

Proposed Health Spa & Holiday Lodge Scheme at Wellsborough Road, Market Bosworth

Landscape and Visual Appraisal

Client: Bosworth Lakeside Lodges

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1 INTRODUCTION

- 1.1 This landscape and visual appraisal (LVA) has been carried out by Golby + Luck Landscape Architects following instruction by Bosworth Lakeside Lodges to assess, in landscape and visual terms, the land to the south of Wellsborough Road, Market Bosworth (the Site), in the context of a proposal for a new health spa, wedding venue, holiday lodges, highway access, drainage and associated landscaping; see **GL2223 L1**.
- 1.2 The following appraisal has been carried out in accordance the Guidelines for Landscape and Visual Impact Assessment - Third Edition (2013), published by the Landscape Institute and Institute of Environmental Management and Assessment (GLVIA). An assessment methodology is set out in **Appendix 1**. The assessment methodology sets out guidance for the assessment of landscape and visual effects. This appraisal is reported as a summary document that considered the following:
- The context and local of the Site;
 - The nature of the development proposal; and
 - The likely landscape and visual effects arising from the proposal.
- 1.3 This appraisal is supported by a series of drawings that identify:
- Site location and context;
 - Planning policy and designation context;
 - Landform; and
 - Landscape character.
- 1.4 This appraisal also includes a series of representative views that have been taken from publicly accessible locations including the public highway, public rights of way, and public access land. Site work was carried out between October 2023 and December 2024 with limited leaf cover.
- 1.5 In the production of this appraisal reference has been made to the following documents and information:
- Ministry of Housing, Communities & Local Government - National Planning Policy Framework – December 2024 (the NPPF);
 - Hinckley & Bosworth Borough Council - Hinckley & Bosworth Local Development Framework Core Strategy 2009 (the Core Strategy);



- Hinckley & Bosworth Borough Council – Hinckley & Bosworth Local Plan 2006 to 2026 Site Allocations and Development Management DPD 2016 (the Local Plan DPD);
- Market Bosworth Parish Council – Market Bosworth Neighbourhood Plan 2024 to 2026 (the NP);
- Natural England - National Character Area Profiles for NCA94 – Leicestershire Vales (NCA94), and National Character Area Profiles for NCA72 – Mease and Sence Lowlands (NCA72);
- Hinckley & Bosworth Borough Council – Hinckley & Bosworth Borough Landscape Character Assessment prepared by LUC 2017 (the HBB LCA);
- Landscape Institute and Institute of Environmental Management and Assessment – Guidelines for Landscape and Visual Impact Assessment – Third Edition – 2013 (the GLVIA);
- Landscape Institute – Technical Guidance Note 02/21 – Assessing landscape value outside national designations 2021 (the TGN 02/21);
- The National Heritage List – Historic England
- Leicestershire County Council public rights of way (online mapping);
- DEFRA Magic Database;
- Ordnance Survey information Explorer 1:20,000 and Street Plus 1:10,000;
- Google Earth aerial photography; and
- The Old Maps online historic mapping archive (www.old-maps.co.uk)



2 SITE CONTEXT AND DESCRIPTION

- 2.1 The site is located to the east of Coton Bridge Lane and south of Wellsborough Road, Market Bosworth comprising a single arable field used for the production of Christmas trees that extends to approximately 4.6 hectares of farmland; see **GL2223 L1**.
- 2.2 The site is broadly triangular in shape, bound to the north and east by native field boundary hedgerows with intermittent tree cover, and to the west by a belt of mature tree cover. Beyond the immediate boundaries of the site to the west is the Bosworth Lakeside Lodges site, to the east the Market Bosworth Sports Club and an open setting of farmland, and to the north the Bosworth Marina. The site is located outside the settlement boundary of Market Bosworth that extends up to the Ashby de la Zouch Canal to the east of the site, where the settlement comprises a combination of ribbon development extending alongside Station Road, new housing development set between the canal and Battlefield Line Railway to the north and south of Station Road, and a large housing allocation to the south of Station Road identified as the Mixed Use Allocation in the NP; see **GL2223 L2**.
- 2.3 Market Bosworth is a key rural centre located approximately 7.5km to the north of Hinckley. The settlement has evolved from its historic core set around the Market Place. It has retained its historic setting to the east with the parkland setting associated with Bosworth Hall to the north-east and country park to the south-east. The modern settlement extends to the west of the settlement with significant leisure and tourism assets that include the land associated with Bosworth Lakeside Lodges, Bosworth Marina, Market Bosworth Sports Club, and Kyns Golf Club. It is noted that the golf course is not in operation, but a recent planning permission has been granted for a new clubhouse, accommodation block, storage buildings and car park that will likely see this asset brought back into use.
- 2.4 In terms of land use, the immediate setting of the site is varied comprising a mixture of farmland, playing fields/sports pitches, a marina, and golf course. The wider setting beyond the site and settlement comprises farmland typical of much of the countryside setting to this part of Leicestershire.
- 2.5 In terms of infrastructure, the site is bound by Wellsborough Road to the north and an Coton Bridge Lane to the west. To the east of the site is the Ashby de la Zouch Canal and the Battlefield Line Railway. Beyond these features the local infrastructure comprises a typical network of roads and lanes that connect Market Bosworth with its surrounding settlements.



- 2.6 In terms of vegetation cover, the site is unconstrained with not internal tree or hedgerows. Native hedgerows with intermittent tree cover extends along the northern and eastern boundaries of the site, and to the west is a belt of mature tree cover comprising Oak and Ash.
- 2.7 In terms of landform, the site falls from the north-east corner at a high point of just below 92m above ordnance datum (AOD) to a low point of approximately 88m AOD at the southern corner of the site; see **GL2223 L3**. The site falls at a relatively shallow gradient of approximately 1 in 50. The wider setting of landform rises to the east where the settlement is located in the ridgeline rising above 125m AOD. To the west the landform continues to fall gently to approximately 82m AOD before rising towards Hoo Hills at approximately 109m AOD.
- 2.8 In terms of access and recreation, the site is maintained as private farmland and currently does not provide any access or recreation function. The immediate setting to the north, east and west comprises leisure, recreation and sports land that is a key characteristic of the landscape to the east of the settlement; see **GL2223 L1 & L5**.
- 2.9 In terms of designation, the site is not covered by any statutory or non-statutory designation that would suggest either an increased value or sensitivity to change; see **GL2223 L1 & L2**.



3 DEVELOPMENT PROPOSAL

Summary of Scheme

3.1 The proposal comprises the following elements:

- a health spa including restaurant, bar, treatment rooms, swimming pool with changing facilities, gym and training facilities, reception areas, toilets and service rooms (approximately 22,070 ft² gross floor area (GA));
- a conference/wedding venue with reception area, toilets and service rooms (approximately 9,400 ft² GA);
- approximately 159no. car parking spaces, including 4no. disabled parking spaces, and 16no. electric car charging points;
- 2no. exercise pods;
- Approximately 38no. holiday lodges with 76no. car parking spaces (2no. per lodge);
- 11no. overflow parking spaces;
- highway access from Coton Bridge Lane with controlled access measures;
- internal roads laid out in tarmac and bound gravel;
- 4no. permanent ponds forming part of the sustainable urban drainage (SuDS) network of the site; and
- An extensive network of greenspace with associated structural planning measures.

