational activity within a landscaped setting

Neighbourhood Parks and Green Spaces - All households should be within 600 metres of an open space of between 1 and 10 hectares which provide general facilities for recreational activity within a landscaped setting

Local Parks and Green Space - All households should be within 400 metres of an open space of between 0.2 - 1.0 hectare which provide facilities for recreation within a localised area, catering for the specific informal needs of the local community

Incidental/Amenity Green Space - All household should be within 300 metres of a small formal or informal area of open space..

DESFORD NEIGHBOURHOOD PLAN 2018-2036 - MADE MAY 2021

- 2.8. The Neighbourhood Plan made version was published in May 2021 and is able to shape and direct sustainable development in the Parish. Policy H7 on Housing Design provides the following design principles that should be followed.
- a) *New development should enhance and reinforce the local distinctiveness and character of the area in which it is situated, particularly within the Conservation Area. Care should be taken to ensure that the development does not disrupt the visual amenities of the street scene and impact negatively on any significant wider landscape views;*
 - b) *Adequate off-road parking should be provided as a minimum of two car parking spaces for dwellings of three bedrooms or less and three spaces for dwellings of four bedrooms or more;*
 - c) *All new housing should continue to reflect the character and historic context of existing developments within the Parish and incorporate a diversity of materials.*
 - d) *Development should be enhanced by fostering biodiversity and landscaping with existing trees and hedges preserved whenever possible;*
 - e) *Where possible, enclosure of plots should be of native hedging, wooden fencing, or brick/stone wall with ground-level gaps that maintain connectivity of habitat for hedgehogs.*
- 2.9. Section 5 on the Natural and Historic Environment sets out local green spaces for protection of which none are within or adjacent to the site. There are no sites or features of Environmental Significance identified in the site. The plan designates a Wildlife Corridor along the two tributaries and the main valley of Rothley Brook and in a southerly direction from Desford village. *“Development will be expected to protect and enhance these wildlife corridors and other potential habitat links, including natural ponds. It should not create barriers to the permeability of*

the landscape for wildlife in general, or fragment populations of species of conservation concern”.

- 2.10. Heritage assets are also absent in and around the site. In terms of safeguarding important views which are highly valued by local residents, Policy ENV 6 states:

Development that adversely affects the identified locally important and valued views (list above, and Fig. 13) will not be supported unless the proposal includes effective site-specific mitigation measures.

Development shall be designed to sustain significant views that contribute to the character and appearance of the area.

- 2.11. The plan identifies View 1 from the southern edge of the site looking north towards Desford (LVIA Viewpoint 4), and view 7 from Leicester Lane (LVIA Viewpoint 5).

