

Landscape & Visual Impact Assessment

Land North of Barlestone Road, Newbold Verdon,
Leicestershire

On behalf of David Wilson Homes (East Midlands)

Date: 15/10/2024 | Pegasus Ref: P22-3085

Author: Jonathan Evans



Document Management.

Version	Date	Author	Checked/ Approved by:	Reason for revision
V3	15.10.2024	JE	JE	Amendments to proposed layout



Contents.

1. Introduction.....	4
2. Site Location and Description.....	8
3. Description Of Proposals.....	10
4. Effect On Landscape Elements.....	12
5. Effects on Landscape Character.....	16
6. Effects On Visual Amenity.....	25
7. Planning Policy.....	38
8. Summary and Conclusions.....	49

Figures.

1. Site Location Plan
2. Environmental Designations Plan
3. Landscape Character Plan
4. Viewpoint Location Plan
5. Context Baseline Views

Appendices.

1. Outline Landscape Strategy Plan (Drawing reference P22-3085_EN_015)
2. Parameter Plan (Drawing reference: P22-3085_DE_013)
3. Assessment Methodology

1. Introduction

- 1.1. Pegasus Group have been commissioned by David Wilson Homes (East Midlands) to prepare a Landscape and Visual Impact Assessment (LVIA) in support of an outline planning application with respect to a site comprising 13.9 hectares of land north of the B582 (Barlestone Road), adjacent to the northern settlement edge of Newbold Verdon in Leicestershire; the proposals include the construction of up to 240 dwellings and associated infrastructure including 4.8 hectares of public open space, landscaping works, 1.1 hectares of land safeguarded for a cemetery and 0.45 hectares safeguarded for community facilities as illustrated in the **Parameters Plan – Appendix 2**.
- 1.2. An initial desk-top study and site appraisal was undertaken in March 2023 and a further site visit carried out on 18th October 2023 to determine the extent of the visual influence of the site for this LVIA document, which reviews the findings of a range of published information relating to the site and its context, landscape designations, published landscape character assessments and accompanying guidance.
- 1.3. The main objectives of the LVIA are:
 - To describe the landscape character of the site and its surroundings, evaluate its sensitivity to change and, taking into account the magnitude of change, assess the effect that the proposal would have on the landscape character.
 - To identify potential visual receptors (i.e. people who would be able to see the development), evaluate their sensitivity to change and, taking into account the magnitude of change, assess the effect that the proposal would have on visual amenity. A residential visual amenity study is excluded from this LVIA.
 - To identify landscape elements associated with the site, evaluate their sensitivity to change and, taking into account the magnitude of change, assess the effect the proposals would have on landscape elements.
- 1.4. The LVIA has been assessed with reference to the following planning application drawings, which describe the parameters of the proposed development (refer to **Appendix 1** and **Appendix 2**):
 - Outline Landscape Strategy Plan (Drawing reference P22-3085_EN_015)
 - Parameters Plan (Drawing reference: P22-3085_DE_013)
- 1.5. This LVIA should be read in conjunction with the supporting Planning Statement and Design and Access Statement (DAS).

Assessment Approach and Methodology

- 1.6. This LVIA assesses the operational stage of the proposed development only, as the construction stage is short and temporary in duration. Any potential effects brought about by the construction stage are likely to be lower or similar to those assessed postconstruction. The effects are therefore assessed at Year 1, immediately post-completion, and at Year 15 to consider the proposed mitigation and enhancement measures. The assumed vegetative growth is taken as 0.5m per year.
- 1.7. The LVIA has been undertaken with regard to the following best practice:

- Guidelines for Landscape and Visual Impact Assessment (3rd edition) (hereafter referred to as GLVIA3) – Landscape Institute and Institute of Environmental Management and Assessment (2013);
- GLVIA3 Statement of Clarification 1/13, 2/13, 1/14, and 2/14 – Landscape Institute (2013 and 2014);
- An Approach to Landscape Character Assessment – Natural England (2014);
- An Approach to Landscape Sensitivity Assessment – to inform spatial planning and land management – Natural England (2019);
- Visual Representation of Development Proposals, Technical Guidance Note 06/19 – Landscape Institute (2019); and
- Assessing Landscape Value Outside National Designations, Technical Guidance Note 02/21 – Landscape Institute (2021).

1.8. The detailed methodology for this LVIA is provided in **Appendix 3**.

1.9. The GLVIA3 states in paragraph 1.1 that:

“...Landscape and Visual Impact Assessment (LVIA) is a tool used to identify and assess the significance of and the effects of change resulting from development on both the landscape as an environmental resource in its own right and on people’s views and visual amenity.”¹

1.10. GLVIA3 also states in paragraph 1.17 that when identifying landscape and visual effects there:

“...is a need for an approach that is in proportion to the scale of the project that is being assessed and the nature of the likely effects. Judgement needs to be exercised at all stages in terms of the scale of investigation that is appropriate and proportional.”²

1.11. GLVIA3 also recognises in paragraph 2.23 that:

“...professional judgement is a very important part of LVIA. While there is some scope for quantitative measurement of some relatively objective matters much of the assessment must rely on qualitative judgements”³

1.12. A pre-application meeting was undertaken on the 1st December 2023 with Hinckley and Bosworth Borough Council (HBBC) and Node (HBBC’s Landscape Consultant) to agree the approach and methodology for the LVIA.

¹ Paragraph 1.1, Page 4, GLVIA3rd Edition

² Paragraph 1.17, Page 9, GLVIA, 3rd Edition

³ Paragraph 2.23, Page 21, GLVIA, 3rd Edition

Study Area

- 1.13. The site falls within the local authority area of Hinckley and Bosworth Borough Council (HBBC) for administration purposes and is located immediately outside the settlement boundary of Newbold Verdon in Leicestershire, and therefore within 'Countryside'.
- 1.14. A preliminary 3km radii study area has been initially identified to review the baseline condition and planning policies that may be relevant to the proposed development. This study area captures the nearby settlements of Barlestone and Desford and publically accessible locations that may offer views of or towards the site.
- 1.15. Following an initial site survey this 3km radii study area was deemed appropriate due to the overall urban fringe context and the established site related vegetation which limits visibility of the Site from the surrounding countryside to the north. **Figure 4** shows the location of the identified viewpoints.

Limitations to the Assessment

- 1.16. In undertaking the landscape and visual assessment in relation to the Proposed Development, there are limitations and constraints affecting the outputs from this work. These include:
- The baseline assessment has been based on information readily available at the time of undertaking the assessment;
 - Every effort has been made to ensure that the photographs and their locations represent a variety of receptors and views from a range of distances and directions;
 - Winter views (illustrating deciduous trees devoid of leaf cover) have been obtained for the baseline views and the assessment assumes winter conditions unless otherwise stated;
 - The assessed development is based on planning application drawings that accompany the planning application and the **Parameter Plan** as shown at **Appendix 2**, and is assessed on the assumption that the proposals are delivered in line with these drawings and associated timescales; and
 - The assessed development at year 1 is based on the drawings and elevations that accompany the application. The development at year 15 is assessed on the assumption that the proposals are delivered in line with these drawings and estimated conservative growth of existing and proposed mitigation planting.
- 1.17. The focus of this report is on landscape and visual effects arising from the proposals; however, whilst effects on cultural heritage and ecology are beyond the scope of this LVIA, heritage assets and nature conservation designations in the study area are shown on **Environmental Designations Plan** at **Figure 2**.

Nature of Effect

- 1.18. The degree of landscape or visual effect is identified by means of a descriptive scale as per the GLVIA 3rd Edition guidance. However, it is also necessary to consider the nature of the landscape and visual effects. GLVIA 3 assists on this point noting paragraph 5.37 concerning landscape effects which states that:

“One of the more challenging issues is deciding whether the landscape effects should be categorised as positive or negative. It is also possible for effects to be

neutral in their consequences for the landscape. An informed professional judgement should be made about this and the criteria used in reaching the judgement should be clearly stated. They might include, but should not be restricted to:

- ***The degree to which the proposal fits with existing character.***
- ***The contribution to the landscape that the development may make its own right, usually by virtue of good design, even if it is in contrast to existing character.***
- ***The importance of perceptions of landscape is emphasised by the European Landscape Convention, and others may of course hold different opinions on whether the effects are positive or negative, but this is not a reason to avoid making this judgement, which will ultimately be weighed against the opinions of others in the decision-making process."***

- 1.19. A precautionary approach is applied to this LVIA that assumes all landscape and visual effects are considered to be negative or adverse unless otherwise stated.

2. Site Location and Description

Site Location

- 2.1. The site is located immediately to the north of the B582 (Barlestone Road), directly adjacent the northern settlement edge of Newbold Verdon in Leicestershire. The settlement edge in this location comprises a mixture of 20th century and recently completed residential properties comprising predominantly two storey dwellings. The B582 road corridor is framed largely by residential properties on the edge of Newbold Verdon to the south and to the north by mature hedgerows with intermittent mature trees. However, the outer edge of Newbold Verdon extends north of the B582 encompassing a number of detached dwellings – set within large garden plots – adjacent to the southern site boundary.
- 2.2. Newbold Verdon lies approximately 10 km west of the city of Leicester, 6 km east of the town of Market Bosworth and 11 km north of Hinckley, on the B582 route between the similar-sized villages of Barlestone and Desford, both approximately 3 km distant. The village began as an agricultural centre, expanding for coal mining and is now primarily a commuter village. Within Newbold Verdon, accessible from the site, are a range of facilities, including the Medical Practice opposite the south-western part of the site; Newbold Verdon Primary School and Pre-School west of Dragon Lane and a play park east of Dragon Lane. The village is classified by Hinckley and Bosworth Borough Council (HBBC) as a 'Key Rural Centre'.
- 2.3. Separating the site into a western and eastern part is a public byway, known as 'Harry's Lane'; running northwards from the B582, opposite the junction with Mill Lane; this surfaced route, enclosed by mature hedgerow and hedgerow trees, provides access to a dwelling adjacent to the northwestern site boundary and continues dividing northwards and eastwards – beyond the site – to connect with the wider public rights of way (PROW) network.
- 2.4. In the western part of the site, the northern site boundary – extending northwest from Harry's Lane – is defined by a mixture of established vegetation and post and wire fencing. Newbold Verdon Equestrian Centre is located outwith the site boundary and comprises large areas of hard standing together with an extensive range of traditional and large modern outbuildings. The Equestrian Centre is accessed via a surfaced access road off the B582 that is included within the site. Mature field boundary hedgerows with trees and a stand of woody vegetation in the southwest corner form the western site boundary.
- 2.5. East of Harry's Lane, the northern site boundary comprises a double row of mature hedgerows and frequent trees that enclose the public byway (Byway S12) running outwith but alongside the site. Continuous well established field hedgerows form the eastern boundary. Beyond this, a mixture of pasture and arable fields bounded by mature hedgerows with trees extends across the gently undulating landscape.
- 2.6. Land use in the surrounding area is predominantly agricultural with a mix of large arable fields, some with long strips, remnants of a medieval open-field system to the northeast and others, to the northwest including smaller-scale pastures, enclosed by hedges with mature trees. Other uses include a solar park and a large wind turbine which are located within the study area northeast of the site.
- 2.7. Tree cover is represented by blocks and belts of mature mixed broadleaved woodland. Some of these are substantial in size including: Great Fox Covert to the northeast of the study area and Botany Bay Spinney to the southwest of Newbold Verdon with a number of other, smaller copses and tree belts dotted across the agricultural landscape.

Topography

- 2.8. The site and village of Newbold Verdon occupy relatively high ground at around 130m above ordnance datum (AOD) between two water catchment areas, the Thurlaston Brook flowing southeast and the Rothley Brook, flowing northeast, both draining to the River Soar.
- 2.9. In terms of landform, the site has a closer association with the Rothley Brook catchment as landform beyond the northern site boundary slopes northwards towards a tributary stream of Rothley Brook forming the south side of a shallow valley. Beyond this watercourse the landform rises gently north and north-westwards towards Newbold Heath, where the land reaches approximately 140m (AOD). North of Newbold Heath Bagworth Road reaches a local highpoint of 150m AOD.

Site Description

- 2.10. The site extends to approximately 13.9 hectares and comprises a number of pasture fields, subdivided into paddocks with post and wire fencing for horse grazing. Several smaller field parcels lie west of Harry's Lane and one large regular shaped and relatively flat field lies to the east crossed by a public right of way (PRoW) footpath that runs northeast southwest through the field. The eastern site field is contained to the north by mature trees and hedgerows along both sides of the adjacent byway which runs along the northern boundary of the site.
- 2.11. The northpart of the field east of Harry's Lane is used for horse training and includes horse 'jumps' varying in height. Hedgerows along the southern and western boundaries of this field are mature and well-maintained and there are a couple of mature trees within hedgerow along the southern site boundary. A tall mature hedgerow separates this field from the adjacent field to the east, outwith the site.
- 2.12. Within the western part of the site, the access road to the Newbold Verdon Equestrian Centre separates gently sloping grassland within the north-western part of the site, from relatively flat grassland between the Equestrian Centre access road and Harry's Lane in the east.
- 2.13. Perimeter and internal field boundaries are defined by generally well-maintained native hedgerows with some hedgerow trees.
- 2.14. The site is both traversed by several public rights of way (PRoW) and bordered by one – Byway S12 as noted above. The site is publicly accessible via Harry's Lane and other PRoW, (discussed below), which continue northwards and eastwards through the surrounding countryside beyond the site. Private access through the site is also gained along the surfaced road within the western part of the site, leading to Newbold Verdon Equestrian Centre.
- 2.15. The three public rights of way running through the site, include:
- Public Footpath S11, from Barlestone Road, opposite Dragon Lane, running southwest – northeast towards Chater Farm and Halifax Farm, extends through the western part of the site. This footpath continues north and then northeast across the undulating countryside and connects to the wider PRoW network.
 - Harry's Lane runs south – north through the centre of the site, identified on the OS 1:25,000 map as 'Other route with public access'. This lane connects to two byways (open to all traffic) which extend beyond the site. Byway S7 runs northwards linking to a network of footpaths leading to Merrylees Road east of Newbold Heath and Byway S12 runs along the eastern half of the site's northern boundary, linking to footpath R88.

- Public Footpath R88, runs diagonally southwest to northeast through the fields in the eastern part of the site, to the north east corner where this footpath joins Public Footpath S13 and Byway S12.

Environmental Designations

- 2.16. **The Environmental Designations Plan (EDP) – Figure 2** – shows that the site and its surroundings are not subject to any statutory or non-statutory landscape designations, and the site and its immediate surroundings are not subject to any ecological or heritage designations.
- 2.17. Newbold Verdon Conservation Area (CA) is to the south and southwest of the site, (beyond the north-western and central parts of Newbold Verdon) and includes a Scheduled Ancient Monument (a moat) and several Listed Buildings. Inter-visibility between the site and Newbold Verdon CA is restricted by intervening built development within the village. The Newbold Verdon Conservation Area Appraisal (adopted in March 2009 by Hinckley and Bosworth Borough Council) also does not identify any “vistas to be protected” or “views to be protected” that include the site.

