

PROPOSED RESIDENTIAL DEVELOPMENT,  
LAND EAST OF LEICESTER ROAD,  
EARL SHILTON,  
LEICESTERSHIRE

**Landscape & Visual Impact Assessment**

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## 1. INTRODUCTION

- 1.1. Aspect Landscape Planning Ltd has been appointed by Manor Oak Homes to undertake a Landscape and Visual Impact Assessment (LVIA) relating to the outline application seeking the development of up to 33 residential dwellings, together with associated access, open space, and landscaping, hereafter referred to as the 'Proposed Development', on land east of Leicester Road on the northern settlement edge of the Leicestershire town of Earl Shilton, hereafter referred to as 'the Site'. The location and context of the Site is illustrated on **ASP1** Site Location Plan and **ASP2** Site and Setting Plan.
- 1.2. A detailed appraisal of the surrounding study area has been undertaken using Ordnance Survey data, historical map data, local policy and published character assessments. This has informed the on-site field analysis to identify key viewpoints, analyse the landscape character and visual environment of the local area, and determine the extent and significance of any potential landscape and visual effects.
- 1.3. The assessment of effects has been derived from guidance provided within Guidelines for Landscape and Visual Impact Assessment Third Edition (GLVIA3) published by the Landscape Institute and the Institute of Environmental Management and Assessment in April 2013. The methodology is contained within Appendix 1.

### Planning History

- 1.4. A pre-application enquiry relating to the principle, layout and scale of a future development of up to 35 residential dwellings on the Site was submitted by Armstrong Rigg Planning on behalf of Manor Oak Homes to Hinkley & Bosworth Borough Council (HBBC) in November 2023 (application reference 23/10226/PREMAJ).
- 1.5. A pre-application response was later provided by HBBC dated 12<sup>th</sup> January 2024. This response stated: *"It is considered that the application site has the capacity to accommodate a sensitively designed residential development that is acceptable to the Local Planning Authority, provided that a high-quality, landscape-led approach to the design of the development is adopted that takes account of the setting of the Grade II\* Listed Church of St. James and St. Jude."*

- 1.6. It is considered that the application has fully considered the landscape-related comments raised in the pre-application response and that the Proposed Development provides a high-quality, landscape-led design that responds sensitively to the setting of the grade II\* listed Church of St Simon and St Jude.
- 1.7. For reference, the pre-application response from HBBC is provided in Appendix 3.

Format of the LVIA

- 1.8. The LVIA will take the following format:
- Review of landscape-related policy – national and local policy context reviewed with any designations identified (Section 2);
  - Baseline assessment – review of the existing landscape character and visual environment (Section 3);
  - Description of the proposals – introducing the proposed development and the associated landscape proposals and associated mitigation (Section 4);
  - Assessment of effects – using an established methodology based on the guidance of GLVIA3, the potential effects of the proposals upon the existing landscape character and visual environment will be assessed (Section 5);
  - Conclusions will be drawn (Section 6).
- 1.9. This assessment should be read alongside the other supporting material which accompanies this application.

## **2. LANDSCAPE-RELATED POLICY**

- 2.1. The Site comprises a small, rectilinear field parcel on the northern settlement edge of Earl Shilton, a market town in Leicestershire. The town itself lies approximately 5.5km north-east of Hinckley town centre, 13km south-west of Leicester city centre and has merged with the large village of Barwell situated to the west.
- 2.2. The Site is covered by the adopted policies of the Hinckley & Bosworth Local Plan 2006-2026, which provides the current planning and development framework for HBBC. The core Development Plan Document (DPD) of the adopted Local Plan is the Core Strategy (2009) and other DPDs include the Site Allocations and Development Management Policies (2016) and the Earl Shilton and Barwell Area Action Plan (2014).
- 2.3. Neither the Site nor its setting are covered by any Neighbourhood Plan and nor do they form part of a designated Neighbourhood Area.
- 2.4. It is understood that HBBC are currently preparing a new Local Plan to guide development in the Borough up to 2041, though this has recently been delayed and a provisional date of adoption is now stated as being early 2026 as per the revised Local Development Scheme (2024). Given that this remains in the process of development and a public consultation on the revised draft plan (Regulation 18) is not anticipated until the summer of 2024, it is considered that this is of limited planning weight and has not been considered further in this LVIA.
- 2.5. The Good Design Guide Supplementary Planning Document (SPD; 2020) aims to raise the quality of design across the Borough while preserving and enhancing its local identity and heritage. It provides guidance along with a set of design principles to encourage high-quality design and is a material consideration in the determination of planning applications.
- 2.6. The Site is not located within a Conservation Area (CA), nor is it considered to fall within the setting of any CA, with Earl Shilton CA located approximately 1km to the south-west of the Site albeit with the intervening town built form preventing any intervisibility between the Site and this designation.
- 2.7. Neither the Site nor its setting are identified as being covered by any qualitative landscape designations either at a national or a local level.

## National Policy

### National Planning Policy Framework (December 2023)

- 2.8. The revised National Planning Policy Framework (NPPF) was published in December 2023. The document sets out the Government's planning policies for England and how these are expected to be applied, and is a material consideration in planning decisions. The document places an emphasis on the promotion of sustainable growth whilst also protecting the environment.
- 2.9. Paragraph 7 states that: *"The purpose of the planning system is to contribute to the achievement of sustainable development."*
- 2.10. Paragraph 8 states that: *"Achieving sustainable development means that the planning system has 3 overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (...)"* including *"an environmental objective – to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy."*
- 2.11. Paragraph 11 states that: *"Plans and decisions should apply a presumption in favour of sustainable development."*

*For plan-making this means that:*

- a) all plans should promote a sustainable pattern of development that seeks to: meet the development needs of their area; align growth and infrastructure; improve the environment; mitigate climate change (including by making effective use of land in urban areas) and adapt to its effects;*
- b) strategic policies should, as a minimum, provide for objectively assessed needs for housing and other uses, as well as any needs that cannot be met within neighbouring areas, unless:*
  - i. the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for restricting the overall scale, type or distribution of development in the plan area; or*

*ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.*

*For decision-taking this means:*

*c) approving development proposals that accord with an up-to-date development plan without delay; or*

*d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:*

*i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or*

*ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.”*

2.12. Design is dealt with in Chapter 12 which sets out the objectives for achieving “well-designed places”. 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 (such as increased densities);*
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;*
- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and*
- f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and*

*where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.”*

2.13. Chapter 15 deals with the conservation and enhancement of the natural environment. In particular paragraph 180 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;*
- c) maintaining the character of the undeveloped coast, while improving public access to it where appropriate;*
- d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;*
- e) preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans; and*
- f) remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.”*

2.14. The document also highlights the requirement for the conservation and enhancement of the historic environment in Chapter 16, with designated heritage assets being afforded a level of protection and conservation commensurate with their level of heritage significance. New development should take into account the importance of historic features, and paragraph 203 states that: *“In determining applications, local planning authorities should take account of:*

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*

- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*
- c) the desirability of new development making a positive contribution to local character and distinctiveness.”*

#### Planning Practice Guidance (PPG)

- 2.15. Those categories within the PPG that are of relevance to landscape and visual matters in relation to this Site are set out below.

##### *Design: Process and Tools*

- 2.16. The PPG states that well-designed places can be achieved by taking a pro-active and collaborative approach at all stages of the planning process. The guidance sets out processes and tools that can be used through the planning system. The guidance is to be read alongside the National Design Guide.

##### *National Design Guide*

- 2.17. The importance of design is a key focus within the guide as is the local and wider context and character of a site.

##### *Green Infrastructure*

- 2.18. The PPG highlights the multifaceted benefits delivered through Green Infrastructure and recognises how it can be used to reinforce and enhance local landscape character and contribute to a sense of place.

##### *Landscape*

- 2.19. Finally, the PPG refers to the NPPF and the recognition of the intrinsic character and beauty of the countryside and the provision of strategic policies to provide the conservation and enhancement of landscapes. Regarding new development proposals, Plans can include policies to avoid adverse impacts on landscapes and to establish necessary mitigation measures.
- 2.20. The NPPF and PPG have been of material consideration as part of our assessment of the Site and its setting, and the proposals shall take on board the overall framework guidance and principles contained within the NPPF.

## Local Planning Policy

### Hinkley & Bosworth Local Plan 2006-2026 – Core Strategy DPD (December 2009)

- 2.21. The Core Strategy DPD is the key document of the adopted local plan and provides an overarching strategy and long-term vision for development in the Borough up to 2026.
- 2.22. A set of core policies are presented to guide future development across the Borough, with those considered relevant to the application in landscape and visual terms provided below:
- *Policy 2: Development in Earl Shilton;* and
  - *Policy 19: Green Space and Play Provision.*
- 2.23. *Policy 2* states that HBBC will support development within the Earl Shilton settlement boundary to deliver a minimum of ten new residential dwellings. It is noted that the Site itself falls outside of the defined settlement boundary albeit is situated adjacent to this. It is also noted that the approved development to the west falls outside of the settlement boundary and has established the principle for large-scale development on sloping ground north of the defined settlement edge.
- 2.24. *Policy 2* goes on to state that HBBC will ensure future development responds sensitively to the character of Earl Shilton, enhances its sense of place, and delivers town regeneration. Of particular relevance in landscape terms, it is stated that future development will need to address existing deficiencies in the quality, quantity and accessibility of play space and green space provision.
- 2.25. *Policy 19* provides a set of green space and play space provision standards for the Borough to ensure all residents have access to sufficient, high-quality green spaces and play areas.

Hinkley & Bosworth Local Plan 2006-2026 – Site Allocations and Development  
Management Policies DPD (July 2016)

- 2.26. The Site Allocations and Development Management Policies DPD allocates land to deliver the development outlined in the Core Strategy DPD (2009). The Site does not form part of a site allocation.
- 2.27. The document also provides a set of development management policies relevant to the Borough as a whole, used to determine planning applications. Several of these policies are considered to be relevant to this application in landscape and visual terms, namely:
- *Policy DM1: Presumption in Favour of Sustainable Development;*
  - *Policy DM4: Safeguarding the Countryside and Settlement Separation; and*
  - *Policy DM10: Development and Design.*
- 2.28. *Policy DM1* states that where planning applications are compliant with local plan policies and the policies of any relevant neighbourhood plans, these will be approved without delay unless material considerations suggest otherwise.
- 2.29. *Policy DM4* states:
- “To protect its intrinsic value, beauty, open character and landscape character, the countryside will first and foremost be safeguarded from unsustainable development. Development in the countryside will be considered sustainable where: [...]*
- i. It does not have a significant adverse effect on the intrinsic value, beauty, open character and landscape character of the countryside; and*
  - ii. It does not undermine the physical and perceived separation and open character between settlements; and*
  - iii. It does not create or exacerbate ribbon development; [...]*”
- 2.30. *Policy DM10* provides a set of criteria that all development must address in order to be permitted. Among this criteria is the need to be sensitive to existing neighbouring amenity and ensure that proposals do not have a significant adverse effect on this; the need to consider the amenity of future occupiers to ensure they are not adversely affected by neighbouring land use; and the need to ensure that

development complements and/or enhances the character of the surrounding area, uses appropriate building materials and incorporates high-quality landscape proposals.

Hinkley & Bosworth Local Plan 2006-2026 – Earl Shilton and Barwell Area Action Plan (September 2014)

- 2.31. The Earl Shilton and Barwell Area Action Plan (2014) provides a development framework for the settlements of Earl Shilton and Barwell as well as their respective Sustainable Urban Extensions (SUEs), though the Site itself lies directly north of the area covered by this plan.
- 2.32. The Action Plan also contains a number of policies, with the most relevant to this application in landscape and visual terms provided below:
- *Policy 22: Development and Design.*

- 2.33. *Policy 22 provides a set of criteria required to achieve high-quality design, with a primary focus on ensuring that development: “does not adversely affect the privacy and amenity of nearby residents and occupiers of adjacent buildings, including matters of lighting, air quality (including odour), noise, vibration and visual intrusion [...]”*

The Good Design Guide SPD (February 2020)

- 2.34. The Good Design Guide SPD aims to raise the quality of design across the Borough while preserving and enhancing its local identity and heritage. It provides guidance along with a set of design principles to encourage high-quality design and is a material consideration in the determination of planning applications.
- 2.35. The relevant, landscape-related guidance and design principles have been carefully considered as part of an iterative design process to ensure that the Proposed Development is landscape-led.
- 2.36. Regarding the area-specific design guidance for Earl Shilton, the Proposed Development responds sensitively to the setting of the grade II\* listed Church of St Simon and St Jude to ensure that this is protected.

### **3. BASELINE ASSESSMENT**

- 3.1. The Site is located on the northern settlement edge of Earl Shilton, a market town situated on a long, narrow ridge approximately 5.5km to the north-east of Hinckley town centre and 13km south-west of Leicester city centre. The town itself has a rich history, with the boot and shoe industry having had a strong influence on the settlement. The north-eastern extents of the town to the south of the Site are predominantly residential, though a Scheduled Monument – the remains of the Norman ‘Earl Shilton motte and bailey castle’, as well as the Grade II\* listed Church of St. Simon and St. Jude and the Queen Elizabeth II Hall Field are local landscape features within the settlement.
- 3.2. The Site itself comprises a rectilinear grassland field on sloping ground, used mainly for grassland pasture, with a small section of the landowner’s garden presently occupying the south-western extents of the Site. Residential built form encloses the Site to the south with properties at Clear View Crescent backing onto the Site. Properties and outbuildings are also located along Spring Gardens cul-de-sac to the east and off the unnamed road that bounds the Site to the north. Leicester Road is an arterial route into the northern part of the town off the A47 and bounds the Site to the west.
- 3.3. Grassland pasture mostly characterises the adjoining localised landscape to the north, east and west of the Site. It is noted that two approved residential applications for a combined 190 dwellings are set to develop land directly west of Leicester Road (application references: 21/00135/OUT and 20/00916/FUL). To the south, the northern settlement edge of Earl Shilton has an urbanising influence albeit a rural character prevails as a result of its ridgetop location and the valley landform to the north.
- 3.4. The wider rural landscape, comprising a mix of grassland pasture and arable fields to the north, is set within a gentle valley and the villages of Peckleton and Kirkby Mallory lie on elevated ground to the north and north-west respectively. Vegetation is generally limited to field boundary hedgerows and hedgerow trees, as well as native riparian tree and scrub planting along watercourses that meander through the valley. Several small woodland copses are located sporadically within the landscape and a linear woodland is located along the A47 road corridor to the north-east.

- 3.5. The location and setting of the Application Site are illustrated on **ASP1** Site Location Plan and **ASP2** Site and Setting Plan.

### **Vegetation Structure**

- 3.6. The Site is well vegetated with hedgerow and hedgerow trees along its northern, and western boundaries and with an established, ivy-clad hedgerow along its eastern boundary. The southern boundary is shared by existing properties associated with Clear View Crescent and is defined in part by a low hedgerow, several hedgerow trees in its south-eastern corner and post and wire fencing, with areas of scrub, timber fencing and low brick walls further forming the boundary treatments between the Site and the rear gardens of these properties. Internally, the Site mainly comprises grassland pasture, with a small area of scrub and trees around several agricultural outbuildings in its south-western corner, as well as garden vegetation associated with property no.3 Clear View Crescent that presently extends into the Site. There are no Tree Preservation Orders (TPOs) identified on the Site or in close proximity to it.

### **Landscape Features**

- 3.7. Several landscape features are considered to form components of the Site and its adjoining localised setting and these are summarised below:
- **Native boundary hedgerow and hedgerow trees** – define the Site boundaries to varying degrees and provide a sense of containment from the wider countryside to the north. The surrounding fieldscape is defined by native boundary vegetation displaying varying degrees of intactness.
  - **Small pond with tree group** – located centrally within the Site and considered to be of limited landscape value.
  - **Garden vegetation, scrub and trees** – located in the south-western extents of the Site and mostly forming part of property no.3 Clear View Crescent, considered to be of limited landscape value.
  - **Sloping landform** – characterises the northern settlement edge location between the ridgetop to the south and the valley landform to the north.
  - **Deciduous and evergreen tree group** – located to the east of the Site and forming a feature in views looking south-east from the Site towards the grade II\* listed Church of St Simon and St Jude.

### **Public Rights of Way (PRoWs)**

- 3.8. The Site itself is not publicly accessible, though a bridleway, PRoW U25, runs parallel to its eastern boundary along Spring Gardens from Church Street to the unnamed road that bounds the Site to the north. The localised setting to the north, east and west contains a number of well-connected PRoW routes that run through and across the valley landscape.

### **Topography**

- 3.9. The Site broadly rises from north to south, rising gently at first from a low point of approximately +97.5m Above Ordnance Datum (AOD) in its north-eastern extents before rising more prominently in its southern extents. The landform plateaus in the south-western extents of the Site and a high point of approximately +113.5m is recorded along the southern Site boundary by the rear garden of property no.4 Clear View Crescent.
- 3.10. The surrounding landscape displays a gently undulating landform between the +90-120m AOD contour lines, with land to the immediate north forming a valley. A localised high point of over +130m AOD is located north of the village of Kirkby Mallory. To the south, much of the town of Earl Shilton lies on a ridgetop situated mostly on elevated ground between the +105-115m AOD contour lines.

### **Heritage Assets**

- 3.11. Earl Shilton Conservation Area (CA) is located a little over 1km to the south-west of the Site and covers a small section of the town along the Hinckley Road as well as properties along New Street. The Site is not considered to fall within the setting of this CA, however, as a result of the intervening built form associated with the town.
- 3.12. No listed buildings are located on the Site, though 'Top House' is a grade II listed building off Hill Top Road approximately 90m to the south-west and the grade II\* listed Church of St Simon and St Jude is located roughly 210m to the south-east, south of Church Street. A Scheduled Monument listed as 'Earl Shilton motte and bailey castle' is located to the west of the church, approximately 140m to the south-east of the Site.