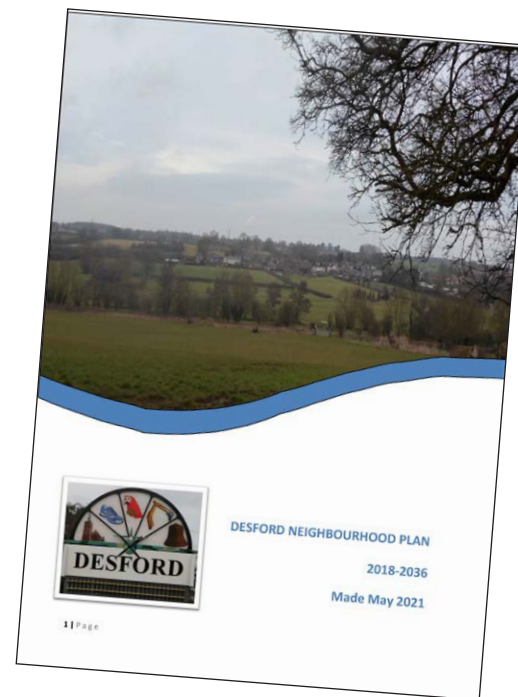
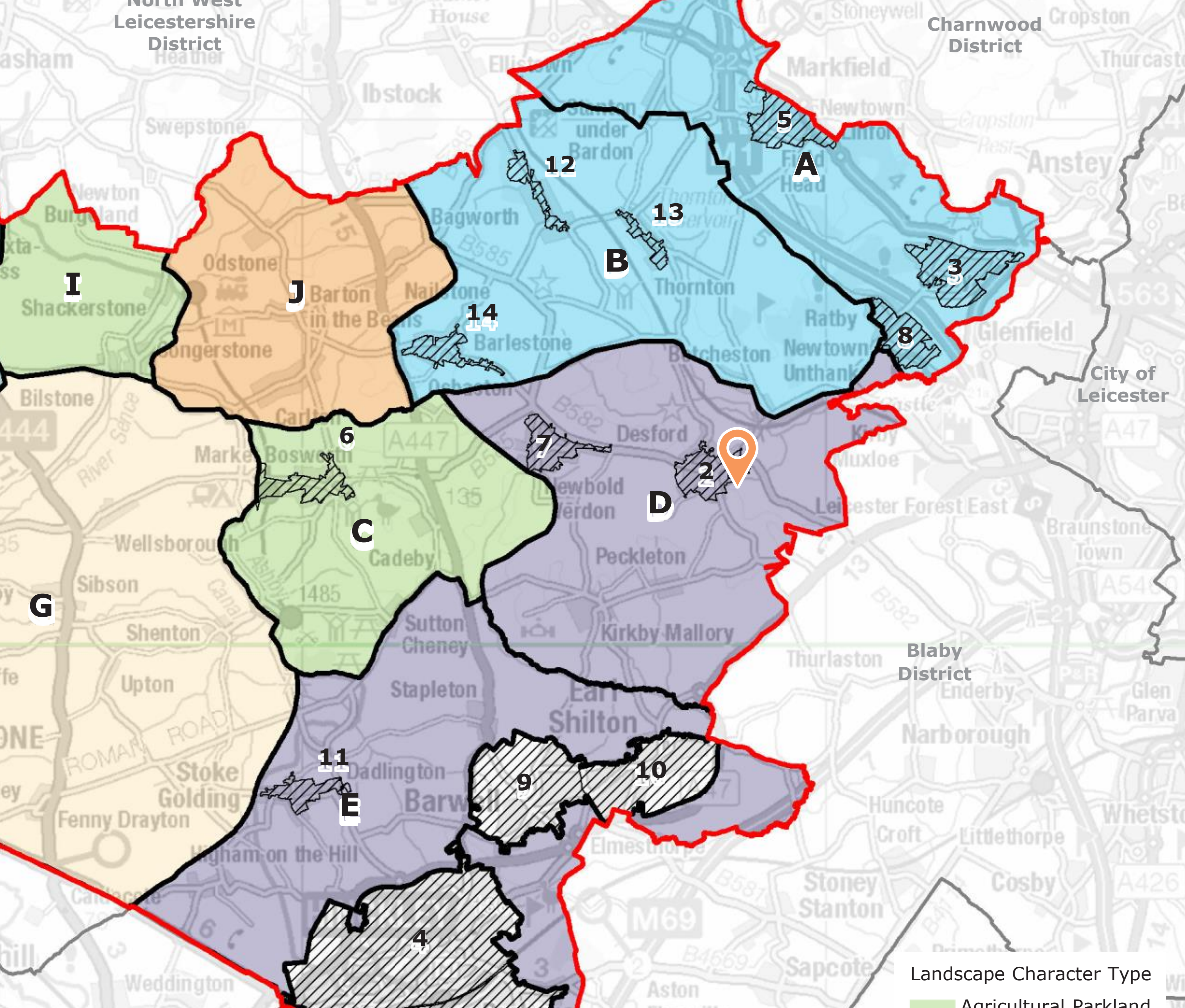


Figure. 02.

Landscape Character Areas



SITE LOCATION

- 3.1. The site is broadly located to the southeast of Desford on agricultural land between Peckleton Lane to the west and the B582 Leicester Lane to the east. The field boundaries are largely clipped hedgerows with occasional mature trees and field accesses. A more significant landscape buffer lies to the northern boundary along the small brook which divides the site from Bosworth Academy to the north. There are sports fields to the east and west of the school buildings, and the Dome sports centre is a prominent building in views from the open countryside. To the west the Griffen Park estate is expanding with two new units at the northern end which are large modern structures with glazing and light grey cladding on the elevations. To the east is Manor Hill Farm home to Preston Contractors with a large agricultural building and extensive hardstanding.
- 3.2. New housing development has occurred close to the site, with Earls Place off Peckleton Lane immediately to the east, and Dukes Field off Leicester Lane to the north.
- 3.3. The public rights of way (PRoW) within the study area are illustrated on **Figure 01**. Three routes span the site, broadly one to the northeast, one centrally, and a third to the southwest. These connect to the southeast of the site with the wider PRoW network and Leicester Lane. A public Bridleway lies to the west on Desford Lane and has recently been diverted due to the construction of the new Griffen Park units.
- 3.4. To the east a single public footpath follows a ridgeline from Leicester Lane and affords long distance views to the north, and two wind turbines are situated near Park House Farm.