3. Description Of Proposals

- 3.1. The site boundary extends to 13.9ha and comprises a proposed residential development area of 6.8hectares accommodating up to 240 dwellings, 1.1 hectares of land safeguarded for a cemetery and 0.45 hectares safeguarded for community facilities, proposed public open space, sustainable drainage, children’s play, proposed woodland, structural landscape planting, and new footpath links. The proposed scheme is illustrated on the Parameter Plan which has been submitted to support the application.
- 3.2. The Outline Landscape Strategy Plan – **Appendix 1** – and Parameter Plan – **Appendix 2** – show how an appropriate edge to the settlement can be created, addressing the interface with Barlestone Road, neighbouring properties to the north and south of Barlestone Road and also with the wider rural area to the north, with new homes facing onto the public realm in order to present a “fair face” and to maximise passive surveillance.
- 3.3. For the purposes of the appraisal, it has been assumed that the development on the site will be predominantly 2 storeys to a maximum height of ca 8.5m to ridge above ground level (AGL) with some single storey dwellings and occasional 2.5/ 3 storey dwellings in key locations to provide distinctiveness in the street scene and aid legibility and way-finding.
- 3.4. Vehicle access is proposed from a single location off Barlestone Road along the southern boundary of the site.

Landscape Proposals

- 3.5. The existing landscape resource and the visual receptors and amenity of the site have been considered by the planning and design process and have informed the resultant scheme. This approach has entailed collaboration between landscape, urban design, ecological and other professionals. The landscape components of the scheme are an important integral part of the proposals.

Landscape Design and GI Objectives

- 3.6. The key objectives of the landscape and GI proposals for the scheme are to:
- Provide new accessible open space within the development to include recreational space and new planting to create a soft settlement edge;
 - Provide a community orchard together with space safeguarded for a cemetery;
 - Retain and enhance existing landscape features of value and provide additional landscape features such as hedgerows and trees;
 - Create a well-designed development, sensitive to its location on the settlement edge;
 - Ensure development is in keeping with the context and character of the local area;
 - Be sensitive to the adjacent residential area to ensure the retention of the privacy and light of the adjoining properties;
 - Minimise any potential adverse landscape and visual effects of the development through careful layout design of the proposed development and location of public open space and screening vegetation; and
 - Create a well landscaped development with appropriately designed gateways, open spaces, footpaths, buildings and streets which will be safe and attractive to use.

Landscape and Green Infrastructure (GI) Proposals

- 3.7. The landscape and GI proposals for the scheme are detailed in the Design and Access Statement accompanying the planning application. The design of the site layout has been landscape led and responds positively to the identified site-specific landscape and visual constraints whilst also having regard to national and local design policy guidance and best practice as well as pre-application discussions held with HBBC and Node. In summary the scheme will incorporate the following key areas and features:
- 3.8. A significant proportion of the site will be dedicated to landscape, GI, public open space, play and habitat related proposals. This will include public open space and associated landscape proposals which will include a mix of open space, woodland, woodland edge and hedgerow planting together with a community orchard and space safeguarded for a cemetery. The scheme will deliver approximately 6 hectares of land dedicated to landscape, GI, public open space, play and habitat related proposals – representing approximately 43% of the total site area.
- 3.9. The proposed site layout has been carefully designed to avoid the more sensitive northern perimeter of the site where it would be more conspicuous and inconsistent with settlement character. Additionally the westernmost part of the site – also considered to be sensitive – has been safeguarded for cemetery/ community orchard use. Consequently, the developable area will be contained within a robust landscape framework around the northern and western site perimeters. New native boundary woodland and woodland edge planting will be incorporated to enhance and strengthen the existing boundary hedgerows in these locations.
- 3.10. The proposals would retain the existing PRoW extending through the site on their current alignments, set within green corridors and areas of public open space which would contain scattered trees, ornamental planting and species-rich grassland. Additional pedestrian links and paths around the periphery of the site could also be provided and would increase the recreational opportunities within the site, whilst also providing linkages between the adjacent

existing residential area and the wider PRoW network to the north. Landscape gateway features are also proposed at the new site access point off Barlestone Road and towards the southern extent of Public Footpath R88 at the interface with Barlestone Road. Identified key views from the northern end of Harry's Lane within the site will be made accessible to the public and enhanced with landscaping to assist with legibility.

- 3.11. It is proposed that the areas of public open space would be planted with species-rich and wildflower grass mixes, which would not only be visually pleasing but also beneficial from an ecological perspective. The lower lying areas of open space across the site will also accommodate the necessary Sustainable Drainage System (SuDS) which would require minor earthworks for the creation of attenuation features such as a drainage basin and swales; the creation of such attenuation features also presents the opportunity to incorporate marginal planting on their periphery. These features will be designed to maximise biodiversity benefits.
- 3.12. The proposed development will be set back from the Barlestone Road frontage and properties north of Barlestone Road to respect amenity for existing residents. The public open space in these areas will also include potential new pedestrian access to/from the existing settlement edge (via new pedestrian crossing points across Barlestone Road).
- 3.13. In total, these landscape, ecological and public open space proposals will assimilate the new built development into the landscape setting and will establish an appropriate landscape edge to this part of settlement.

Landscape Management

- 3.14. All of the landscape areas and public open space features will be managed and maintained. This would be achieved through the implementation of a comprehensive Landscape and Ecological Management Plan (LEMP), to ensure the successful establishment and continued thriving of the landscape proposals.
- 3.15. The proposals would retain the well-established vegetation of good structural health including the existing perimeter and internal hedgerows and trees, with the opportunity to further supplement the overall tree and shrub resource of the site with additional native tree planting, native and ornamental hedgerows and ornamental shrub planting.

4. Effect On Landscape Elements

- 4.1. The following assesses the direct physical effects upon the landscape elements that currently characterise the site, providing structural integrity of its environment. It considers the introduction of the new elements that make up the proposals and how these will physically affect the existing features present within the site. The retained and proposed landscape elements within the site are shown on the Landscape Strategy Plan – **Appendix 1**.
- 4.2. The effects of the proposals on the character of the wider landscape are discussed in detail in Section 5 of this LVIA.

Land Cover

- 4.3. As noted above the site contains both small and larger-scale regular shaped pastoral fields, used mainly as grazed horse paddocks, largely enclosed by mature hedgerows in reasonable condition. In terms of value, given the heavily grazed nature of the paddocks and the fact that pastureland is commonplace in the local area, it is considered that the grassland land cover across the site is of medium value, susceptibility and overall sensitivity.

- 4.4. The proposed development during all phases would inevitably result in a high magnitude of change through the removal of grassland land use within much of the site. However, the Landscape Strategy Plan includes extensive areas of semi-natural greenspace and species rich grassland particularly along the PRoW corridors and around the perimeter of the site. Where the ground could be left undisturbed it should be possible to retain the existing sward and supplement this with overseeding if necessary to improve the floristic diversity. Once the proposed landscape proposals have been implemented the operation phases of the proposal would have some beneficial effects upon the land cover. The proposed grassland mixes for the areas of public open space could be species diverse which would not only be beneficial to biodiversity but also more visually appealing than the heavily grazed horse paddocks that currently characterise much of the site. In addition, the redevelopment of the site presents the opportunity for a cohesive and attractive hard landscape strategy which complements the proposed built form. It is however noted that parts of the site will be used to accommodate elements of built form which will have an overall adverse effect upon land cover as a whole. Overall, the magnitude of change is assessed as high, which when combined with the medium sensitivity results in a major effect on land cover within the developed parts of the site. This would reduce to a moderate effect as the planting and new areas of green infrastructure become established by year 15.

Topography

- 4.5. There is little topographical variation within the site, due to the minor level changes currently existing across the site, only limited earthworks would be necessary to accommodate much of the Proposed Development. The susceptibility of the topography of development proposed is low, which combined with a low value, would result in an overall low sensitivity.
- 4.6. The changes to the topographic profile would be localised and related to the construction of the road network, paths, areas of car parking, the foundations of dwellings and the creation of attenuation features.
- 4.7. However, once the proposed development is constructed the existing topography of the site could still be experienced to some degree within the areas of public open space. The overall magnitude of change to the ground profile of the site would be medium. With a low sensitivity and a medium magnitude of change, the overall effect on the topography would be minor.

Trees and Hedgerows

- 4.8. The proposals would involve the loss of some hedgerow vegetation on the Barlestone Road frontage to the site to accommodate the proposed access, limited lengths of the internal hedgerows would also be removed to accommodate the development, however the vast majority of existing trees would be retained and incorporated into the proposed development. Overall, the development would bring about an increase in the quantity of trees and hedgerows within the site resulting from the planting of new trees and sections of hedgerows which will be brought forward as part of the landscape design proposals (as illustrated at Appendix 1). The landscape proposals will provide native trees and shrubs reflecting species of local provenance in the locality so that they are in keeping with the surrounding landscape. The Arboricultural Assessment submitted with the application provides further detail concerning retention and losses of hedgerows and trees and notes – at paragraphs 5.6 – 5.9 – that:

‘The layout has been constraint led and this approach has resulted in the vast majority of trees being retained and incorporated into the proposed development.

Where losses are recorded, these are made up of low to unsuitable quality material which can be adequately mitigated for from an arboricultural perspective with new tree planting.

The majority of removals take the form of sections of hedgerows being removed for access into and throughout the site. These were all low quality and can be mitigated for through new hedgerow planting.

The impact of the proposed development upon the existing tree cover should not be seen as detrimental to the overall value of the surveyed tree stock. The vast majority of trees are retained and no moderate to high specimens are impacted upon.'

- 4.9. Overall the existing trees within the site are considered to be medium in landscape value terms, as they contribute to the character of the area to some degree. Their susceptibility to changes arising from the development proposed would be high, reflecting the time this landscape element takes to mature. With a medium value and high susceptibility, the overall sensitivity of the tree resource is high. Existing hedgerows are considered to be of medium value and susceptibility as their form and management is in keeping with existing field boundaries in the locality, which results in a medium sensitivity.
- 4.10. The Landscape Strategy Plan (**Appendix 1**) illustrates the landscape proposals for the site which includes roadside tree planting and tree, hedgerow and native shrub planting within the areas of public open space, it is assessed that the magnitude of change upon the tree resource would be medium. This would translate to moderate beneficial effects on the tree resource within the site, with the potential to increase further as the trees mature further integrating the proposals into the landscape setting.
- 4.11. Similarly, at the detailed design stage, it is anticipated that further native and ornamental hedgerows would be proposed across the site to increase the diversity of hedgerows whilst also defining the curtilages of properties, reinforcing the site's boundary vegetation and providing habitat connectivity. On balance, the magnitude of change would be low and this would translate to minor beneficial effects upon the hedgerow resource within the site.

Water Features

- 4.12. Waterbodies within the site are limited to a single pond. The condition of the pond is unknown but not likely to be high due to its function within a grazed paddock therefore – in landscape terms – value, susceptibility and sensitivity are considered to be low. The proposals would retain and enhance this pond and would introduce attenuation features such as a drainage basin and swales so there would be a net increase in these features. The level of change would be medium giving rise to overall minor beneficial effects.

Public Rights of Way (PRoW)

- 4.13. Public access across the site consists of two public footpaths: S11 running south – north in the western part of the site, and R88 crossing the eastern part of the site on a southwest – northeast diagonal. The site is also accessible via two surfaced access roads – Newbold Verdon Equestrian Centre access road and Harry's Lane, which leads to a single dwelling adjacent the Equestrian Centre but is also popular with walkers for recreation, connecting with the wider PRoW network. Beyond the site to the north Harry's Lane adjoins Byway S7, that leads to footpath S10 to Merrylees road, north of Halifax Farm, and to the east to Byway S12, which runs outside the site, along its' northeastern boundary. These PRoW routes are considered to be of high value, susceptibility, and sensitivity.
- 4.14. The proposals maintain all of the Public Rights of Way (PRoW) across the site by retaining the routes on their current alignments and enhancing them through incorporating them into a robust GI framework within green corridors or areas of public open space. Linking existing PRoW to a proposed new matrix of green routes within the site would improve the overall

connectivity to public open spaces; proposed pedestrian and cycle priority crossings over the busy B582 would provide safer and easier pedestrian movement, facilitating connectivity to the wider countryside for existing residents and to the rural centre of Newbold Verdon for residents of the proposed development. Noting the alignment of the on-site PRow would remain unchanged, but that their context of grassland fields and countryside with occasional urban edge views would change to residential development suggests a medium magnitude of change.

- 4.15. A high sensitivity and medium magnitude of change results in an overall major effect for PRow crossing the site, upon completion, noting that not all effects would be adverse – with some beneficial effects arising from the proposed planting along the PRow corridors. These beneficial effects would help to offset adverse effects over the passage of time as tree and other planting matures.
- 4.16. Table 1 below summarises the effects arising on sitewide landscape elements from the proposed development at year 1 and year 15 post completion.

Table 1: Sitewide Landscape Features Assessment – Summary Table

Landscape Feature/Sensitivity	Development Stage	Potential Magnitude of Change	Predicted degree of Effect – with embedded mitigation
Land use/ground cover (Heavily grazed grassland) Medium Sensitivity	Year 1	High	Major
	Year 15	Medium	Moderate
Topography Medium Sensitivity	Year 1	Low Minor alteration to landscape element	Minor
	Year 15	Low	Minor
Trees: High Sensitivity	Year 1	Medium	Moderate beneficial
	Year 15	High (substantial gain in landscape element through maturing of planting)	Major beneficial
Hedgerows: Medium Sensitivity	Year 1	Low	Minor beneficial
	Year 15	Medium (partial gain in landscape element through	Moderate beneficial

		maturing of planting)	
Water Features: Low Sensitivity	Year 1	Medium	Minor beneficial
	Year 15	Medium	Minor beneficial
PRoW: High Sensitivity	Year 1	Medium	Major
	Year 15	Low	Moderate

5. Effects on Landscape Character

- 5.1. This section seeks to establish how the proposals would have a bearing on landscape character locally. The effects on landscape character consider how the introduction of new landscape elements physically alters the landform, landcover, landscape pattern, and perceptual attributes of the site or how the visibility of the proposals changes the way in which landscape character is perceived. Landscape character is defined in GLVIA3 as the:

“Distinct, recognisable and consistent pattern of elements in the landscape that makes one landscape different from another, rather than better or worse.”