### **Cultural and Settlement Pattern**

- 3.13. The market town of Earl Shilton was once a rural village that became renowned for its industrial boot and shoe industry. The settlement historically developed in a linear manner along a localised ridgetop before its expansion that has since lead to a more nucleated settlement pattern. This expansion has led to the merging of the town with the large village of Barwell located to the south-west. The surrounding landscape mostly comprises a mix of grassland pasture and arable fields displaying an irregular, enclosed field pattern.

### **National Landscape Character**

- 3.14. Natural England have produced a countrywide Landscape Character Assessment known as the National Character Area Profiles (September 2014), which identifies broadly homogeneous zones that can be categorised in terms of quality and character, resulting in the National Character Areas (NCAs). The Site is identified as being located within the north-western extents of **NCA 94: Leicestershire Vales**, with this NCA described as being: *“a large, relatively open, uniform landscape composed of low-lying clay vales interrupted by a range of varied river valleys.”*

### **Regional Landscape Character**

- 3.15. The East Midlands Regional Landscape Character Assessment, published in April 2010 by LDA Design, provides comprehensive analysis of the character of the East Midlands landscape in terms of its natural, historic and built environment context. The Site and wider village of Earl Shilton are located within the southern extents of **Landscape Character Type (LCT) 5a: Village Farmlands**. LCT 5a forms a large tract of landscape in the western extents of the region characterised by gently undulating lowlands with a quiet, rural character. The mixed agricultural land use on predominantly moderately-sized and well-maintained fields, the numerous small copses and areas of woodland and the network of hedgerows are features that establish a strong and identifiable landscape character.
- 3.16. In terms of built development and the future of the LCT 5a landscape, the strategy is to protect the character of villages and to manage the growth of larger settlements to ensure that any further development is of an appropriate design and scale. Tree

planting along settlement fringes is encouraged as a means of containing and integrating new and appropriate development into the landscape.

### **District / Borough Landscape Character**

#### Hinckley and Bosworth Borough Landscape Character Assessment (LUC; 2017)

- 3.17. The Hinckley and Bosworth Borough Landscape Character Assessment (HBBLCA), prepared by LUC in September 2017, locates the Site within **LCT 'Rolling Farmland'** and specifically within **Landscape Character Area (LCA) E: 'Stoke Golding Rolling Farmland'**. The Site itself is identified as being situated directly north of land covered by Urban Character Area (UCA) 10: 'Earl Shilton'. LCA D: 'Newbold and Desford Rolling Farmland' covers land north of the watercourse that flows through the valley floor north of the Site.
- 3.18. LCA E: 'Stoke Golding Rolling Farmland' is located to the north of Hinckley, Burbage, Earl Shilton and Barwell in the southern extents of the Borough. The key characteristics of LCA E considered relevant to the Site and its setting are included below:
- 1) *"Undulating arable and pasture farmland with gentle valleys [...]"*
  - 2) *"Small to medium scale rectilinear field pattern divided by low hedgerows and mature hedgerow trees typical of parliamentary enclosure, with smaller pasture fields around settlements, creating a largely unified pattern and providing continuity with the agricultural past."*
  - 3) *"Rural settlement pattern with former agricultural villages typically demonstrating a historic core, modern outskirts and sporadic farmsteads on the outer edges, within a strong rural setting."*
  - 4) *"Historic villages occupying higher ground [...]"*
  - 5) *"Church spires and towers within villages in and around the character area form distinctive landmarks on the skyline."*
- 3.19. A number of key sensitivities and values are also attached to LCA E, with those considered most relevant to the Site and its setting included below:

- 1) *“The rural character of the landscape, despite its proximity to urban areas [...]*
- 3) *Low hedgerows and mature trees are important elements because of the relatively low level of woodland in the landscape and their role in defining historic field patterns.*
- 4) *Distinctive character and local vernacular of the villages, including red brick and traditional buildings with links to the agricultural history of the settlements. Former farmhouses and landmark buildings contribute to the sense of place and provide historic time depth. [...]*
- 7) *Footpaths including popular recreation routes provide connections with the wider landscape.*
- 8) *Uncluttered rural views of church spires are sensitive to change and are valued for the sense of local distinctiveness they provide.”*

3.20. Landscape strategies for LCA E are provided as part of the character assessment with those strategies considered to apply to the Site and its immediate setting included below:

- 1) *“Encourage the use of traditional ‘Midlands-style’ hedge laying to manage hedgerows, improving their structure and biodiversity value and strengthening landscape character.*
- 2) *Maintain the rural character of the landscape. Ensure development is fully integrated into and informed by the landscape [...] and local vernacular styles and materials [...]*
- 4) *Maintain views to church spires and towers [...] and long distance views to other churches in surrounding villages. Conserve rural views and setting of settlements.*
- 5) *Maintain and enhance the recreational assets including rights of way network [...]*
- 7) *Create new and conserve existing notable habitats, in particular deciduous woodland and mesotrophic grassland.*
- 8) *Encourage tree planting to regenerate mature/veteran trees as they come to the end of their lives.*

*9) Improve the integration of settlement edges [...] with planting and use of material appropriate to the rural character.”*

3.21. Regarding UCA 10: ‘Earl Shilton’, this settlement area is located on a ridgetop in the south-east of the Borough with Barwell adjoining the town to the west. The open fields to the north of the town are described in the character assessment as providing: *“a rural setting to part of the historic settlement by the church and castle site, and at Hill Top road in the north of the settlement.”* The town itself is described as: *“sit[ting] relatively well in the landscape in views from the north as a result of the modest scale of the buildings, presence of intervening trees and vegetation and varied roofscape.”*

3.22. The key characteristics of UCA 10 that are considered to influence the Site are as follows:

- 1) “Ridgetop settlement with views over the open landscape to the north and south, visible on the skyline in views from the countryside to the north. [...]*
- 6) Red brick and white or off-white cement render are common building materials/finishes, with slates or plain tile roofs.*
- 7) The Church of St Simon and St Jude is a landscape feature.”*

3.23. As well as the key characteristics, a set of key sensitivities and values for UCA 10 are provided as part of the character assessment, with those considered to be of relevance to the Site and its immediate setting included below:

- 1) “Views to the surrounding rural landscape (to the north and south) provide a sense of place and suburban character.*
- 2) The northern settlement edge, which is modest in the scale of buildings, with the church spire creating a generally well-integrated visual balance with the surrounding landscape and is vulnerable to change. [...]*
- 6) The Church of St Simon and St Jude is a local landmark with historic and architectural interest, forming a visible skyline feature in views from the surrounding rural area to the north.*
- 7) Public footpaths and bridleways connecting the settlement with the surrounding countryside which are tied into the local history of the area [...]*

- 8) *The rural gateways to the town from the south and north provide links with the surrounding countryside.”*

3.24. A number of townscape strategies form part of the analysis of UCA 10 and those most relevant to the Site and its immediate setting are as follows:

- 1) *“Encourage local distinctiveness and high quality design in new developments, reinforcing the distinct identities of Earl Shilton and Barwell. [...]*
- 4) *Improve links to open spaces [...] to better integrate it with the adjacent countryside. [...]*
- 7) *Encourage planting of new street trees and soft landscaping to soften the streetscape.*
- 8) *Conserve and enhance the setting of the church/castle and open space area, improving green infrastructure links between it and other areas (planting, signage and interpretation) to extend the value of its sense of place into the wider townscape.”*

3.25. Regarding LCA D: ‘Newbold and Desford Rolling Farmland’, it is considered that the Site itself does not have a strong connection to this LCA as a result of the intervening vegetation structure that contains the Site and the urban fringe character of the Site itself. As a result, the key characteristics and sensitivities of the wider LCA D landscape have not been considered further in this report.

Hinckley and Bosworth Landscape Sensitivity Assessment (LUC; 2017)

3.26. The Hinckley and Bosworth Borough Landscape Sensitivity Assessment (HBBLSA) was produced by LUC in September 2017 and complements the HBBLCA. It provides context for the policies and proposals of the emerging Local Plan, particularly in relation to future built development.

3.27. The Site was assessed as part of a wider area known as **Assessment Area 10: Earl Shilton north and Barwell west**, which covers land to the north of Earl Shilton and to the north and west of Barwell, located within LCA E: ‘Stoke Golding Rolling Farmland’. The assessment concludes that the area has an overall medium-high sensitivity to residential development as a result of its rural and relatively tranquil

character and high intervisibility with the wider countryside from local high points. Aspect notes, however, that while areas of open countryside would typically be of medium-high sensitivity, land immediately adjacent to the settlement edge, such as the Site, would typically be of a reduced sensitivity due to the increased influence of the built form on this land.

3.28. The Earl Shilton and Barford settlement edge is described as being ‘relatively open’ with examples of small urbanising land uses lying adjacent to the built form, and the simple pattern of agricultural fields creates an attractive setting to the settlements.

3.29. A set of key sensitivities and values that broadly correlate with those of LCA E of the HBBLCA are included as part of the assessment, with those most relevant to the Site and its setting included below:

- *“Low hedgerows and mature hedgerow trees define historic field patterns and form part of the overall ecological network.*
- *The uninterrupted views over undulating farmland which contribute to the sense of place.*
- *Uncluttered rural views of church spires within the settlement contribute to the sense of place.*
- *Footpaths [...] provide recreational connections to the wider landscape and neighbouring villages.”*

3.30. Along with the key sensitivities and values listed above, development guidance is also provided within the assessment, with the guidance considered pertinent to the Site and its immediate setting included below:

*“Any new development should:*

- *Seek opportunities to maintain the rural character of the landscape and, where possible, conserve rural views and the setting of settlements.*
- *Plan for successful integration of potential new development in the landscape through sensitive design and siting, including use of sensitive materials and use of landscape mitigation measures to enhance sense of place.*
- *Seek to retain the pattern of hedgerows and hedgerow trees.*

- *Protect localised areas that retain a natural character and encourage tree planting to replace mature/veteran trees as they begin to deplete.*
- *Seek to conserve rural views and maintain views to church spires and towers on the wooded skyline.*
- *Aim to maintain and enhance historic assets and their surrounding environment.*
- *Seek to maintain and enhance the recreational assets including rights of way network. [...]*

### **Aspect Landscape Character Assessment**

- 3.31. While the National, Regional and District / Borough Landscape Character Assessments provide a good assessment and overview of the quality and character of the landscape within which the Site is set, it is considered that they represent a broad-brush approach and do not necessarily reflect the particular qualities of the Site itself or its localised setting. As such, Aspect has undertaken a more localised landscape character assessment of the Site and its adjoining localised landscape setting.
- 3.32. The Site is considered to display some of the characteristics of LCA E: 'Stoke Golding Rolling Farmland', forming a relatively small, enclosed and broadly rectilinear field of grassland pasture. However, its location on sloping ground on the settlement edge of Earl Shilton and the presence of the surrounding built form and road network physically separates the Site from the wider LCA to the north and exerts a settlement fringe character on the Site, with it considered to be influenced by several of the key characteristics of UCA 10: 'Earl Shilton'.
- 3.33. No distinctive or notable landscape features are present on the Site aside from the boundary vegetation, which provides the Site with a degree of containment, especially from land directly to the north and west, with the surrounding vegetation structure to the north further reinforcing the containment of the Site from the open fields of the valley landscape to the north.
- 3.34. The topography of the Site, comprising sloping terrain between a localised ridgetop to the south and a gentle valley to the north, ensures that the elevated, southern extents of the Site are visible from the wider landscape setting and are therefore more sensitive.

- 3.35. It should be noted that the northern edge of the village is set to undergo change, with two approved residential applications for a combined total of 190 dwellings due to be erected on land to the immediate west of Leicester Road, west of the Site (refs: 21/00135/OUT and 20/00916/FUL). It is also noted that HBBC are currently considered a full hybrid planning application seeking the erection of up to 6 dwellings and the conversion of an existing building to a meeting hall at Swedish Cottage, which lies directly north of the Site (ref: 24/00035/HYB).
- 3.36. Overall, the Site displays an urban fringe character and is surrounded on all sides by a combination of built form and road network, with the Site generally well enclosed and isolated from the wider LCA E landscape as a result. The sloping ground that characterises the Site ensures that its elevated southern extents are more exposed and sensitive albeit this is in the context of the existing settlement edge of Earl Shilton located directly to the south, which has spilled over the ridgetop landform in places along the northern settlement edge.
- 3.37. In order to assess the effects on the landscape resource, GLVIA3 provides a number of definitions for landscape susceptibility, landscape value and finally landscape sensitivity, as follows:
- Landscape Susceptibility: *“the ability of a defined landscape to accommodate the specific proposed development without undue negative consequences”*;
  - 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”*; and
  - Landscape Sensitivity: *“a term applied to specific receptors, combining judgements of the susceptibility of the receptor to the specific type of change or development proposed and the value related to that receptor.”*
- 3.38. In terms of landscape sensitivity, there are a number of factors that both influence and affect the value of the landscape character of the Site and its setting, and their susceptibility to change. The sensitivity of a particular landscape in relation to new development can be categorised as High, Medium, Low or Negligible. This takes into account the susceptibility of the receptor to the type of development proposed and the value attached to different landscapes by society.

### Landscape Susceptibility

- 3.39. In terms of the susceptibility of the landscape resource to accommodate change of the residential type proposed, it is considered that the Site is strongly influenced by the northern settlement edge of Earl Shilton, especially given the presence of adjacent properties to the south associated with Clear View Crescent, those associated with Spring Gardens to the east and to a lesser extent Swedish Cottage and the built form located off the road to the north. It is noted that the established vegetation line along the northern boundary and along the unnamed road that bounds the Site to the north provides a good degree of separation from the wider countryside.
- 3.40. It is acknowledged that the sloping topography of the Site increases the susceptibility of the Site to change and that any development must sensitively consider the receiving landscape context in order to not appear overly prominent. The approved residential development directly west of Leicester Road reduces the susceptibility of the Site to accommodate a sensitive, landscape-led development, however, given that it sets a precedent for major residential development on this sloping ground north of the existing settlement edge of Earl Shilton.
- 3.41. When the above factors are considered, the overall susceptibility of the Site and its adjoining localised landscape setting to change of the type proposed would typically be **Medium**.

### Landscape Value

- 3.42. GLVIA3 sets out at Box 5.1 a range of factors that can help in the identification of valued landscapes. This has been reviewed and updated in light of the Landscape Institute Technical Guidance Note 02/21 '*Assessing landscape value outside national designations*' (TGN 02/21). Table 1, below, assesses the value of the Site and its adjoining localised landscape setting based on the amended Box 5.1 & TGN 02/21 criteria.

Table 1: Assessment of Landscape Value of the Site and its adjoining localised landscape setting

| Factor                     | Definition                                                                                                                                        | Assessment of Value                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|----------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Natural Heritage</b>    | Landscape with clear evidence of ecological, geological, geomorphological or physiographic interest which contribute positively to the landscape. | <b>Medium / Low</b> – The Site does not form part of a landscape or ecological designation. The internal area of the Site comprises mostly grassland pasture on sloping ground that rises up to a localised ridgeline to the south on which Earl Shilton is situated. While the boundary vegetation is likely to be of some ecological value, there are no landscape features of note either on-Site or in the adjoining localised landscape setting.                                                                                                                                                                                                                                                                                                                                                                                                |
| <b>Cultural Heritage</b>   | Landscape with clear evidence of archaeological, historical or cultural interest which contribute positively to the landscape.                    | <b>Medium</b> – The Site and adjoining localised landscape setting fall within close proximity to the grade II* listed Church of St Simon and St Jude and the ‘Earl Shilton motte and bailey castle’ Scheduled Monument. The intervening residential built form prevents a strong relationship between the Site itself and these heritage assets.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| <b>Landscape Condition</b> | Landscape which is in a good physical state both with regard to individual elements and overall landscape structure.                              | <p><b>Medium / Low</b> – The Site boundary vegetation is mostly intact albeit gappy in places, particularly along the northern boundary and with mixed boundary treatments along the southern Site boundary. The landscape structure of the Site has been degraded by the introduction of timber fencing both internally and along the northern and western boundaries.</p> <p>The landscape condition of the adjoining localised landscape setting similarly displays field boundary vegetation that is largely intact albeit gappy in places, with timber fencing used to divide grazing fields into smaller parcels to the east. The overall condition of this landscape has been adversely impacted by land use, built form development and road infrastructure, with approved development to the west set to further adversely impact this.</p> |
| <b>Associations</b>        | Landscape which is connected with notable people, events and the arts.                                                                            | <b>Negligible</b> – No known literary or artistic associations have been identified relating to the Site itself. It is noted that Simon de Montfort, Earl of Leicester and founder of the first real parliament in England, sometimes resided in his castle at Earl Shilton in the thirteenth century.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| <b>Distinctive-ness</b>    | Landscape that has a strong sense of identity.                                                                                                    | <b>Medium</b> – The Site and its immediate landscape setting form a transitional area of sloping ground between the ridgetop on which Earl Shilton is                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |

| Factor                                          | Definition                                                                                                                       | Assessment of Value                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|-------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                 |                                                                                                                                  | situated to the immediate south and the valley landform to the north. Neither the Site nor its setting contain any distinctive landscape features, however.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <b>Recreational</b>                             | Landscape offering recreational opportunities where experience of landscape is important.                                        | <b>Medium / High</b> – It is noted that several PRoWs are located within 100m north of the Site and provide links from the settlement into the countryside. Leicester Road separates these routes from the Site, however, and the Site itself is not publicly accessible and has no current recreational value. PRoW footpath U24, located approximately 60m east, provides some recreational value given that this runs across grassland pasture and views of the wider countryside to the north are afforded from this footpath. Despite a bridleway running adjacent to the Site along its eastern boundary (PRoW U25), this runs down a narrow lane and is considered to be limited in terms of its recreational value. |
| <b>Perceptual (Scenic)</b>                      | Landscape that appeals to the senses, primarily the visual sense.                                                                | <b>Medium</b> – In terms of perceptual scenic quality, the Site offers panoramic views of the valley landscape to the north from elevated ground in its southern extents. The Site itself and its adjoining localised landscape setting is considered to be of limited scenic quality, however, given its settlement edge location. Mixed boundary treatments, timber fencing and gappy boundary vegetation further reduce scenic quality.                                                                                                                                                                                                                                                                                  |
| <b>Perceptual (Wildness &amp; Tranquillity)</b> | Landscape with a strong perceptual value notably wildness, tranquillity and/or dark skies.                                       | <b>Medium / Low</b> – The Site and its adjoining localised landscape setting display a rural character despite being situated on the urban settlement edge. Tranquillity levels are reduced by traffic passing along the adjacent Leicester Road that marks the northern gateway into the settlement off the A47. The presence of built form to the immediate north, east and south, including a yard associated with a small landscaping business, further reduces tranquillity levels. Any sense of wildness has been eroded by the surrounding built form and grassland pasture land use.                                                                                                                                |
| <b>Functional</b>                               | Landscape which performs a clearly identifiable and valuable function, particularly in the healthy functioning of the landscape. | <b>Low</b> – The Site and its adjoining localised landscape setting typically display a pastoral land use on the northern settlement edge of Earl Shilton and form a transitional space between a local ridge and a valley. However, it is considered neither the Site nor the adjoining localised landscape setting greatly contribute to the healthy functioning of the landscape.                                                                                                                                                                                                                                                                                                                                        |