Historic/ Cultural Landscape

- 3.5. There are no listed buildings within or immediately adjacent to the site. Bosworth Academy contains a steel sculpture of 1968 by Bernard Schottlander which is grade II listed, but this would not be affected by external changes.

Wider Landscape Setting

- 3.6. The wider landscape setting follows a similar pattern of large to medium sized fields defined by single species hawthorn hedgerows, and open

views where hedgerows have been removed, giving an impression of a large scale landscape. The rural landscape, whilst not protected by any landscape designations, is representative of the LCA and has a strong sense of tranquillity with panoramic views across the gently rolling landscape.

- 3.7. The area is predominantly made up of agricultural fields with little ecological value. However a number of rectilinear blocks of deciduous woodland are scattered throughout the landscape, some of which is Ancient Woodland. The brook along the northern boundary of the site lies in a shallow valley and connects with Rothley Brook further north.

Detracting features

- 3.8. There are few detracting features within the Site although views towards Desford are available and the larger buildings such as the Bosworth Academy and warehouses at Griffen Park to the west and Poundstretcher to the northeast are particularly prominent. The wind turbines towards Leicester are also visible in long-distance views from localised high points.

LANDSCAPE CHARACTER

- 3.9. The starting point is the hierarchy of published assessments commencing with the National Character Area (NCA) profiles by Natural England, with County and/or District level assessments providing more detailed analysis identifying broadly homogeneous zones that can be categorised in terms of quality and character.

NATIONAL CHARACTER AREAS

- 3.10. Natural England are responsible for NCA profiles to provide environmental evidence and information for England. This identifies that the site lies in the Leicestershire Vales National Character Area 94.
- 3.11. This NCA is a large, relatively open, uniform landscape. Composed of low-lying clay vales, it is interrupted by varied river valleys. Settlements are visually dominant. Views to surrounding higher ground define the sense of place. The city of Leicester dominates the north-eastern corner of the NCA.

- 3.12. The assessment provides a broad overview of the character of this area, defined by a unique combination of landscape, biodiversity, geodiversity and cultural and economic activity. It is considered that the study provides a useful overview of the wider character, however, the district level assessments provide a more detailed appraisal of the local character.

LOCAL LANDSCAPE CHARACTER

- 3.13. The site area to the southeast of Desford is an arable landscape lying within the 'Rolling Farmland' Landscape Character Type (LCT) and the 'Newbold & Desford Rolling Farmland ' LCA D in the Council's landscape character assessment 2017 (see **Figure 02**).

- 3.14. This document defines Landscape Character Types (LCT) through identifying a particular set of attributes that occurs repeatedly that give rise to a 'landscape type'. Desford is identified as urban character area 2 in the assessment.

- 3.15. The key characteristics of the LCA are set out in **Table 1** below. The Desford Vales character area lies on gently undulating farmland in the east of the Borough between the Charnwood Fringe to the north and the Stoke Golding Rolling Farmland in the south. The land slopes down to the River Soar in the east and shares its western boundary with the Bosworth Parkland Landscape Character Area. The key sensitivities and values have been identified as set out in **Table 2**.