Landscape Constraints

3.2 The key landscape constraints of the site can be summarised as:

- The mature tree cover and associated ditch course at the western boundary of the site;
- The tree and hedgerow cover at the northern boundary of the site;
- The hedgerow cover at the eastern boundary of the site, although this is in weaker condition with limited tree cover; and



- The wooded setting at the southern boundary of the site.

- 3.3 A high-pressure gas main that crosses the very southern end of the site with associated easements.
- 3.4 Beyond the immediate setting of the site there are relatively few constraints. The Ashby de la Zouch Canal to the east has a designated Conservation Area, but the canal is now separated from the site (visually) by the immediate modern residential setting associated with the recent housing development at Sedgemere Road.

Summary of Design

- 3.5 The proposal has a single point of access taken from the Coton Bridge Lane at the north-west corner of the site. The main spa building is located in the north part of the site, setback from Wellsborough Road with space provided for new structural planting measures. The main car park is proposed to the north of the spa building with its main entrance local central to the building. A main axis runs south through the spa building that continues through the site connecting the spa, lodge and wedding venue elements of the scheme. The spa faces south overlooking terraces and ponds with the proposed lodges beyond laid out in an organic pattern following the access road that meanders through the site. The lodges are orientated to overlook the proposed ponds that form part of the scheme's sustainable drainage network.
- 3.6 At the southern part of the site, a new wedding venue is proposed that mirrors the design of the spa but as a scaled down version. This overlooks a new pond to the south with an outdoor pod located at the southern boundary of the site.
- 3.7 The proposed buildings are all single storey in height (6m building height) to ensure they can easily assimilate into the relatively low-lying setting of the surrounding landscape.
- 3.8 Building materials include stone, wood and glass to respond to the natural elements displayed in the landscape, and the historic vernacular of both Market Bosworth and its farmland setting.
- 3.9 The landscape proposed includes the retention and reinforcement of the existing landscape features of the site (a small amount of tree scrub loss is required to facilitate the highway access). New areas of structural landscaping are proposed at the boundaries of the site that includes native tree and scrub cover. Within the site areas of species rich



grassland are proposed alongside new tree planting through the site to complement the setting of the new buildings.

- 3.10 The proposed greenspace network is integral to the scheme and provides buffer to the key landscape elements at the boundaries of the site. The greenspace network comprises a range of habitats capable of exceeding the mandatory 10% net gain in biodiversity. This will be secured through the delivery of as Habitat Management and Monitoring Plan (HMMP).



4 SUMMARY OF LIKELY LANDSCAPE EFFECTS

- 4.1 The following section of this appraisal considers the baseline landscape setting of the site covering issues relating to character. When considering character, published landscape character documents have been referenced alongside a more detailed consideration of the site and its local setting.

Landscape Character

- 4.2 At a National level Natural England has divided England into 159-character areas. The site and its local setting are located at the boundary of NCA72 – Mease and Sence Lowlands. The key characteristics of NCA71 are identified as:

- *“This is a gently rolling landscape with rounded clay ridges and shallow valleys, with a more undulating landform in the north-west. This is a well-ordered agricultural landscape of open views, with a relatively tranquil character.*
- *Triassic Mercia Mudstones underlie this area and give rise to productive clay soils; outcrops of sandstone extend across the area southwards and westwards from the edge of the adjacent coalfield.*
- *Woodland cover is generally limited to scattered hedgerow trees, coverts and spinneys, and occasional groups of trees along rivers and streams. Larger-scale planting associated with The National Forest in the north of the NCA has significantly increased woodland cover and strengthened the wooded character of the landscape.*
- *The majority of the farmland has a strongly rectilinear pattern of low hedgerows and scattered hedgerow trees. On steeper ground and heavier clays, hedgerows are more substantial and hedgerow trees more frequent.*
- *Extensive, open areas of arable cultivation predominate. On steeper ground and heavier clays the land is less intensively farmed, and arable and pasture are mixed. Beef and dairy farming are also common.*
- *The main river courses of the Mease and Sence are generally very open; they are nationally important for nature conservation and support internationally rare species, including the white-clawed crayfish, spined loach and bullhead fish. Willow and alder riparian vegetation is a feature along minor streams.*



- *Important habitats include neutral grasslands, wet meadows, parkland, wet woodlands, rivers and streams, all of which support characteristic and rare species.*
- *The Ashby Canal and Coventry Canal are landscape features that are important for nature conservation and recreation. They act as reminders of our cultural heritage.*
- *Landscaped parklands and fine country house estates, spired churches and historic farmsteads, areas of remnant ridge and furrow and deserted settlements contribute to the time depth and sense of history of the area.*
- *With wide verges and straight enclosure roads. Red brick buildings and spired churches are often prominent landscape features. Isolated large 19th century red brick farmsteads are also notable.*
- *Larger modern urban development is present on the fringes of the NCA in Nuneaton, Hinckley and Burton-upon-Trent. Straight motorways and main roads cut through the area north–south and east–west.”*

4.3 These characteristics are generally considered to provide a good understanding of the landscape character of the Mease and Sence Lowlands in the local area, but given the relatively small scale of the site and its more immediate relationship with the settlement it is also important to consider published assessments at a more local level.

4.4 The HBB LCA identifies the site as being located in the Sence Lowlands landscape character area (LCA), and Lowlands landscape character type (LCT); see **GL2223 L4**. The key characteristics of this LCA are identified as:

- *“Flat to gently rolling lowland vale landscape with rounded clay ridges and shallow valleys giving rise to extensive and open views.*
- *Presence of surface water in rivers and streams (including the River Sence) and frequent streams, field ponds and ditches as well as the visitor attractions of the Ashby Canal, Bosworth Water Park and Marina.*
- *Well-ordered agricultural landscape with a regular pattern of rectilinear fields of typical Parliamentary enclosure lined by low hedgerows with mature hedgerow trees.*



- *A network of rural roads and lanes are lined by ditches and wide grass verges, with the main A444 running north south through the area.*
- *A rural and tranquil character.*
- *Spired and towered churches form prominent landmarks in the open landscape.*
- *A rural dispersed settlement pattern of linear villages, scattered farmsteads and barns.*
- *Small villages with strong sense of place and local vernacular of red brick. 9) Bosworth Battlefield has strong heritage associations.”*

4.5 These characteristics are generally typical of the landscape to the west of Market Bosworth, and it is important to note the presence of visitor attractions that include water bodies are key characteristics as these exist in the immediate context of the site.