- 3.43. In terms of value, the landscape in which the Site is immediately set does not form part of a qualitative landscape designation either at national or local level and represents an ordinary, settlement edge location within a rural landscape setting characterised by the sloping hillside topography. The Site itself does not contain any landscape features of note aside from the boundary vegetation that provides a strong degree of separation between the Site and wider landscape to the north and is likely to be of some ecological value. Despite being situated close to the grade II\* listed Church of St Simon and St Jude and the 'Earl Shilton motte and bailey castle', the intervening built form prevents a strong relationship between the Site itself and these heritage assets.
- 3.44. It is considered that the Site itself displays a somewhat degraded condition as a result of its pastoral land use, gaps in the boundary vegetation and the use of timber fencing as boundary treatments, including to define internal grazing areas. The road infrastructure and built form that characterise the immediate setting of the Site further detract from the overall condition of this area of localised landscape. Neither the Site nor its immediate setting are considered to contribute greatly to the healthy functioning of the landscape and despite several PRowS offering recreational value in the immediate setting of the Site, the Site itself is not publicly accessible and therefore does not provide any recreational value.
- 3.45. In terms of the perceptual scenic quality of the Site and its adjoining localised landscape setting, while the wider valley landscape to the north provides a strong rural influence and scenic quality from the elevated settlement edge location, the mixed boundary treatments, timber fencing and gappy boundary vegetation reduce scenic quality, so too does the presence of settlement built form and the sporadic agricultural builds on the sloping ground to the east. The settlement edge location and pastoral land use has eroded any sense of wildness and despite displaying a rural character, the tranquillity of this area of localised landscape is reduced by the adjacent built form and road network.
- 3.46. Overall, it is concluded that the landscape value of the Site and its adjoining localised landscape setting would typically be **Medium**.

### Landscape Sensitivity

- 3.47. The settlement edge location exerts an urban fringe character on the Site and its adjoining localised landscape setting despite the rural character of the area. The Site itself is considered to relate more closely to the built form than the wider countryside to the north given the presence of built form immediately to the north, east and south of the Site and as a result of the established boundary vegetation along the northern and western Site boundaries. The recently approved developments to the west are set to further extend the northern settlement edge onto sloping ground and will further enclose the Site when complete. The Site and its adjoining landscape setting are neither remarkable nor do they include any features which elevate them above an ordinary landscape and are not considered to represent a “valued landscape” in relation to paragraph 180(a) of the NPPF. When both landscape value and susceptibility of the landscape resource are considered together, the **Site and adjoining localised landscape setting** would typically be of **Medium** landscape sensitivity.
- 3.48. In terms of the wider landscape setting, comprising the rural, mostly undeveloped valley and gently undulating landform to the north, this would typically be of higher sensitivity as the distance from the settlement increases along with consequent tranquillity levels. As such, it is considered that the landscape sensitivity of the wider landscape setting would typically be **Medium / High**, in line with the assessment of sensitivity for Assessment Area 10: Earl Shilton north and Barwell west of the HBBLSA (2017) .
- 3.49. Table 2, below, summarises the considered landscape sensitivity of the Site and its adjoining localised landscape setting, as well as the wider landscape setting.

Table 2: Landscape Sensitivity

| Area                                                                                                                                                    | Landscape Sensitivity |
|---------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|
| <b>Site and adjoining localised landscape setting</b>                                                                                                   | <b>Medium</b>         |
| <b>Wider landscape setting</b><br>(extending in an arc up to 2.5km north of Earl Shilton as far as the southern extents of Kirby Mallory and Peckleton) | <b>Medium / High</b>  |

## Visual Baseline Assessment

- 3.50. A number of viewpoints have been identified in order to demonstrate the visibility of the Site within the localised and wider setting. The views have been informed by a thorough desk study and field assessments, have been taken from publicly accessible viewpoints and though not exhaustive, are considered to provide a fair representation of the visual environment within which the Site is set. The visual analysis seeks to identify the views that would, potentially, experience the greatest degree of change as a result of the Proposed Development.
- 3.51. The visual assessment is included within Appendix 2 and the baseline studies have fully considered the various factors required, as detailed in Section 6 of GLVIA3 and the Landscape Institute Technical Note 06/19.
- 3.52. The photographs were taken in March 2023 and March 2024 by Chartered Landscape Architects using a 35mm equivalent digital SLR camera at a 50mm focal length in line with LI technical Note 06/19 and represent late winter views. The weather on both site visits was mostly bright with good visibility. The full assessment of effects upon the visual environment and each viewpoint is detailed in Section 5 of this report and in Table 3, which provides a summary of each viewpoint assessed.
- 3.53. Table 3, below, identifies the location of the viewpoints, together with the key receptors and considered sensitivity.

Table 3: Baseline Visual Assessment

| Viewpoint | Location            | Distance and Direction from Application Site | Receptors     | Sensitivity   |
|-----------|---------------------|----------------------------------------------|---------------|---------------|
| 1         | Clear View Crescent | 45m, south                                   | Residents     | Medium        |
| 2         | PRoW Bridleway U25  | Adjacent to south-east corner of the Site    | Users of PRoW | Medium        |
| 3         | PRoW Footpath U24   | 75m, east                                    | Users of PRoW | Medium / High |
| 4         | PRoW Footpath U24   | 60m, east                                    | Users of PRoW | Medium / High |

|    |                                                                                                            |                                   |                      |               |
|----|------------------------------------------------------------------------------------------------------------|-----------------------------------|----------------------|---------------|
| 5  | Unnamed road north of the Site                                                                             | 50m, north-east                   | Road Users           | Medium        |
| 6  | PRoW Footpath T86                                                                                          | 270m, east                        | Users of PRoW        | Medium / High |
| 7  | 'Earl Shilton motte and bailey castle' Scheduled Monument site                                             | 185m, south-east                  | Recreational Walkers | Medium / High |
| 8  | Leicester Road / Hill Top Road opposite Church Street junction and by 'Top House' grade II listed building | 70m, south                        | Road Users           | Medium        |
| 9  | Leicester Road                                                                                             | Adjacent to western Site boundary | Road Users           | Medium        |
| 10 | Leicester Road                                                                                             | 30m, north                        | Road Users           | Medium        |
| 11 | Shilton Road                                                                                               | 330m, north-west                  | Road Users           | Medium        |
| 12 | PRoW Footpath T72                                                                                          | 260m, north                       | Users of PRoW        | High          |
| 13 | Leicester Road                                                                                             | 350m, north                       | Road Users           | Medium        |
| 14 | PRoW Footpath T86                                                                                          | 730m, north-east                  | Users of PRoW        | High          |
| 15 | A47 Roundabout where Leicester Road meets A47 Earl Shilton bypass                                          | 940m, north-east                  | Road Users           | Low           |
| 16 | PRoW Footpath T72                                                                                          | 1.45km, north                     | Users of PRoW        | High          |
| 17 | PRoW Footpath T85 off Barwell Lane and south of Kirkby Mallory                                             | 2.1km, north-west                 | Users of PRoW        | High          |
| 18 | PRoW Footpath T72 near grade II listed 'Manor House'                                                       | 2.28km, north                     | Users of PRoW        | High          |
| 19 | PRoW Footpath T73                                                                                          | 2.24km, north-east                | Users of PRoW        | High          |
| 20 | PRoW Footpath V67A off Earl Shilton Road                                                                   | 2.3km, east                       | Users of PRoW        | High          |

- 3.54. As well as the identified viewpoints in Table 3, several internal viewpoints have been captured from the elevated, southern extents of the Site (Viewpoints A, AA) and from the north-eastern extents of the Site looking towards the existing northern settlement edge of Earl Shilton (Viewpoints B and BB). Viewpoint A demonstrates panoramic views of the wider rural countryside to the north, with the church spire of the grade I listed Church of St Mary Magdalene perceived on the opposite side of the valley. The grade II\* listed Church of St Simon and St Jude to the south-east is perceived to varying degrees across the Site and is more prominent in views from its north-eastern extents (Viewpoint BB). The somewhat abrupt settlement edge and varied southern boundary treatments are highlighted in Viewpoint AA and Viewpoint B.
- 3.55. The Site is considered to be highly contained from publicly accessible views within the built form to the south and is not visible from Clear View Crescent due to the sloping landform of the Site (Viewpoint 1). It is noted that the Site is likely perceived by residents of certain properties along the northern settlement edge, most notably those properties adjacent to the southern Site boundary at Clear View Crescent and the residential properties along Spring Gardens to the east.
- 3.56. No views of the Site are afforded from the 'Earl Shilton motte and bailey castle' Scheduled Monument to the south of Church Street (Viewpoint 7), or from the grounds of the Church of St Simon and St Jude. The Site is not readily perceived from Hill Top Road / Leicester Road to the south-west as a result of the residential built form along Clear View Crescent, the garden vegetation associated with property no.3 Clear View Crescent and the vegetation structure along the western Site boundary (Viewpoint 8).
- 3.57. From the adjoining localised landscape setting to the north and west, the Site is generally well contained as a result of the established Site boundary vegetation and areas of existing vegetation directly to the north, that provides a degree of visual separation between the Site and the wider countryside. Some filtered winter views of the Site in the context of the settlement edge from the local road network north of Earl Shilton are afforded by motorists passing at speed who would typically be of medium sensitivity (Viewpoints 5, 9, 10 and 11).
- 3.58. From the localised PRow network, the Site is perceived to varying degrees. Highly filtered views of the Site through the intervening vegetation structure and in the context of the settlement edge are afforded by receptors typically of high sensitivity

along PRow Footpath T72 on the northern approach into the town (Viewpoint 12). Despite the proximity of PRow Bridleway U25 that runs adjacent to the eastern Site boundary, the established ivy-clad hedgerow highly contains views of the Site (Viewpoint 2). The enclosed character of this short stretch of PRow and proximity to the existing built form ensure that the sensitivity of receptors along this footpath is considered to be no greater than medium.

- 3.59. Views of the Site are more apparent from PRow Footpath U24 in the adjoining localised landscape to the east albeit the Site appears in the context of the intervening built form and settlement edge (Viewpoints 3 and 4). Glimpsed views of the Site are afforded further to the east along PRow Footpath T86 (Viewpoint 6). Receptors along these localised PRow routes are considered to be of medium / high sensitivity given the proximity and influence of the settlement edge and the varied boundary treatments that detract from the overall visual amenity of these views.
- 3.60. To the west, the intervening hedgerow boundaries are maintained at a tall height and highly reduce views from the PRow network to the west, noting that the approved, large-scale development to the west of Leicester Road will further contain the Site once complete.
- 3.61. In the wider landscape, views of the Site from the road and PRow network are generally well contained by roadside hedgerow as well as other intervening vegetation. Where glimpsed views of the Site are afforded by receptors typically on PRow routes and of high sensitivity, the Site itself is perceived as a minor component in the context of the wider northern settlement edge of Earl Shilton that forms the backdrop in views (Viewpoints 14 and 16-20).
- 3.62. The internal areas of the Site are more visible from higher ground south of Church Road by the grade I listed Church of St Mary Magdalene in Peckleton to the north (Viewpoint 18), though the Site itself appears physically and visually enclosed by the surrounding built form, vegetation and road network. As PRow Footpaths T72 and Bridleway T75 lead down into the valley towards Earl Shilton from Peckleton, the viewing experience of the Site and wider Earl Shilton northern settlement edge is interrupted by the intervening vegetation that prevents views of this. On the valley floor, the Site and settlement edge are perceived once more but as Viewpoint 16 demonstrates, the Site is well enclosed and highly influenced by the built form.

- 3.63. The exposed northern settlement edge of the town is also apparent along limited sections of the A47, such as at the roundabout connecting this road with Leicester Road to the north-east of the Site, though only filtered views of the Site are afforded by receptors on this busy 'A' road, who would typically be of low sensitivity and concentrated on the road ahead (Viewpoint 15).
- 3.64. Overall, the Site is considered to be highly contained from views within the settlement edge of Earl Shilton as a result of the landform and intervening built form. In the local and wider context, the Site, in particular its elevated southern extents, is perceived to varying degrees, though it generally forms a minor component of views where perceived and appears entirely in the context of the adjacent settlement edge in these views, well enclosed by the existing vegetation structure and adjacent built form.

## 4. DESCRIPTION OF THE PROPOSALS

- 4.1. Full details of the Proposed Development including building heights are provided within the Design and Access Statement and supporting material which accompanies this application. The landscape proposals, which include landscape mitigation for the proposed built form, are illustrated on **ASP4** Landscape Strategy Plan and have been informed by **ASP3** Opportunities and Constraints Plan.
- 4.2. The landscape proposals have been informed from the outset by adopted policy as well as by the relevant landscape-related design principles and area-specific design guidance for Earl Shilton as per The Good Design Guide SPD (2020). The layout of the Proposed Development has responded sensitively to the setting of the grade II\* listed Church of St Simon and St Jude to ensure that this is protected and existing views of this from the Site are retained and enhanced.
- 4.3. Regarding the landscape and townscape strategies of the HBBLCA (2017), the relevant guidelines for LCA E: 'Stoke Golding Rolling Farmland' and UCA 10: 'Earl Shilton' have been incorporated into the design as outlined in the 'Landscape Strategy' sub-section below. The relevant development guidance for Assessment Area 10: Earl Shilton north and Barwell west of the HBBSLA (2017) has also been considered as part of an iterative design process.

### Landscape Strategy

- 4.4. The key design principles of the landscape proposals for the Site are listed below, which have been informed by **ASP3** Opportunities and Constraints Plan and the relevant landscape-related published and emerging guidance and guidelines. It is considered that any development on the Site should incorporate the following elements, with the relevant strategies of LCA E and UCA 10 of the HBBLCA considered and applied where appropriate:
- Retain and enhance the existing field boundary hedgerow and hedgerow trees and reinforce with suitable native structural planting characteristic of the area to further strengthen the existing boundary vegetation and mitigate potential harm to views of the Site from the wider countryside to the north (LCA E – Landscape Strategy 9);

- Strengthen and enhance the southern boundary with native scrub, hedgerow and tree planting to create a uniform landscape buffer between the Site and existing properties and to soften the impact of development, with a minimum 3m maintenance strip (LCA E – Landscape Strategy 1);
- Provide a minimum 5m offset from the western boundary to establish a landscape buffer between the Site and Leicester Road;
- Sensitively design the developable area on the sloping ground, with single storey dwellings on higher ground to respect the amenity of existing properties and two storey properties on lower, less sensitive ground;
- Include street tree planting and soft landscaping as a key landscape feature to break up the massing of the built form and to establish a well-integrated and transitional settlement edge (LCA E – Landscape Strategy 9 and UCA 10 – Strategy 7);
- Complement the development edge of the Site with the approved residential applications to the west and include a significant area of high-quality open space to establish an appropriate transition between the proposed development and the local rural landscape to the north (LCA – Landscape Strategy 9);
- Provide native tree planting and native shrub planting on the development edge to further integrate the built form into the rural landscape to the north and establish an improved, transitional settlement edge (LCA E – Landscape Strategy 8 and 9);
- Plant native scrub species and areas of species-rich wildflower to encourage biodiversity and offer wildlife enhancements (LCA E – Landscape Strategy 7);
- Plant ornamental shrubs and low-growing clipped hedgerow to plot frontages to complement the planting palette of existing residential areas and provide year-round colour and interest;
- Integrate high quality SuDS design into the open space on lower ground in the north-eastern extents of the Site;

- Integrate a minimum 126m<sup>2</sup> LAP play space into the northern development edge to meet equipped play space requirements and provide natural surveillance from within the proposed built form;
- Connect the public open space to the local PRow network by creating links onto the bridleway that runs along the eastern boundary (LCA E – Landscape Strategy 5 and UCA 10 – Strategy 4);
- Incorporate mown grass paths within public open space and encourage access for all by providing an accessible walking route with no greater than a 1 in 20 gradient;
- Retain views out to the wider rural countryside to the north, particularly views of the church spire at Peckleton (LCA E – Landscape Strategy 4);
- Retain and enhance views of the grade II\* listed Church of St Simon and St Jude as part of the open space (LCA E – Landscape Strategy 4 and UCA 10 – Strategy 8);
- Integrate Site entrance off the existing road that bounds the Site to the north, with an appropriate buffer between this and Leicester Road to the west;
- Incorporate a simple palette of materials and architectural detailing that reflect the local vernacular and result in a high-quality design (LCA E – Landscape Strategy 2 and UCA 10 – Strategy 1); and

4.5. The Proposed Development retains and strengthens the key existing landscape features of the Site and ensures that the visual amenity of the surrounding areas would be protected and enhanced. Overall, it is considered that the Proposed Development is landscape-led and would complement the settlement edge context of the Site, ensuring that the proposed built form would be well integrated into this and would not appear overly prominent.

## 5. ASSESSMENT OF EFFECTS

- 5.1. To assess the nature of the change as a result of the Proposed Development, it is appropriate to appraise the impact of the Proposed Development upon the existing landscape character and visual environment within which the Site is situated.
- 5.2. In order to assess the effect of a development on the receiving environment, it is important to understand the quality and sensitivity of the landscape, the sensitivity of visual receptors, and the magnitude of change.
- 5.3. The assessment of effects has been derived from guidance provided within GLVIA3. The methodology is contained within Appendix 1 of this document.