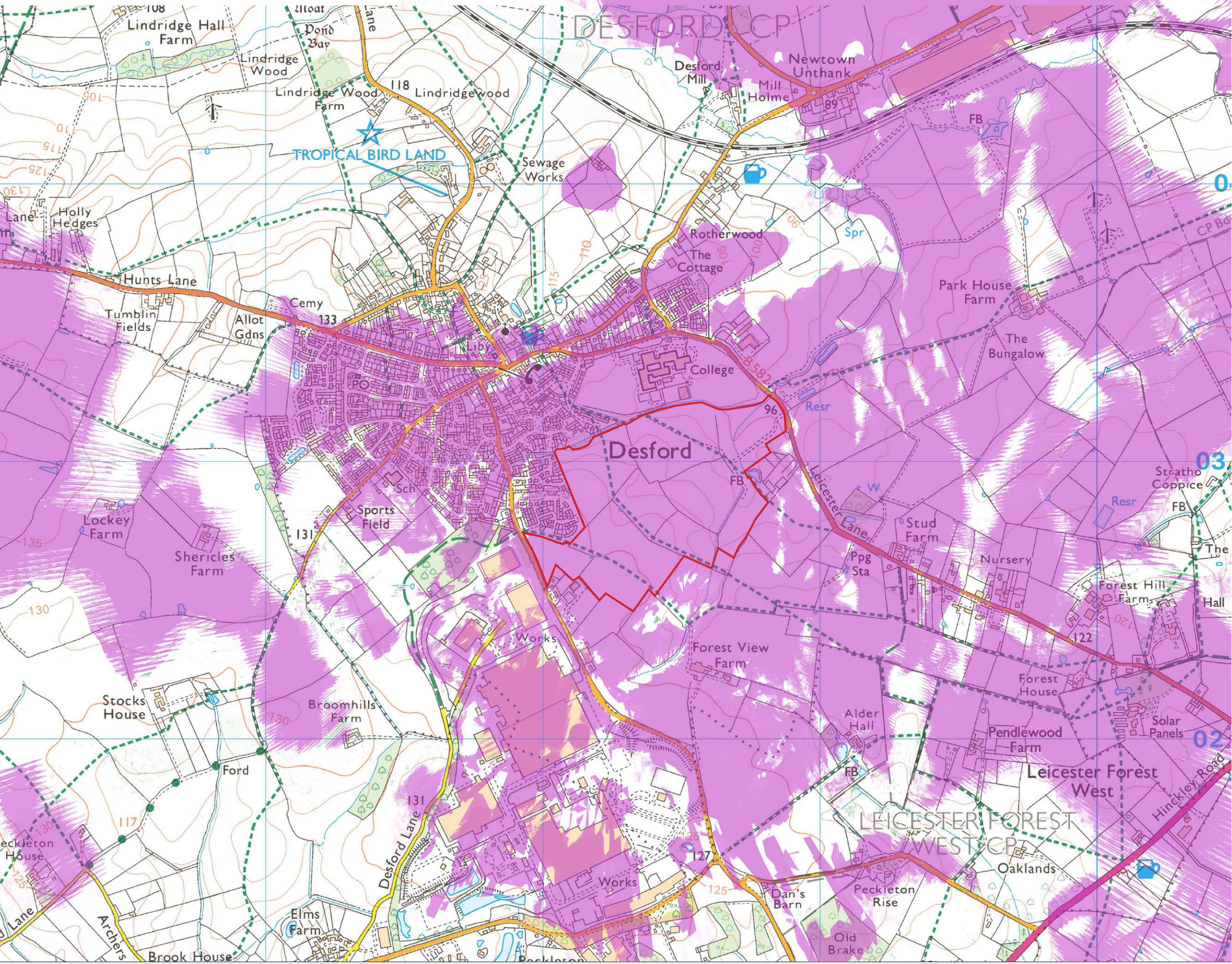
Table. 1. Key Characteristics of Newbold and Desford Rolling Farmland (Hinckley & Bosworth LCA)

Key Characteristics
• Gently rolling landform rising to the north from the lower lying land around the River Soar
• Clustered villages of varying size centred on crossroads.
• Predominantly arable farmland with clustered areas of industry and recreational facilities near to the village fringes
• Tree cover is limited, with scattered trees and small linear woodland copses.
• Large to medium sized field pattern defined by single species hawthorn hedgerows.
• Good network of footpaths link settlements.
• Few major roads.
• Open views where hedgerows have been removed, giving an impression of a large scale landscape.
• Electricity pylons and wind turbines are often prominent vertical features in this open landscape.

Table. 2. Key Sensitivities and Values

Key Sensitivities and Values
1. The remaining areas of ridge and furrow which create a sense of historic time depth.
2.The rural settlement pattern of compact and nucleated agricultural settlements connected by a network of rural lanes and minor roads is largely unspoiled. The rural landscape and sense of tranquillity is sensitive to change from further development.
3.Isolated farmsteads interspersed throughout the farmland contribute to the historic rural character and provide continuity to the past.
4.The estate at Mallory Park has strong historic and cultural associations and provides a nationally-popular attraction.
5.Long distance and panoramic views from the elevated land in the north creates a high scenic quality and adds to the visual amenity.
6.Relatively small communities of mesotrophic grassland and deciduous woodland provide valuable habitat in a predominantly agricultural landscape.
7. The areas which provide a rural setting to the settlements are sensitive to changes as a result of new development, as well as views from the wider landscape to church spires.