4.6 The key sensitivities and values of this LCA area identified as:

- *“Rural character with a lack of significant intrusions or light pollution resulting in a sense of ‘remoteness’ and tranquility.*
- *Dispersed settlement pattern of small historic villages with a strong sense of local distinctiveness and attractive local vernacular of red brick and historic buildings.*
- *Recreational value of the area for walking and cycling, as well as local visitor attractions of Bosworth Water Park and Ashby Canal.*
- *The Ashby Canal is a valued landscape asset, particularly as a recreation and biodiversity resource as well as a reminder of the area’s industrial heritage.*
- *Biodiversity value of the grass verges and species-rich grassland which is important in this area which is increasingly dominated by agricultural intensification.*
- *The relatively intact field boundary pattern, areas of remnant ridge and furrow and medieval field pattern and the hedgerows with hedgerow trees which add texture and interest to the landscape.*
- *Church spires and towers which form distinctive landmarks in a rural setting, and are prominent in extensive views across the landscape.*



- *Historic value associated with the combination of significant historic features, most notably the nationally important Bosworth Battlefield and Roman settlement of Manduessedum, as well as industrial heritage associated with the Canal, and numerous historic buildings.”*

4.7 The proposal is unlikely to harm or detract from any of these key sensitivities. The first key sensitivity/value relates to the sense of remoteness/tranquillity. The immediate setting of the site includes settlement, sports pitches, a marina, fragmented settlement, and the neighbouring lodge development. There is limited if any sense of remoteness/tranquillity in the immediate context of the site.

4.8 The landscape strategies identified for the Sence Lowlands LCA are:

- *Retain hedgerows and replace hedgerow trees to ensure continuation when they reach the end of their life. Encourage the use of traditional ‘Midlands-style’ hedgelaying.*
- *Conserve the open rural views including views to church spires and towers in their rural setting.*
- *Retain areas of tranquillity and rural character, ensuring that development in such areas respects the rural context.*
- *Promote recreational and cultural opportunities associated with the battlefield.*
- *Conserve the areas of semi natural neutral grassland and seek opportunities to extend and link this habitat. Retain the wide grass verges for biodiversity and enhance species diversity within them where possible.*
- *Respect and enhance the strong character of the villages, ensuring new development complements existing context with regards to scale, form, materials and boundary features.*
- *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.”*

4.9 There is no reason why the proposed scheme cannot achieve these landscape strategies.



- 4.10 The site is located at the eastern boundary of the Sence Lowlands LCA with the Bosworth Parkland LCA and Agricultural Parkland LCT to the east. The canal and railway help to define the boundary to these character areas following the low-lying land that signifies the key change in character between the landscape character areas and types.
- 4.11 The HBBLCA includes an assessment of Market Bosworth. The site is set beyond the study area identifies for the settlement in the HBBLCA. One key sensitivity of the settlement that relates to the wider countryside is its hilltop location and treed setting that is viewed from the wider landscape. The site accommodates the low ground to the west of the settlement, and the development proposal in low in height contained within a relatively well-defined framework of boundary vegetation. The scheme is unlikely to affect this key sensitivity of the settlement.
- 4.12 The HBBLCA does not make any form of assessment in relation to the value or sensitivity of the Sence Lowlands LCA and Lowlands LCT and it is therefore important that in addition to the published assessments that form part of the Local Authorities evidence base an independent assessment of value and sensitivity is carried out as part of the baseline assessment. The factors set out under Box 5.1 of the GLVIA provide a basis for determining landscape value that have recently been supplemented by Technical Guidance Note 02/21 – Assessing landscape value outside national designations.
- 4.13 The local setting of the site (study area) considered in this assessment extends to approximately 2km from the centre of the site to cover the setting of the settlement and wider setting of farmland to the north and east. The identification of this study area does not mean the likely landscape effects arising from this proposal will not extend across a greater geographic area but given the scale and nature of the proposal and the baseline context of the receiving landscape, it is unlikely that effects arising beyond the study area will be of importance to the planning decision making process.

Table 1 – Assessment of Landscape Value

Contributing Factor	Evaluation	Site Value	Study Area Value
Natural heritage	The site comprises a single field that has been the subject of arable production and Christmas tree growing. The mature setting of tree cover at the western boundary of the site is of medium value, and the natural heritage of the site forming part of the wider setting of farmland is also of medium value. This value is tempered by the sites immediate setting	Medium to Low	Medium



	of sports pitches, a marina, and the lodge park to the west. In terms of the wider study area, this include high value assets such as parkland setting associated with Bosworth Hall and the historic landscape setting of the settlement. The Ashby de la Zouch canal and steam railway are also of local value. The battlefield is also a high value asset. The wider setting of farmland comprising mixed arable and pasture with native hedgerows and tree cover is generally typical and of medium value.		
Cultural heritage	The Site does not contain or adjoin any designated heritage assets. The features of the Site do not display characteristics that would suggest any increased level of cultural heritage value. The Site and its immediate setting sports pitches, the lodge park, marina and highway limits any real appreciation of time depth in its landscape setting. The study area includes the historic core of Market Bosworth with associated heritage assets that are of high value. The battlefield is also a high value asset. The canal and steam railway are of medium value.	Low	Medium to High
Landscape Condition	The condition of the landscape features of the site are typical of most farmland settings, with some deterioration on the condition and quality of hedgerows through lack of management, and evidence of a lack of effect management of tree cover. The mixed land use in the immediate setting of the site also dilutes the strength of character and perceived condition through fragmentation. The settlement and wider setting of farmland have a more cohesive character, although to the west of the settlement the golf course, modern developments, sports pitches and lodge park create more diverse character and weaker condition.	Medium to Low	Medium
Associations	There are no known cultural or historical associations identified with the site. There will be strong cultural associations with the settlement that will have been depicted in works of	Low	Medium to High



	art and literature over many years. The steam railway and canal will also have local associations.		
Distinctiveness	The immediate setting of the site is one of farmland that has a recognisable and distinct character, but this is tempered by its framework of mixed land uses. In the local study area, the settlement has a distinct hilltop character, and the historic core of the settlement has a strong identity around the marketplace. The wider setting of farmland has a more cohesive and distinct character away from the recreational land uses to the west of the settlement.	Medium to Low	Medium
Recreational	The Site is maintained as private farmland and does not provide any access or recreational function. The wider study area has a number of leisure and recreation assets that include the country park to the south of the settlement, the golf course that whilst redundant has planning consents that will allow for its development and reopening, the sports pitches to the east of the site and marina development to the north of the site.	Low	Medium to High
Perceptual (Scenic)	The immediate setting of the site is typical of farmland and reasonably attractive. However, this is tempered by the sports pitches and clubhouse to the east and marina development to the north that reinforce the recreation aspects of this landscape. The wider Study Area and associated settlement and farmland are attractive.	Medium to Low	Medium
Perceptual (Wilderness and tranquillity)	The site and local study area do not present landscape that display wilderness qualities and given the nature of local settlement and highway of not considered to possess high levels of tranquillity.	Medium to Low	Medium to Low
Functional	The site functions as farmland and does not provide any other function typical of rural areas such as floodplain etc. The land within the site is relatively low-grade agricultural land (Grade 3B). The wider study area functions as typical settlement and farmland with associated areas of floodplain associated with local watercourses. Some of the sturdy area is likely to include higher grade farmland.	Low	Medium



- 4.14 In summary, the assessment of value set out in Table 1 indicates that the site is generally considered to be of Medium to Low landscape value. In terms of the wider Study Area this is assessed as Medium with elements that extent towards High Value such as the historic setting of the settlement, Bosworth Park and the settlement associated heritage assets. The setting of these high value elements is highly unlikely to be affect by this scheme.
- 4.15 When considering the susceptibility of the site to the proposed change the key issues to be considered are the contribution the site makes to the landscape, and the degree to which the introduction of the scheme would conflict with the established landscape character.
- 4.16 Given the established framework of recreational development and land uses around the site, and the nature and scale of the scheme, the susceptibility of site and this landscape to the proposed change is relatively low. In overall terms, the site is considered to be of Medium to Low landscape sensitivity, and the study area Medium landscape sensitivity.
- 4.17 The following table considers the magnitude of effect the development is likely to have on character of the site and study srea that includes the consideration of the features and elements of the site to be affected; the size or scale of those effects; the geographic extent of the effects; and the duration and reversibility of the effect.
- 4.18 Effects highlighted in blue are those considered most important in landscape terms, green moderate importance, and those not highlighted (white) of least importance.