Landscape Character Baseline

- 5.2. The landscape around the site has been subject to several separate landscape character assessments, undertaken at a range of different scales. This LVIA reviews the following reports and relevant character areas:

- National Character Area (NCA): 71: Leicestershire and South Derbyshire Coalfield – [Natural England, \(2014\)⁴](#);
- Landscape Character Type (LCT): Rolling Farmland – [Hinckley and Bosworth Borough Landscape Character Assessment, Part 1, p 21, \(2017\)⁵](#);
- Landscape Character Area (LCA) D: Newbold and Desford Rolling Farmland – [Hinckley and Bosworth Borough Landscape Character Assessment – Landscape Sensitivity Assessment – Part 2, \(2017\)⁶](#);
- Urban Character Area: Newbold Verdon – [Hinckley and Bosworth Borough Landscape Character Assessment – Landscape Sensitivity Assessment – Part 4 \(2017\)⁷](#);

- 5.3. The extent of the Landscape Character Areas (LCAs) defined by the studies, in the surrounding countryside is illustrated in **Figure 3: Landscape Character Plan**.

⁴ NCA Profile: 71 Leicestershire and South Derbyshire Coalfield – NE535 (naturalengland.org.uk)

⁵ Landscape Character Assessment – 2017 | Hinckley & Bosworth Borough Council (hinckley-bosworth.gov.uk)

⁶ Landscape Character Assessment – 2017 | Hinckley & Bosworth Borough Council (hinckley-bosworth.gov.uk)

⁷ Landscape Character Assessment – 2017 | Hinckley & Bosworth Borough Council (hinckley-bosworth.gov.uk)

National Character

- 5.4. The top tier in the assessment hierarchy in England is the Character of England map which provides a broad characterisation of the English landscape. National Character Area (NCA) profiles have been prepared by Natural England for the 159 NCA's defined across England. These NCA profiles include a description of the natural and cultural features that shape the landscape, how the landscape has changed over time, the current key drivers for ongoing change, and a broad analysis of each area's characteristics.
- 5.5. At this very broad scale, the site is located within NCA 71: Leicestershire and South Derbyshire Coalfield, which describes the wider setting and context of the site. The NCA extends from Swadlincote in the northwest to Newbold Verdon in the southeast. It is described as *"a plateau with unrestricted views of shallow valleys and gentle ridges"* and with a *"developing woodland character, heavily influenced by the work of The National Forest that covers the majority of the NCA"* and is a landscape *"in continuing transition, from an unenclosed rolling landform that was extensively scarred by abandoned collieries, spoil tips and clay pits, to a matrix of new woodland."*
- 5.6. Key characteristics of NCA 71 include (inter alia):
- ***"The landscape is unenclosed with shallow valleys, subdued sandstone ridges and a gently undulating plateau."***
 - ***There are heavy, poorly draining soils over the Coal Measures and mudstones of the Mercia Mudstone Group, and free-draining soils on the sandstone ridges.***
 - ***The area has a developing woodland character that is heavily influenced by the work of The National Forest initiative, which augments locally dense riparian woodland and prominent amenity trees around settlements with developing woodland on former colliery sites.***
 - ***Small- to medium-sized fields occur with a wide variation in field pattern, including some narrow, curved fields that preserve the strips of the open field system. Where arable production predominates, fields have been enlarged. Hedgerows are low with a few scattered hedgerow trees and in places show the effects of former open cast workings.***
 - ***There is remnant acid grassland over sandstone with neutral grassland in the valleys, and acid heathland on open mosaic habitats on previously developed land, particularly colliery spoil. The River Mease SSSI and SAC has internationally important spined loach and bullhead fish and nationally important, white-clawed crayfish, otter, and aquatic plants such as water crowfoot.***
 - ***The settlement pattern is dominated by mining settlements. Isolated hamlets along the roadsides and small villages centred on a church contrast with extensive areas of 20th-century housing and prominent industrial and commercial distribution warehouses at the edge of larger centres, notably Ashby-de-la-Zouch, Measham and Coalville.***
 - ***The area is easily accessible by major roads and rail and is close to East Midlands Airport. Long-distance recreational routes include the Ivanhoe Way, the Leicestershire Round, and a wide network of local trails and footpaths associated with the recreational assets of The National Forest.***

- 5.7. The overall key characteristics of the NCA reveal a dynamic landscape in transition, described as relatively open with *"a developing woodland character"*, influenced by the National Forest initiative covering a large part of the NCA. Coal mining shaped the area, and there are many former mining settlements, including Newbold Verdon, where the site is located, which are easily reached by main roads, but the main influence on the land is agriculture.
- 5.8. The site is not in the National Forest area although it has some characteristics mentioned in the NCA including, a low hedgerow along the B582 and scattered trees enclosing small to medium sized fields, however, the NCA covers a large area and is inevitably a high-level character assessment, which provides a useful overview by which to understand the character of the local and wider landscape and its surroundings.
- 5.9. Whilst the document describes the NCA as being relatively rural, there are obviously variations across the area, with the site considered to relate more closely to the settlement edge of Newbold Verdon both visually and physically, than the wider landscape across the NCA. The proposal would be in keeping with the character of adjacent recent residential development to the west and the existing dwellings on the northern settlement edge. The NCA, on the whole, is considered to have a medium susceptibility, which when combined with a medium value results in a medium sensitivity. At this higher level, it is considered that the proposals would bring about negligible change to the key characteristics of this NCA beyond the site, and the overall effect would also be negligible.

Hinckley and Bosworth Borough Landscape Character Assessment (2017)

- 5.10. At the borough level, the HBBC Landscape Character Assessment published in September 2017 identifies the site and surrounding landscape as being in the northern part of Landscape Character Type (LCT): Rolling Farmland, described in Part 28 as: *"A sparsely settled area of undulating mixed farmland with local variations in topography influenced by small streams."*
- 5.11. Within this LCT Rolling Farmland, the site is situated in the north-western part of Landscape Character Area (LCA) D: Newbold and Desford Rolling Farmland and is adjacent to Urban Character Area 7: Newbold Verdon. (see Landscape Character Plan **Figure 3**)
- 5.12. Key Characteristics of LCA D: Newbold and Desford Rolling Farmland are listed as follows:
 - ***"Gently rolling landform rising to the north from the lower lying land around the River Soar."***
 - ***Clustered villages of varying size centred on crossroads.***
 - ***Predominantly arable farmland with clustered areas of industry and recreational facilities near to the village fringes.***
 - ***Tree cover is limited, with scattered trees and small linear woodland copses.***
 - ***Large to medium sized field pattern defined by single species hawthorn hedgerows.***
 - ***Good network of footpaths link settlements.***

⁸ Landscape Character Assessnt – 2017 | Hinckley & Bosworth Borough Council (hinckley-bosworth.gov.uk)

- *Few major roads.*
- *Open views where hedgerows have been removed, giving an impression of a large-scale landscape.*
- *Electricity pylons and wind turbines are often prominent vertical features in this open landscape."*

5.13. The landscape strategies for this LCA, of most relevance to this LVIA, include:

- *"Conserve historic field patterns where possible, and the agricultural setting to isolated farmsteads.*
- *Conserve the relatively small-scale villages and ensure any new development contributes positively to the character and built vernacular.*
- *Conserve and enhance pedestrian access between adjacent villages including the recreational and ecological corridor of Rotherley Brook.*
- *Conserve and enhance the long, panoramic views from higher ground of uncluttered skylines and church spires and consider the visual impact of vertically prominent elements in any new development.*
- *Conserve and enhance the biodiversity of the landscape through a mosaic of habitats.*
- *Identify opportunities for replacement of hedgerows along roadsides and their future management as landscape features.*
- *Promote regeneration and enhancement of tree cover through establishment of linear copses and hedgerow trees within field boundaries and around urbanising influences."*

5.14. The built-up area of Newbold Verdon is covered by Urban Character Area (UCA) 7: Newbold Verdon: defined by the study. Two key sensitivities and values relevant to Urban Character Area 7: Newbold Verdon refer to:

- *"The open views from the settlement edge across an agricultural landscape which provides a strong rural setting to Newbold Verdon", and*
- *"The number of public footpaths providing recreational links with the wider landscape and adjacent villages in all directions."*

5.15. The townscape strategies identified for Urban Character Area 7: Newbold Verdon are set out below and are of some relevance to the site on the northern edge of Newbold Verdon:

- *"Ensure that new development maintains or enhances local identity and setting of the village. Particular consideration should be given to the materials, scale, layout and form of new development in the context of the characteristics of the existing place, and discouraging inappropriate boundary treatments;*
- *Maintain and enhance the rural character of the village by careful consideration of new lighting and encouraging protection of traditional features such as chimneys, stone and brick garden walls, hedges and railings as well as important trees and open spaces;*

- ***Protect important views of the church and out into the open countryside;***
- ***Enhance public access links to the National Forest, considering exploration of the potential to promote Newbold Verdon as a gateway town to the National Forest as suggested in the Green Infrastructure Strategy; and***
- ***Enhance local detracting elements (such as those identified in the Conservation Appraisal) including the boundary between the western end of Main Street, the countryside and adjacent semi-detached houses."***

5.16. Positive attributes of the site and neighbouring land in the borough context are as follows:

- The intact hedgerows and field patterns are characteristic of 'the large to medium sized field pattern defined by single species hawthorn hedgerows', which are evident along the southern roadside boundary along the B582;
- The northeastern part lies immediately adjacent a small linear woodland copse enclosing byway S12;
- There are some partial views of pastoral fields and trees in the eastern part of the site, from Mill Lane in the northern settlement edge of Newbold Verdon
- Newbold Verdon Equestrian Centre is representative of 'recreational facilities near to the village fringes'; and
- The four PRoW routes crossing through the site and continuing across the open countryside linking settlements illustrate the 'Good network of footpaths'.

5.17. However, some aspects detract from the rural setting as follows:

- Being adjacent to a busy commuter route along the B582 – Barlestone Road – traffic movement and noise detract from the relative tranquility of the site;
- The current village of Newbold Verdon is designated as a 'Key Rural Centre' and is no longer so compact as it has responded to local housing needs with recently built housing northwest of the site along the B582;
- Open views are restricted throughout the eastern part of the site, by hedgerows and flat landform;
- The site is heavily grazed by horses and doesn't 'give an impression of large-scale landscape' typical of the LCA; and
- There are electricity pylons and wind turbines within views from the site and a low-voltage overhead power line crosses through the eastern field in the site.

5.18. The proposals will contribute to the HBBC landscape strategies for LCA D: Newbold and Desford Rolling Farmland Newbold by maintaining and enhancing '*pedestrian access between adjacent villages including the recreational and ecological corridor of Rotherley Brook*', which also addresses the UCA 7: Newbold Verdon sensitivity to protect the numerous public footpaths that are used recreationally linking to "*the wider landscape and adjacent villages in all directions.*" New pedestrian routes are proposed from south to north throughout the site, linking to existing PRoW and Barlestone Road.

5.19. The value of the landscape in and around the site is considered in relationship to the HBBC study as medium; it is an undesignated rural fringe landscape considered to be relatively

representative of the local character, with some distinctive features in fair condition and generally well maintained the site also has a relatively moderate level of tranquillity.

- 5.20. The susceptibility of the site to the type of development proposed is medium as it is located immediately adjacent to the settlement edge of Newbold Verdon, a growing Rural Centre. Combining these factors results in medium sensitivity to the changes likely to be brought about by the proposed development.
- 5.21. In conclusion, the magnitude of change arising from the proposed development is considered to be low in the context of the wider LCA D: Newbold and Desford Rolling Farmland as, although several fields, that are currently used as paddocks, would be lost to housing, the existing on site PRoW and hedgerows with trees would be retained, apart from necessary breaches for access points and circulation.
- 5.22. Beyond the site itself, the mosaic of agricultural fields bounded by mature hedgerows with trees would remain unchanged, alongside the pockets of woodland, tree belts and copses. The key characteristics of the wider landscape beyond the site boundary are considered to be physically unaffected by the proposals. In addition to this, due to the location of the site adjacent to the edge of Newbold Verdon and Barlestone Road the landscape in the local vicinity is already influenced by the sounds and sights of vehicles and residents in these areas.
- 5.23. Beyond the site, all of the key characteristics would remain and the character across the wider LCA would be unaffected by the proposals resulting in a low magnitude of change locally within the character area and a negligible effect with increasing distance from the site resulting in a subsequent negligible or minor adverse effect.

Assessment of the Landscape Character of the site

- 5.24. The site is currently comprised of grassland paddocks heavily grazed by horses which is common in the locality beyond the limits of settlements. The site and the surrounding landscape are not covered by any statutory or non-statutory landscape designations. For that reason, the site falls at the lower spectrum of the landscape value continuum, representing an area of pleasant but unremarkable settlement edge landscape.

Landscape Value

- 5.25. The character of this landscape and the site is not of such value that it has warranted a national or local landscape designation and the landscape is therefore not of high value in the context of the National Planning Policy Framework (NPPF) Paragraph 180(a).
- 5.26. Paragraph 180 notes that the planning policies and decisions should contribute to and enhance the natural and local environment by **"...(a) protecting and enhancing valued landscapes..."** in a manner commensurate with their statutory status or identified quality in the development plan with 180 b) stating: **"recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services (...) and of trees and woodland..."**. This is further clarified in Paragraph 181 of the NPPF, which states: **"Plans should: distinguish between the hierarchy of international, national and locally designated sites..."** therefore, clearly establishing the principle of hierarchy between designated and non-designated countryside. This is further reinforced by the Planning Practice Guidance (its section 'Natural Environment') which puts more emphasis on protected landscapes such as National Parks and Areas of Outstanding Natural Beauty (AONBs). The site clearly falls at the lower end of the spectrum, with the local landscape not being designated and not identified in the Local Plan as a non-statutory landscape designation or any Policy that would indicate its special or unique character, or value, in landscape character terms. It transpires that the site should be considered against Paragraph 180 b) alone.

- 5.27. The following paragraphs analyse the site's landscape character, based on an on-site assessment. By doing so this LVIA aims to identify the landscape value and landscape susceptibility to residential developments. The analysis has had regard to Box 5.1 of the GLVIA3, and Technical Guidance Note 02/21 prepared by the Landscape Institute.
- 5.28. The GLVIA3 clearly identifies a hierarchy of valued landscapes when discussing the level of importance which they signify. It clearly states that the value decreases from internationally valued landscapes such as World Heritage Sites to nationally valued landscapes such as National Parks and AONBs, to locally valued landscapes: ***"...locally valued landscapes, for example, local authority landscape designations or, where these do not exist, landscapes assessed as being of equivalent value using clearly stated and recognised criteria..."*** The site and the surrounding landscape do not fall under any of the above categories.