Figure. 03. Zone of Theoretical Visibility



- KEY
-  Site location boundary
 -  Zone of Theoretical Visibility

3.16. The extract of the document can be found at **Appendix 1**.

3.17. The landscape strategies that have been identified in the assessment include to:

Conserve and enhance the long, panoramic views from higher ground of uncluttered skylines and church spires, and consider the visual impact of vertically prominent elements in any new development.

3.18. The urban character area of Desford describes it as the most significant settlement in the area comprising a compact, nucleated village made up of two storey terraced cottages of mixed building materials. Red brick chimneys and small sub-divided windows are a feature whilst rough cast rendering, slate roofing and some timber framed thatched buildings are also present. The character is described in more detail in the Desford Urban Character Area. The extract of the document can be found at **Appendix 2**. Observing the plan of the character area, the Griffen Park and Caterpillar logistics park on the old RAF Desford site is of a similar footprint to the town and is a prominent development in both scale and massing.

LOCAL LANDSCAPE CHARACTER

3.19. The local landscape character can therefore be assessed for its landscape value, susceptibility to change, and its overall sensitivity through analysis of the published assessments above and site specific fieldwork.

3.20. The site's main features include the following attributes as identified are:

- Gently rolling landform rising to the north from the lower lying land around the River Soar in the Newbold & Desford Rolling Farmland LCA.
- Settlements such as Desford are clustered with a good network of footpaths and connections with few major roads.
- Tree cover is limited with only scattered trees and small linear woodland copses
- Large to medium sized field pattern defined by single species hawthorn hedgerows.

- Long distance and panoramic views from the elevated land creates a high scenic quality and adds to the visual amenity.

3.21. The character of the site overall is predominantly open agricultural land scattered with mature trees and hedgerows, and the gently rolling topography descending to the drainage ditches that run to the east to meet the River Soar valley. There is an absence of woodland or tree belts which accentuates the open and gently rolling landscape with long-distance views towards the existing settlement edge and large built elements of the logistics park.

3.22. The nucleated character of the settlement is a key characteristic and therefore the development proposals should look to compliment this where possible. The rural landscape, whilst not protected by any landscape designations, is representative of the LCA and has a good sense of tranquillity with panoramic views across the gently rolling landscape. The Council's analysis within the LCA identifies that "areas which provide a rural setting to the settlements are sensitive to changes as a result of new development, as well as views from the wider landscape to church spires". The landscape character is likely to have some local value although influenced by the existing townscape which is quite exposed in places.

3.23. The formal LVIA process would need to identify the landscape value of the site against the criteria set out in Technical Guidance Note 02/21 *Assessing landscape value outside national designations* (Landscape Institute Feb 2021). The following attributes are considered to be indicators of value and will be assessed individually as part of the detailed appraisal.

- Natural & Cultural Heritage
- Landscape condition
- Distinctiveness
- Recreational
- Perceptual (Scenic)
- Perceptual (Wildness & Tranquillity)
- Associations
- Functional

VISUAL AMENITY

3.24. In order to analyse the visual baseline, fieldwork has been undertaken to identify the extent of visibility and thereby the people (receptors) that will be affected by the changes in views and visual amenity. This has been informed by the draft ZTV shown on **Figure 03** which establishes where, theoretically, the proposals may be visible from, and has been refined by fieldwork to identify various visual receptors that may be affected.

3.25. The viewpoint locations are illustrated on **Figure 04** Viewpoint Location Plan. Likely visual receptors who would be affected by the changes in views and visual amenity include users of open access land, public rights of way, the public highway or other transport routes, local residents, and those at work. The viewpoints selected are reflective of the range of visual receptors (people) that are likely to be affected by the introduction of this development. The panoramic images have been collated and are located in **Appendix 3** for reference.

3.26. Users of recreational rights of way within this landscape are of high susceptibility due to their appreciation of the landscape around them. Road users are primarily focused on the route they are travelling along and therefore have medium susceptibility. Residents within their homes and gardens would have a medium to high susceptibility depending on their outlook and situation.

3.27. Descriptions of the nature, composition and characteristics of the existing views are provided in **Table 3**. Viewpoints 1, 2 and 3 are taken from public rights of way within the site illustrating the gently rolling topography which allows views towards and away from the existing urban edge. Viewpoints 4 and 5 are located on PRow to the southeast of the site looking back across the Site with the backdrop of housing. Viewpoint 6 is located on Leicester Lane at the field entrance to the site. Viewpoints 7 and 8 follow a PRow which flanks the north-eastern part of the site and connects with the brook on the northern boundary. Viewpoint 9 is taken from Forest Rise on the edge of the existing housing looking south into the Site.