Table 3 – Assessment of likely landscape effects

Character Area/Receptor	Value	Susceptibility	Sensitivity	Magnitude of effect	Short-term effect (Year 1)	Long-term effect (Year 15)
The site	Medium to Low	Low	Medium to Low	Short-term: In the short-term the proposal would result in the transformation of the site from arable farmland to the proposed spa and lodge development associate highways, drainage, greenspace and landscaping. This change would be appreciated in the immediate context of the surrounding leisure and recreation landscape that includes structures of a similar type, character and scale. This is likely to result in a moderate to high magnitude of change at a site level. The nature of the change will be direct, permanent, and adverse. Long-term: In the long-term the structural planting measure will have matured to an average height of 10m exceeding the height of the proposed structures and providing a high level of assimilation within the landscape setting. The landscaping measures across the site are considered and generous providing and capable of providing a high level of integration. The magnitude of change is likely to be low, but the nature of change will remain direct, permanent, and adverse.	Moderate adverse	Moderate to Minor adverse
The Study Area	Medium to High	Low	Medium	Short-term: In the short-term the proposal will result in the direct loss of open farmland set within the immediate framework of existing leisure and recreation facilities to the west of Market Bosworth. The scale of this change is relatively small in comparison to the geographic extent of the study area and given the proposed change will not introduce a new element and result in the alteration of existing elements the appreciation of this change will be relatively restricted. This is likely to result in a low magnitude of change. The nature of the change will be direct, permanent, and adverse.	Moderate to Minor adverse	Minor adverse



				Long-term: In the long-term the landscaping proposals will have begun to be providing a high level of assimilation into the local landscape setting, reducing the likely magnitude of change to very low. The nature of change will remain direct, permanent, and adverse.		
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Blue: High importance
Green: Moderate importance
White: Low importance



Summary of Likely Visual Effects

- 4.19 The following section of this appraisal considers a series of representative views that have been taken from the public highway, rights of way and public access land; see **GL2223 F7** to **F10**. View locations are identified on the Location Plan; see **GL2223 L1**.
- 4.20 Receptor groups local to the site can be summarised as:
- Users of Wellsborough Road and Coton Bridge Lane to the north and west of the site;
 - Views from the private property at the junction of Carlton Road and Wellsborough Road;
 - Visitors to Market Bosworth Football Club to the east of the site;
 - Visitors to the Bosworth Marina to the north-east of the site;
 - Views from the private lodges within the Bosworth Lakeside Lodge site the west of the site; and
 - Users of the Ashby de la Zouch Canal and associated towpath.
- 4.21 In terms of views, the site is generally well contained by its framework of mature trees and hedgerows. Visibility of the site soon becomes filtered over distance through the layering of intervening tree and hedger cover. Open views are generally restricted to Wellsborough Road and associated properties to the north, the marina to the north-east, and the sports pitches and pavilion to the east. There may also be filtered views from the canal and associated towpath to the east of the sport pitches, but given the nature of the hedgerow cover adjacent to the canal visibility will vary dependent on season.
- 4.22 The visual setting of the site is generally considered to be of medium to low value, comprising views from the local highway and areas of recreational land that do not include views to or from designated assets.
- 4.23 The following table considers the magnitude of effect the development is likely to have on each of the identified representative views that includes the consideration of the features and elements of the site to be affected; the size or scale of those effects; the geographic extent of the effects; and the duration and reversibility of the effect.
- 4.24 In addition to the representative views, an assessment has been made of the likely visual effect of the proposal on private residential views that include the properties at the junction



of Carlton Road and Wellsborough Road (A), and the private lodges at Bosworth Lakeside Lodges (B).

- 4.25 Effects highlighted in blue are those considered most important in landscape terms, green moderate importance, and those not highlighted (white) of least importance.



Table 5 – Assessment of likely visual effects

View	Value	Susceptibility	Sensitivity	Magnitude	Short-term effect (Year 1)	Long-term effect (Year 15)
1, 2 & 3	Medium to Low	Low	Medium to Low	Short-term: In the short-term there is likely to be a combination of open and filtered views of the proposed structures within the site. These will be seen in the context of the existing lodges to the west of the site, the sports pavilion to the east and modern housing to the east of the canal. From these locations the scheme is likely to result in a medium magnitude of change. Long-term: In the long-term the proposed planting measures will have matured at the boundaries of the site and within the proposed network of greenspace to provide a high level of landscape assimilation and heavily filter views of the proposed structures. This is likely to reduce to the magnitude of change to low.	Moderate adverse	Moderate to Minor adverse
4	Medium to Low	Low	Medium to Low	Short-term: In the short-term there may be heavily filtered views of the proposed structures within the site from this location. This is likely to result in a low magnitude of change. Long-term: In the long-term the proposed planting measures will have matured at the boundaries of the Site and within the proposed network of greenspace to soften and filter views of the new housing. This is likely to reduce to the magnitude of change to very low.	Moderate to Minor adverse	Minor to Minimal adverse
5	Medium to Low	Medium	Medium to Low	Short-term: In the short-term there will be open views from this section of Wellsborough toward the proposed spa building within the site seen across the proposed parking area. The proposed structures will not be viewed in the context of existing development and is likely to result in a high magnitude of change. Long-term: In the long-term the proposed structural planting measures will have matured at the northern boundary of the site providing softening and filtering to both views of the spa building and vehicles within the parking area. This is likely to reduce to the magnitude of change to medium to low.	Major to Moderate adverse	Moderate to Minor adverse



6	Medium to Low	Medium to High	Medium	Short-term: In the short-term the proposed structures within the site will be visible seen rising above the intervening hedgerow but given their height will remain set within the framework and backdrop of tree cover to the west of the site. The proposed structures will not be viewed in the context of existing development and is likely to result in a medium magnitude of change. Long-term: In the long-term the proposed structural planting measures will have matured at the eastern boundary of the site providing softening and filtering to views of the structures within the site. By this time the planting will have reached and average height of 10m, well in excess of the 6m building height, to provide screening and a high level of assimilation. This is likely to reduce to the magnitude of change to medium to low	Moderate adverse	Moderate to Minor adverse
7 & 8	Low	Medium to Low	Medium to Low	Short-term: In the short-term there may be filtered views of the proposed structures within the site, but these will be seen on the context of the marina landscape that include similar structures. This is likely to result in a relatively low magnitude of change. Long-term: In the long-term the proposed structural planting measures will have matured at the northern boundary of the site providing softening and filtering to proposed structures within the site. This is likely to reduce to the magnitude of change to very low.	Moderate to Minor adverse	Minor to Minimal adverse
A	Medium to Low	High	Medium	Short-term: The short-term effect on views from these properties will not be different from the identified direct views from Wellsborough Road. This is likely to result in a relatively high magnitude of change. Long-term: In the long-term the structural planting measures will have matured to provide a similar level of mitigation as assessed for View 6.	Major to Moderate adverse	Moderate to Minor adverse
B	Medium to Low	High	Medium	Short-term: In the short-term there are likely to be heavily filtered views of the proposed structures within the site, seen on the context of the existing lodges at the Bosworth Lakeside Lodges development. This is likely to result in a very low magnitude of change.	Minor adverse	Negligible