Landscape Designations

- 5.29. As stated in previous paragraphs, the character of the landscape within the site and immediate surrounding area is not of such value that it has warranted a national landscape designation.
- 5.30. Similarly, there are no identified Scheduled Ancient Monuments or Listed Buildings on or adjacent to the site that would prohibit its development for residential purposes. Newbold Verdon Conservation Area (CA) is situated at its closest proximity approximately 500m southwest of the site, (beyond the north-western and central parts of Newbold Verdon) and includes a Scheduled Ancient Monument (a moat) and several Listed Buildings. Inter-visibility between the site and Newbold Verdon CA is restricted by the intervening settlement area. The Newbold Verdon CA Appraisal (adopted in March 2009 by Hinckley and Bosworth Borough Council) also does not identify any "vistas to be protected" or "views to be protected" that include the site.

Natural and Cultural Heritage:

- 5.31. Specific cultural or heritage connections, beyond the ordinary managed agricultural landscape are not apparent in the site and surrounding area and the historic Conservation Area in Newbold Verdon is separated from the site.

Landscape Condition:

- 5.32. The overall condition of the site is considered to be relatively good, due to the intact hedgerows and mature trees, however the usage as horse grazed paddocks and surrounding modern arable farmland detract from greater biodiversity.

Associations:

- 5.33. The site has no known associations.

Distinctiveness:

- 5.34. The site and surrounding countryside do not lie within a rare landscape character area at either national or local level, comprising paddocks, mixed farmland and pastures located on the fringe of a rural centre, it is quite ordinary and judged to be fairly typical of that found around Newbold Verdon predominantly made up of agricultural fields with little ecological value.
- 5.35. However, the large to medium sized field pattern in and around the site and the single species hawthorn hedgerow with limited scattered trees along the B582 boundary, the linear woodland boundary around byway S12 and wide network of footpaths are characteristic of the local landscape.

Recreational Value:

- 5.36. Newbold Verdon Equestrian Centre represents recreational facilities near to the village fringe. Public access is widespread across the site from PRoWs from Barlestone Road into the countryside beyond the site. Harry's Lane is very easily accessible from Mill Lane in Newbold Verdon and seems frequently used by residents.

Perceptual – Scenic:

- 5.37. The generally flat and enclosed nature of the site, in the eastern part, particularly, does not exhibit a high degree of aesthetic or scenic quality, being influenced by the existing built development on the northern edge of Newbold Verdon, filtered by intervening hedgerows. Low-voltage electricity power lines adjacent and within the site to the south and wind turbines in the countryside to the north are typically "prominent vertical features in the area". However, longer range views over undulating farmland, to the north of the site are apparent where the valley topography allows vistas northwest towards Newbold Heath on the horizon.

Perceptual – Wildness and Tranquillity:

- 5.38. The local landscape is mainly managed for agriculture and locally for horse grazing. Whilst the site itself has relative tranquillity, although activity is audible from the nearby B582, it is buffered by hedgerows and the intermittent mature trees. Human presence is evident from horse related activities and the footpaths also attract frequent dog walkers. The site is not wild due to its usage as paddocks and proximity to the adjacent settlement edge and busy B582 highway. The eastern part is quieter, further from the B582 and equestrian activities. This moderate level of tranquillity equates to a medium value.

Functional aspects:

- 5.39. The site is urban/rural fringe, predominantly equestrian, landscape comprising enclosed fields with associated boundary vegetation including hedgerows and trees. Public access is evident with several PRoW across the site. The site functions as a gateway to two green lanes, recognised locally as important for biodiversity connectivity, however the site does not feature any special functional characteristics, and does not form a setting to a designated landscape.

Overall Landscape Value

- 5.40. There are no landscape designations, for that reason, the site falls at the lower spectrum of the landscape value continuum, representing an area of pleasant but unremarkable settlement edge landscape. Salient factors include the abundance of public access, intact hedgerows, small enclosures and a number of mature trees and some scenic qualities in the northwest part of the site. These elements are characteristic of the local area, and in fair condition, thus, having appraised the above factors, it is considered that the site and the immediate landscape is of medium landscape the value.

Overall Landscape Susceptibility and Sensitivity

- 5.41. Existing residential development within the settlement edge along Barlestone Road, and traffic along Barlestone Road, influences the character of the site and reduces its remoteness and tranquillity. Whilst residential development along the northern edge of Newbold Verdon is visible from the eastern part of the site, and wind turbines in the site's context feature in some open and filtered public views beyond the site boundary, the eastern part of the site offers a greater degree of tranquillity.

- 5.42. Given the settlement edge location, adjacent to an existing, and developing rural centre, the susceptibility of the site's landscape to the type of development proposed is considered to be medium., therefore – combined with a medium landscape value – overall sensitivity is assessed as medium.

Effect on the Landscape Character of the Site

- 5.43. The effect of the proposed development upon the character of the landscape at a site wide scale would be contained and localised in its extent.
- 5.44. The proposed development will alter the use of the site from enclosed pasture fields to a residential development with generous areas of landscaped public open space. These proposals will change the landscape character of the site itself and therefore will alter the character of the landscape immediately surrounding the site.
- 5.45. To the north, east and west the site is contained by established vegetation including mature hedgerows with hedgerow trees. To the south it adjoins Barleston Road together with existing residences on the edge of Newbold Verdon which act as a backdrop to the application site when viewed from surrounding vantage points. The proposed development will represent a logical extension to the settlement of Newbold Verdon with proposed dwellings sited within the same natural levels as those on the settlement edge. The additional landscape proposals – together with the retained hedgerows and trees – will help to soften the development in views from the north, east and west and will provide robust landscape buffers between the settlement and the surrounding agricultural landscape to the north.
- 5.46. The overall layout has been designed to replicate the layout and form of the existing residential areas within Newbold Verdon so that combined they form one cohesive area of residential development within which the developments interrelate with one another. The additional planting proposed as part of the development will not only aid in creating a pleasant and welcoming environment for residents and visitors, but the areas of open space will also provide recreational opportunities for residents within the site.
- 5.47. On balance, the magnitude of change is assessed as high, and when combined with a medium sensitivity translates into major effects upon the character of the site itself. With the establishment of the soft landscape buffers to the site perimeters this will be reduced to moderate adverse over time.

6. Effects On Visual Amenity

Viewpoints

- 6.1. For the purposes of this assessment, a series of publicly accessible views from the area surrounding the site have been identified through desktop and field studies. These Viewpoints are not intended to cover every possible view of the site, but rather they illustrate a range of receptor types at varying distances and orientations to the Application Site.
- 6.2. 'Photo Viewpoints', as referred to in this report are 'Type 1 Visualisations' or 'Annotated Viewpoint Photographs', as referred to in the Landscape Institute Technical Guidance Note on 'Visual Representation of Development Proposals' (TGN 06/19).
- 6.3. The Viewpoints demonstrate the relative visibility of the site (and existing features or development on it) and its relationship with the surrounding landscape and built form. The selection of the Viewpoints is based on the following criteria:
- The requirement to provide an even spread of viewpoints within the visual envelope.
 - The requirement to provide viewpoints that consider a human's normal field of vision (i.e. panoramic views).
 - From locations offering a range of near (local views), middle, and long-distance views (where available).
- 6.4. Whilst private views are relevant, public viewpoints, i.e. from roads and public rights of way and other areas of open public access, are selected since they tend to have a higher incidence of receptors affected.
- 6.5. The viewpoint assessment has been carried out to determine the relationship of the site within its surroundings and its approximate extent of visibility within the wider landscape from publicly accessible locations. Site visits to record viewpoint photography have been carried out in October 2023 and February 2024 and seasonal differences have been taken into account when determining the visual effects on receptors. As recommended within GLVIA3 viewpoint locations have been reviewed and agreed with HBBC and Node (HBBC's Landscape Consultant) during pre-application discussions.
- 6.6. A set of photo viewpoints has been selected based on the available OS maps and aerial photographs. Their locations have been verified during the site visit and illustrate views from public highways and PRow.
- 6.7. The inclusion of a viewpoint in this LVIA does not imply that predicted effects will occur or will be of a higher magnitude of change. A variety of landscape and visual mitigation measures have been incorporated through the iterative design process to prevent, reduce or offset potential landscape and visual effects.
- 6.8. The location of Viewpoints is shown at **Figure 4** and the baseline Viewpoints **1-22** can be found at **Figure 5**.

Visual Amenity

- 6.9. The baseline visual analysis carried out to date results in several conclusions which are summarised below:

- Key visual receptors with close open views towards and across the site include persons on the public rights of way (PRoW) moving through the site and running towards the site from the north and south; persons on the PRoW footpath northwest of the site; persons at the Newbold Verdon Equestrian Centre; persons on the B582 (Barlestone Road) to the west and south (where views are possible over and between roadside hedgerow); persons at the Medical Practice opposite the north-western part of the site; residents of residential properties along the northern edge of Newbold Verdon, (north and south of Barlestone Road); and residents of residential properties adjoining the western half of the northern site boundary;
- The site is seen in the context of existing residential development along the northern edge of Newbold Verdon, (including new residential development within the north-western part of the village and bound by Bosworth Lane to the northwest), and is seen in the context of the large-scale buildings at the Newbold Verdon Equestrian Centre and the farm buildings adjacent to the western half of the northern boundary of the site;
- There are some views northwest towards the site (beyond roadside and intervening field boundary hedgerows) from the B582 (Desford Road) along the eastern half of the northern edge of Newbold Verdon; and some views from the northern end of Mill Lane and Dragon Lane approaching the B582 (Barlestone Road) in the vicinity of the southern and north-western boundaries of the site;
- Views towards the site from most properties within Newbold Verdon are limited by intervening properties and vegetation; and the site is potentially visible from some residential properties at Newbold Heath to the north and northwest of the site, with some filtering and screening by intervening field boundary hedgerow and trees.
- For users of the PRoW moving through the site there would be a high level of change resulting from proposed residential development. The impact on these views would be mitigated with the proposed design response including retention of the rights of way within green corridors or public open spaces. Whilst the experience for users of these routes would change, sympathetically designed and attractive routes or open spaces could be provided – as shown on the Landscape Strategy Plan. Furthermore, PRoW users would benefit from new public access to areas of open space around the existing routes and in the wider site.
- Outwith the site boundaries, proposed residential development would be most noticeable in views from the PRoW footpath northwest of the site; from the B582 (Barlestone Road) and from existing residential properties adjacent to and overlooking the site, predominantly to the south and west.

Sensitivity of Receptors

- 6.10. With regards to the sensitivity of visual receptors, this is established by cross-referencing the value of views gained and their inherent susceptibility to change brought about by the proposed development. In terms of value, the local area is an un-designated landscape and of medium value. In terms of their susceptibility, users of PRoW and those exercising their right to access are considered to be of high susceptibility. This is on the basis that the surrounding landscape forms a strong component of their visual amenity. The same approach is taken for residential receptors. Overall, the sensitivity of PRoW users and residential receptors is assessed as high. Road users travel across different landscapes and are influenced by a variety of views, built form and elements of infrastructure. On that basis, their susceptibility is taken as medium, and their sensitivity is assessed as medium.

Viewpoint Assessment

Viewpoint 1: North from Mill Lane/ Barlestone Road/ Harry's Lane road junction

- 6.11. **Description of Baseline View:** This represents the view available at close range from the Mill Lane/ Barlestone Road junction opposite the site. The foreground is dominated by the Barlestone road which is framed on both sides by roadside vegetation. Immediately to the north is Harry's Lane with extensive garden vegetation on the west side effectively screening views of a neighbouring property and the western portion of the site. To the east of Harry's Lane a low-cut roadside hedgerow defines the southern site boundary beyond which are views of the eastern part of the site. A stile and sign post adjacent to Harry's Lane mark the start of Public Footpath R88 which extends in a northeasterly direction across the site.
- 6.12. **Sensitivity of Visual Receptors:** Road users – including motorists and pedestrians in this location are of medium susceptibility. The view is of low value – being of unremarkable scenic value – resulting in an overall medium sensitivity for road users.
- 6.13. **Predicted Magnitude of Change:** There would be partial views of the proposed residential development from this location including new properties set back behind the hedgerow east of Harry's Lane and a landscape buffer within the site, incorporating public open space and tree planting. To the west of Harry's Lane the existing vegetation would continue to screen the western part of the site. Where visible the proposed development would constitute a high magnitude of change for road users including pedestrians and motorists.
- 6.14. **Visual Effect:** A medium sensitivity combined with a high magnitude of change, would result in a predicted major adverse effect upon completion of the scheme for users of Mill Lane and Barlestone Road at this location. With maturing of the proposed landscaping effects would be reduced to moderate adverse after 15 years.

Viewpoint 2: Southwest from Public Footpath S13 – northeast of site

- 6.15. **Description of Baseline View:** This view looks southwest across a pasture field to the northeast of the site. The flat pasture field dominates the foreground bounded by well-established hedgerows which limit views beyond the field boundaries. Partial views of residential properties at Sparkenhoe – south of Barlestone Road are available when looking south beyond the southern field boundary hedgerow. Public Footpath R88 extends southwest across the field before entering the adjoining easternmost site field to the west. The ground plane of this field is screened by the intervening hedgerow.
- 6.16. **Sensitivity of Visual Receptors:** PRow users in this location are of a high susceptibility to change and the view is of medium scenic value resulting in an overall medium/high sensitivity.
- 6.17. **Predicted Magnitude of Change:** As part of the proposed development, this PRow will be maintained in its current alignment. The foreground field will be maintained in its current use and the site boundary hedgerow at the far side of the field will be retained and augmented with new native hedgerow planting where gaps currently occur. The upper elevations and rooflines of properties within the proposed development will be visible beyond this hedgerow. Whilst the nature of the views will inevitably change, as a result of the proposed development, the intervening hedgerow will lessen the resulting visual effects and increasingly so as supplementary planting matures in the medium and longer terms. Upon completion the magnitude of visual change will be medium for users of this route.

- 6.18. **Visual Effect:** A medium/ high sensitivity combined with a medium magnitude of change, would result in a predicted moderate level of effect for users of the PRow at this location. Notwithstanding, setting back of the built development from the boundary hedgerow together with enhanced boundary hedgerow planting will mitigate this level of change to a large degree and increasingly so over time as the proposals mature.

Viewpoint 3: West from Footpath R88 outwith northeastern site boundary

- 6.19. **Description of Baseline View:** Taken from Footpath R88 beyond the north-eastern site boundary this view demonstrates the effective screening provided by existing vegetation around the site perimeter, particularly along the byway corridor north of the site. Due to this level of screening the site is largely concealed from view, albeit views across adjoining pasture fields to the west – north of the site are available where gaps in the hedgerow vegetation occur.
- 6.20. **Sensitivity of Visual Receptors:** PRow users in this location are of a high susceptibility to change and the view is of medium scenic value resulting in an overall medium/high sensitivity.
- 6.21. **Predicted Magnitude of Change:** The proposed residential development on the site will be set back from the north-eastern perimeter beyond the boundary hedgerow. The retention of existing perimeter vegetation combined with this setback and new tree and shrub planting will mean that the proposed built development will be largely screened from view. Consequently, the magnitude of change within the view will be negligible or low at worst.
- 6.22. **Visual Effect:** A medium/ high sensitivity combined with a negligible or low magnitude of change, would result in a predicted negligible or minor level of effect for users of Footpath R88 at this location upon completion. After 15 years the level of effect would be negligible.