### Effect upon Landscape Character

#### National Level: National Character Area 94: 'Leicestershire Vales'

- 5.4. Having regard to the effect of the Proposed Development upon the extensive area covered by NCA 94: 'Leicestershire Vales', it is considered that the settlement edge location of the Site and the size and scale of the Proposed Development would ensure that the large-scale character area and its key characteristics remain unaffected. As such, it is considered that the proposals would result in a long-term effect of **None** on the wider NCA 94 landscape.

#### Regional Level: LCT 5a: Village Farmlands

- 5.5. It is considered that the Proposed Development would not affect the key characteristics of LCT 5a: Village Farmlands due to the size and scale of the proposals and settlement edge location of the Site in relation to the broad area covered by this LCT. The Proposed Development would therefore have a long-term effect of **None** on the wider LCT 5a landscape

#### District / Borough Level: LCA E: 'Stoke Golding Rolling Farmland'

- 5.6. It is considered that the Hinckley and Bosworth Borough Landscape Character Assessment (2017) represents the most up-to-date and detailed published landscape character assessment in relation to the Site and its setting. It is therefore

considered relevant to analyse the likely effect of the Proposed Development on the key characteristics, sensitivities and values of LCA E: 'Stoke Golding Rolling Farmland', to help determine the extent of any long-term effects.

- 5.7. Table 4, below, assesses the likely long-term effect of the Proposed Development on the relevant key characteristics, sensitivities and values of LCA E:

Table 4: Effect upon LCA E: 'Stoke Golding Rolling Farmland'

| Key characteristics of LCA E:<br>Stoke Golding Rolling Farmland                                                                                                                                                                                                                        | Potential Effect of the Proposals                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
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| <i>"Undulating arable and pasture farmland with gentle valleys [...]"</i>                                                                                                                                                                                                              | The Site forms a very minor component of this key characteristic and is situated in a settlement edge location, which displays an urban fringe character. It is contained from the wider arable and pasture farmland by the adjoining boundary vegetation and built form. While the Proposed Development would result in the permanent loss of a small field of grassland pasture, this would result in a barely perceived change if any on this characteristic of LCA E.                                                                                                                                                                                                                 |
| <i>Small to medium scale rectilinear field pattern divided by low hedgerows and mature hedgerow trees typical of parliamentary enclosure, with smaller pasture fields around settlements, creating a largely unified pattern and providing continuity with the agricultural past."</i> | The Site forms one of the smaller pasture fields around settlements and is therefore part of this key characteristic. It is considered that the localised setting does not display a unified pattern, however, given the presence of built form to the north and east of the Site. The vegetation along the northern and western boundaries comprises tall hedgerow and hedgerow trees and provides a degree of containment to the Site from the adjacent fields to the west that are set to undergo change as a result of the approved development to the west. It is therefore considered that development on the Site would have a limited effect on this key characteristic of LCA E. |
| <i>"Rural settlement pattern with former agricultural villages typically demonstrating a historic core, modern outskirts and sporadic farmsteads on the outer edges, within a strong rural setting."</i>                                                                               | Despite the urban fringe character of the Site and its immediate setting, this area of LCA E retains a rural quality. However, the approved development to the west is set to further urbanise the immediate setting of the Site within the LCA and residential development of the Site would therefore be entirely in the context of the existing and future built form.                                                                                                                                                                                                                                                                                                                 |
| <i>"Historic villages occupying higher ground [...]"</i>                                                                                                                                                                                                                               | Although Earl Shilton itself does not form part of LCA E, it does occupy a hilltop location. The approved development to the west has established the principle of large-scale residential development on the sloping ground north of this ridgeline and development of the Site would be entirely in the context of this.                                                                                                                                                                                                                                                                                                                                                                |

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| <p><i>“Church spires and towers within villages in and around the character area form distinctive landmarks on the skyline.”</i></p>                                                                                                                                                                  | <p>The grade II* listed Church of St Simon and St Jude is not located within LCA E but does form a distinctive landmark on the skyline and is viewed from certain areas of the Site. To the north, within LCA D: Newbold and Desford Rolling Farmland, the grade I listed Church of St Mary Magdalene at Peckleton is visible from the elevated southern extents of the Site.</p> <p>The Proposed Development has sensitively considered these churches to retain the existing landscape character of their setting and ensure that the proposed built form is well integrated, with views of these spires from the Site retained and enhanced within areas of open space.</p> |
| <p><b>Key sensitivities and values of LCA E: Stoke Golding Rolling Farmland</b></p>                                                                                                                                                                                                                   | <p><b>Potential Effect of the Proposals</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <p><i>“The rural character of the landscape, despite its proximity to urban areas [...]”</i></p>                                                                                                                                                                                                      | <p>The localised landscape setting retains a rural character despite being influenced by the urban area to the south. Approved development to the west is set to extend the urban settlement edge into the LCA, which will likely further erode this rural quality. Given the contained nature of the Site in relation to the wider LCA and the size and scale of the Proposed Development, it is considered highly unlikely that this would have any effect on this key characteristic of LCA E.</p>                                                                                                                                                                          |
| <p><i>“Low hedgerows and mature trees are important elements because of the relatively low level of woodland in the landscape and their role in defining historic field patterns.”</i></p>                                                                                                            | <p>As part of the Proposed Development, the landscape structure of the Site would be strengthened and enhanced, with the retention and enhancement of existing boundary vegetation. This would result in beneficial change at a highly localised scale, though would not impact the wider LCA.</p>                                                                                                                                                                                                                                                                                                                                                                             |
| <p><i>“Distinctive character and local vernacular of the villages, including red brick and traditional buildings with links to the agricultural history of the settlements. Former farmhouses and landmark buildings contribute to the sense of place and provide historic time depth. [...]”</i></p> | <p>The Proposed Development would be sensitive to and complement its local context in terms of character and local vernacular and further information on materials is provided within the Design and Access Statement that accompanies this application. It is acknowledged that development of the Site would affect the historic time depth of the area, though it is considered that the surrounding built form has already had an impact on this quality and the Proposed Development would have no impact on the wider LCA.</p>                                                                                                                                           |
| <p><i>“Footpaths including popular recreation routes provide connections with the wider landscape.”</i></p>                                                                                                                                                                                           | <p>The Site is not publicly accessible but the Proposed Development seeks to provide links onto the adjacent bridleway (PRoW U25) as well as provide a pedestrian and cycle crossing across Leicester Road, which would connect the Site with the approved development to the west as well as existing PRoW routes to the west that extend north into the wider countryside. This would result in some beneficial yet insignificant change on LCA E.</p>                                                                                                                                                                                                                       |

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| <p><i>“Uncluttered rural views of church spires are sensitive to change and are valued for the sense of local distinctiveness they provide.”</i></p> | <p>The existing built form and tree group to the south-east of the Site prevents unobstructed views of the grade II* listed Church of St Simon and St Jude from the Site, though this heritage asset is more readily perceived from the north-eastern extents of the Site. These views would be retained and enhanced as part of a high-quality public open space in the north-eastern extents of the Site.</p> <p>The Proposed Development has sensitively considered existing views towards the Grade I listed Church of St Mary Magdalene at Peckleton to the north to ensure that these are retained.</p> |
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- 5.8. Overall, the Proposed Development would be unlikely to result in any significant adverse effects on LCA E: Stoke Golding Rolling Farmland. Analysis of the key characteristics, sensitivities and values of LCA E demonstrates that the proposals would result in a degree of beneficial and adverse effects, though it is considered that due to the settlement edge location of the Site and the size and scale of the Proposed Development, any effects would be highly localised, with the wider landscape associated with this LCA remaining mostly unaffected. It is therefore concluded that the overall, long-term effect of the Proposed Development on LCA E would be no greater than **Negligible Adverse**.

District / Borough Level: UCA 10: ‘Earl Shilton’

- 5.9. Given the Site lies directly adjacent to UCA 10: ‘Earl Shilton’, it is considered pertinent to assess the key characteristics, sensitivities and values of this urban character area to help determine the overall long term impact of the Proposed Development on this UCA.
- 5.10. Table 5, below, assesses the likely long-term effect of the proposals on the relevant key characteristics, sensitivities and values of LCA E:

Table 5: Effect upon UCA 10: ‘Earl Shilton’

| Key characteristics of UCA 10: Earl Shilton                                                                                                                             | Potential Effect of the Proposals                                                                                                                                                                                                                                                                                                                |
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| <p><i>“Ridgetop settlement with views over the open landscape to the north and south, visible on the skyline in views from the countryside to the north. [...]”</i></p> | <p>The Proposed Development has sensitively considered existing residential amenity to ensure that existing views from properties at Clear View Crescent that overlook the Site retain views out to the wider landscape to the north. The principle of major development on the sloping topography adjacent to this urban character area has</p> |

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|                                                                                                                                                                                                                               | been established through the approved development to the west and it is considered that the Proposed Development would tie in with this.                                                                                                                                                                                                                                                                                                                                                                                                       |
| <i>“Red brick and white or off-white cement render are common building materials/finishes, with slates or plain tile roofs.”</i>                                                                                              | The Proposed Development would be sensitive to and complement its local context in terms of character and local vernacular and further information on materials is provided within the Design and Access Statement that accompanies this application.                                                                                                                                                                                                                                                                                          |
| <i>“The Church of St Simon and St Jude is a landscape feature.”</i>                                                                                                                                                           | The Proposed Development has sensitively considered the setting of this church and it is considered that there would be limited change to its landscape character given the existing presence and influence of residential built form in the immediate setting. Existing views of the church from the Site have been retained as part of the open space proposals.                                                                                                                                                                             |
| <b>Key sensitivities and values of UCA 10: Earl Shilton</b>                                                                                                                                                                   | <b>Potential Effect of the Proposals</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <i>“Views to the surrounding rural landscape (to the north and south) provide a sense of place and suburban character.”</i>                                                                                                   | Views from the existing settlement edge and from the Site looking north to the wider countryside would be retained through sensitive layout and carefully considered building heights, with single storey dwellings proposed on sensitive, higher ground associated with the southern extents of the Site.                                                                                                                                                                                                                                     |
| <i>“The northern settlement edge, which is modest in the scale of buildings, with the church spire creating a generally well-integrated visual balance with the surrounding landscape and is vulnerable to change. [...]”</i> | The layout of the Proposed Development responds sensitively to the receiving landscape and townscape context and has been informed by the key landscape opportunities and constraints identified on ASP3 – Opportunities and Constrains Plan. The Proposed Development would be in the context of the adjacent areas of existing built form as well as the approved development to the west and it is considered that this location would be suitable for residential development to tie in with the existing and future built form.           |
| <i>“The Church of St Simon and St Jude is a local landmark with historic and architectural interest, forming a visible skyline feature in views from the surrounding rural area to the north.”</i>                            | The Proposed Development has sensitively considered the setting of this church and it is considered that there would be a limited change to its landscape character given the existing presence and influence of residential built form in the immediate setting. Existing views of the church from the Site have been retained as part of the open space proposals and views of the church from the surrounding rural area to the north would not be affected by the proposals as a result of appropriate building heights and layout design. |
| <i>“Public footpaths and bridleways connecting the settlement with the surrounding countryside which are tied into the local history of the area [...]”</i>                                                                   | The Proposed Development would result in minimal change to the character of the PRowS in the adjoining localised landscape, including PRow Bridleway 25 that runs adjacent to the Site and connects land associated with UCA 10 to the surrounding landscape. The proposed built form would be sensitively integrated into its setting away from this PRow and would be contained by new                                                                                                                                                       |

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|                                                                                                                  | native tree and native shrub planting along the development edge.                                                                                                                                                                                      |
| <i>"The rural gateways to the town from the south and north provide links with the surrounding countryside."</i> | The Proposed Development would enhance access between the northern rural gateway into and out of the town by providing new pedestrian and cycle links onto the adjacent bridleway (PRoW U25) to the east and a crossing on Leicester Road to the west. |

- 5.11. Overall, it is considered that the Proposed Development would not result in any significant adverse effects on UCA 10: 'Earl Shilton'. Analysis of the key characteristics, sensitivities and values of this UCA demonstrate that the proposals have responded sensitively to these key features to minimise any adverse effects. It is considered that effects would be highly localised, given the size and scale of the proposals in relation to the wider area covered by UCA 10 and would be compatible with the approved development to the west, which has established the principle for major residential development on sloping ground directly north of the UCA. It is therefore concluded that the overall, long-term effect of the proposals on UCA 10: 'Earl Shilton' would be no greater than **Negligible Adverse**.

#### Site Itself

- 5.12. Regarding the effect of the Proposed Development on the Site itself, the proposals would result in the permanent loss of grassland pasture, which would largely be replaced by residential built form. Despite retaining areas of grassland and enhancing these as part of a high-quality open space, an unavoidable high magnitude of change at Year 1 would occur given the change in land use. This would result in a Major / Moderate Adverse effect given the medium sensitivity of the Site to change of the type proposed.
- 5.13. Once established, the landscape proposals would enhance the landscape structure of the Site by strengthening the Site boundary vegetation, as well as deliver new, publicly accessible green infrastructure to provide long-term landscape benefits for the Site itself. The landscape mitigation proposals in the form of native trees and native shrub planting along the Site boundaries and development edge would integrate the built form within the Site and areas of enhanced grassland in its northern and eastern extents would retain a degree of openness within the Site.
- 5.14. It is therefore considered that once established, the landscape proposals would help reduce the overall magnitude of change on the Site to Medium / High. When

combined with the medium sensitivity of the Site itself, this would result in a **Moderate – Major / Moderate Adverse** significance of effect on the Site itself at **Year 10**, noting that the Proposed Development would deliver some beneficial change as highlighted above. It is considered that a significant adverse effect would be unavoidable on the Site itself given the change in land use.

- 5.15. In terms of the effect of the Proposed Development on the identified landscape features on the Site, the existing native boundary hedgerow and hedgerow trees would be mostly retained and enhanced by further native structural planting. It is noted that the small pond and tree group in the central area of the Site would be lost but this is considered to be of limited landscape value. The garden vegetation and limited tree and scrub planting in the south-western extents of the Site would also be lost but these features would be offset by a high-quality landscape setting to the built form through ornamental planting and low-growing, clipped hedgerows to plot frontages. The sloping topography that characterises the Site would be retained despite unavoidable groundworks to accommodate the Proposed Development.

#### Adjoining Localised Landscape Setting

- 5.16. The adjoining localised landscape setting comprises the surrounding built form and grassland pasture fields that define the northern settlement edge of Earl Shilton. It is considered that this displays a medium landscape sensitivity to change of the type proposed.
- 5.17. The approved development to the west is set to affect the prevailing rural character of the adjoining landscape by replacing grassland fields with large-scale residential built form albeit with large open areas around the development edges. It is considered that development on the Site would form a minor, compatible addition to this, contained to a degree by the existing vegetation structure associated with the site boundaries.
- 5.18. It is therefore considered that the Proposed Development would result in a, low / medium magnitude of change, resulting in a Moderate / Minor – Moderate Adverse effect at Year 1.
- 5.19. By **Year 10**, and once the landscape proposals have established, the proposed built form would have further integrated into the evolving northern settlement edge

context of Earl Shilton and it is envisaged that this would complement the approved development to the west off Leicester Road, with the proposed built form extending in line with the approved development. It is also considered that the Proposed Development would ensure that the Site itself does not become isolated as a result of the approved development to the west, which would otherwise lead to the Site being enclosed by built form on all sides. It is highlighted that the Proposed Development would also deliver better connectivity between the Site and its immediate setting through improved site access and new pedestrian and cycle links.

- 5.20. It is therefore considered that with the Site further integrated into the adjoining localised landscape setting, the magnitude of change would reduce to low, resulting in an overall **Moderate / Minor Adverse** effect at Year 10.
- 5.21. The identified landscape features of the adjoining localised landscape setting would remain entirely unaffected by the Proposed Development.

#### Wider Landscape Setting

- 5.22. It is considered that the wider landscape setting to the north would be largely unaffected by the Proposed Development given that the Site itself displays an urban fringe character and is well contained by the intervening vegetation structure and existing built form along the unnamed road to the north. It is acknowledged that much of the sloping ground adjacent to the established northern settlement edge remains undeveloped but that is set to change as a result of the approved development to the west.
- 5.23. It is therefore considered that at Year 1, the Proposed Development would have a Negligible / No Change magnitude of change on the wider landscape setting to the north. When this is combined with the medium / high sensitivity of this landscape to change of the type proposed, this would result in a Minor Adverse effect.
- 5.24. The landscape proposals for the scheme include tree planting within the development to break up the massing of the built form to ensure this is well integrated into the surrounding landscape context and does not appear overly prominent. Once established, this would further integrate the Proposed Development into its receiving landscape context, with the built form forming a compatible extension to the settlement. As a result, by Year 10 the overall

magnitude of change would likely remain Negligible / No Change, albeit with a reduced **Negligible Adverse** effect at most on the landscape character of the wider setting.

### Effect upon the Visual Environment

5.25. A number of viewpoints have been identified in order to demonstrate the visibility of the Site within the localised and wider setting. The views have been informed by a thorough desk study and various field assessments. The views are taken from publicly accessible viewpoints and although not exhaustive, are considered to provide a fair representation of the visual environment within which the Site is set. The visual analysis seeks to identify those views that would, potentially, experience the greatest degree of change as a result of the proposals. The viewpoints are illustrated on the Viewpoint Location Plan within Appendix 2.