				Long-term: In the long-term the proposed planting measures will have matured at the boundaries of the site and within the proposed network of greenspace to provide a high level of landscape assimilation and heavily filter views of the proposed structures. This is likely to reduce to the magnitude of change to negligible.		
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Blue: High importance

Green: Moderate importance

White: Low importance



5 SUMMARY AND CONCLUSIONS

- 5.1 In summary this landscape and visual impact appraisal (LVA) has set out a clear and transparent summary assessment of the baseline resource applicable to the site and identified the likely landscape and visual effects of the development proposals.
- 5.2 The site comprises an area of arable farmland with associated native hedgerows and tree cover set within an immediate framework of leisure and recreation uses with associated highway infrastructure, and a wider setting of settlement and pockets of commercial development to the east, beyond which is the setting of farmland that encompasses Market Bosworth.
- 5.3 The site is located within the Mease and Sence Lowlands national character area, the Sence Lowlands local landscape character area that forms part of the Lowlands landscape character type.
- 5.4 The land uses within the study area are considered to be mixed, notably in the immediate setting of the site with elements such as the marina, football pitches and lodge park diluting the rural qualities of the landscape. This appraisal has assessed the landscapes of the study area as being of medium sensitivity, accepting that sensitivity increases in the context of designated assets such as Bosworth Park and the Battlefield, and the landscapes more remote from the settlement and leisure uses to the west of Market Bosworth.
- 5.5 The site is not covered by any landscape designation that would suggest an increase value or sensitivity to change and is not covered by any statutory or non-statutory designation that would prohibit its development for residential purposes.
- 5.6 This appraisal has assessed the site as being of relatively medium to low landscape sensitivity given the immediate setting of leisure and tourism development and therefore reduced susceptibility to the proposed change.
- 5.7 At a site level a short-term effect of moderate adverse has been recorded, reducing to moderate to minor adverse in the long-term. This effect at a site level is a reflection of its established immediate framework of similar existing uses.
- 5.8 At a study area level, a short-term effect of moderate to minor adverse has been recorded, this is a reflection of the relatively small scape of the proposal relative to the

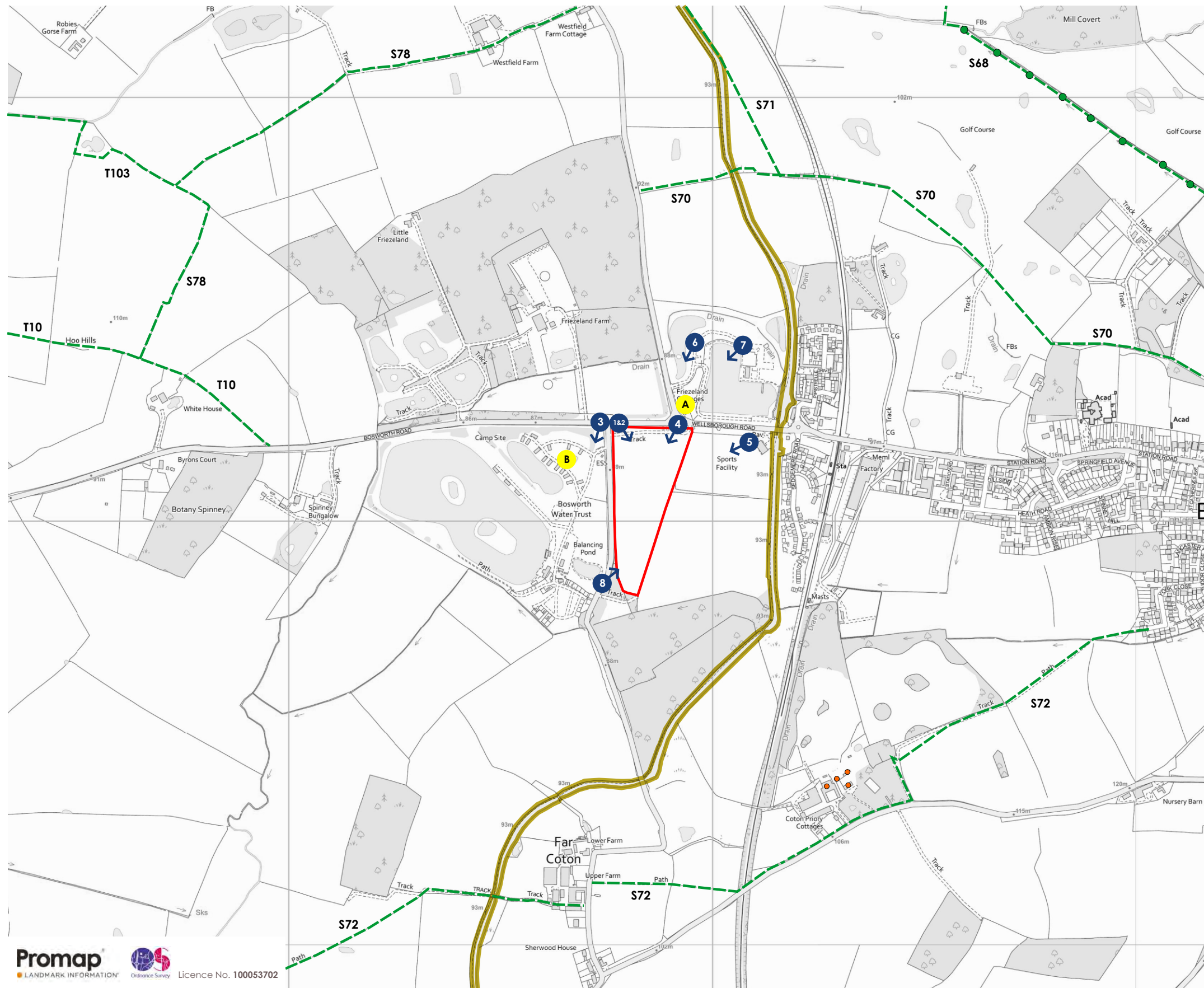


study area and immediate relationship with similar developments. This effect has been recorded as reducing to minor adverse in the long-term.

- 5.9 In terms of visual effects, major to moderate short-term effect have been recorded at the immediate site boundary in close proximity to the proposed change seen from the adjoining private properties and short section of public highway (Wellsborough Road). This level of effect is limited to a small number of receptors and as demonstrated will be reduced through mitigation to moderate to minor adverse in the long-term. Beyond these receptors, the visual envelope of the site and proposal is relatively small, recording short-term visual effects of moderate to minor importance that reduce to minor and minimal on the long-term with mitigation.
- 5.10 In conclusion, the effects recorded in the appraisal are generally considered to be of moderate to minor importance to the planning decision making process and are representative of the immediate relationship of the proposal with similar development, and the considered nature of the scheme.