Viewpoint 4: South from Byway S12

- 6.23. **Description of Baseline View:** This represents a close view of the site from Byway S12 running alongside the northern site boundary. To the east and west of this location the byway benefits from well-established vegetation which limits views out from the route. However, at this location – and others where gaps in the vegetation occur – views across the site area are available taking in the easternmost site field parcel in the fore to middle ground. This field is seen against the backdrop of established vegetation to the rear of properties backing onto the site along Barlestone Road and where visible the rooflines of properties south of Barlestone Road beyond the intervening site vegetation.
- 6.24. **Sensitivity of Visual Receptors:** PRow users in this location are of a high susceptibility to change and the view is of medium scenic value resulting in an overall medium/high sensitivity for users of the route.
- 6.25. **Predicted Magnitude of Change:** The byway together with associated vegetation will be maintained in its current alignment outwith the site boundary. To the south of the route built development would be set back beyond significant areas of green infrastructure including natural green space, tree planting and stormwater attenuation basins. Adverse impacts on views from the byway– arising from the proposed built development – will be ameliorated by the new planting and habitat proposals within this landscaped corridor. Whilst the nature of the views will inevitably change, as a result of the proposed development, the intervening landscaping will lessen the resulting visual effects and increasingly so as this matures in the medium and longer terms. Upon completion the magnitude of visual change will be medium/high for users of this route.
- 6.26. **Visual Effect:** A medium/high sensitivity combined with a medium/high magnitude of change, would result in a predicted moderate/major level of effect upon completion for users of the

route at this location. Notwithstanding, over time the maturing of the perimeter landscaping would reduce the level of visual effect to moderate.

Viewpoint 5: South from north end of Harry's Lane, looking south

- 6.27. **Description of Baseline View:** This represents a close view of the site from the north end of Harry's Lane where it joins Byway S12 and Byway S7. Looking towards the east glimpsed views into the eastern part of the site are available where gaps in the hedgerow vegetation occur. To the south a channeled view along Harry's Lane is available. The lane is framed on both sides by established hedgerows with intermittent hedgerow trees. To the southeast an area of private land associated with a residential property outwith the site boundary can be seen bounded by extensive vegetation. This area immediately beyond a field gate comprises hard standing used for the storage of winter forage (plastic wrapped round bales).
- 6.28. **Sensitivity of Visual Receptors:** PRow users in this location are of a high susceptibility to change and the view is of medium scenic value resulting in an overall medium/high sensitivity for users of the route.
- 6.29. **Predicted Magnitude of Change:** Harry's Lane and the adjoining byways will be maintained in their current alignments together with existing hedgerows and trees. Further south a breach in the hedgerows to either side of Harry's Lane will be required to accommodate access from the western site parcel to the eastern site parcel. Notwithstanding this change, the Harry's Lane hedgerows will be augmented with new native tree and hedgerow planting providing an attractive green corridor of approximately 25m in width. Built development would be partially visible set back from the lane beyond significant areas of green infrastructure including semi-natural green space and tree planting. Adverse impacts on views from this location and Harry's Lane – arising from the proposed built development – will be ameliorated by the new planting and habitat proposals in the foreground. Whilst the nature of the views will inevitably change, as a result of the proposed development, the intervening landscaping will lessen the resulting visual effects and increasingly so as this matures in the medium and longer terms. Upon completion the magnitude of visual change will be medium for users of the route in this location.
- 6.30. **Visual Effect:** A medium/high sensitivity combined with a medium magnitude of change, would result in a predicted moderate/major level of effect upon completion for users of the route at this location. Notwithstanding, over time the maturing of the intervening landscaping would reduce the level of visual effect to moderate.

Viewpoint 6: Southwest from Public Footpath S7 – southwest of Halifax Farm

- 6.31. **Description of Baseline View:** This represents a typical view from the wider landscape north of the site and east of Newbold Heath. A pasture field bounded by mature hedgerows and hedgerow trees can be seen in the foreground with similar further fields visible in the middle distance where gaps in the field boundary hedgerows occur. On the skyline to the south-west it is possible to discern the vegetation associated with the Byway S12 north of the site, and However, the settlement of Newbold Verdon and the site are not discernible in the view due to the intervening distance and vegetation.
- 6.32. **Sensitivity of Visual Receptors:** PRow users in this location are of a high susceptibility to change and the view is of medium scenic value resulting in an overall high sensitivity.
- 6.33. **Predicted Magnitude of Change:** The proposed development would be barely perceptible in the context of this view and consequently any change would be negligible.
- 6.34. **Visual Effect:** A high sensitivity combined with a negligible magnitude of change, would result in a predicted negligible level of effect for visual receptors at this location, both at year 1 and at year 15.

Viewpoint 7: South from Public Footpath S10 – near Chater Farm

- 6.35. **Description of Baseline View:** As with Viewpoint 6 this represents a typical view from the wider landscape north of the site and east of Newbold Heath. An arable field bounded by mature hedgerows with frequent hedgerow trees can be seen in the foreground with similar further fields glimpsed in the middle distance where gaps in the field boundary hedgerows occur. Newbold Verdon and the site are not discernible in the view due to the extensive intervening vegetation.
- 6.36. **Sensitivity of Visual Receptors:** PRow users in this location are of a high susceptibility to change and the view is of medium scenic value resulting in an overall high sensitivity.
- 6.37. **Predicted Magnitude of Change:** The proposed development would not be perceptible in the context of this view and consequently any change would be negligible.
- 6.38. **Visual Effect:** A high sensitivity combined with a negligible magnitude of change, would result in a predicted negligible level of effect for visual receptors at this location.

Viewpoint 8: South from Public Footpath S11 – north of Newbold Verdon Equestrian Centre

- 6.39. **Description of Baseline View:** This view looks south from Footpath S11 approximately 300m north of Newbold Verdon Equestrian Centre. A pasture field bounded by outgrown hedgerows with frequent trees can be seen in the foreground. This field extends across falling ground into the middle distance where a partially visible hedgerow defines the route of a small watercourse in the valley bottom. Beyond this the ground rises up towards the equestrian centre where areas of hard standing and an extensive range of buildings are clearly visible. Beyond this, residential properties on the edge of Newbold Verdon are visible on the skyline. The ground plane of the site is largely screened by the equestrian centre buildings and intervening hedgerows and trees. However where partially visible at the western end it is seen against the backdrop of existing residential properties.
- 6.40. **Sensitivity of Visual Receptors:** PRow users in this location are of a high susceptibility to change and the view is of medium scenic value resulting in an overall high sensitivity.
- 6.41. **Predicted Magnitude of Change:** The proposed development would be partially visible situated behind the equestrian centre buildings and extensive vegetation further east. However no built development would take place on the most visible part of the site – at the western end. This area would comprise green infrastructure including a community orchard and the cemetery. For PRow users in this location there would be a low level of change upon completion of the proposed development.
- 6.42. **Visual Effect:** A high sensitivity combined with a low magnitude of change, would result in a predicted moderate level of effect for visual receptors at this location. After 15 years, with maturing of the landscape proposals the level of effect would reduce to minor.

Viewpoint 9: South from Public Footpath S11 – north of Newbold Verdon Equestrian Centre

- 6.43. **Description of Baseline View:** This view looks south from a low point on Footpath S11 approximately 130m north of Newbold Verdon Equestrian Centre. A pasture field bounded to the east by an outgrown hedgerow with frequent trees can be seen in the foreground, together with a small vegetated watercourse which extends through a low point in the field. Beyond this the ground rises up towards the equestrian centre where areas of hard standing and an extensive range of buildings are clearly visible. Beyond this, residential properties on the edge of Newbold Verdon are visible on the skyline. The ground plane of the site is largely screened

by the equestrian centre buildings and intervening hedgerows and trees together with the rising topography.

- 6.44. **Sensitivity of Visual Receptors:** PRoW users in this location are of a high susceptibility to change and the view is of medium scenic value resulting in an overall high sensitivity.
- 6.45. **Predicted Magnitude of Change:** The proposed development would be partially visible situated behind the equestrian centre buildings and vegetation on the northern site boundary further east. However no built development would take place at the western end which lies just beyond the large equestrian centre building. This area would comprise green infrastructure including a community orchard and the cemetery. For PRoW users in this location there would be a low level of change upon completion of the proposed development.
- 6.46. **Visual Effect:** A high sensitivity combined with a low magnitude of change, would result in a predicted moderate level of effect for visual receptors at this location at year 1. After 15 years this would reduce to minor.

Viewpoint 10: Northeast from the junction of Dragon Lane with Barlestone Road

- 6.47. **Description of Baseline View:** This view looks northeast towards the site from the junction of Dragon Lane with Barlestone Road. Barlestone Road dominates the foreground together with traffic signage and overhead lighting associated with the road junction. A low cropped hedgerow on the opposite side of the road defines the site road frontage boundary. Beyond this is a small pasture field can be seen at the western end of the site against the backdrop of Newbold Verdon Equestrian Centre. Two large oak trees within the site demark the route of the access road into the equestrian centre. Beyond this, views towards the central and eastern part of the site are restricted by the rising landform and sitewide vegetation.
- 6.48. **Sensitivity of Visual Receptors:** Road users – including motorists and pedestrians in this location are of medium susceptibility. The view is of low value – being of unremarkable scenic value – resulting in an overall medium sensitivity for road users.
- 6.49. **Predicted Magnitude of Change:** The proposed development would extend the existing edge of Newbold Verdon northwards and would introduce new built development into the site north of Barlestone Road, albeit this would be set back beyond the existing access road to the equestrian centre together with landscaping, including retained roadside hedgerows, trees and open space. The site area directly opposite, including the route of Footpath S11 would be retained as green infrastructure including a community orchard and the cemetery. Planting within this area would serve to screen the large building at the equestrian centre offering a localised benefit. The visible extents of the proposed development would represent a noticeable change in the view of medium magnitude.
- 6.50. **Visual Effect:** A medium sensitivity combined with a medium magnitude of change, would result in a predicted moderate level of effect at worst for users of Barlestone Road and Dragon Lane at this location upon completion. This level of effect would reduce to minor at year 15.

Viewpoint 11: North from Barlestone Road

- 6.51. **Description of Baseline View:** This represents the view available at close range from Barlestone Road opposite two detached properties which back onto the site. The foreground is dominated by the Barlestone road which is framed on both sides by roadside vegetation. Immediately to the north is Hollycroft – an existing dwelling – with extensive garden vegetation. Together with established hedgerows and trees further east this property and associated curtilage vegetation effectively screens views of a neighbouring property and the site.

- 6.52. **Sensitivity of Visual Receptors:** Road users – including motorists and pedestrians in this location are of medium susceptibility. The view is of low value – being of unremarkable scenic value – resulting in an overall medium sensitivity for road users.
- 6.53. **Predicted Magnitude of Change:** There would be partial views of the proposed residential development from this location including new properties set back behind the roadside hedgerow further west and a landscape buffer within the site, incorporating public open space and tree planting. Immediately to the north and east the existing vegetation would continue to screen the site. Where visible the proposed development would constitute a low magnitude of change for road users including pedestrians and motorists.
- 6.54. **Visual Effect:** A medium sensitivity combined with a low magnitude of change, would result in a predicted minor adverse effect for users of Barlestone Road at this location. Effects would remain at minor after 15 years.

Viewpoint 12: North from Barlestone Road – southeast of site

- 6.55. **Description of Baseline View:** This represents the view available from Barlestone Road approximately 150m to the southeast of the site. The foreground is dominated by Barlestone Road which is framed on the south side by roadside vegetation. On the opposite side of the road is a wide verge and roadside hedgerow which effectively screens the ground plane and boundary hedgerows of the site and an intervening field. The roofline of a single storey property located outwith the southeastern site boundary is discernible above this roadside hedgerow.
- 6.56. **Sensitivity of Visual Receptors:** Road users – including motorists and pedestrians in this location are of medium susceptibility. The view is of low value – being of unremarkable scenic value – resulting in an overall medium sensitivity for road users.
- 6.57. **Predicted Magnitude of Change:** There would be partial views of the proposed residential development from this location including the upper elevations and rooflines of new properties set back behind the hedgerow west of the existing single storey dwelling and a landscape buffer within the site, incorporating public open space and tree planting. Where visible the proposed development would constitute a medium magnitude of change for road users including pedestrians and motorists.
- 6.58. **Visual Effect:** A medium sensitivity combined with a medium magnitude of change, would result in a predicted moderate adverse effect at year 1 for users of Barlestone Road at this location. After 15 years effects would reduce to minor.

Viewpoint 13: East from Footpath S13

- 6.59. **Description of Baseline View:** This view looks east from Footpath S13 approximately 130m from the site's eastern boundary. A medium sized pasture field can be seen in the foreground bounded by continuous and well managed hedgerows. Beyond this field, to the west and northwest, partial site views are available filtered by field boundary tree and hedgerow planting. Low voltage overhead power lines traverse the field, and a single wind turbine can be seen above the tree line to the north. To the south existing dwellings on Sparkenhoe are clearly visible above the Barlestone Road roadside hedgerow. Similarly, properties north of Barlestone Road – including a single storey property adjacent to the southeast site boundary and properties on Harry's Lane – are visible.
- 6.60. **Sensitivity of Visual Receptors:** Due to the close relationship with nearby properties PRow users in this location are of a medium/high susceptibility to change and the view is of medium scenic value resulting in an overall medium/high sensitivity.

- 6.61. **Predicted Magnitude of Change:** The proposal would introduce new residential development in the middle distance. Notwithstanding this, the existing boundary hedgerows and trees associated with the foreground field and the site perimeter would be retained and would screen ground level parts of the new residential units. Due to the relatively flat topography the visible extent of the proposals would be limited to the upper elevations and rooflines of new dwellings on the very edge of the proposed development set back beyond the retained hedgerows and trees together with perimeter access roads and new tree and hedgerow planting. Consequently, it is considered that the proposals would give rise to a medium magnitude of change.
- 6.62. **Visual Effect:** A medium/high sensitivity combined with a medium magnitude of change, would result in a predicted moderate/major level of effect for users of this route at this location. After 15 years the level of effect would reduce to moderate.