5.26. Table 6, below, assesses the likely effects on the Proposed Development upon the receiving visual environment.

Table 6: Effect upon the Visual Environment

| Viewpoint(s)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Location                                           | Sensitivity | Magnitude of Change<br>Year 1 | Magnitude of Change<br>Year 10 | Significance of Effect at<br>Year 1 | Significance of Effect at<br>Year 10 |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------|-------------|-------------------------------|--------------------------------|-------------------------------------|--------------------------------------|
| 1                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Clear View Crescent,<br>directly south of the Site | Medium      | Negligible                    |                                | Minor Neutral                       |                                      |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                    |             |                               | Negligible / No Change         |                                     | <b>Negligible Neutral</b>            |
| <p><b>NOTES:</b> Taken from Clear View Crescent, a small cul-de-sac directly north of the Site on the northern settlement edge of Earl Shilton. Several residential properties have direct views of the Site but from this location, the Site itself is not visible as a result of this intervening residential built form as well as the sloping topography of the Site.</p> <p>It is considered that the Proposed Development would be mostly contained beyond the intervening built form and would not typically be perceived from this location despite its proximity. The rooftops of properties proposed in the southernmost extents of the Site on higher ground may be glimpsed between the built form but this would be entirely in the context of the existing built form and would not break views of the countryside beyond. As a result, it is considered that this would result in a Negligible magnitude of change and a Minor Neutral effect at Year 1.</p> <p>By Year 10, these rooftops would have become integrated as a very minor</p> |                                                    |             |                               |                                |                                     |                                      |

| Viewpoint(s)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Location                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Sensitivity | Magnitude of Change Year 1 | Magnitude of Change Year 10 | Significance of Effect at Year 1 | Significance of Effect at Year 10 |
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|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | <p>component of views looking north from this street and it is considered that once established in views, the magnitude of change would reduce slightly to Negligible / No Change, with an overall likely effect of <b>Negligible Neutral</b> given the compatibility of this roofscape with the existing built form components of the view.</p> <p>It is acknowledged that residents of properties that overlook the Site along this street would be high sensitivity receptors, with primary views of the Proposed Development. The proposals have responded sensitively to these properties by proposing single storey dwellings on the higher ground associated with the southern extents of the Site to preserve views from these properties out to the countryside beyond. The southern boundary treatment would be enhanced through the provision of a native hedgerow with limited native hedgerow trees along the length of this boundary to strengthen this and provide a degree of separation between the proposals and these properties.</p> |             |                            |                             |                                  |                                   |
| 2                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | PRoW<br>Bridleway U25<br>adjacent to<br>eastern Site<br>boundary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Medium      | Low                        |                             | Moderate /<br>Minor<br>Adverse   |                                   |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |             |                            | Negligible                  |                                  | <b>Minor<br/>Adverse</b>          |
| <p><b>NOTES:</b> Taken from the PRoW adjacent to the south-eastern corner of the Site. The ivy-clad hedgerow that defines the eastern Site boundary is situated on a slight embankment and is largely intact, maintained at a tall height.</p> <p>The built form associated with the Proposed Development would be situated away from the eastern boundary and the enclosed character of this route would be retained. The proposed built form would not typically be perceived by pedestrians or cyclists except for where gaps in the vegetation afford highly filtered views in the winter months, as well as from the gaps in the vegetation to accommodate links onto this route from the Site. Riders on horseback may perceive the built form over the top of the hedgerow.</p> <p>It is noted that pedestrians, cyclists and riders on horseback looking south from the northern extents of this PRoW would experience views of the proposed built form given that here, the ground levels off and the hedgerow height is reduced. However, this would be in the context of the existing settlement edge including properties associated with Clear View Crescent. Furthermore, the landscape proposals include native planting along the development edges to further integrate the built form along with reinforced vegetation boundaries, with native structural tree and shrub planting proposed in the north-eastern corner of the Site.</p> <p>Given the settlement edge location and development setbacks, it is considered that there would be a Low magnitude of change at most on users of this PRoW, resulting in a Moderate / Minor Adverse significance of effect at Year 1.</p> <p>It is considered that once established, the landscape proposals would highly filter views of the proposed built form to reduce any effects along this PRoW to Negligible at most, resulting in an overall <b>Minor Adverse</b> significance of effect.</p> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |             |                            |                             |                                  |                                   |

| Viewpoint(s)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Location                       | Sensitivity   | Magnitude of Change Year 1 | Magnitude of Change Year 10 | Significance of Effect at Year 1 | Significance of Effect at Year 10   |
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| 3 & 4                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | PRoW Bridleway U24 to the east | Medium / High | Medium / Low               |                             | Moderate (Adverse)               |                                     |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                |               |                            | Low                         |                                  | Moderate / Minor – Moderate Adverse |
| <p><b>NOTES:</b> Taken from a local PRoW to the east of the Site running off Church Street within the settlement edge to the south and joining onto the unnamed road north of the Site.</p> <p>From this footpath, the Proposed Development would be perceived in the context of the intervening residential and commercial built form along Spring Gardens, and residential built form associated with Church Street and Clear View Crescent in the case of Viewpoint 4. This built form is an established component of these views and would serve to integrate the proposed built form into views from this PRoW. The intervening vegetation structure would also highly filter views of the proposed built form from certain locations along this route, as highlighted in Viewpoint 3. It is therefore considered that a Medium / Low magnitude of change would occur at Year 1, resulting in a Moderate Adverse effect at most.</p> <p>At Year 10 and once the landscape mitigation proposals establish, which include native tree and shrub planting along the development edge, street tree planting to break up the massing of the built form and a reinforced eastern vegetation boundary, it is anticipated that the Proposed Development would form a minor component of the view. This would reduce the overall magnitude of change to Low, resulting in a <b>Moderate / Minor – Moderate Adverse</b> effect at most from this PRoW.</p> |                                |               |                            |                             |                                  |                                     |
| 5                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Unnamed road north of the Site | Medium        | Negligible                 |                             | Minor Adverse                    |                                     |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                |               |                            | Negligible / No Change      |                                  | Negligible Neutral                  |
| <p><b>NOTES:</b> Taken from the unnamed road to the north of the Site that runs off Leicester Road and looking towards the northern Site boundary that comprises tall, established boundary vegetation.</p> <p>The Proposed Development seeks to strengthen the Site boundary vegetation to enhance the landscape structure of the Site and further contain the proposals. From this location, a minor glimpsed view of a small section of the internal area of the Site is afforded but the landscape proposals would replace this with native structural planting as part of a robust vegetation structure. At Year 1, highly filtered views of the proposed built form would be likely from along this road, given that the landscape mitigation and enhancement planting would not have established. It is considered that a Negligible magnitude of change would arise given the established nature of this vegetation. As such, a Minor Adverse effect is anticipated at Year 1.</p> <p>By Year 10, and once the landscape proposals have established, the Proposed Development would be highly contained beyond this vegetation and would typically not be perceived. The magnitude of change would therefore reduce slightly to Negligible / No Change. It is considered that an overall <b>Negligible Neutral</b> effect</p>                                                                                                                 |                                |               |                            |                             |                                  |                                     |

| Viewpoint(s)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Location                                                                                                                                                                                            | Sensitivity   | Magnitude of Change Year 1 | Magnitude of Change Year 10 | Significance of Effect at Year 1      | Significance of Effect at Year 10 |
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|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | would be experienced from this location given that this would be a barely perceived change and would neither add nor detract from the existing visual amenity experienced along this road corridor. |               |                            |                             |                                       |                                   |
| 6                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | PRoW Footpath T86 to the east                                                                                                                                                                       | Medium / High | Low                        |                             | Moderate / Minor – Moderate (Adverse) |                                   |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                     |               |                            | Low / Negligible            |                                       | <b>Moderate / Minor Adverse</b>   |
| <p><b>NOTES:</b> Taken from a local PRoW further to the east of the Site, running between Church Street on the northern settlement edge and Leicester Road to the north-east.</p> <p>From this location, the Proposed Development would be perceived in the backdrop of the view and would likely break the skyline in places. However, the intervening field boundary structure and farm outbuildings in the foreground of this view would help to integrate the proposed built form and this would not be overly prominent as a result. It is also noted that the settlement edge built form along Church Street forms a component of these views, therefore further built form development of the type proposed would be a minor addition to the view. It is therefore considered that a Low magnitude of change would occur at Year 1, resulting in a Moderate / Minor – Moderate Adverse effect.</p> <p>At Year 10 and once the landscape mitigation proposals establish, which include native tree and shrub planting along the development edge, street tree planting to break up the massing of the built form and a reinforced eastern vegetation boundary, it is anticipated that the Proposed Development would be further integrated into the view, which would reduce the overall magnitude of change to Low / Negligible. This would likely result in an overall <b>Moderate / Minor Adverse</b> effect at most on PRoW users from this stretch of PRoW.</p> |                                                                                                                                                                                                     |               |                            |                             |                                       |                                   |
| 7                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | 'Earl Shilton motte and bailey castle' Scheduled Monument site                                                                                                                                      | Medium / High | No Change                  |                             | None                                  |                                   |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                     |               |                            | No Change                   |                                       | <b>None</b>                       |
| <p><b>NOTES:</b> Taken from elevated ground within the Earl Shilton built form on land associated with the 'Earl Shilton Motte and Bailey Castle' Scheduled Monument.</p> <p>The intervening vegetation and built form along Church Street prevents views of the Site from this location. As a result, the Proposed Development would not be perceived either from this Scheduled Monument site or from the adjacent grade II* listed Church of St Simon and St Jude. A significance of effect of <b>None</b> would therefore be experienced by visual receptors associated with these heritage assets at Year 1 and Year 10.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                                     |               |                            |                             |                                       |                                   |

| Viewpoint(s)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Location                                                                                                   | Sensitivity | Magnitude of Change Year 1 | Magnitude of Change Year 10 | Significance of Effect at Year 1 | Significance of Effect at Year 10 |
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| 8                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Leicester Road / Hill Top Road opposite Church Street junction and by 'Top House' grade II listed building | Medium      | No Change                  |                             | None                             |                                   |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                            |             |                            | No Change                   |                                  | None                              |
| <p><b>NOTES:</b> Taken from Leicester Road where this merges into Hill Top Road by Church Street junction and in the immediate setting of the grade listed 'Top House'. The view is characterised by the existing built form on the settlement edge, in particular properties at Clear View Crescent and tree and vegetation planting associated with property no. 3 Clear View Crescent and the western Site boundary.</p> <p>The existing built form and vegetation that form components of the view highly contains views of the Site itself and the sloping ground associated with the Site ensures that the Proposed Development would typically not be perceived from this location or further south along Hill Top Road / High Street in views looking north.</p> <p>Rooftops of the proposed built form in the south-western extents of the Site only may be glimpsed in filtered, winter views through the intervening vegetation, though the existing built form ensures that any views of the Proposed Development would be entirely in the context of this built form and therefore compatible with existing views.</p> <p>It is therefore considered that there would be no change on road users along this stretch of road as a result of the Proposed Development, with the western Site boundary vegetation retained and enhanced. A significance of effect of <b>None</b> is anticipated at Year 1 and Year 10.</p> |                                                                                                            |             |                            |                             |                                  |                                   |
| 9 & 10                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Leicester Road                                                                                             | Medium      | Negligible                 |                             | Minor Adverse                    |                                   |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                                                            |             |                            | Negligible / No Change      |                                  | Negligible Neutral                |
| <p><b>NOTES:</b> Taken from the stretch of Leicester Road adjacent to and north of the western Site boundary and representative of fleeting views by motorists as well as passing views by walkers along the narrow pavement on the western side of this road.</p> <p>The Proposed Development would retain and enhance the existing western boundary vegetation structure that mostly contains views of the internal areas of the Site but for highly filtered winter views such as in Viewpoint 10. A small cutting in this vegetation structure would be made in order to provide a pedestrian and cycle link across Leicester Road from the Site but this would be barely perceived in the context of the wider retained vegetation structure. It is acknowledged that the rooftops of the proposed built form in the western extents of the Site may be perceived from this stretch of Leicester Road, as well as highly filtered winter views of this through the vegetation line from certain locations.</p> <p>It is noted that the approved development to the west of this road is set to have an urbanising impact on the existing rural context of these views and it is therefore</p>                                                                                                                                                                                                                                   |                                                                                                            |             |                            |                             |                                  |                                   |

| Viewpoint(s)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Location                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Sensitivity | Magnitude of Change Year 1 | Magnitude of Change Year 10 | Significance of Effect at Year 1 | Significance of Effect at Year 10 |
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| 11                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Shilton Road, north-west of the Site                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Medium      | Negligible                 |                             | Minor Adverse                    |                                   |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |             |                            | Negligible / No Change      |                                  | <b>Negligible Adverse</b>         |
| <p><b>NOTES:</b> Taken from Shilton Road and representing views towards the Site on the approach into Earl Shilton, with the Site itself appearing well contained by the existing vegetation structure albeit with filtered views of its elevated, southern extents.</p> <p>The Proposed Development would introduce new built form onto this elevated ground albeit this would be in the context of views of the approved built form that is set to change the character of views from this road corridor. The landscape proposals would retain and reinforce the boundary vegetation associated with the Site in order to further integrate the proposed built form into its immediate setting, as well as introduce tree planting within the built development to break up the massing of the built form.</p> <p>At Year 1, it is considered that in the context of the approved development and the established intervening vegetation structure, the Proposed Development would be a barely perceived change in passing views heading south along Shilton Road, result in a Negligible magnitude of change. It is therefore anticipated that a Minor Adverse effect at most would occur on motorists travelling at speed along this road corridor.</p> <p>By Year 10, the landscape proposals would have established to further integrate the Proposed Development into its setting, aided by the continuing maturity of the existing intervening vegetation structure. As a result, the overall magnitude of change is likely to reduce slightly to Negligible / No Change. This would likely result in a reduced <b>Negligible Adverse</b> significance of effect on motorists along Shilton Road, with the Proposed Development having little visual impact on this receptor.</p> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |             |                            |                             |                                  |                                   |

| Viewpoint(s)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Location                             | Sensitivity | Magnitude of Change<br>Year 1 | Magnitude of Change<br>Year 10 | Significance of Effect at<br>Year 1 | Significance of Effect at<br>Year 10                           |
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| 12                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | PRoW Footpath T72, north of the Site | High        | Negligible / No Change        |                                | Minor Neutral                       |                                                                |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                      |             |                               | Negligible / No Change         |                                     | <b>Negligible Neutral</b><br>(Applying Professional Judgement) |
| <p><b>NOTES:</b> Taken from the localised PRoW setting to the north of the Site in between Leicester Road and Shilton Road and illustrating the intervening vegetation that highly filters views of the internal areas of the Site located beyond. The northern settlement edge of Earl Shilton, including views of the grade II* listed Church of St Simon and St Jude are perceived in the background of these views.</p> <p>The Proposed Development would be entirely in the context of the existing settlement built form and the approved development to the west of the Site and the intervening vegetation structure ensures that any views of the proposed built form would be highly filtered. As a result, it is anticipated that at Year 1, a Negligible / No Change magnitude of change would occur and due to the compatibility of the proposals with the existing nature of the view, no greater than a Minor Neutral effect would result.</p> <p>As the landscape proposals establish, including enhancements to the northern boundary vegetation, and the Proposed Development integrates further into the evolving settlement edge context, the overall significance of effect would likely reduce. By Year 10, it is considered that this would be no greater than <b>Negligible Neutral</b> once professional judgement is applied.</p> <p>It is noted that should an existing hybrid application (Ref: 24/00035/HYB) be approved for up to 6 dwellings and changes to the existing building use from commercial to a meeting hall on land directly north of the unnamed road north of the Site, this would likely further reduce effects arising from the Proposed Development.</p> |                                      |             |                               |                                |                                     |                                                                |
| 13                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Leicester Road, north of the Site    | Medium      | No Change                     |                                | None                                |                                                                |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                      |             |                               | No Change                      |                                     | <b>None</b>                                                    |
| <p><b>NOTES:</b> Taken from a stretch of Leicester Road north of the Site and looking south towards the settlement, this view would typically be experienced by motorists passing at speed, as well as by pedestrians walking along a narrow pavement on the western side of this road corridor.</p> <p>The internal areas of the Site itself are not perceived from this section of road and the intervening vegetation structure would prevent views of the Proposed Development. It is noted that the Site is perceived in fleeting views from certain sections along this road corridor between the location of this viewpoint and the roundabout to the east but as a result of the nature of these views and the compatibility of the proposals with the existing built form, it is considered that the Proposed Development would result in No Change on this receptor at Year 1 and Year 10. This would therefore result in an effect of <b>None</b> on road users along this stretch of Leicester Road to the north of the Site.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                      |             |                               |                                |                                     |                                                                |

| Viewpoint(s)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Location                                                          | Sensitivity | Magnitude of Change Year 1 | Magnitude of Change Year 10 | Significance of Effect at Year 1 | Significance of Effect at Year 10 |
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| 14                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | PRoW Footpath T86                                                 | High        | Negligible                 |                             | Moderate / Minor Neutral         |                                   |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                   |             |                            | Negligible / No Change      |                                  | Minor Neutral                     |
| <p><b>NOTES:</b> Taken from the stretch of PRoW Footpath T86 further to the north-east and looking south-west towards the settlement edge. The existing field boundary prevents clear views of the Site and where perceived, this appears entirely in the context of the northern settlement edge.</p> <p>The Proposed Development would be glimpsed from sections of this footpath albeit the proposed built form would represent a barely perceived change on the visual amenity from this footpath as a result of the settlement edge that forms a strong backdrop in views. Furthermore, it is considered that the proposed built form would benefit from the degree of containment already provided by the intervening field boundary vegetation and this would be further integrated through the landscape proposals that include strengthening the eastern boundary hedgerow with native buffer planting along with pockets of native structural planting along the eastern development edge and tree planting within the development itself to break up the massing of the built form.</p> <p>At Year 1, the magnitude of change is anticipated to be no greater than Negligible given the existing settlement edge context and contained nature of the Site in view from this stretch of PRoW. This would likely result in a Moderate / Minor Neutral effect on PRoW users given the compatibility of the Proposed Development with the existing built form.</p> <p>By Year 10, the landscape proposals would have established to further contain the proposed built form in views from this stretch of PRoW. As such, the overall magnitude of change would likely reduce slightly to Negligible / No Change, resulting in a <b>Minor Neutral</b> effect.</p> |                                                                   |             |                            |                             |                                  |                                   |
| 15                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | A47 Roundabout where Leicester Road meets A47 Earl Shilton bypass | Low         | Negligible                 |                             | Negligible Neutral               |                                   |
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| <p><b>NOTES:</b> Taken from the A47 by the roundabout connecting this major road corridor with Leicester Road and the A47 Earl Shilton bypass and looking south-west towards Earl Shilton, typically experienced by motorists travelling at speed and with their attention focused on the road ahead.</p> <p>The Proposed Development would be nestled within the hillside and well contained by the intervening vegetation structure. While the proposed built form on the elevated extents of the Site may be glimpsed, this would be entirely in the context of the existing built form perceived in the backdrop of views. The landscape proposals would also break up the massing of the built form through the provision of tree planting within the development area itself.</p> <p>At Year 1, it is considered that the Proposed Development would result in a barely</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                   |             |                            |                             |                                  |                                   |