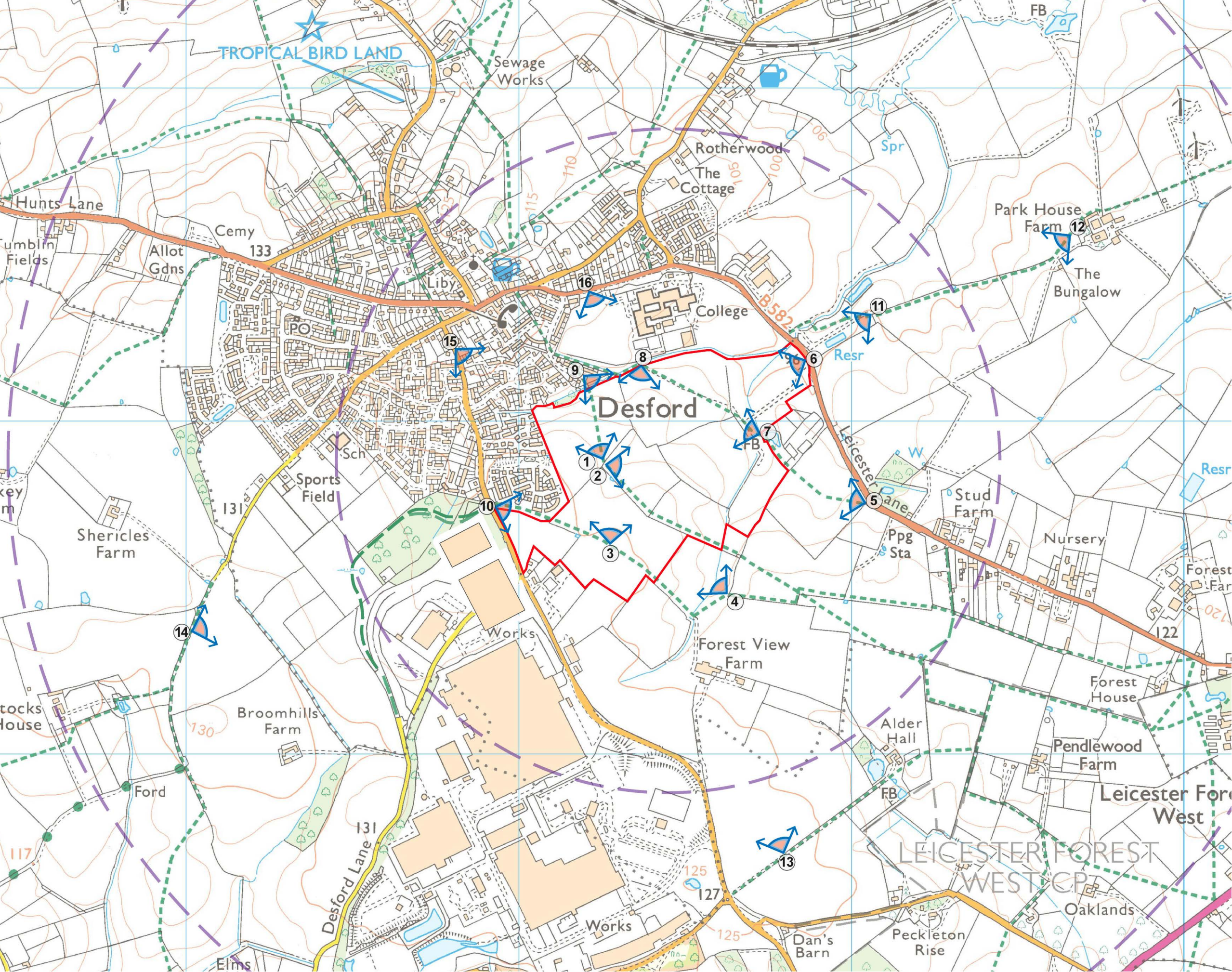
3.28. Viewpoint 10 is located on Peckleton Lane, with 11 and 12 to the east along a PRow leading to Park House Farm along a local ridgeline, with views back towards the site. Longer distance views at 1km lie to the south (Viewpoint 13) and to the west on Kirkby Road as a public footpath.