Viewpoint 14: Northwest from Public Footpath S13

- 6.63. **Description of Baseline View:** This view looks northwest across a pasture field towards the eastern site boundary. The pasture field dominates the foreground bounded by well-established hedgerows which limit views beyond the field boundaries. Public Footpath R88 extends diagonally across the field before entering the adjoining field within the site to the west. The ground plane of this field is screened by the intervening hedgerow. Extensive vegetation along the course of Byway S12 curtails views beyond the site to the north.
- 6.64. **Sensitivity of Visual Receptors:** PRoW users in this location are of a high susceptibility to change and the view is of medium scenic value resulting in an overall medium/high sensitivity.
- 6.65. **Predicted Magnitude of Change:** As part of the proposed development, this PRoW will be maintained in its current alignment within the site boundary. The foreground field will be retained in its current use and eastern site boundary hedgerow would be retained and enhanced with new planting and improved management. Whilst the nature of the views will inevitably change, as a result of the proposed development, the intervening hedgerow will lessen the resulting visual effects and increasingly so as this matures in the medium and longer terms. Upon completion the magnitude of visual change will be medium for users of this route.
- 6.66. **Visual Effect:** A medium/ high sensitivity combined with a medium magnitude of change, would result in a predicted moderate/ major level of effect for users of the PRoW at this location. Notwithstanding, setting back of the built development from the intervening hedgerow together with new planting where gaps occur will mitigate this level of change to a large degree and increasingly so over time as the proposals mature. By year 15 effects will reduce to moderate.

Viewpoint 15: North from Sparkenhoe, south of site and parallel to Barlestone Road

- 6.67. **Description of Baseline View:** This view is taken from Sparkenhoe where runs parallel to Barlestone Road. In the foreground a wide grass verge and established hedgerow provide separation between the two roads. On the far side of Barlestone Road a further roadside hedgerow defines the southern site boundary. The combined hedgerows serve to screen the ground plane of the site although the tree line north of the site is just discernible. An existing dwelling north of Barlestone Road is also visible adjacent to the southeast site boundary.
- 6.68. **Sensitivity of Visual Receptors:** Road users – including motorists and pedestrians in this location are of medium susceptibility. The view is of medium value – being of moderate scenic value – resulting in an overall medium sensitivity for road users.
- 6.69. **Predicted Magnitude of Change:** For road users in this location there would be a medium level of change upon completion of the proposed development. Views in the direction of the

proposals will include a landscaped frontage to Barlestone Road with the new dwellings set back behind new tree and hedgerow planting and areas of public open space, a stormwater attenuation basin will be located in the southeast corner of the site adjacent to the existing dwelling providing a deeper setback in this location. The new tree and shrub planting, within the public open space will assist with softening views of the built development – and increasingly so over the passage of time with maturing of the proposed planting.

- 6.70. **Visual Effect:** A medium sensitivity combined with a medium magnitude of change, would result in a predicted moderate level of effect for road users at this location upon completion and at year 15..

Viewpoint 16: Southeast from Barlestone Road – northwest of site

- 6.71. **Description of Baseline View:** This represents the view available from Barlestone Road approximately 195m to the northwest of the site. The foreground is dominated by Barlestone Road which is framed on the south side by roadside vegetation. Overhead street lighting and road signage are also prominent around the Dragon Lane junction approximately 90m to the southeast. A low cropped hedgerow on the opposite side of the road screens the ground plane of the adjacent field, however beyond this it is possible to see the roofline of a large building at the Newbold Verdon Equestrian Centre. Views towards the western and central parts of the site are restricted by the rising landform immediately to the southeast and roadside vegetation.
- 6.72. **Sensitivity of Visual Receptors:** Road users – including motorists and pedestrians in this location are of medium susceptibility. The view is of low value – being of unremarkable scenic value – resulting in an overall medium sensitivity for road users.
- 6.73. **Predicted Magnitude of Change:** The proposed development would extend the existing edge of Newbold Verdon northwards and would introduce new built development into the site north of Barlestone Road, albeit this would be set back beyond the existing access road to the equestrian centre together with landscaping, including retained roadside hedgerows, trees and open space. The site area adjacent to the large equestrian building, including the route of Footpath S11 would be retained as green infrastructure including a community orchard and the cemetery. Planting within this area would serve to screen the large building at the equestrian centre offering a localised benefit. The visible extents of the proposed development would represent a noticeable change in the view of low magnitude.
- 6.74. **Visual Effect:** A medium sensitivity combined with a low magnitude of change, would result in a predicted minor level of effect for users of Barlestone Road at this location upon completion. After 15 years orchard planting at the western end of the site would be maturing and the level of visual effect would reduce to negligible.

Viewpoint 17: Southeast from Public Footpath R60 – east of Newbold Heath

- 6.75. **Description of Baseline View:** At approximately 665m northwest of the site this represents the view available from Public Footpath R60 where it meets Merrylees Road – east of Newbold Heath. Footpath R60 extends southwestwards with a continuous hedgerow and trees on its eastern side. This hedgerow restricts short range ground level views as the landform falls away from the viewpoint. More distantly the skyline is formed by extensive vegetation including trees woodland overlapping hedgerows. The rooftop of the large equestrian building outwith the site boundary is just discernible however the site itself is screened by the intervening vegetation. The southeasterly view is contained to the west by a single detached dwelling fronting onto Merrylees Road.
- 6.76. **Sensitivity of Visual Receptors:** PRoW users in this location also experience short-mid range westerly views taking in existing dwellings in Newbold and are consequently judged to be of

medium susceptibility to change. The view is of medium value – being of moderate scenic value – resulting in an overall medium sensitivity.

- 6.77. **Predicted Magnitude of Change:** For users of this section of the footpath – where it meets Merrylees Road – there would be a negligible level of change upon completion of the proposed development due to the extensive intervening vegetation which will effectively screen the proposals. It is possible that in winter months there may be very limited glimpses of the upper parts of the new dwellings through the intervening tree canopies, however for the most part the development will be screened.
- 6.78. **Visual Effect:** A medium sensitivity combined with a negligible magnitude of change, would result in a predicted negligible level of effect for users of this route at this location.

Viewpoint 18: Southeast from Public Footpath S11 – northwest part of site

- 6.79. **Description of Baseline View:** This view looks southeast across the westernmost field parcel within the site. A relatively level pasture field dominates the foreground bounded by the equestrian centre building to the north and post and rail fencing to the east. A low cropped hedgerow defines the southern site boundary running parallel with Barlestone Road. Existing properties south of Barlestone Road and west of Dragon Lane are visually prominent on the skyline, together with more recently built properties southeast of Bosworth Lane – forming the backdrop to the view.
- 6.80. **Sensitivity of Visual Receptors:** PRoW users in this location are of a high susceptibility to change and the view is of medium scenic value resulting in an overall medium/high sensitivity.
- 6.81. **Predicted Magnitude of Change:** As part of the proposed development, this PRoW corridor will be retained in its current alignment within an area of greenspace safeguarded for the cemetery. This area will include a small car park adjacent to the existing highway access together with new native tree and hedgerow planting providing an attractive green space. Built development would be set back beyond the existing access road into the equestrian centre at the eastern end of the field. Adverse impacts on views from the footpath – arising from the proposed built development – will be ameliorated by the new planting and habitat proposals around the perimeter of the cemetery land. Whilst the nature of the views will inevitably change, as a result of the proposed development, the intervening landscaping will lessen the resulting visual effects and increasingly so as this matures in the medium and longer terms. Upon completion the magnitude of visual change will be medium for users of this route.
- 6.82. **Visual Effect:** A high sensitivity combined with a medium magnitude of change, would result in a predicted major level of effect for users of the PRoW at this location. Notwithstanding, setting back of the built development from the route together with extensive landscaping in the foreground will mitigate this level of change to a large degree and increasingly so over time as the proposals mature. Effects would reduce to moderate at year 15.

Viewpoint 19: Northeast from Public Footpath R88 east of Harry's Lane

- 6.83. **Description of Baseline View:** This view looks northeast across the field immediately east of Harry's Lane within the site. A flat pasture field subdivided into paddocks by post and wire fencing dominates the foreground bounded by established hedgerows with hedgerow trees which limit views beyond the field boundaries. An existing dwelling west of Harry's Lane can be seen to the left of the view with extensive garden vegetation. Panning east, overhead power lines are visually prominent crossing the field together with a further dwelling which can be seen beyond the site boundary north of Barlestone Road. Partial views of residential properties at Sparkenhoe – south of Barlestone Road are also available when looking southeast beyond the southern field boundary hedgerow. Public Footpath R88 extends northeast across the field

– closely bounded by post and wire fencing – before entering the adjoining field to the northeast. The ground plane of this field is screened by the intervening hedgerow.

- 6.84. **Sensitivity of Visual Receptors:** PRow users in this location are of a high susceptibility to change and the view is of medium scenic value resulting in an overall medium/high sensitivity.
- 6.85. **Predicted Magnitude of Change:** As part of the proposed development, PRow R88 will be maintained in its current alignment within the site boundary. The PRow corridor will be augmented with new native tree and hedgerow planting providing an attractive green corridor of approximately 30m in width. Built development would be set back from the route with active frontages overlooking areas of green infrastructure including semi-natural green space and tree planting. Adverse impacts on views from the footpath – arising from the proposed built development – will be ameliorated by the new planting and habitat proposals in the foreground. Whilst the nature of the views will inevitably change, as a result of the proposed development, the intervening landscaping will lessen the resulting visual effects and increasingly so as this matures in the medium and longer terms. Upon completion the magnitude of visual change will be high for users of this route.
- 6.86. **Visual Effect:** A medium/high sensitivity combined with a high magnitude of change, would result in a predicted major level of effect for users of the PRow at this location. Notwithstanding, setting back of the built development from the route together with extensive landscaping in the foreground will mitigate this level of change to a large degree and increasingly so over time as the proposals mature.

Viewpoint 20: Southwest from Public Footpath R88 east of Harry's Lane

- 6.87. **Description of Baseline View:** This view looks southwest across the field immediately east of Harry's Lane within the site. A flat pasture field subdivided into paddocks by post and wire fencing dominates the foreground bounded by established hedgerows with hedgerow trees which limit views beyond the field boundaries. An existing dwelling west of Harry's Lane can be seen at the far side of the field set amongst extensive garden vegetation. Partial views of residential properties at Sparkenhoe – south of Barlestone Road are also available when looking south beyond the southern field boundary hedgerow. Public Footpath R88 can be seen extending southwest across the field – closely bounded by post and wire fencing – together with overhead power lines which cross the field from east to west in the middle ground.
- 6.88. **Sensitivity of Visual Receptors:** PRow users in this location are of a high susceptibility to change and the view is of medium scenic value resulting in an overall medium/high sensitivity.
- 6.89. **Predicted Magnitude of Change:** As part of the proposed development, PRow R88 will be maintained in its current alignment within the site boundary. The PRow corridor will be augmented with new native tree and hedgerow planting providing an attractive green corridor of approximately 30m in width. Built development would be set back from the route with active frontages overlooking areas of green infrastructure including semi-natural green space and tree planting. Adverse impacts on views from the footpath – arising from the proposed built development – will be ameliorated by the new planting and habitat proposals in the foreground. Whilst the nature of the views will inevitably change, as a result of the proposed development, the intervening landscaping will lessen the resulting visual effects and increasingly so as this matures in the medium and longer terms. Upon completion the magnitude of visual change will be high for users of this route.
- 6.90. **Visual Effect:** A medium/high sensitivity combined with a high magnitude of change, would result in a predicted major level of effect for users of the PRow at this location. Notwithstanding, setting back of the built development from the route together with extensive landscaping in the foreground will mitigate this level of change to a large degree and increasingly so over time as the proposals mature.

Viewpoint 21: North along Harry's Lane

- 6.91. **Description of Baseline View:** This represents a channelled view looking north along Harry's Lane. The Lane is bounded by mature hedgerows with occasional trees to the east and west which curtail views into the adjoining fields.
- 6.92. **Sensitivity of Visual Receptors:** PRoW users in this location are of a medium/high susceptibility to change and the view is of medium scenic value resulting in an overall medium/high sensitivity.
- 6.93. **Predicted Magnitude of Change:** As part of the proposed development, Harry's Lane will be maintained in its current alignment within a landscaped corridor of approximately 25m in width. The existing hedgerows to either side will be largely retained with the exception of short lengths to facilitate access between the western and eastern parts of the site. The lane corridor will be augmented with new native tree and shrub planting and species rich grassland beyond the retained hedgerows. Built development would be set back from the route with active frontages overlooking areas of green infrastructure including semi-natural green space and tree planting. Whilst the nature of the views will inevitably change, as a result of the proposed development, the retained hedgerows and supplementary landscaping will lessen the resulting visual effects and increasingly so as retained vegetation and new planting matures in the medium and longer terms. Upon completion the magnitude of visual change will be high for users of this route.
- 6.94. **Visual Effect:** A medium/high sensitivity combined with a high magnitude of change, would result in a predicted major level of effect for users of the PRoW at this location. Notwithstanding, setting back of the built development from the route together with retained hedgerows and supplementary planting in the foreground will mitigate this level of change to a large degree and increasingly so over time as the proposals mature.

Viewpoint 22: South along Harry's Lane

- 6.95. **Description of Baseline View:** This represents a channelled view looking south along Harry's Lane – in the opposite direction to Viewpoint 21. The Lane is bounded by mature hedgerows with occasional trees to the east and west which curtail views into the adjoining fields, albeit a short range view into the adjacent field to the west is available where the roadside hedgerow is fragmented and gaps occur.
- 6.96. **Sensitivity of Visual Receptors:** PRoW users in this location are of a medium/high susceptibility to change and the view is of medium scenic value resulting in an overall medium/high sensitivity.
- 6.97. **Predicted Magnitude of Change:** As part of the proposed development, Harry's Lane will be maintained in its current alignment within a landscaped corridor of approximately 25m in width. The existing hedgerows to either side will be largely retained with the exception of short lengths to facilitate access between the western and eastern parts of the site. The lane corridor will be augmented with new native tree and shrub planting and species rich grassland beyond the retained hedgerows. Where gaps in the existing hedgerow occur, these will be gapped up with new native hedgerow species. Built development would be set back from the route with active frontages overlooking areas of green infrastructure including semi-natural green space and tree planting. Whilst the nature of the views will inevitably change, as a result of the proposed development, the retained hedgerows and supplementary landscaping will lessen the resulting visual effects and increasingly so as retained vegetation and new planting matures in the medium and longer terms. Upon completion the magnitude of visual change will be high for users of this route.

- 6.98. **Visual Effect:** A medium/high sensitivity combined with a high magnitude of change, would result in a predicted major level of effect for users of the PRow at this location. Notwithstanding, setting back of the built development from the route together with retained hedgerows and supplementary planting in the foreground will mitigate this level of change to a large degree and increasingly so over time as the proposals mature.