| Viewpoint(s)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Location                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Sensitivity | Magnitude of Change Year 1 | Magnitude of Change Year 10 | Significance of Effect at Year 1                | Significance of Effect at Year 10                           |
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| 16                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | PRoW Footpath T72, on the valley floor to the north of the Site                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | High        | Low / Negligible           |                             | Minor Adverse (Applying Professional Judgement) |                                                             |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |             |                            | Negligible                  |                                                 | <b>Negligible Adverse</b> (Applying Professional Judgement) |
| <p><b>NOTES:</b> Taken from the local PRoW network on the valley floor in the wider landscape setting to the north of the Site, with the Site itself enclosed to a degree by the built form to the north, east and south in the existing baseline context.</p> <p>It is noted that the approved development to the west of Leicester Road is set to increase the presence of residential built form from this stretch of PRoW when approaching the settlement from the north.</p> <p>The Site itself forms a minor component of the view, with the existing settlement built form providing a strong backdrop to views. The Proposed Development would be sensitively integrated into this setting through appropriate building heights and tree planting that would break up the massing of the proposed built form and this would likely be a barely perceived change given the evolving settlement context in which the Site is set. At Year 1, the Proposed Development would therefore likely result in a Low / Negligible magnitude of change and it is considered that despite the partial loss of grassland on the hillside location, the extent and presence of existing and approved built form would result in effects no greater than Minor Adverse once professional judgement is applied.</p> <p>By Year 10, the landscape proposals would have established to further integrate the Proposed Development into the evolving settlement edge context. As a result, the magnitude of change is likely to reduce to Negligible, with the Proposed Development having little effect on the visual amenity of PRoW users on this stretch of PRoW. An overall <b>Negligible Adverse</b> significance of effect is therefore anticipated on this receptor once professional judgement is applied.</p> <p>It is noted that should an existing hybrid application (Ref: 24/00035/HYB) be approved for up to 6 dwellings and changes to the existing building use from</p> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |             |                            |                             |                                                 |                                                             |

| Viewpoint(s)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Location                                                                                                                                                                   | Sensitivity | Magnitude of Change Year 1 | Magnitude of Change Year 10 | Significance of Effect at Year 1                     | Significance of Effect at Year 10                                  |
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| 17, 18, 19 & 20                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | PRoWs in the wider setting                                                                                                                                                 | High        | Negligible                 |                             | Negligible Neutral (Applying Professional Judgement) |                                                                    |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                            |             |                            | Negligible / No Change      |                                                      | <b>Negligible Neutral / None</b> (Applying Professional Judgement) |
| <p><b>NOTES:</b> Taken from various PRoWs in the wider countryside setting and looking back towards the northern settlement edge of Earl Shilton – PRoW Footpath T85 off Barwell Lane, south of Kirkby Mallory (Viewpoint 17), PRoW Footpath T72 near grade II listed ‘Manor House’ south of Peckleton (Viewpoint 18), PRoW Footpath T73 north of the A47 (Viewpoint 19) and PRoW Footpath V67A off Earl Shilton Road west of Thurlaston (Viewpoint 20),</p> <p>The Site appears entirely in the context of the northern settlement edge in these long-distance views and as a result of the distance involved and the settlement edge context of the Site, it is considered that the Proposed Development would be entirely compatible with the existing built form (and approved built form to the west in the case of Viewpoints 17-19) and would be a barely perceived change to these views.</p> <p>At Year 1, the landscape proposals, including tree planting designed to break up the massing of the proposed built form, would not have established and it is considered that the Proposed Development would result in a Negligible magnitude of change. Given the compatibility of the proposals with the receiving landscape context, the approved development to the west and the distance involved, the Proposed Development would likely result in a Negligible Neutral effect on the visual amenity from these footpaths once professional judgement is applied.</p> <p>As the landscape proposals establish, it is anticipated that the proposed built form would become further integrated into the evolving settlement edge context, while the eastern portion of the Site would be retained as open space, perceived in certain glimpsed, long-distance views (Viewpoints 18-20). As a result, the magnitude of change at Year 10 is likely to reduce to Negligible / No Change, with an overall <b>Negligible Neutral / None</b> effect on PRoW users along these stretches of footpath in the long-term once professional judgement is applied.</p> |                                                                                                                                                                            |             |                            |                             |                                                      |                                                                    |

5.27. Internal Viewpoints A, AA, B and BB have not been assessed as part of this LVIA as these are not taken from publicly accessible locations and are for visual context only.

- 5.28. As an overview, it is considered that the settlement edge location of the Site would ensure that the proposals for a sensitive, high-quality and landscape-led residential scheme could be integrated without any significant long-term effects on the receiving visual environment from publicly accessible areas.
- 5.29. The established vegetation that defines the northern and western Site boundaries would highly contain the Proposed Development within the context of the existing settlement edge, maintaining a good degree of separation between the Site and the localised countryside to the north. Long-term Negligible effects at most are anticipated on identified PRow users and road users in the adjoining localised setting to the north and west (Viewpoints 5 and 9-13).
- 5.30. Despite the elevated, southern extents of the Site appearing more visible from the various PRow routes in the wider setting to the north and east and typically experienced by PRow users of high sensitivity (Viewpoints 17-20), including from a section of PRow on the valley floor (Viewpoint 16), no greater than Negligible effects are anticipated once the landscape proposals have established (Year 10). The Proposed Development would result in little to no change on the visual amenity from these routes when looking towards the settlement of Earl Shilton and would typically appear as a compatible extension to the settlement edge, particularly in the context of the approved development to the west.
- 5.31. It is identified that PRow users on the local PRow network east of the Site (Viewpoints 2-6) are typically less sensitive to development of the type proposed given the influence of the existing settlement edge on these routes. However, it is established in the visual assessment that this receptor group would likely experience the greatest degree of change and visual impact as a result of the Proposed Development being more prominent from certain sections of these routes. However, no significant temporary or permanent effects have been identified given the settlement edge location and the intervening built form on the intervening sloping ground associated with Spring Gardens as well as the intervening boundary vegetation structure. It is considered that once established, the landscape proposals would further integrate the built form into the existing views from these locations.
- 5.32. From further along the local PRow network to the north-east (Viewpoint 14), although the sensitivity of the receptor increases due to the distance from the settlement, the intervening vegetation structure would prevent clear views of the built form and where perceived, this would be entirely in the context of the

settlement edge that is prominent in these views. As such, no adverse effects are anticipated on this receptor.

- 5.33. Similarly, from the major road network to the north-east (Viewpoint 15), the Site is well contained by the intervening vegetation structure and views of the Proposed Development would appear in the context of the settlement edge by receptors typically of low sensitivity passing through the landscape at speed and with a focus on the road ahead. No adverse effects are therefore anticipated on this receptor.
- 5.34. From within the settlement edge of Earl Shilton, views of the sloping ground associated with the Site are prevented by the existing built form, mainly associated with Church Street and Clear View Crescent (Viewpoints 1, 7-8). As a result, the Proposed Development would not typically be perceived and where the rooftops of properties may be glimpsed, for example in between properties at Clear View Crescent, this would appear entirely in the context of the intervening residential built form and would not result in any adverse effects.
- 5.35. In terms of residents with a primary view of the proposals, namely those properties along the northern extents of Clear View Crescent and several properties along Spring Gardens, it is acknowledged that these properties would undergo change as a result of the Proposed Development. However, it is considered that as a result of a sensitive layout and landscape proposals which include boundary reinforcements, effects would be mostly limited to the first-storey of these properties and the proposed built form would not appear overly prominent or overlook these properties. No permanent significant adverse effects are therefore anticipated on this receptor.
- 5.36. It is further acknowledged that the residential amenity of several other properties along Church Street to the south of the Site would also experience a degree of change from the first and second storeys albeit this would be in the context of the intervening built form and the landscape proposals as part of the Proposed Development are designed to integrate the proposed built form into its receiving landscape context to reduce and mitigate any adverse effects as far as possible.
- 5.37. It is highlighted that the layout of the Proposed Development seeks to preserve existing views of the wider countryside from existing residential properties by limiting the southern extents of development to single-storey properties.

- 5.38. It is concluded that the proposals would not result in any long-term significant effects on the receiving visual environment, typically experienced by medium and high sensitivity receptors.

Effect upon Landscape-related Policy

- 5.39. It is considered that in landscape and visual terms, the Proposed Development complies with the aims and objectives of the NPPF, as well as the relevant landscape-related core policies and development management policies of the adopted Hinckley and Bosworth Local Plan 2006-2026 and guidance within the Good Design Guide SPD (2020).
- 5.40. Regarding *Policy 2: Development in Earl Shilton* of the Core Strategy DPD (2009), it is acknowledged that the Site lies outside of the defined settlement boundary of Earl Shilton. However, the approved development to the west is set to extend the settlement edge north, in line with the Site itself and it is considered there is an opportunity for the Proposed Development to tie in with this to provide a clearly defined settlement edge that conserves and enhances the character of Earl Shilton.
- 5.41. The Proposed Development responds well to *Policy 19: Green Space and Play Provision* of the Core Strategy DPD (2009) by providing a LAP play space of a minimum 126m<sup>2</sup> to comply with play space requirements for the Site. Public open space is also provided as an integrated part of the Proposed Development to provide new green space for existing and future residents.
- 5.42. Regarding *Policy DM4: Safeguarding the Countryside and Settlement Separation* of the Site Allocations and Development Management Policies DPD (2016), the assessment of effects in Section 5 of this LVIA identifies that the Proposed Development would not result in any significant adverse effects on the intrinsic value, beauty, open character or landscape character of the countryside. Given the settlement edge location, and distance to the nearest settlements to the north (Kirkby Mallory and Peckleton), the Proposed Development would not affect the physical or perceived separation between Earl Shilton and these villages. Furthermore, it is considered that as a result of the adjacent built form to the north, east and south and the approved development to the west, the Proposed Development would form a compatible addition to the northern settlement edge of Earl Shilton and would not create or exacerbate ribbon development.

- 2.37. It is considered that the Proposed Development responds sensitively to the relevant, landscape-related criteria set out in *Policy DM10: Development and Design* of the Site Allocations and Development Management Policies DPD (2016), to preserve and enhance the character of Earl Shilton and consider the visual amenity of existing and future residents.
- 2.38. Regarding *Policy 22: Development and Design* of the Earl Shilton and Barwell Area Action Plan (2014), this provides a set of criteria to achieve high-quality design with a primary focus on protecting the privacy and amenity of adjacent residential properties. The layout responds sensitively to the existing, adjacent properties and the landscape proposals would provide an additional layer of containment to the proposed built form to ensure that this would not be overly prominent or overlook these properties. Existing views from properties to the south looking out to the wider countryside to the north would also be retained through appropriate and sensitive building heights.
- 5.43. In terms of designations, neither the Site nor its immediate setting are covered by any qualitative landscape designation at a national or a local level. Furthermore, as set out within Section 3 of this LVIA, it is considered that neither the Site nor its setting represent a “valued landscape” with reference to paragraph 180(a) of the NPPF.
- 5.44. Both national and local policy guidance seeks to ensure that all development should promote good quality design that responds to the local character and setting and ensures that proposals are integrated into their context. It is considered that the Proposed Development has been carefully designed so as to sensitively complement the existing residential built form on the northern settlement edge of Earl Shilton and would tie in with the approved future development to the west of Leicester Road.
- 5.45. The proposals are landscape-led, conserving and enhancing the key landscape features of the Site, and have been informed by the relevant landscape strategies and townscape strategies for LCA E: ‘Stoke Golding Rolling Farmland’ and UCA10: ‘Earl Shilton’ respectively, as per the Hinckley and Bosworth Landscape Character Assessment (2017). The Proposed Development has also responded to the relevant development guidance for Assessment Area 10: Earl Shilton and Barwell north of the Hinckley and Bosworth Landscape Sensitivity Assessment (2017).

- 5.46. Furthermore, the Proposed Development delivers a high-quality scheme that is commensurate with the receiving landscape setting, delivering social and environmental benefits and improving connectivity between the Site and its setting. The layout has been informed by the relevant design principles of the Good Design Guide SPD (2020) and with regard to the area-specific design guidance for Earl Shilton, the Proposed Development responds sensitively to the setting of the grade II\* listed Church of St Simon and St Jude to ensure that this is protected.
- 5.47. It is concluded that the Proposed Development complies with all of the adopted policies and adopted guidance considered to apply to the Site in landscape and visual terms.

## 6. SUMMARY AND CONCLUSIONS

- 6.1. Aspect Landscape Planning Ltd has been appointed by Manor Oak Homes to undertake a Landscape and Visual Impact Assessment (LVIA) relating to the outline application seeking the development of up to 33 residential dwellings, together with associated access, open space, and landscaping, hereafter referred to as the 'Proposed Development', on land east of Leicester Road on the northern settlement edge of the Leicestershire town of Earl Shilton, hereafter referred to as 'the Site'.
- 6.2. It is considered that the application has fully considered the landscape-related comments raised in the pre-application response from HBBC and that the Proposed Development provides a high-quality design that is landscape-led and responds sensitively to the setting of the grade II\* listed Church of St Simon and St Jude.
- 6.3. Neither the Site nor its immediate setting are covered by any qualitative landscape designation at a national or a local level. Furthermore, as set out within Section 3 of this LVIA, it is considered that neither the Site nor its immediate setting represent a "valued landscape" with reference to paragraph 180(a) of the NPPF.
- 6.4. In terms of landscape character, it is considered that the Site displays an urban fringe character and is surrounded on all sides by a combination of built form and road network, with the Site generally well enclosed and isolated from the wider landscape as a result. The sloping ground that characterises the Site ensures that its elevated southern extents are more exposed and sensitive albeit this is in the context of the existing settlement edge of Earl Shilton located directly to the south and with built form already located on the sloping ground to the east.
- 6.5. Regarding the effect of the Proposed Development on the Site itself, the proposals would result in the permanent loss of grassland pasture, which would be replaced by residential built form and open space. The landscape proposals would enhance retained areas of grassland within a high-quality open space, as well as retain and strengthen the Site boundaries and deliver new, publicly accessible green infrastructure to provide long-term landscape benefits for the Site itself. The landscape mitigation proposals in the form of native trees and native shrub planting along the Site boundaries and the development edge would integrate the built form within the Site and the areas of enhanced grassland would retain a degree of

openness within the Site. However, it is considered that a long-term significant adverse effect would be unavoidable on the Site itself given the change in land use.

- 6.6. The character of the adjoining localised landscape setting is set to undergo change as a result of the approved large-scale development to the west, given that existing grassland pasture will be replaced by residential built form and open space areas. It is considered that development on the Site would form a minor, compatible addition to this, contained to a degree by the existing vegetation structure associated with the Site boundaries.
- 6.7. Once the landscape proposals establish, the proposed built form would be further integrated into the evolving northern settlement edge context of Earl Shilton and it is envisaged that this would complement the existing and future built form on the northern settlement edge. It is also considered that the Proposed Development would ensure that the Site itself does not become isolated as a result of the approved development to the west, which would otherwise lead to the Site being enclosed by built form on all sides. It is highlighted that the Proposed Development would also deliver better connectivity between the Site and its immediate setting through new pedestrian links and an improved site access, along with a new, high quality public open space. It is therefore considered that with the Site further integrated into the adjoining localised landscape setting, the long-term effect of the Proposed Development on the adjoining localised setting would be no greater than Moderate / Minor Adverse.
- 6.8. Regarding the effect of the Proposed Development on the wider landscape setting to the north, this would likely remain largely unaffected given that the Site itself displays an urban fringe character and is well contained by the intervening vegetation structure and existing built form directly to the north. Once established, the landscape proposals would further integrate the Proposed Development into the settlement edge context and this would result in a barely perceived change in landscape character, with the Proposed Development forming a compatible extension to the existing built form and approved development to the west. By Year 10, it is considered that the Proposed Development would result in a long-term Negligible Adverse effect at most on the landscape character of the wider setting.
- 6.9. Regarding the effect of the proposals upon the broad-scale character areas that cover the Site and its setting as identified at national and regional level, NCA 94: Leicestershire Vales of the National Character Profiles (Natural England; 2014) and

LCT 5a: Village Farmlands of the East Midlands Regional Landscape Character Assessment (LDA Design; 2010), it is considered that the settlement edge location of the Site and the size and scale of the Proposed Development would ensure that these extensive, large-scale character areas and their key characteristics remain unaffected. As such, it is considered that the Proposed Development would result in long-term effects of None on these landscape areas.

