

Hinckley and Bosworth Borough Council (HBBC)
Alex Jelley, HBBC Planning Case Officer

Date of review: 30.09.2024

Planning Application Ref: 24/00083/HYB

Landscape and Visual Comments: Re-Consultation for a Residential-Led Hybrid Planning Application at Burbage Field Farm

HBBC Planning Application Ref: 24/00083/HYB: “Land at Burbage Fields Farm, Bullfurlong Lane, Burbage – Hybrid Planning application for 422 dwellings, public open space, associated infrastructure and the demolition of 65 and 65a Coventry Road and Burbage Fields Farm, and an outline application for a residential care home (66 bed) and up to 11 self-build plots (All matters reserved except for access)”

Site address: at Burbage Fields Farm, Bullfurlong Lane, Burbage, Leicestershire (the ‘Site’)

Applicant: Redrow Homes (Midlands) and Peter Andrew Farmer (the ‘Applicant’)

1. Introduction

- 1.1. In response to planning application reference 24/00083/HYB, Red Kite Network (‘Red Kite’) assessed the landscape and visual material submitted and provided comments¹ and recommendations which were issued on the 2nd April 2024.
- 1.2. The Applicant had ambitions that the proposed development represented by the ‘Illustrative Landscape Masterplan’ (Figure 8) would reduce the resultant adversity of landscape and visual effects (received predominantly from the Site itself and at the boundaries) which would enable acceptability of application reference 24/00083/HYB and Burbage’s “emerging settlement edge”. With the combination of limited visibility and overall perception of the Site from across the wider landscape, the Applicant believed potential adverse effects would be minimised. Assessment formed through the Applicant’s Landscape and Visual Impact Assessment² (LVIA) revealed that even if the establishment of mitigation planting is successful, **Major Significant Adverse** visual effects are still predicted even at 15years after construction. Harm on the visual amenity is therefore expected to be permanent. **Moderate to Major Adverse** Landscape effects will result on the Site itself and the host Landscape Character Area (LCA) Sub Area F: ‘Burbage Common Rolling Farmland’.

¹ ‘Burbage Fields Farm, Burbage - Planning reference 24/00083/HYB Landscape and Visual Comments of a Residential-Led Hybrid Planning Application’; Red Kite, March’24

² ‘Landscape and Visual Impact Assessment – Land at Burbage Fields Farm, Burbage’; re: P22-2560; Pegasus; 21-11-2023; Figures 1-8; Appendix A: LVIA methodology; Appendix B: Landscape Sensitivity Assessment Extract Area 08- Burbage North and East.

- 1.3. Due to the predicted adversity that cannot be mitigated sufficiently Red Kite was unable to approve planning application 24/00083/HYB for landscape and visual matters. Red Kite's landscape and visual comments³ also highlighted that the proposed development, if consented, had the potential to erode the setting of Burbage, extending the built edge to the M69 which could be perceived as cumulatively extending urbanisation of the conurbation far further southeast as would visually and perceptually be connected with the commercial warehousing (Amazon) south of the M69.
- 1.4. Red Kite now understands from an email received from Alex Jelley of Development Services at HBBC, dated 4th September 2024, that HBBC had received a revised layout plan and several items of information in respect of application reference 24/00083/HYB. This has been submitted in response to HBBC requesting additional information to clarify the various queries raised from consultees. This Re-submission Pack, we understand, involves changes to the layout of the proposed development, and updated technical evidence, including changes to the scheduled accommodation, architecture, carparking and highways.
- 1.5. In accordance with the planning agent, Lichfields' covering letter⁴, the relevant landscape and visual information pertained in the Re-submission Pack is as follows:
- 1.5.1. Covering Letter, prepared by Lichfields;
 - 1.5.2. Design and Access Statement, prepared by Pegasus Group;
 - 1.5.3. Planning Drawings (see Annex 1), including:
 - 1.5.4. Site Layout Plan - 1693-08-02-100 Rev C;
 - 1.5.5. Coloured Site Layout Plan - 1693-08-02-100 Rev A;
 - 1.5.6. Public Open Space Plan - 169308-02-103 Rev A;
 - 1.5.7. Materials Layout Plan - 1693-08-02-111 Rev A;
 - 1.5.8. Topographical Survey Plan - 1693-08-02-128;
 - 1.5.9. Surface Materials Plan - 1693-08-02-140 Rev A;
 - 1.5.10. Character Areas Plan - 1693-08-02-164 Rev A;
 - 1.5.11. Illustrative Landscape Masterplan - Rev C (Fig 8)
 - 1.5.12. Landscape masterplan Sheet 1 of 2 - c-2109-01 Revision E;
 - 1.5.13. Landscape masterplan Sheet 2 of 2 - c-2109-02 Revision E;
 - 1.5.14. Ecological Mitigation Strategy, prepared by FPCR Environment and Design Limited;
- 1.6. Although not listed in Lichfields' letter the LVIA has been updated to Revision B dated 02.08.2024, Pegasus, but from review of the report, no change is detected so it is assumed variation is purely cross referencing. Similarly the Viewpoints 1 to 20 have been revised of the same dates
- 1.7. With respect to landscape and visual matters the following changes have been identified:
- 1.7.1. The proposed Care Home has been relocated from land south of the existing pylons to land opposite the LEAP so that residents have better access to facilities.