Figures



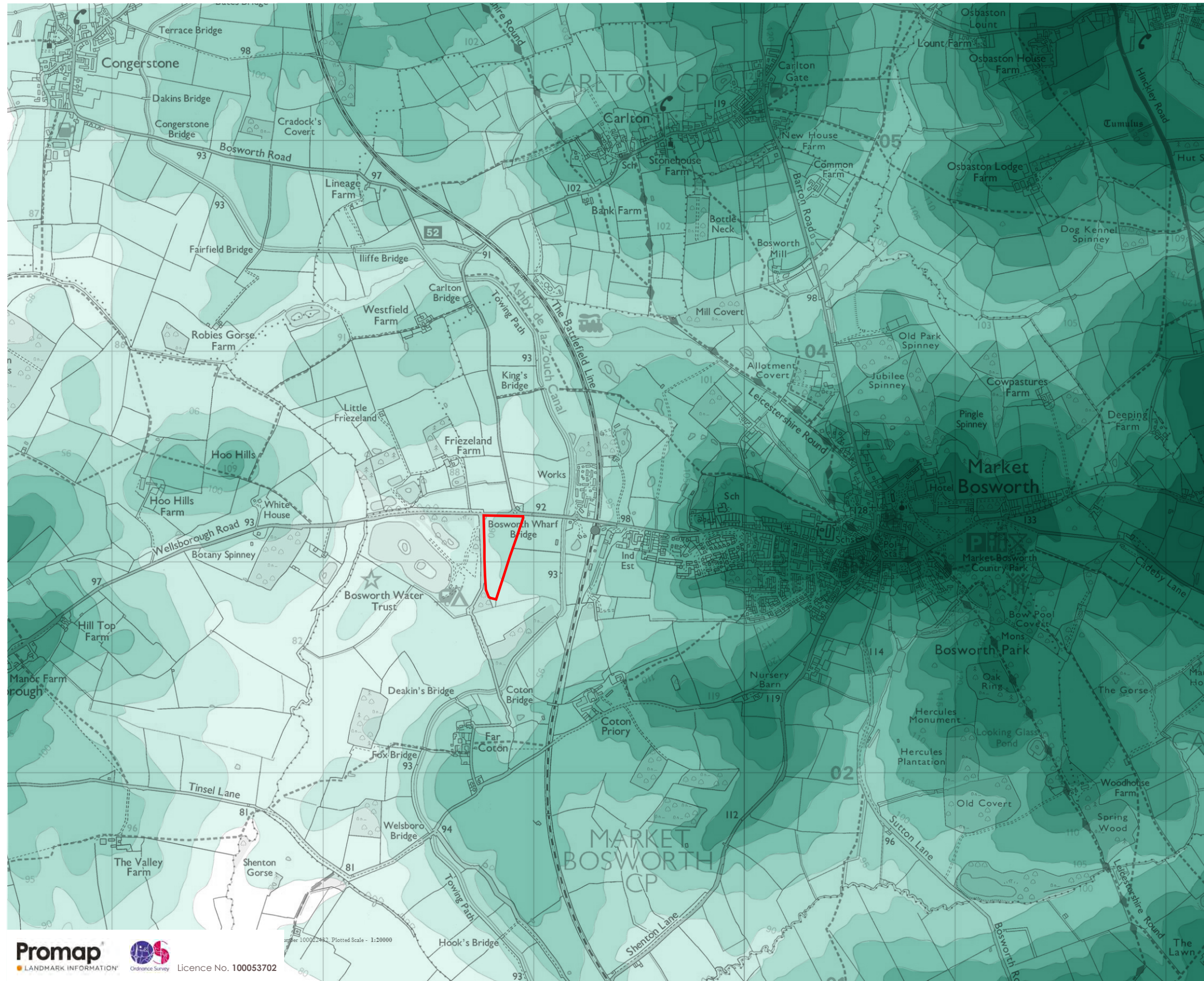
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north

Key

-  Site boundary
-  Public footpath
-  Recreational route - The Leicestershire Round
-  Conservation Area
-  Grade II Listed Building
-  Private visual receptor group
-  Photographic view locations

Number/Figure	Project
GL2223 L1	Land at Wellsborough Road Market Bosworth
Scale	Drawing title
1:10000@A3	Site Location
Date	Client
18/12/2024	Bosworth Lakeside Lodges
Checked	
SG	



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north

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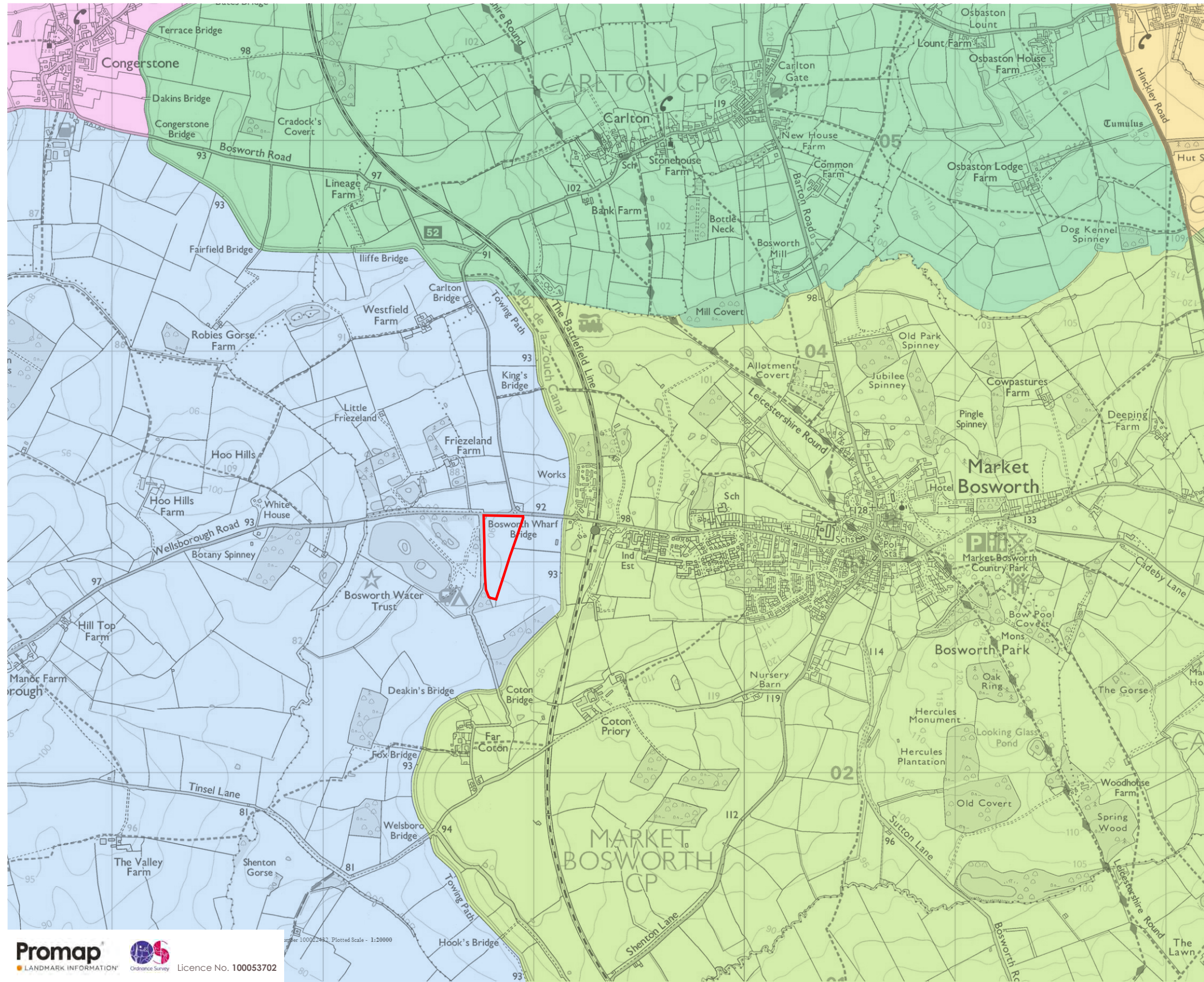
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Key