SENSITIVITY OF VISUAL RECEPTORS

3.29. The most sensitive visual receptors are those using public rights of way and routes within the open countryside, whose attention is likely to be focused on the landscape and on the setting around them. These receptors would be of high Sensitivity to change. Residents at home would also be of high sensitivity given the length of time occupied by residents and views from habitable rooms.

3.30. Rural roads, settlements, and common land within the landscape are likely to be High-Moderate sensitivity. Views from roads and footpaths within settlements are likely to be of Moderate to Low sensitivity, depending on their outlook.

Figure. 04. Viewpoint Location Plan



KEY

- Study Area
- Viewpoint Location
- Public Bridleway
- Public Right of Way

03 Baseline Conditions

Table. 3. Summary of visual receptors

VIEW POINT	CHARACTERISTICS OF VIEW	VISUAL RECEPTOR	DISTANCE FROM SITE
1	View from the public right of way within the site illustrating the gently rolling topography which allows views towards the edge of the town.	Recreational users of PRow	n/a
2	View from the public right of way within the site looking east away from the urban edge at distance.	Recreational users of PRow	n/a
3	View from the public right of way in the south of the site looking northeast across the majority of the land within the red line boundary.	Recreational users of PRow	n/a
4	Located to the south of the site on public right of way near to Forest View Farm looking north, with new housing visible on the horizon	Recreational users of PRow	150m
5	View from Leicester Lane to the west of the site where the road meets the public footpath. The existing settlement and units at Griffen Park are visible on the horizon.	Road Users; Recreational users of PRow	250m
6	View from Leicester Lane at the field entrance to the western end of the site, with the roadside hedge defining the boundary and scattered mature trees.	Road Users	n/a
7	View from the public right of way within the site looking northwest towards the urban edge	Recreational users of PRow	n/a
8	View from public right of way on northern boundary adjacent to Bosworth Academy.	Recreational users of PRow.	n/a
9	View from Forest Rise on the edge of the existing housing looking south into the Site.	Residents; Recreational users of PRow.	35m
10	Located on Peckleton Lane at the entrance to the new housing development and a public footpath, with a view into the site.	Road users; Recreational users of PRow.	n/a
11	View from public right of way to the east of the site with direct views west towards the site	Recreational users of PRow	225m
12	View from public right of way to the east leading to Park House Farm on elevated land approximately 900m from the site. Desford is visible along with the units at Griffen Park.	Recreational users of PRow.	850m
13	Viewpoint 13 lies to the south at 1km distance on a PRow leading to Alder Hall.	Recreational users of PRow	900m
14	View from the west on Kirkby Road as a public footpath 1km from the site.	Recreational users of PRow	1km
15	View from Peckleton Lane close to the junction with Kirkby Road in the centre of the settlement.	Residents; Road users	320m
16	View from Leicester Lane adjacent to Bosworth Academy looking south across the school playing fields to the site.	Residents; Road users	270m



Figure. 05. Landscape Constraints and Opportunities



04 Implications for Development

- 4.1. The site comprises of 41.9 hectares of land bordered by roads to the east and west, and the urban area of Desford to the north. The landscape and visual baseline has been established and the following landscape and visual constraints have been identified that will influence the opportunities for new development on the site.

CONSTRAINTS

- There are no landscape or heritage designations that form a significant constraint to development.
- The open and rolling nature of the site provides open views across the site and towards the edge of Desford.
- The western parts of the site are more elevated and exposed with long-distance views to the east.
- Recreational value of the site is enhanced by the public rights of way that cascade the site.
- The existing hedgerows are largely intact and important features in this landscape, providing a network of green infrastructure.
- Scattered mature trees lie in field boundaries with stronger tree belts to the west.
- The brook to the northern boundary of the site lies in a shallow valley and connects with Rothley Brook to the northeast.
- The road network forms defined boundary edges to the east and west.
- Significant built industrial form to the west which is visually prominent.

OPPORTUNITIES

- 4.2. The opportunities and constraints plan **Figure 05** illustrates a number of analytical factors that would contribute to development of new housing on the site.
- 4.3. The key sensitivities of the local landscape are set out in the LCA and the landscape strategies it will adopt to conserve and enhance the landscape. The proposal should aim to conserve historic field patterns and public footpaths and

retain the existing hedgerows and footpaths within the green infrastructure network. Broader enhancements would be achievable through the provision of proposed landscape buffers as a key driver to developing defensible development proposals.