³ 'Burbage Fields Farm, Burbage - Planning reference 24/00083/HYB Landscape and Visual Comments of a Residential-Led Hybrid Planning Application'; Red Kite, March '24

⁴ Lichfields' Covering Letter; 29th August '24

- 1.7.2. The proposed development is pulled back from the western boundary/Bullfurlong Lane and a “wider green buffer” created, providing a 17 to 24metre Green Infrastructure Corridor.
- 1.7.3. Additional swales are proposed.
- 1.8. From review of the LVIA⁵ Red Kite concluded further clarity regarding whether the ‘Illustrative Landscape Masterplan’ which formed the base for the assessment contained in the LVIA has been superseded by PDP’s ‘Landscape Masterplan’⁶ which indicated less retention of the hedgerows and therefore influences the gravity of the landscape and visual assessment.
- 1.9. It is understood a previous revision to the planning application was submitted by the Applicant in July 2024 which Red Kite was not requested to review, which specifically focused on Highways comments.
- 1.10. Red Kite has now been asked by HBBC to review the latest iteration of material associated with application reference 24/00083/HYB. The response below should be read in conjunction with Red Kite’s previous representations dated March 2024.⁷
- 1.11. Red Kite are Chartered Landscape Architects, Ecologists and Arborists based in Telford, Shropshire; and a registered practice with the Landscape Institute (LI) and Chartered Institute of Ecology and Environmental Management (CIEEM). All work has been undertaken by a Chartered (over 26 years) Member of the Landscape Institute.

2. Consultation of Planning Application Reference 24/00083/HYB

- 2.1 To reconsider the predicted landscape and visual effects of application reference 24/00083/HYB and determine whether clarifications previously raised by Red Kite have been addressed, Red Kite reviewed the latest iteration of material presented under section 1.5 above, and soon recognised that although information had been revised, variation notes had not provided for the LVIA or for the Viewpoint representations. Change was only apparent on the masterplans accounting for the variations listed in section 6.0 above, none of which addressed queries raised previously. It is also noted that the self-build allocation has changed. The form and layout of the SuDs detention basins are more formalised and there is a reduction in the extent of the existing copse proposed to be managed as a hedge in the western extent of the Site.
- 2.2 Increasing the western buffer is welcomed but this is not articulated in Revision B of the LVIA. This is also true for the change in location of the Care Home and the slight remodelling of the development layout, where a description of the landscape and visual effects resulting from these variations would be a normal expectation.

⁵ ‘Landscape and Visual Impact Assessment – Land at Burbage Fields Farm, Burbage’; re: P22-2560; Pegasus; 21-11-2023; Figures 1-8; Appendix A: LVIA methodology; Appendix B: Landscape Sensitivity Assessment Extract Area 08- Burbage North and East.

⁶ C-2109-01 Revision A - ‘Landscape Masterplan Sheet 1 of 2’; C-2109-02 Revision A - ‘Landscape Masterplan Sheet 2 of 2’; PDP Associates; May 2023

⁷ ‘Burbage Fields Farm, Burbage - Planning reference 24/00083/HYB Landscape and Visual Comments of a Residential-Led Hybrid Planning Application’; Red Kite, March ‘24

3.0 CONCLUSIONS AND RECOMMENDATIONS

- 3.1** Although the enhancement to the western boundary of the Site to reinforce Green Infrastructure is welcomed there has been no indication in the Re-submission Pack of how the Applicant has addressed comments and clarifications previously made with regards landscape and visual matters.
- 3.2** If no further clarifications are to be presented by the Applicant and if the presiding Planning Officer does approve 24/00083/HYB I recommend the delivery of the conditions as items 13.5 to 13.7⁸ should apply.

Prepared by...



Annie Millen CMLI

Associate Landscape Architect
For and on Behalf of Red Kite Network Limited

⁸ 'Burbage Fields Farm, Burbage - Planning reference 24/00083/HYB Landscape and Visual Comments of a Residential-Led Hybrid Planning Application'; Red Kite, March'24