- Site boundary
- 75m to 80m AOD
- 80m to 85m AOD
- 85m to 90m AOD
- 90m to 95m AOD
- 95m to 100m AOD
- 100m to 105m AOD
- 105m to 110m AOD
- 110m to 115m AOD
- 115m to 120m AOD
- 120m to 125m AOD
- 125m to 130m AOD
- 130m to 135m AOD

Number/Figure	Project
GL2223 L3	Land at Wellsborough Road Market Bosworth
Scale	Drawing title
1:20000@A3	Topography
Date	Client
18/12/2024	Bosworth Lakeside Lodges
Checked	
SG	

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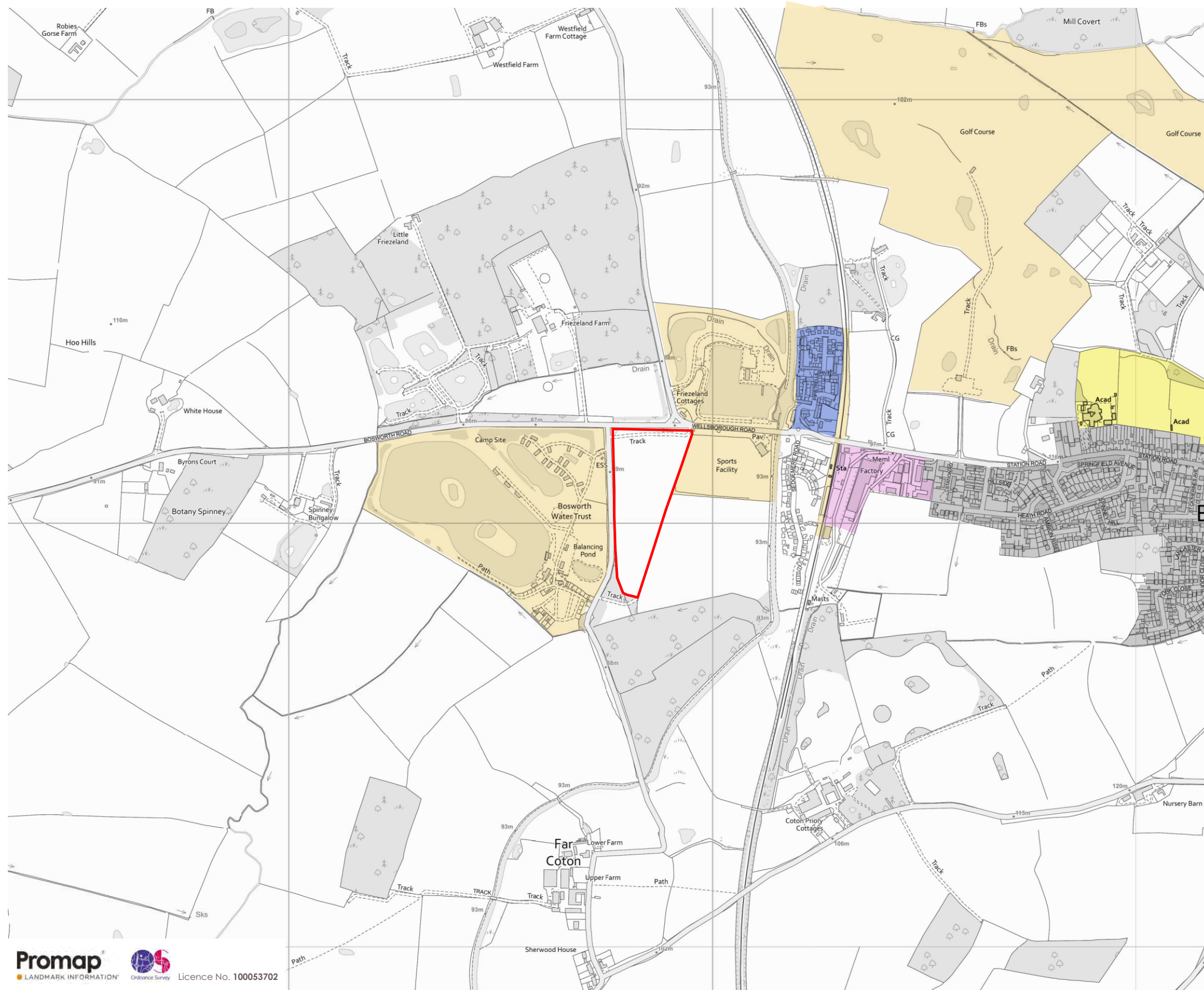
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Key

-  Site boundary
-  Area B - Charnwood Fringe Settled Forest Hills
-  Area C - Bosworth Parkland
-  Area G - Sence Lowlands
-  Area I - Gopsall Parkland
-  Area J - Barton Village Farmlands

Number/Figure	Project
GL2223 L4	Land at Wellsborough Road Market Bosworth
Scale	Drawing title
1:20000@A3	Landscape Character
Date	Client
18/12/2024	Bosworth Lakeside Lodges
Checked	
SG	

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north

- Key
- Site boundary
 - A - Leisure & Tourism
 - B - Industrial
 - C - Education
 - D - Suburban Residential
 - H - Post 2000 Development

Number/Figure	Project
GL2223 L5	Land at Wellsborough Road Market Bosworth
Scale	Drawing title
1:10000@A3	Neighbourhood Plan Character Areas
Date	Client
18/12/2024	Bosworth Lakeside Lodges
Checked	
SG	

Approximate extent of site in view



View 2 - From Wellsborough Road approximately 120m from the site looking east

Approximate extent of site in view



View 3 - From the junction of Wellsborough Road and Coton Bridge Lane approximately 5m from the site looking south

north

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Number/Figure
GL2223 L6
Scale
NTS@A3
Date
18/12/2024
Checked
SG

Project
Land at Wellsborough Road
Market Bosworth
Drawing title
Photographic Views
1 & 2
Client
Bosworth Lakeside Lodges

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Approximate extent of site in view



View 2 - From Coton Bridge Lane approximately 5m from the site looking east

Approximate extent of site in view



View 3 - From Wellsborough Road at the northern boundary of site looking south

north

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Number/Figure	Project
GL2223 L7	Land at Wellsborough Road Market Bosworth
Scale	Drawing title
NTS@A3	Photographic Views 3 & 4
Date	Client
18/12/2024	Bosworth Lakeside Lodges
Checked	
SG	