- 4.4. Due to the varied topography and exposed parts of the site, it is recommended that building heights are carefully managed to respect the existing built form that surrounds the site to relate well to the existing urban edge. Building heights along the elevated parts of the site in the west should be restricted to two-storey and allow for vistas through development to retain the open nature of the site. They may be some opportunities to focus taller built form in the lower parts of the site where it would be less visually prominent. East to west corridors should also be retained following the public footpaths to create green corridors for movement routes for people and wildlife.

- 4.5. The proposed development should seek to conserve and enhance views towards skylines including St Martin's Church spire where possible. Views towards the church should be carefully considered within the development and the proposed green infrastructure networks, as well as there being incidental views between and above much of the new housing given the rolling topography.

- 4.6. Biodiversity of the landscape should be enhanced with the provision of new green infrastructure and habitat creation as part of the development proposals. The development of the Site has the opportunity to promote regeneration and enhancement of tree cover and species rich hedgerows in line with BNG recommendations.

- 4.7. The Council's Landscape Character Area 2017 highlights the key sensitivities of the local landscape and the landscape strategies that it will adopt to conserve and enhance the landscape. These are listed below with a brief response to how these might be adopted in any development proposals.

- Conserve historic field patterns and public footpaths between villages – the urban design response should seek to retain the existing

hedgerows and footpaths within a GI network, and broader enhancements would be achievable within the landscape buffers.

- Conserve the relatively small-scale villages and ensure any new development contributes positively to the character and built vernacular – in urban design terms the continuation of the settlement in a nucleated manner would be appropriate, relating to the overall townscape character.
- Conserve and enhance the long, panoramic views of uncluttered skylines and church spires – views to the church should be carefully considered within the development, but given its elevation it is likely to be seen above much of the new development.
- Conserve and enhance the biodiversity of the landscape – there is the potential for this to be significant with the provision of new GI networks as part of development proposals, with contributions to the overall net gain in biodiversity.
- Promote regeneration and enhancement of tree cover through establishment of linear copses and hedgerow trees within field boundaries and around urbanising influences – this can be achieved through the provision of a comprehensive landscape strategy throughout the site with significant enhancements to the biodiversity of the site.

- 4.8. The above opportunities provide a platform for the creation of an appropriately located, high-quality development that could provide a positive place to live with recreational and biodiversity benefits through a suitable and well-designed landscape framework.

- 4.9. From a landscape and visual perspective, it is considered that new development could be accommodated in this undesignated landscape which is confined by busy road corridors to the east and west. Existing landscape features of importance should be retained as far as possible to maintain the positive attributes of the site, and help to establish the inherent character of the green infrastructure networks. Proposed planting of woodlands and tree belts would help to integrate the proposals into the surrounding

landscape and respond to the character of the local landscape.

- 4.10. These requirements are achievable within a comprehensive masterplan and green infrastructure strategy which will form part of a planning application.

- 5.1. The development site comprises of a number of agricultural fields that lie to the south of Desford on land bordered by Peckleton Lane to the west of the site and the B582 Leicester Lane to the east.
- 5.2. The site comprises of 112ha of rolling arable landscape, interspersed with a number of mature trees, some within hedgerows and others isolated within the open fields. The field pattern is large and irregular, and the topography slopes inwards toward a small brook that runs through the site. There are no landscape or heritage designations that form a significant constraint on the site.
- 5.3. Views towards Desford are available and the larger buildings such as the Bosworth Academy and warehouses at Griffen Park to the west and Poundstretcher to the northeast are particularly prominent. The wind turbines towards Leicester are also visible in long-distance views from localised high points.
- 5.4. This technical note has identified a series of constraints and opportunities that would influence new development. The Site is considered to have potential to accommodate a sensitively designed development with significant opportunities for enhanced green infrastructure networks based around the existing landscape features and public footpaths. Thereby the biodiversity of the site will be significantly improved as part of development proposals with contributions to the overall net gain in biodiversity.
- 5.5. Building heights should be restricted to two-storey and allow for vistas through development to retain filtered views to the surrounding landscape.
- 5.6. The landscape development parameters and recommendations set out in this technical note aim to minimise the potential for significant adverse landscape and visual effects and will inform the development of the masterplan. A full Landscape and Visual Impact Assessment would be prepared, considering any proposed development on an iterative design basis and submitted as part of any future planning application.



APPENDICES





PEOPLE FOCUSED PLACES

INFO@IDPGROUP.COM
02476 527600
WEAREIDP.COM