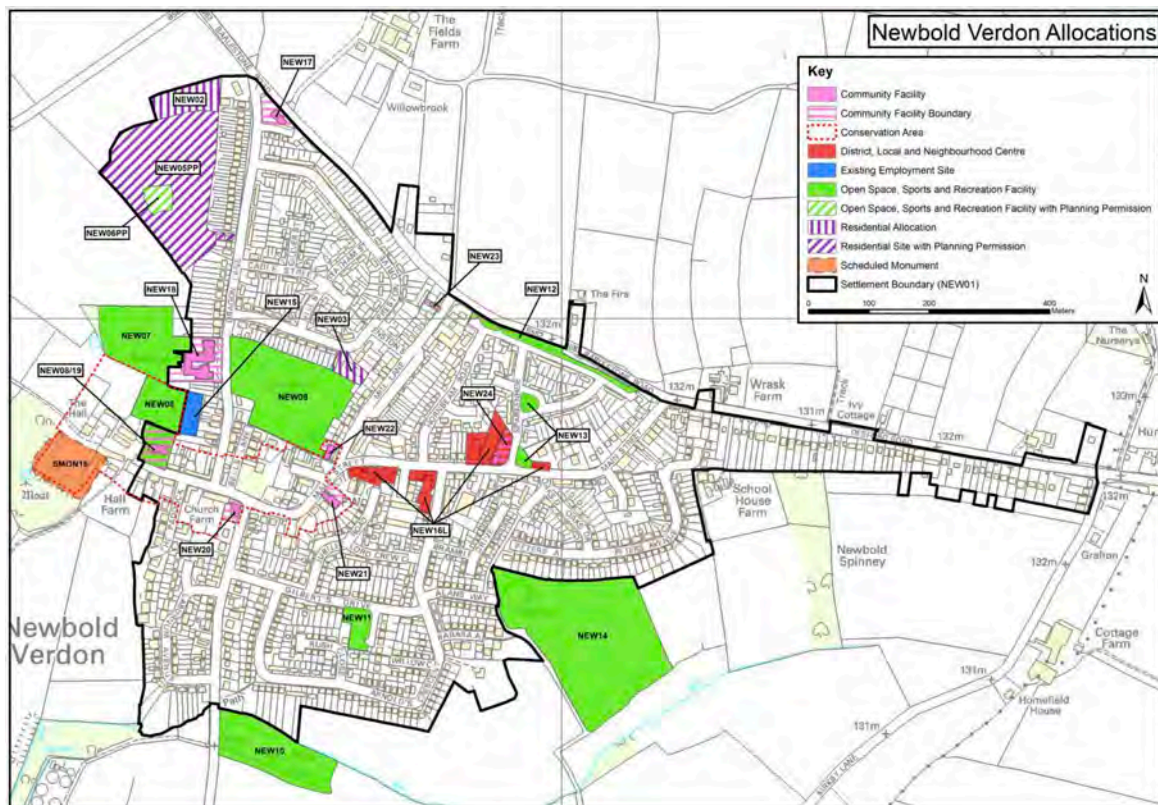
7. Planning Policy

Local Planning Policy

Current Local Plan 2006 to 2026

- 7.1. The current Hinckley and Bosworth Borough Local Plan comprises a series of documents, including Development Plan Documents (DPDs), Supplementary Planning Documents (SPDs), and evidence base documents. Those documents of most relevance to this Landscape Appraisal and the proposed development include:
- Core Strategy DPD (2009);
 - Site Allocations & Development Management Policies DPD (2016);
 - The Good Design Guide SPD (2020);
 - Hinckley and Bosworth Borough Council Landscape Character Assessment (2017);
 - Hinckley and Bosworth Borough Council Green Infrastructure Strategy (2020);
 - The emerging Newbold Verdon Neighbourhood Development Plan; and
 - Open Space Sports and Recreational Facilities Study (2016).
- 7.2. The emerging Newbold Verdon Neighbourhood Development Plan is discussed where relevant below.
- 7.3. The borough wide Policies Map accompanying the Site Allocations & Development Management Policies DPD shows the site within the 'countryside', adjoining the western half of the northern settlement edge of Newbold Verdon.
- 7.4. Extract 1 overleaf shows allocations for Newbold Verdon as shown in the Site Allocations & Development Management Policies DPD.

Extract 1: Newbold Verdon Allocations



7.5. The following policies contained within the Core Strategy DPD are considered to be of relevance in connection with the proposed development and landscape matters:

- Policy 11: Key Rural Centres Stand Alone
- Policy 19: Green Space and Play Provision
- Policy 20: Green Infrastructure

7.6. The following policies contained within the Site Allocations & Development Management Policies DPD (2016) are considered to be relevant in connection with the proposed development and landscape matters:

- DM4 - Safeguarding the Countryside and Settlement Separation
- DM10 - Development and Design

7.7. Policy DM4 notes that:

'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:

a) It is for outdoor sport or recreation purposes (including ancillary buildings) and it can be demonstrated that the proposed scheme cannot be provided within or adjacent to settlement boundaries; or

b) The proposal involves the change of use, re-use or extension of existing buildings which lead to the enhancement of the immediate

setting; or diversification of rural businesses; or

c) It significantly contributes to economic growth, job creation and/or

d) It relates to the provision of stand-alone renewable energy developments in line with Policy DM2: Renewable Energy and Low Carbon Development; or

e) It relates to the provision of accommodation for a rural worker in line with Policy DM5 –Enabling Rural Worker Accommodation. and:

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; with Core Strategy Policies 6 and 9; and iv) If within a Green Wedge, it protects its role and function in line v) If within the National Forest, it contributes to the delivery of the National Forest Strategy in line with Core Strategy Policy 21'

7.8. Relevant SPDs include:

- Areas of Separation Review 2012

Local Plan Review

7.9. HBBC is currently is working on a new Local Plan which will set out land allocations and planning policies for the period 2020 to 2041. Section 12 of the draft Hinckley and Bosworth Local Plan 2020–2039, (dated June 2021), is relevant to landscape and views.

7.10. Relevant Policies include:

- PMD01 High Quality Design
- PMD05 Open Space, Sport and Recreation Facilities
- NAT01 Green Infrastructure
- NAT03 Trees, Hedgerows, Woodlands and Development
- NAT07 Protecting Biodiversity
- NAT08 Enhancing Biodiversity and Habitat Connectivity
- NAT09 Development in the Countryside and Settlement Separation
- NAT10 Landscape Character
- NAT11 Blue Infrastructure
- CC03 Sustainable Drainage Systems

National Planning Policy Framework (NPPF, December 2023)

- 7.11. The NPPF sets out the Government's economic, environmental and social planning policy and in combination these policies give the Government's vision of sustainable development. The NPPF emphasises the need for well-designed places, promoting healthy and safe communities and conserving and enhancing the natural environment.
- 7.12. Regarding landscape and green infrastructure, the Natural Environment section of the NPPF provides a policy context for the countryside and green infrastructure. The key objectives include protecting and enhancing valued landscapes and, minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures.
- 7.13. Paragraph 180 states at part a) that planning policies and decisions should protect and enhance valued landscapes and goes on to clarify that this should be in a manner commensurate with their statutory status or identified quality in the development plan. Part b) states that planning policies and decisions should recognise *"the intrinsic character and beauty of the countryside"*.
- 7.14. Paragraph 181 advises that:
- "Plans should: distinguish between the hierarchy of international, national and locally designated sites; allocate land with the least environmental or amenity value, where consistent with other policies in this Framework; take a strategic approach to maintaining and enhancing networks of habitats and green infrastructure; and plan for the enhancement of natural capital at a catchment or landscape scale across local authority boundaries"***.
- 7.15. Paragraph 182 goes on to add:
- "Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to these issues" and***
- "The scale and extent of development within all these designated areas should be limited, while development within their setting should be sensitively located and designed to avoid or minimise adverse impacts on the designated areas."***
- 7.16. The site is within an undesignated landscape with no special protected status and is not in the setting of a nationally designated landscape. The character of the site and its immediate context is assessed within this report to help inform decisions regarding *"the intrinsic character and beauty of the countryside"*. The potential to enhance green infrastructure networks is also considered.

Planning Practice Guidance (PPG)

- 7.17. The PPG was first published on 6th March 2014 and is a regularly updated online planning resource which provides guidance on the NPPF and the planning system. The NPPF continues to be the primary document for decision making.

Draft Newbold Verdon Neighbourhood Plan (Pre-submission version, dated October 2021)

- 7.18. The Draft Newbold Verdon Neighbourhood Plan was due to be 'made' in 2023. The Draft Newbold Verdon Neighbourhood Plan (Pre-submission version, dated October 2021) is available online⁹. The Parish Council is currently working on a revised Regulation 14 Neighbourhood Plan. The NP will be given no weight in the decision making process but provides useful context.
- 7.19. Section 3 of the Draft Newbold Verdon Neighbourhood Plan identifies the vision for the whole of the parish of Newbold Verdon, for the period up to 2039. The vision states that "In 2039 Newbold Verdon will have retained its existing character, friendliness, and sense of community that parishioners are so proud of. It will remain a unique rural community with distinct areas of separation from other local villages and towns enjoying open views of the countryside and increased access to areas of natural beauty."
- 7.20. Section 7 sets out Neighbourhood Plan Policies. And Section 7A includes Policy H6: Design, which states that:

"All new development proposals of one or more houses, replacement dwellings and extensions should satisfy the following design principles as appropriate:

- a) New development should enhance and reinforce the local distinctiveness and character of the area in which it is situated, and proposals should reflect the general character, scale, mass, density and layout of the site. The development should not have any adverse effect on the visual amenities of the street scene, and nor should it impact negatively on any wider rural landscape views, without appropriate mitigation;***
- b) New residential development should incorporate sufficient parking provision to meet the needs of future residents in accordance with the Leicestershire parking standards except that 4+ bedroomed dwellings shall have a minimum of 3 off-street parking spaces within the curtilage of each dwelling. Extensions to existing dwellings should not result in the loss of parking spaces below the minimum level;***
- c) All new housing should continue to reflect the character and historic context of existing properties and developments within the parish and incorporate a diversity of quality materials. High quality design will be encouraged and supported where improvement can be demonstrably evidenced without detracting from the surrounding historic context;***
- d) Development should be enhanced by fostering biodiversity and landscaping with as much preservation as possible of existing trees, hedges and wildlife habitats. In particular developments should where practicable:***
- i) Provide roof and wall constructions that follow technical best practice recommendations for integral bird nest boxes and bat breeding and roosting sites;***
- ii) Provide hedges or fences with ground level gaps for property boundaries that maintain connectivity of habitat for hedgehogs;***

⁹ <https://www.newboldverdon-pc.gov.uk/neighbourhood-plan.html>

iii) Light pollution should be minimised wherever possible and security lighting should be appropriate, unobtrusive and energy efficient. Any other site or sports facility lighting should the best practice guidelines in Bats and Lighting (ref LREC 2014). Maximum light spillage onto bat foraging corridors should be 1 lux.

e) Where possible, enclosure of plots should be of native hedging, rural wooden fencing or brick/stone wall of rural design;

f) Development should incorporate sustainable design and construction techniques to meet high standards for energy and water efficiency, including the use of renewable and low carbon energy technology as necessary;

g) Development should incorporate sustainable drainage systems with maintenance regimes to minimise the risk of flooding and the effects of climate change;

h) Development should ensure the appropriate provision for the storage of household waste and any recyclable materials."

7.21. Section 7B of the Draft Newbold Verdon Neighbourhood Plan "seeks to safeguard the environmental features of Newbold Verdon that are both significant (for their biodiversity, history, etc.) and valued by local people. It also deals with broader environmental matters impacting on the parish and its residents, including rights of way, flood risk, energy generation and environmentally responsible development."

7.22. Figure 11 identifies two 'Green Lanes' to the immediate north of the site. One 'Green Lane' (referenced O45) encompasses the byway along the eastern half of the northern site boundary; and the other 'Green Lane' (referenced O44), runs north of the northern site boundary along a PRoW.

7.23. Community Action ENV1 discussing 'Important Open Spaces' includes reference to the 'Green Lanes' identified above. Community Action ENV1 states that "The Parish Council will actively work with Hinckley and Bosworth Borough Council, landowners, the community and other partners to secure the protection and where possible the improvement of the locations and features of the following sites... [including Green Lanes] through confirmation as existing, or designation as new, Open Space, Sport and Recreation (OSSR)...."

7.24. Figure 12 identifies a 'Wildlife Corridor' running east west along the stream to the north of the eastern half of the site, (beyond an adjacent sloping field), with potential habitat links with the site.

Local Character Areas

7.25. Figure 14 of the Draft Newbold Verdon Neighbourhood Plan identifies six local landscape character areas (LCAs) within the parish.

7.26. The site is in the south-western part of LCA 2: Newbold Valley, which is described as comprising:

"Attractive area of small fields with hedges and standard trees (evidence of 16th century enclosure);

Rolling countryside with small valley toward east side;

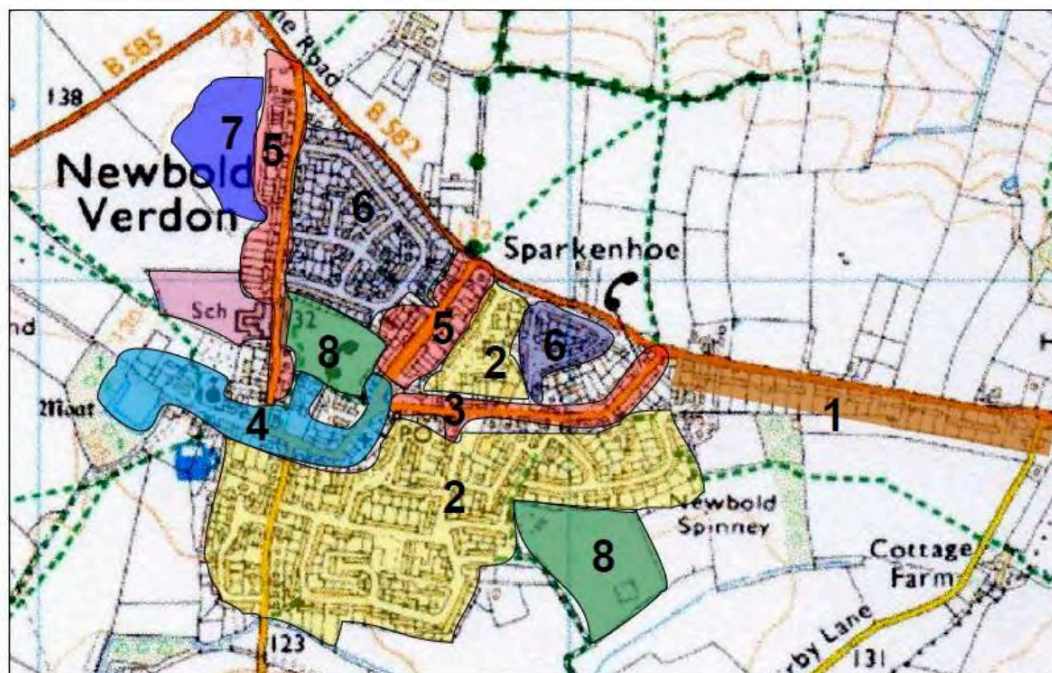
Well-established, traditional farms (Chater, Halifax); some diversification: timber, equestrian and individual renewable energy infrastructure (solar and wind);

Important views from the village across this area; and

Good network of well-used footpaths and green lanes."