- 6.10. In terms of the effects of the Proposed Development on LCA E: Stoke Golding Rolling Farmland and the adjacent UCA 10: Earl Shilton of the Hinckley and Bosworth Borough Landscape Character Assessment (LUC; 2017), it is anticipated that these would be highly localised. The layout of the Proposed Development responds sensitively to the settlement edge location of the Site and analysis of the key characteristics, sensitivities and values of LCA E in Section 5 of this LIVA demonstrates that this would result in a degree of beneficial and adverse effects.
- 6.11. The Proposed Development would minimise any adverse effects on the townscape to the south covered by UCA 10 by complementing the style and character of the existing settlement edge and tying in with the approved future development to the west, which has established the principle for major residential development on sloping ground directly north of the existing settlement edge.
- 6.12. It is therefore concluded that the overall, long-term effects of the Proposed Development on LCA E: 'Stoke Golding Rolling Farmland' and UCA 10: 'Earl Shilton' would be no greater than Negligible Adverse.
- 6.13. In summary, it is concluded that the Proposed Development would not likely give rise to any long-term significant adverse effects on the landscape character of the receiving context except for unavoidable effects on the Site itself as a result of the change in land use. Adverse effects on landscape character would be reduced and mitigated for as far as possible by the landscape proposals.
- 6.14. In terms of the visual environment, the Site itself is considered to be highly contained in views from within the northern settlement edge of Earl Shilton as a result of the landform and intervening built form. In the local and wider context, the Site, in particular its elevated southern extents, is perceived to varying degrees, though it generally forms a minor component of views at most and appears well enclosed as a result of the surrounding built form, vegetation structure and road

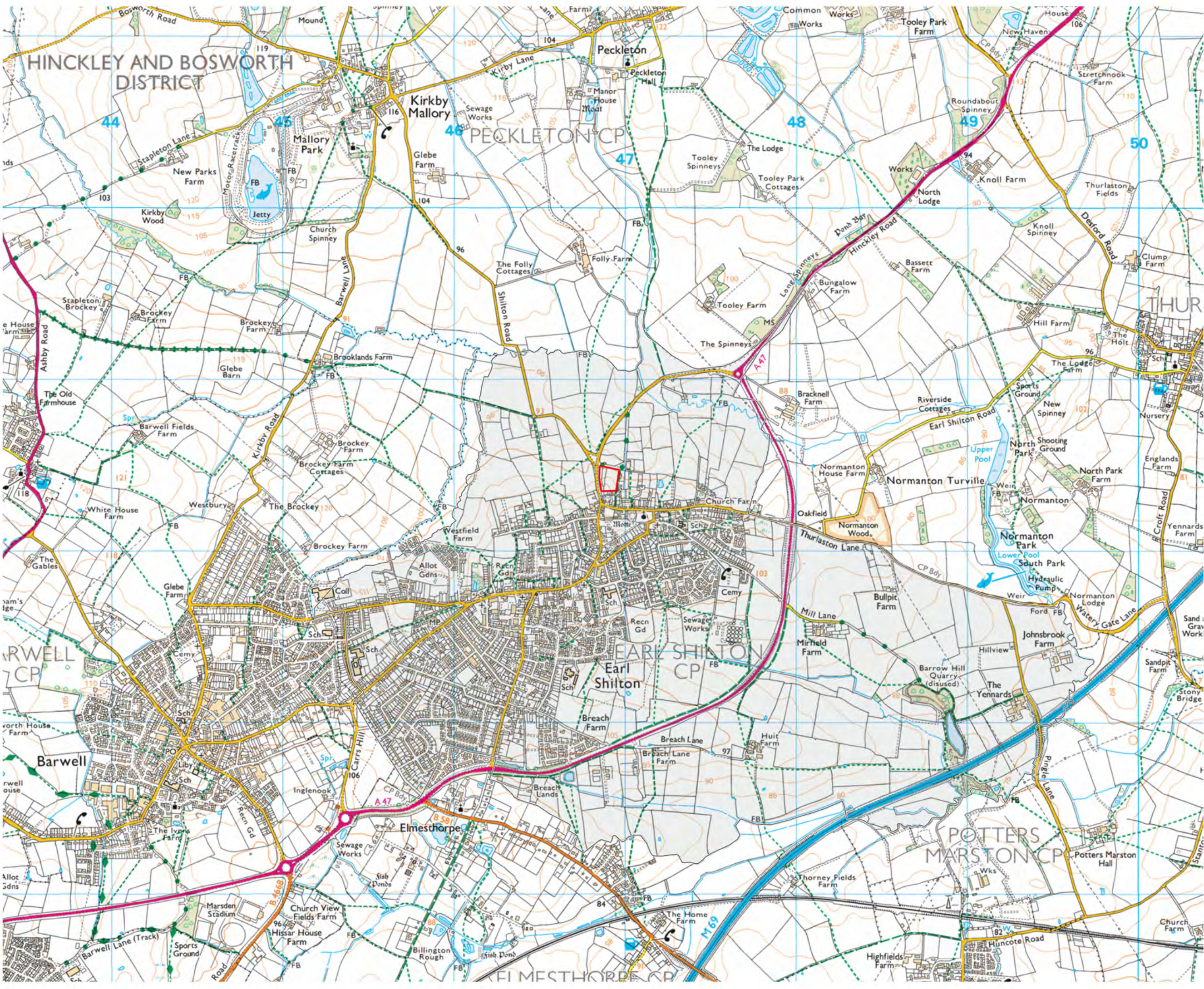
network. Where perceived, the Site appears entirely in the context of the adjacent settlement edge in these views.

- 6.15. Regarding the effect of the Proposed Development upon the receiving visual environment, it is considered that the settlement edge location of the Site and the degree of containment afforded to the Site as a result of the established vegetation structure along its northern and western boundaries would integrate the proposals into the receiving landscape context. This would be further facilitated by the approved development to the west of Leicester Road that has established the principle of large-scale residential built form on the sloping ground north of the existing defined settlement edge. The landscape proposals, once established, would break up the massing of the proposed built form and further integrate the proposed built form into the receiving visual context.
- 6.16. In summary, it is established in the visual assessment that there would be no likely significant visual effects on the identified receptors either in the adjoining localised landscape setting or in the wider landscape setting and given the settlement edge context of the Site, effects would mostly be limited to neutral effects to the north and west, with adverse effects generally limited to the local PRoW network to the east where the Site is more visible.
- 6.17. It is considered that in landscape and visual terms, the Proposed Development complies with the aims and objectives of the NPPF, as well as the relevant landscape-related core policies and development management policies of the adopted Hinckley and Bosworth Local Plan 2006-2026 and guidance within the Good Design Guide SPD (2020).
- 6.18. Both national and local policy guidance seeks to ensure that all development should promote good quality design that responds to the local character and setting and ensures that proposals are integrated into their context. It is considered that the proposals have been carefully designed so as to sensitively complement the existing settlement edge of Earl Shilton, as well as the approved future development to the west of Leicester Road.
- 6.19. The proposals are landscape-led, conserving and enhancing the key landscape features of the Site, and have been informed by the relevant landscape strategies and townscape strategies for LCA E: 'Stoke Golding Rolling Farmland' and UCA10: 'Earl Shilton' respectively, as per the Hinckley and Bosworth Landscape Character

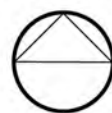
Assessment (2017). The Proposed Development has also responded to the relevant development guidance for Assessment Area 10: Earl Shilton and Barwell north of the Hinckley and Bosworth Landscape Sensitivity Assessment (2017).

- 6.20. Furthermore, the Proposed Development delivers a high-quality scheme that is commensurate with the receiving landscape setting, delivering social and environmental benefits and improving connectivity between the Site and its setting. The layout has been informed by the relevant design principles of the Good Design Guide SPD (2020) and with regard to the area-specific design guidance for Earl Shilton, the Proposed Development responds sensitively to the setting of the grade II\* listed Church of St Simon and St Jude to ensure that this is protected.
- 6.21. It is concluded that the Proposed Development complies with all of the adopted policies and adopted guidance considered to apply to the Site in landscape and visual terms.
- 6.22. It is considered that the Site and the receiving environment have the capacity to accommodate the Proposed Development. This would not result in any long-term significant harm to the receiving landscape character or visual environment aside from unavoidable harm to the landscape character of the Site itself given the change of land use, which would be reduced and mitigated for as far as possible by the landscape proposals. It is considered that the benefits of creating a unified and integrated settlement edge that complements the approved development to the west and offers a new area of high-quality open space would outweigh the anticipated significant effect on the landscape character of the Site itself in landscape terms, however.
- 6.23. It is therefore concluded that the proposed development could be successfully integrated into the northern settlement edge of Earl Shilton and is supportable from a landscape and visual perspective.

## **ASPECT PLANS**



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0m

200m

400m

1km

Key:

- Application Site Boundary
- Footpath
- Bridleway
- National Trail/ Long Distance Route
- Motorway
- Main Road
- Cycle Trail
- Contours

| REV | DATE     | NOTE | DRAWN | CHK'D |
|-----|----------|------|-------|-------|
| 1   | APR 2023 |      | EL    | SB    |

aspects landscape planning

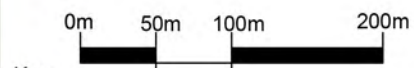
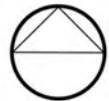
TITLE  
Earl Shilton, Leicestershire  
Site Location Plan

CLIENT  
Manor Oak Homes

|                                     |                  |             |             |
|-------------------------------------|------------------|-------------|-------------|
| SCALE<br>1:20,000@A3                | DATE<br>APR 2023 | DRAWN<br>EL | CHK'D<br>SB |
| DRAWING NUMBER<br>8196 / ASP1 / SLP |                  | REVISION    |             |



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- Key:
- Site Boundary
  - Woodland
  - Building
  - Road
  - Public Rights of Way
  - Approved Applications to the West of Site
  - Listed Buildings
  - Scheduled Ancient Monument

| REV | DATE | NOTE | DRAWN | CHK'D |
|-----|------|------|-------|-------|
|     |      |      |       |       |
|     |      |      |       |       |

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TITLE  
Earl Shilton, Leicestershire  
Site and Setting

CLIENT  
Manor Oak Homes

|                                    |                  |             |             |
|------------------------------------|------------------|-------------|-------------|
| SCALE<br>1:5,000@A3                | DATE<br>APR 2023 | DRAWN<br>EL | CHK'D<br>JM |
| DRAWING NUMBER<br>8196 / ASP2 / SS | REVISION         |             |             |



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0m 10m 20m 40m

Key:

- Application Site Boundary
- Existing / Retained Vegetation
- Public Rights of Way
- Contours
- Road Corridor
- Landscape Buffer
- Close Range Views
- Long Range Views of the Site from Countryside to the North
- Existing Access
- Direction of Land Fall
- Retained Views of the Countryside from the Site
- Potential Connectivity with Local PRoW Network
- Views of Grade II\* Listed Church of St Simon and St Jude
- Development Edge to complement Adjacent Development
- Sensitive Views from nearby Properties
- Potential Site Entrance
- Potential Location of Attenuation Zone
- Potential Open Space
- Potential Developable Area
- Approved Development at Hill Top Farm
- Gladman Developments - Approved Outline Application

| REV       | DATE | NOTE | DRAWN | CHK'D |
|-----------|------|------|-------|-------|
| REVISIONS |      |      |       |       |

**aspect landscape planning**

TITLE  
Earl Shilton, Leicestershire  
Opportunities and Constraints

CLIENT  
Manor Oak Homes

| SCALE      | DATE     | DRAWN | CHK'D |
|------------|----------|-------|-------|
| 1:1,000@A3 | APR 2023 | BS    | IC    |

| DRAWING NUMBER | REVISION |
|----------------|----------|
| 8196/ASP3/OCF  |          |

1. Southern, elevated portion of the Site perceived in the context of the northern settlement edge of Earl Shilton from the rural countryside to the north.
2. Retain and enhance views of the surrounding rural countryside to the north from the Site, including views of the Grade I listed Church of St Mary Magdalene at Peckleton, as part of a linear area of public open space between the rear gardens of Clear View Crescent and the developable area of the Site in line with the Landscape Strategy for LCA E: Stoke Golding Rolling Farmland.
3. Reinforce sensitive areas of the existing boundaries with a landscape buffer comprising native scrub and native tree planting and introduce a landscape buffer along the southern boundary to soften the impact of development on existing properties.
4. Landscape buffer along western Site boundary to reduce future noise and light pollution from the approved schemes to the west (ref: 21/00135/OUT and 20/00916/FUL).
5. Developable area to be sensitively designed on sloping ground, with single storey dwellings on higher ground to respect the amenity of existing properties, especially those at Clear View Crescent, and two storey dwellings on less sensitive, lower ground. Street tree planting to be a key landscape feature of the developable area to break up the massing of the built form and to establish a green, transitional settlement edge in views from the north in line with the Landscape Strategy for LCA E and Strategy 7 for UCA 10: Earl Shilton.
6. Potential open space to form a visual extension to the public open space on the development edge of the proposed Gladman scheme to the west and to wrap around the developable area of the Site to the north and east, enhancing undevelopable, sloping ground associated with the south-eastern extents of the Site. High quality open space with tree planting to complement the built form and integrate this into the immediate setting, creating an improved, transitional settlement edge in line with the Landscape Strategy for LCA E.
7. Site entrance to be located off the road by the northern site boundary, with appropriate offset between this and Leicester Road.
8. Enhance views of the Grade II\* listed Church of St Simon and St Jude from the Site within new open space in line with Strategy 8 for UCA 10.
9. Opportunity to connect the Site with the local PRoW network.
10. Potential location of attenuation zone on lower ground, with any SuDS feature sensitively integrated into the public open space design.

Indicative Ornamental Hedge

**Planting**  
Carpinus betulus (Hornbeam)  
Ligustrum ovalifolium (Privet)  
Osmanthus x burkwoodii  
Skimmia spp  
Prunus spp  
Escallonia spp  
Mixed native species hedges to site boundaries



Indicative Grass Seed Mixes

**Wildflower:**

Emorsgate - EH1  
Hedgerow Mix or similar by hedgerows & in shaded areas  
Emorsgate - EM2  
Standard general purpose meadow mix or similar for central areas  
Emorsgate - EM8 Meadow  
Mix for wetlands or similar for SUDS

**Amenity Grass:**

Hurrells P8 Flowering  
Lawn Wildflower & Grass seed mixture or similar

**Mown Grass Paths:**

Hurrells HM3 Hard wearing lawn grass seed mix or similar

Indicative Ornamental Shrubs

Cistus corbariensis, Cornus sanguinea, Euonymus fortunei 'Silver Queen', Fatsia japonica, Hebe 'Nicola's Blush', Hebe rakaiensis, Viburnum davidii



Indicative Native Shrub

**& Hedge Planting**  
Acer campestre  
Cornus sanguinea  
Corylus avellana  
Crataegus monogyna  
Ilex aquifolium  
Ligustrum vulgare  
Prunus spinosa  
Rhamnus cathartica  
Rosa canina  
Sambucus nigra  
Viburnum lantana  
Viburnum opulus

Mixed Native Hedgerows

10% Cornus sanguinea  
10% Corylus avellana  
40% Crataegus monogyna  
5% Ligustrum vulgare  
25% Prunus spinosa  
5% Rosa canina  
5% Viburnum lantana

Indicative Native Understorey

**Planting to include:**  
Blackthorn (Prunus spinosa)  
Dogwood (Cornus sanguinea)  
Hawthorn (Crataegus monogyna)  
Hazel (Corylus avellana)  
Holly (Ilex aquifolium)  
Privet (Ligustrum vulgare)

Attenuation Basin Planting & Wetland Meadow

Dogwood (Cornus sanguinea), Coppiced Willow (Salix spp), Alder (Alnus glutinosa), Downy Birch (Betula pubescens).



Indicative Open Space & Native Boundary Trees

Acer campestre  
Betula pendula  
Carpinus betulus  
Corylus avellana  
Crataegus monogyna  
Malus sylvestris  
Prunus avium



1. Existing boundary vegetation mostly retained and reinforced to provide a further degree of containment to the built form.

2. Minimum 5-metre landscape buffer incorporated along the western site boundary with boundary enhancements and acoustic fencing to soften noise levels from Leicester Road.

3. New mixed native hedgerow to provide a continuous boundary treatment along the southern Site boundary, with a maintenance strip of a minimum 3 metres provided.

4. Native shrub and native tree planting to integrate the built form and protect and enhance existing residential amenity from adjacent properties.

5. Street tree planting to provide vertical interest and break up the massing of the built form.

6. Ornamental shrub planting and clipped, low-growing hedgerow to provide a high-quality landscape setting within the development, offering year-round interest.

7. Public open space to mainly comprise species-rich wildflower grassland to enhance biodiversity levels and retain a degree of openness on-site.

8. Housing to front onto the proposed areas of open space to establish a positive development edge and provide natural surveillance.

9. Mown grass paths to provide connectivity through the open space and link onto the adjacent bridleway (PRoW U25).

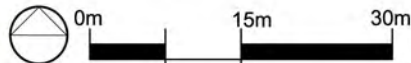
10. New pedestrian and cycle link between the Site and Leicester Road.

11. LAP play space to provide play space opportunities on-site.

12. Integrated SuDS feature to enhance on-site biodiversity levels and form a focal point within the open space.

13. Seating opportunities to enhance views of the countryside to the north as well as views of the grade II\* listed Church of St Simon and St Jude to the south-east.

NOTES:  
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Key:

- Application Site Boundary
- Existing / Retained Vegetation
- Public Rights of Way
- Proposed Open Space Tree Planting
- Proposed Street Tree Planting
- Proposed Rear Garden Tree Planting
- Proposed Native Hedgerow Planting
- Proposed Ornamental Hedgerow Planting
- Proposed Native Shrub Planting
- Proposed Ornamental Shrub Planting
- Proposed Attenuation Basin
- Proposed Wet Meadow Planting
- Proposed Marginal Planting
- Proposed Species Rich Wildflower Mix
- Proposed Mown Grass Footpaths
- Proposed Wildflower Hedgerow Mix
- Proposed Seating
- Proposed LAP Play Space (minimum 126m2)
- Proposed Acoustic Fencing

| REV       | DATE | NOTE | DRAWN | CHK'D |
|-----------|------|------|-------|-------|
| REVISIONS |      |      |       |       |

aspect landscape planning

TITLE

Earl Shilton, Leicestershire  
Landscape Strategy Plan

CLIENT

Manor Oak Homes

SCALE 1:750 @ A3

DATE APR 2024

DRAWN EL

CHK'D IC

DRAWING NUMBER 8196 / ASP4 / LSP

REVISION

## **APPENDIX 1**

### **ASPECT LANDSCAPE & VISUAL IMPACT METHODOLOGY**

## **LANDSCAPE AND VISUAL IMPACT ASSESSMENT METHODOLOGY**

- 1.1. The Landscape Institute and the Institute of Environmental Management and Assessment have jointly published Guidelines for Landscape and Visual Impact Assessment Third Edition 2013 (GLVIA3) that gives guidance on carrying out a Landscape and Visual Impact Assessment (LVIA), either as a standalone appraisal or part of an Environmental Impact Assessment (EIA). This methodology takes on board the above guidance.
- 1.2. When assessing character within an urban context, this methodology can be applied to Townscape Assessments and how the development will affect the elements that make up the townscape and its distinctive character.
- 1.3. The main stages of the LVIA process are outlined below. This process will identify and assess the potential effects of a development on the landscape resource and the visual environment.