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Approximate extent of site in view



View 5 - From Market Bosworth Football Club approximately 140m from the site looking west

Approximate extent of site in view



View 6 - From the access road to Bosworth Marina approximately 135m from the site looking south

north

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Number/Figure
GL2223 L8
Scale
NTS@A3
Date
18/12/2024
Checked
SG

Project
Land at Wellsborough Road
Market Bosworth
Drawing title
**Photographic Views
5 & 6**
Client
Bosworth Lakeside Lodges

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View 7 - From Bosworth Marina approximately 220m from the site looking south



View 8 - From Coton Lane approximately 130m from the site looking north-east

north

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Number/Figure
GL2223 L9
Scale
NTS@A3
Date
18/12/2024
Checked
SG

Project
Land at Wellsborough Road
Market Bosworth
Drawing title
**Photographic Views
7 & 8**
Client
Bosworth Lakeside Lodges

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Appendix 1

Landscape and Visual Appraisal Methodology



6 ASSESSMENT METHODOLOGY

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

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

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

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

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

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

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

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

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

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

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



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

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

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

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

Landscape Baseline

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

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

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

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

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



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

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

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



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

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

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



They may provide the wider setting to locally valued features but will not be important to their special interest. These landscapes may also have detracting elements that are notable but not dominant;

- **Low Landscape Value** – landscapes of local value with a weakening condition and strength of character considered to be of more limited value or rarity that can be enhanced or restored. Such landscapes will be declining through lack of management resulting in the fragmentation and weakening of its character. These landscapes are unlikely to be designated with detracting elements and/or will have been eroded/modified; and
- **Very Low Value** - landscapes of local value with a very weak condition and strength of character considered to be of limited value or rarity that can be enhanced or restored. Such landscapes will have declined through lack of management resulting in the fragmentation and weakening of its character. These landscapes are unlikely to be designated with detracting elements and/or will have been eroded/modified.

Visual Baseline

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

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



- 6.10 Not all of these types of viewpoints will be present or need to be considered in all of the assessment. The majority of viewpoints will be representative but not exclusively. All of the viewpoints considered are taken from publicly accessible locations. The likely effect of the development proposal on private locations, such as houses, is made through professional judgement based on views from publicly accessible locations nearby.
- 6.11 The representative views are described as part of the visual baseline assessment and consider the following criteria:
- Location of the viewpoint;
 - Type of existing view;
 - Distance between the observer and the site; and
 - Extent and context of the site and/or likely view of development proposal observed.
- 6.12 With specific regard to the extent of the site/development observed the following descriptions are used:
- Open views – uninterrupted views into the site;
 - Filtered views – views partially obstructed by vegetation, landform, built-form or combinations of each; and
 - Glimpsed views – fleeting views of the site afforded through a break in vegetation cover, from field access gates, views from a transport route where intervening landform/vegetation cover provide an intermittent appreciation of the site, or from within the urban area where the site is glimpsed between breaks in the intervening built-form.
- 6.13 As part of the baseline assessment judgements must be made about the value attached to a view. Value may be attached to views that relate to designated landscapes and heritage assets. Value may also be attached through appearance in guidebooks, on maps, and through the provision of facilities specific to the enjoyment of a view such as benches or interpretation boards. Value may also be attached to views associated with heritage assets, these are often identified in heritage assessments and conservation area appraisals. Value can be categorised as:
- **Very High Visual Value** – These are the highest value views that will be promoted on maps, or local walks/guides and are likely to include notable (often designated) natural features, structures, houses, heritage assets, designed views or exceptional landscapes. These views are considered to be of national/regional value and are



likely to be marked by signs, seating, or features that promote them, or recognised in works of art and literature;

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

Assessment of Landscape Effects

- 6.14 The initial stage of the assessment of landscape effect is to determine the susceptibility of the receptor to the proposed change, and an overall assessment of landscape sensitivity.
- 6.15 The following criteria are used to establish landscape susceptibility. Whilst these are typical examples it does not always follow that a site within a specific landscape designation will automatically fit with this categorization. Much will depend on the specific site conditions.



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

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

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

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

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

- **Very High Magnitude of change** – a change resulting in the total loss of character/features affecting a large geographic area or appreciated by a large



number of people. This type of change will introduce new and discordant elements at odds with the established landscape character;

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

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

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

Assessment of Visual Effects



- 6.21 The initial stage of the assessment of visual effect is to determine the susceptibility of the receptor to the proposed change, and an overall assessment of landscape sensitivity.
- 6.22 GLVIA describes the susceptibility of different visual receptors to changes in views and visual amenity as a function of:
- the occupation or activity of people experiencing the view at particular locations; and
 - the extent to which their attention or interest may therefore be focussed on the views and the visual amenity they experience in particular locations.
- 6.23 The GLVIA goes on to categorise those receptor groups that are likely to be most susceptible to change:
- residents at home;
 - people, whether residents or visitors, who are engaged in outdoor recreation, including people using public rights of way, whose attention or interest is likely to be focussed on the landscape and on particular views;
 - visitors to heritage assets, or to other attractions, where views of the surroundings are an important contributor to the experience;
 - communities where views contribute to the landscape setting enjoyed by the residents in the area.
- 6.24 Whilst this covers a number of potential visual receptors it does not automatically make them all highly susceptible to change. Susceptibility can be categorised as follows:
- **Very High Susceptibility** – Views that provide a critical understanding and appreciation of valued landscapes (most notably National Parks and AONB's), notable (and often designated) natural features, or historic structures/properties. These are very important views that have little or no tolerance to the proposed change.
 - **High Visual Susceptibility** - Primary views from residential properties; users of public rights of way, informal footpaths, cycleways and public open space where the appreciation of the wider landscape setting is critical to its function and enjoyment; visitors to local attractions and heritage/wildlife assets where views of the wider landscape are important to its setting.
 - **Medium Visual Susceptibility** - Secondary/restricted views from residential properties; users of public rights of way, informal footpaths, cycleways, lanes and



public open space where the appreciation of the wider landscape setting is moderately important to its function and enjoyment; and visitors to local attractions and heritage/wildlife assets where views of the wider landscape makes a contribution to their setting but are not critical to its appreciation and enjoyment;

- **Low Visual Susceptibility** – Views from outdoor sport and recreation areas where the appreciation of views is not critical to their enjoyment; or views from the workplace where the setting is not important to the quality of working life, and views from roads or footpaths where the wider landscape makes a limited contribution to their setting; and
- **Very Low Visual Susceptibility** – Views from outdoor sport and recreation areas where the appreciation of views is of little importance to their enjoyment; or views from the workplace where the setting is not relevant to the quality of working life, and views from roads or footpaths where the wider landscape make almost no contribution to their setting.

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

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

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

- **Size or scale:** This includes the loss of important features to the character and composition of the views, the degree of consistency between the proposals and visual setting of the receiving landscape, and the extent of the view and proportion of that view the proposals in likely to influence or change.
- **Geographic extent:** The extent of the area in which the proposed change will be visible.



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

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

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

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

Assessment Matrix



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

Table A – Matrix of Sensitivity

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

Table B – Matrix of Importance

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

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

Criteria of Other Factors Assessed

6.32 The assessment also considers the following aspects;



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

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