### **1. Baseline study**

#### **Landscape**

- Define the scope of the assessment.
- Outline the planning policy context, including any landscape designations.
- Establish the landscape baseline through a site visit and an assessment of published Landscape Character Assessments to identify the value and susceptibility of the landscape resource (receptor), at community, local, national or international levels where appropriate.

#### **Visual**

- Define the scope of the assessment.
- Identify the extent of visual receptors within the study area, with the use of Zones of Theoretical Visibility (ZTV) where appropriate, and establish the number and sensitivity of the representative viewpoint and/or groups of people (receptors) within the study area whose views may be altered as a result of the proposals.

## 2. Project description

The baseline study highlights clear opportunities and constraints for the integration of the proposals into the receiving environment. The aspects of the scheme at each phase that will potentially give rise to effects on the landscape and visual amenity will need identifying. At this time, the proposals can be modified to ensure that further mitigation measures are incorporated into the design as a response to the local landscape and visual environment.

## 3. Description of Effects

The level of effect on both landscape and visual receptors should be identified in respect of the different components of the proposed development. In order to assess the significance of the effect on the receiving environment, it is necessary to consider the **magnitude**, i.e. the degree of change, together with the **sensitivity** of the receptor.

This will identify whether the effects are:

*Adverse or Beneficial* - beneficial effects would typically occur where a development could positively contribute to the landscape character or view. Neutral effects would include changes that neither add nor detract from the quality and character of an area or view. Adverse effects would typically occur where there is loss of landscape elements, or the proposal detracts from the landscape quality and character of an area or view.

*Direct or Indirect* – A direct effect will be one where a development will affect a view or the character of an area, either beneficially or adversely. An indirect effect will occur as a result of associated development i.e. a development may result in an increase of traffic on a particular route.

*Short, Medium or Long Term* – this relates to the expected duration and magnitude of a development. Within this assessment the potential effects are assessed during the Construction Phase, then at Years 1 and 10, following completion of the development.

*Reversible or Irreversible* – can the resulting effect of a development be mitigated or not, and whether the result of the mitigation is beneficial or adverse.

#### 4. Significance of Effects (EIA only)

A final judgment on whether the effect is likely to be significant, as required by the Regulations. The summary should draw out the key issues and outline the scope for reducing any negative / adverse effects. Mitigation measures need to be identified that may reduce the final judgement on the significance of any residual negative effects in the long term.

#### Assessing effects

#### ***Landscape Sensitivity***

- 1.4. The sensitivity of a particular landscape in relation to new development is categorised as high, medium, low or negligible. This takes into account the susceptibility of the receptor to the type of development proposed and the value attached to different landscapes by society. The following table explains each threshold and the factors that make up the degree of sensitivity.

**Table 1: Landscape Sensitivity Thresholds**

| Sensitivity       | Definition                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>High</b>       | Landscape resource where there is a high susceptibility to change. Landscapes would be considered of high value, have a high degree of intimacy, strong landscape structure, relatively intact and contain features worthy of protection. Townscapes may include a high proportion of historic assets. Typical examples may be of National or County importance e.g. within the setting of National Parks, National Landscapes (AONB's), Conservation Areas etc. |
| <b>Medium</b>     | Landscape resource where there is a medium susceptibility to change. Landscapes would be considered of medium value, good landscape structure, with some detracting features or evidence of recent change. Townscapes may include a proportion of historic assets or of cultural value locally. Typical examples may be designated for their value at District level.                                                                                            |
| <b>Low</b>        | Landscape resource where there is a low susceptibility to change. Landscapes would be considered of low value, and contain evidence of previous landscape change.                                                                                                                                                                                                                                                                                                |
| <b>Negligible</b> | Landscape resource where there is little or no susceptibility to change. Typical landscapes are likely to be degraded, of weak landscape structure, intensive land uses, and require landscape restoration.                                                                                                                                                                                                                                                      |

### ***Visual Sensitivity***

- 1.5. The sensitivity of the visual receptor will be assessed against the magnitude of visual change, and is categorised as high, medium, low or negligible. Each receptor should be assessed in terms of both their susceptibility to change in views and visual amenity and also the value attached to particular views.

**Table 2: Visual Sensitivity Thresholds**

| <b>Sensitivity</b> | <b>Definition</b>                                                                                                                                                                                                                                                                                                                             |
|--------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>High</b>        | Viewers on public rights of way whose prime focus is on the landscape around and are often very aware of its value. Occupiers of residential properties with primary views affected by the development. Examples include users of National Trails, Long Distance Routes or Sustrans cycle routes, or within the setting of a listed building. |
| <b>Medium</b>      | Viewers engaged in outdoor recreation with some appreciation of the landscape, occupiers of residential properties with oblique views affected by the development, and users of rural lanes and roads. Examples include viewers within moderate quality landscapes, local recreation grounds, and outdoor pursuits.                           |
| <b>Low</b>         | Viewers engaged in outdoor sport or recreation whose prime focus is on their activity, or those passing through the area on main transport routes whose attention is focused away from an appreciation of the landscape.                                                                                                                      |
| <b>Negligible</b>  | Viewers whose attention is focused on their work or activity, and not susceptible to changes in the surrounding landscape.                                                                                                                                                                                                                    |

### ***Effect Magnitude***

- 1.6. The magnitude of change relates to the degree in which proposed development alters the fabric of the landscape character or view. This change is categorised as high, medium, low, or negligible.

**Table 3: Magnitude of Change**

| Magnitude         | Effect Definition                                                                                                                                                                        |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>High</b>       | Change resulting in a high degree of deterioration or improvement, or introduction of prominent new elements that are considered to make a major alteration to a landscape or view.      |
| <b>Medium</b>     | Change resulting in a moderate degree of deterioration or improvement or constitutes a perceptible change within a landscape or view.                                                    |
| <b>Low</b>        | Change resulting in a low degree of deterioration or improvement to a landscape or view or constitutes only a minor component within a landscape or view.                                |
| <b>Negligible</b> | Change resulting in a barely perceptible degree of deterioration or improvement to a landscape or view.                                                                                  |
| <b>No Change</b>  | It is also possible for a landscape or view to experience no change due to being totally compatible with the local character or not visible due to intervening structures or vegetation. |

***Significance Threshold***

- 1.7. The magnitude of change is then considered against the sensitivity of the landscape resource as a receptor or the existing character of the panorama / view. In formulating the significance of effect, reasoned professional judgement is required which is explained within the assessment. This is carried out both in terms of the predicted effects on landscape character or on visual amenities. The significance thresholds are predicted as Major, Moderate, Minor, Negligible and None, and can be either beneficial or adverse. Unless otherwise stated, all effects are predicted in the winter months. The extent of mitigation measures should be clearly stated, and in the case of planting proposals, the contribution to reducing adverse effects should be demonstrated at different stages (construction stage, operational stage year 0, and year 10).

**Table 4: Significance of Effect**

| Significance      | Threshold Definition                                                                                                                                                                                  |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Major</b>      | A high magnitude of change that materially affects a landscape or view, that has little or no ability to accommodate change. Positive effects will typically occur in a damaged landscape or view.    |
| <b>Moderate</b>   | A medium magnitude of change that materially affects a landscape or view that may have the ability to accommodate change. Positive effects will typically occur in a lower quality landscape or view. |
| <b>Minor</b>      | A low magnitude of change that materially affects a landscape or view that has the ability to accommodate change. Positive effects will typically occur in a lower quality landscape or view.         |
| <b>Negligible</b> | A negligible magnitude of change that has little effect on a landscape or view that has the ability to accommodate change.                                                                            |
| <b>None</b>       | It is also possible for a magnitude of change to occur that results in a neutral effect significance due to the change being compatible with local character or not visible.                          |

- 1.8. The significance of the effect is measured on the ability of a landscape or view to accommodate the change. In assessing the significance of effects, the following matrix will be used to determine the significance thresholds, through determining the sensitivity of the receptor and the magnitude of change.
- 1.9. In terms of assessing whether the effects are significant or otherwise, it is noted that para 5.56 of GLVIA3 states that there are no “hard and fast rules” about what makes a significant effect. For the purposes of this assessment significant landscape or visual effects are those effects considered to be greater than moderate, shaded below in Table 5.

**Table 5: Measuring Significance of Effect**

|                     | Sensitivity of Receptors |                    |                    |                    |                     |
|---------------------|--------------------------|--------------------|--------------------|--------------------|---------------------|
|                     |                          | High               | Medium             | Low                | Negligible          |
| Magnitude of Change | High                     | Major              | Major/<br>Moderate | Moderate           | Moderate/<br>Minor  |
|                     | Medium                   | Major/<br>Moderate | Moderate           | Moderate/<br>Minor | Minor               |
|                     | Low                      | Moderate           | Moderate/<br>Minor | Minor              | Negligible          |
|                     | Negligible               | Moderate/<br>Minor | Minor              | Negligible         | Negligible/<br>None |

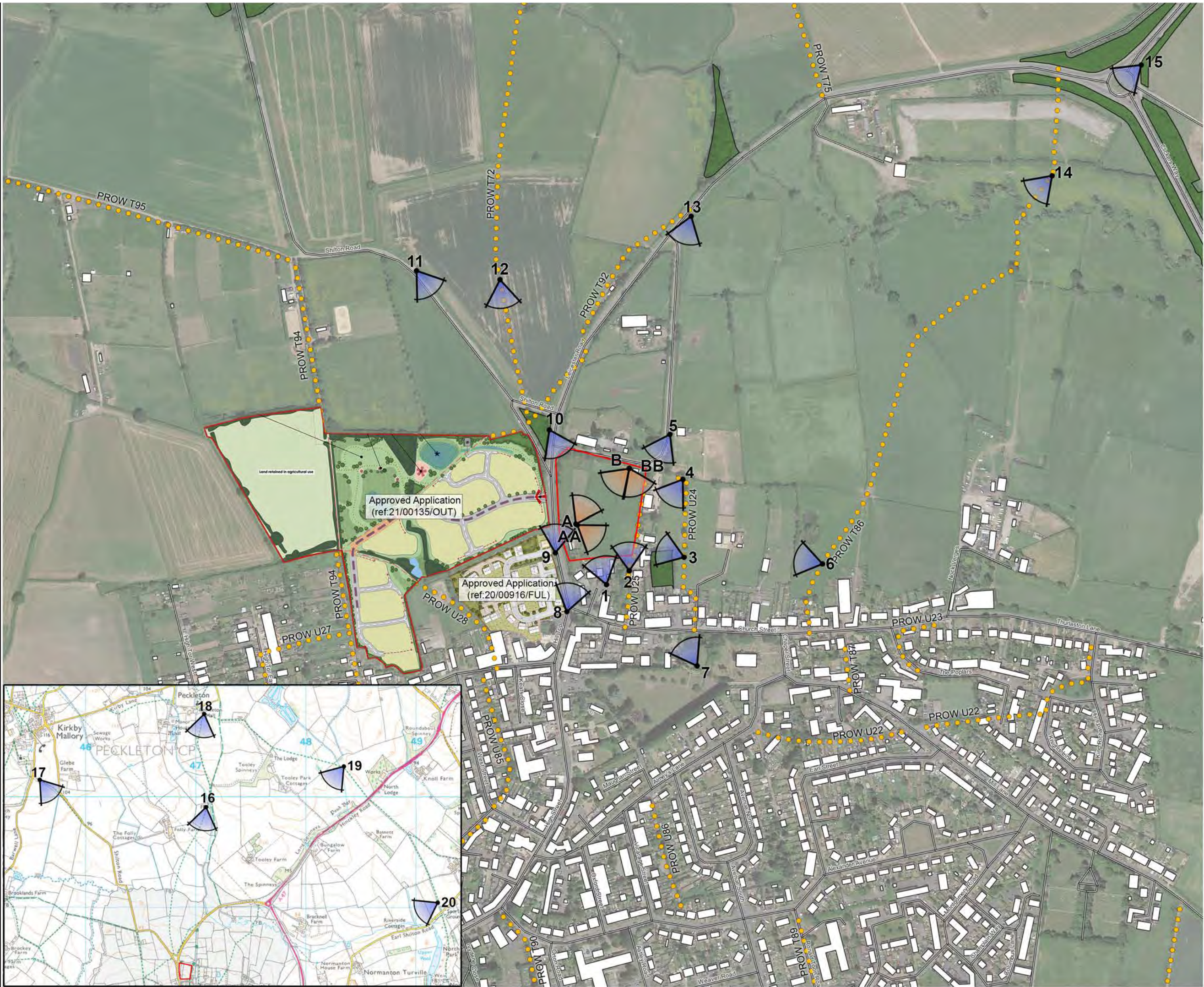
- 1.10. It should be noted that where there is no perceptible change in terms of the effect magnitude regardless of the sensitivity of the receptor, the significance of the effect on a landscape or view will be none.
- 1.11. A written statement summarising the significance of effects is provided, assisted by the tables and matrices. The final judgement relies on professional judgement that is reasonable, based on clear and transparent methods, suitable training and experience, and a detached and dispassionate view of the development in the final assessment.

#### Assessing cumulative effects

- 1.12. Cumulative effects are additional effects caused by a proposed development in conjunction with other similar developments. This can be cumulative landscape effects on the physical fabric or character of the landscape, or cumulative visual effects caused by two or more developments being visible from one viewpoint and/or sequence of views. The scope of cumulative effects should be agreed at the outset to establish what schemes are relevant to the assessment, and what planning stage is appropriate. It is generally considered that existing and consented developments and those for which planning applications have been submitted but not yet determined should be included.

## **APPENDIX 2**

### **VISUAL ASSESSMENT**



NOTES:  
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0m 50m 100m 200m

Key:

- Site Boundary
- Public Rights of Way
- Viewpoint Location
- Woodland
- Building
- Road
- Approved Applications to the West of Site

|                           |          |                    |       |    |
|---------------------------|----------|--------------------|-------|----|
| A                         | 05.04.24 | Updated viewpoints | EL    | BW |
| REV                       | DATE     | NOTE               | EL    | BW |
| REVISIONS                 |          |                    |       |    |
| aspect landscape planning |          |                    |       |    |
| TITLE                     |          |                    |       |    |
| Earl Shilton              |          |                    |       |    |
| Viewpoint Location Plan   |          |                    |       |    |
| CLIENT                    |          |                    |       |    |
| Manor Oak Homes           |          |                    |       |    |
| SCALE                     | DATE     | DRAWN              | CHK'D |    |
| 1:5000 @ A3               | APR 2024 | EL                 | BW    |    |
| DRAWING NUMBER            |          | REVISION           |       |    |
| 8196 / VLP                |          | A                  |       |    |



Viewpoint 1 (Panorama Image for Context Only)



Viewpoint Coordinates: E 446913, N 298305      Date & time of photograph: 22/03/2023    12:30      AOD & Viewing height: c. 116m AOD 1.6m      Weather conditions: Clear, good visibility.      Viewpoint 1 (Annotated Panorama Image for Context Only)



Viewpoint 1 (Single Frame Image)



Viewpoint 2 (Panorama Image for Context Only)



Viewpoint Coordinates: E 446950, N 298339

Date & time of photograph: 26/03/2024 11:41

AOD & Viewing height: c. 110m AOD 1.6m

Weather conditions:

Clear, good visibility.

Viewpoint 2 (Annotated Panorama Image for Context Only)



Viewpoint 2 (Single Frame Image)



Viewpoint 3 (Panorama Image for Context Only)



Viewpoint Coordinates: E 447028, N 298353

Date & time of photograph: 26/03/2024 12:29

AOD & Viewing height: c. 109m AOD 1.6m

Weather conditions: Clear, good visibility.

Viewpoint 3 (Annotated Panorama Image for Context Only)



Viewpoint 3 (Single Frame Image)



Viewpoint 4 (Panorama Image for Context Only)



Viewpoint Coordinates: E 447028, N 298462

Date & time of photograph: 26/03/2024 11:35

AOD & Viewing height: c. 98m AOD 1.6m

Weather conditions:

Clear, good visibility.

Viewpoint 4 (Annotated Panorama Image for Context Only)



Viewpoint 4 (Single Frame Image)



Viewpoint 5 (Panorama Image for Context Only)



Viewpoint Coordinates: E 447002, N 298525

Date & time of photograph: 26/03/2024 11:39

AOD & Viewing height: c. 96m AOD 1.6m

Weather conditions: Clear, good visibility.

Viewpoint 5 (Annotated Panorama Image for Context Only)



Viewpoint 5 (Single Frame Image)



Viewpoint 6 (Panorama Image for Context Only)



Viewpoint Coordinates: E 447213, N 298315      Date & time of photograph: 26/03/2024 12:34      AOD & Viewing height: c. 112m AOD 1.6m      Weather conditions: Clear, good visibility.      Viewpoint 6 (Annotated Panorama Image for Context Only)



Viewpoint 6 (Single Frame Image)



Viewpoint 7 (Panorama Image for Context Only)



Viewpoint Coordinates: E 447050, N 298191      Date & time of photograph: 22/03/2023    11:58      AOD & Viewing height: c. 124m AOD 1.6m      Weather conditions: Clear, good visibility.      Viewpoint 7 (Annotated Panorama Image for Context Only)



Viewpoint 7 (Single Frame Image)



Viewpoint 8 (Panorama Image for Context Only)



Viewpoint Coordinates: E 446854 N 298270      Date & time of photograph: 22/03/2024 12:27      AOD & Viewing height: c. 119m AOD 1.6m      Weather conditions: Clear, good visibility.      Viewpoint 8 (Annotated Panorama Image for Context Only)



Viewpoint 8 (Single Frame Image)