- 7.27. Policy ENV 5: Landscape Character Areas states that *"Any new development proposals in the areas of Open Countryside will, where possible, maintain the existing individual characteristics of the six Landscape Character Areas identified in Figure 14: LCA1, 2, 3, 4, 5, 6."*
- 7.28. The detailed Character Assessment is provided at Appendix 8 of the Draft Newbold Verdon Neighbourhood Plan and includes an assessment of character areas within the village and within the parish area outside the village. Extract 2 below shows the Character Assessment Areas identified within the village.

Extract 2: Published Character Assessment Areas in the Village



Area	Details	Area	Details
V1	Ribbon Development: Desford Road	V5	Mixed Period Residential Development Mill Lane and Dragon Lane
V2	Residential Developments (1960/1970) Gilberts, Laburnum, Hornbeam, Pater's Ave estates	V6	Post War Council Developments Sparkenhoe and Preston Drive estates
V3	Residents' Services and Amenities: Main Street	V7	New Residential Development Old Hall Farm estate
V4	Conservation Area: West end of Main Street	V8	Recreation and Sports: Dragon Lane Recreation Ground and Alan's Way Sports Ground

7.29. Village Areas 5, 6, 2, 3 and 1 encompass development within the northern edge of Newbold Verdon within the immediate context of the site. The character description for Village Area 5 refers to good views at both ends of Mill Lane, including the view northwards out to open countryside. One of the representative photographs presented shows a view from the northern end of Mill Lane, looking along the lane towards roadside hedgerow, beyond which is the site, (east of the lane running north south through the centre of the site). The site in this view, comprises grassland, and mature hedgerow and trees along an internal field boundary and along part of the eastern half of the northern site boundary. The layout and design of the proposed residential development should consider this view.

7.30. The Character Assessment at Appendix 8 also identifies the key characteristics of LCA 2: Newbold Valley as follows:

- ***"Excellent network of footpaths, bridleways and green lanes used extensively by the community. Provides a key public green space amenity;***
- ***An attractive area consisting of small fields bounded by mature hedges and specimen trees. Some of the oldest landscape in the parish dating from possibly as early as the 16th century; and***
- ***A few businesses mostly engaged in farming or associated activities. There is some evidence of diversification into solar farms and wind turbines."***

7.31. The detailed description of LCA 2: Newbold Valley states that:

“This is a substantial area of rolling countryside lying to the north of the village, descending from the village to a stream at the base of the valley and then rising again to heathland in the north. It is bounded by the B582 to the south and west, by the Bagworth Road to the north and a bridleway to the east. Much of the area consists of small fields bounded by mature hedges with mature specimen trees. This is some of the oldest landscape in the parish, the fields close to Chater and Halifax Farm being enclosed possibly as early as the 16th century. To the west there are larger fields, again bounded by hedges with mature specimen trees. There are also several small copses in the area.

There is a limited amount of housing in the area most of which are large detached houses with large gardens and are located along the B582 alongside the village. There are several farms engaged in arable and livestock farming, plus one small holding which sells produce to the community. A lot of the land to the west is devoted to equestrian activity, both private stabling and a livery stable business. There is also a small timber yard business located in the far western corner.

Some of the farms have diversified into power generation resulting in the area hosting one large solar farm, one small solar farm and a large wind turbine. An additional six wind turbines can be seen which are located within the Newbold Verdon or adjacent parishes.

There are views across the valley from the village and the area has a good network of footpaths, bridleways and green lanes which are used extensively by the local communities (Newbold Verdon, Barlestone, Desford, Newbold Heath).”

Important Views

7.32. Figure 17 of the Draft Newbold Verdon Neighbourhood Plan identifies ‘Important Views’, see extract 3 overleaf. Viewpoint 5 is of most relevance to the site and the proposed residential development. Policy ENV 6: Safeguarding Important Views states that *“Proposals which would have an unacceptably detrimental impact on these views and vistas will not be supported.”*

Extract 3: 'Important Views' shown on Figure 17 of the Draft Newbold Verdon Neighbourhood Plan



- 7.33. Viewpoint 5 is described as looking “north from Harry’s Lane and north edge of Newbold Verdon toward Newbold Heath.” It is noted as defining “separation between Newbold Verdon and Newbold Heath.” It is understood that Harry’s Lane is the lane that runs north south through the centre of the site. A photograph is included in the Plan that represents the view from viewpoint 5. A similar photograph view was taken (with a 50mm fixed lens) during field assessment in December, see Photograph A overleaf. Photograph A was taken from the northern end of ‘Harry’s Lane’, not from the location of viewpoint 5 shown on Extract 3 above.

Photograph A: View northwest and north from the northern end of 'Harry's Lane', which runs through the centre of the site. Newbold Heath is partly visible to the northwest.



- 7.34. The proposed residential development would not impact on this view as the view location is north of the site. Views elsewhere from 'Harry's Lane' and from viewpoint 5 shown on Extract 3 above could be influenced by proposed residential development.

Public Rights of Way and Transport Issues

- 7.35. Policy ENV 7: Footpaths and Bridleways states that:

"Development proposals that result in the loss of, or have a significant adverse effect on, the existing network of footpaths and bridleways (figure 18) will not be supported."

- 7.36. Policy T3: Cycle and Pedestrian Routes states that:

"Developers, where appropriate, will be required to demonstrate that: (amongst other things) pedestrian and cycle routes are incorporated or improved to serve the development, where necessary and appropriate, to provide safe, convenient and attractive routes to shops, employment, schools and community facilities; and which are integrated into wider networks."

The improvement of shared vehicular, cycle and pedestrian routes where practicable, is supported."

Developments of 3 or more houses will be required to include pavements that directly link into the existing pedestrian infrastructure for the village."

- 7.37. Map 2 of the Plan shows 'Parish Road Issues'. It identifies four difficult access points on the B582 Barlestone Road, including near the B582 junctions with 'Harry's Lane' (within the site) and Mill Lane.

Policy Summary

- 7.1. The identified policy requirements relate to; high quality design, respect and sensitivity towards the local character, retention and enhancement of biodiversity including protection and replanting of hedgerows and trees, and the provision of public open space.

8. Summary and Conclusions

- 8.1. This Landscape and Visual Impact Assessment (LVIA) has been prepared by Pegasus Group, on behalf of David Wilson Homes (East Midlands) and assesses the Proposed Residential Development based upon the proposals depicted in the Outline Landscape Strategy Plan (Drawing reference P22-3085_EN_015) and the Parameters Plan (Drawing reference: P22-3085_DE_013) – Refer to **Appendix 1 and 2**.
- 8.2. The site is located immediately to the north of the B582 (Barlestone Road), directly adjacent the northern settlement edge of Newbold Verdon in Leicestershire. The settlement edge in this location comprises a mixture of 20th century and recently completed residential properties comprising predominantly two storey dwellings. The B582 road corridor is framed largely by residential properties on the edge of Newbold Verdon to the south and to the north by mature hedgerows with intermittent mature trees. However, the outer edge of Newbold Verdon extends north of the B582 encompassing a number of detached dwellings – set within large garden plots – adjacent to the southern site boundary.
- 8.3. Separating the site into a western and eastern part is a public byway, known as 'Harry's Lane'; running northwards from the B582, opposite the junction with Mill Lane; this surfaced route, enclosed by mature hedgerow and hedgerow trees, provides access to a dwelling adjacent to the northwestern site boundary and continues dividing northwards and eastwards – beyond the site – to connect with the wider public rights of way (PROW) network.
- 8.4. Land use in the surrounding area is predominantly agricultural with a mix of large arable fields, some with long strips, remnants of a medieval open-field system to the northeast and others, to the northwest including smaller-scale pastures, enclosed by hedges with mature trees. Other uses include a solar park and a large wind turbine which are located within the study area northeast of the site.
- 8.5. Tree cover is represented by blocks and belts of mature mixed broadleaved woodland. Some of these are substantial in size including: Great Fox Covert to the northeast of the study area and Botany Bay Spinney to the southwest of Newbold Verdon with a number of other, smaller copses and tree belts dotted across the agricultural landscape.

Proposed Development

- 8.6. The proposed development occupies a site area of 13.9 hectares and comprises residential development of up to 240 dwellings over 6.8 hectares, 1.1 hectares of land safeguarded for a cemetery and 0.45 hectares safeguarded for community facilities, proposed public open space, sustainable drainage, children's play, proposed woodland, structural landscape planting, and new footpath links. The proposed scheme is illustrated on the **Parameter Plan** which has been submitted to support the application.
- 8.7. The **Outline Landscape Strategy Plan – Appendix 1** – and **Parameter Plan – Appendix 2** – show how an appropriate edge to the settlement can be created, addressing the interface with Barlestone Road, neighbouring properties to the north and south of Barlestone Road and also with the wider rural area to the north, with new homes facing onto the public realm in order to present a "fair face" and to maximise passive surveillance.

- 8.8. For the purposes of the appraisal, it has been assumed that the development on the site will be predominantly 2 storeys to a maximum height of ca 8.5m to ridge above ground level (AGL) with some single storey dwellings and occasional 2.5/ 3 storey dwellings in key locations to provide distinctiveness in the street scene and aid legibility and way-finding.
- 8.9. Vehicle access is proposed from a single location off Barlestone Road along the southern boundary of the site.

Landscape and GI Proposals

- 8.10. The key objectives of the landscape and GI proposals for the scheme are to:
- Provide new accessible open space within the development to include recreational space and new planting to create a soft settlement edge;
 - Provide a community orchard together with space safeguarded for a cemetery;
 - Retain and enhance existing landscape features of value and provide additional landscape features such as hedgerows and trees;
 - Create a well-designed development, sensitive to its location on the settlement edge;
 - Ensure development is in keeping with the context and character of the local area of Oakham and The Vale of Catmose/ High Rutland Fringe;
 - Be sensitive to the adjacent residential area to ensure the retention of the privacy and light of the adjoining properties;
 - Minimise any potential adverse landscape and visual effects of the development through careful layout design of the proposed development and location of public open space and screening vegetation; and
 - Create a well landscaped development with appropriately designed gateways, open spaces, footpaths, buildings and streets which will be safe and attractive to use.
- 8.11. The design of the site layout has been landscape led and responds positively to the identified site-specific landscape and visual constraints whilst also having regard to national and local design policy guidance and best practice as well as pre-application discussions held with HBBC and Node. In summary the scheme will incorporate the following key areas and features:
- 8.12. A significant proportion of the site will be dedicated to landscape, GI, public open space, play and habitat related proposals. This will include public open space and associated landscape proposals which will include a mix of open space, woodland, woodland edge and hedgerow planting together with a community orchard and space safeguarded for a cemetery. The scheme will deliver approximately 6 hectares of land dedicated to landscape, GI, public open space, play and habitat related proposals – representing approximately 43% of the total site area.
- 8.13. The proposed site layout has been carefully designed to avoid the more sensitive northern reaches of the site where it would be more conspicuous and inconsistent with settlement character. Additionally the westernmost part of the site – also considered to be sensitive – has been safeguarded for cemetery use. Consequently, the developable area will be contained within a robust landscape framework around the northern and western site perimeters. New native boundary woodland and woodland edge planting will be incorporated to enhance and strengthen the existing boundary hedgerows.

- 8.14. The proposals would retain the existing PRoW extending through the site on their current alignments, set within green corridors and areas of public open space which would contain scattered trees, ornamental planting and species-rich grassland. Additional pedestrian links and paths around the periphery of the site could also be provided and would increase the recreational opportunities within the site whilst also providing linkages between the adjacent existing residential area and the wider PRoW network to the north. Landscape gateway features are also proposed at the new site access point off Barlestone Road and towards the southern extent of Public Footpath R88 at the interface with Barlestone Road. Identified key views from the northern end of Harry's Lane within the site will be made accessible to the public and enhanced with landscaping to assist with legibility.
- 8.15. It is proposed that the areas of public open space would be planted with species-rich wildflower grass mixes, which would not only be visually pleasing but also beneficial from an ecological perspective. The lower lying areas of open space across the site will accommodate the necessary Sustainable Drainage System (SuDS) which would require minor earthworks for the creation of attenuation features such as a drainage basin and swales; the creation of such attenuation features also presents the opportunity to incorporate marginal planting on their periphery. These features will be designed to maximise biodiversity benefits.
- 8.16. The proposed development will be set back from the Barlestone Road frontage and properties north of Barlestone Road to respect amenity for existing residents. The public open space in these areas will also include potential new pedestrian access to/from the existing settlement edge (via new pedestrian crossing points across Barlestone Road).
- 8.17. In total, these landscape, ecological and public open space proposals will assimilate the new built development into the landscape setting and will establish an appropriate landscape edge to this part of settlement.

Landscape and Visual effects

- 8.18. The LVIA has assessed landscape character and visual amenity and the resulting landscape and visual effects of the proposed development on the receiving landscape and visual resource. The landscape and visual effects have been considered in relation to the proposed land uses and the details that are defined on the plans and accompanying information submitted with the application.

Effects on Landscape Elements

- 8.19. The proposed development during all phases would inevitably result in a high magnitude of change through the removal of grassland land use within much of the site. However, the Landscape Strategy Plan includes extensive areas of semi-natural greenspace and species rich grassland particularly along the PRoW corridors and around the perimeter of the site. Where the ground could be left undisturbed it should be possible to retain the existing sward and supplement this with overseeding if necessary to improve the floristic diversity. Once the proposed landscape proposals have been implemented the operation phases of the proposal would have some beneficial effects upon the land cover.
- 8.20. On balance, the proposed development is considered to have a high magnitude of change and major adverse effects upon the landcover of the site. This would reduce to a moderate effect as the planting and new areas of green infrastructure become established by year 15.
- 8.21. Once the proposed development is constructed the existing topography of the site could still be experienced to some degree within the areas of public open space. The overall magnitude of change to the ground profile of the site would be medium. With a low sensitivity and a medium magnitude of change, the overall effect on the topography would be minor.

- 8.22. Based on the Outline Landscape Strategy Plan (**Appendix 1**) and the Arboricultural Impact Assessment (AIA) Tree Retention and Removal Plan it transpires that the proposed development would require some localised tree and vegetation removal to accommodate the new access point and highway infrastructure however this will be kept to the minimum as far as practicable and all retained vegetation will be protected and supplemented with new planting as part of the scheme – the AIA provides further detail concerning these losses.
- 8.23. Notwithstanding any losses, the Outline landscape Strategy Plan demonstrates the potential for the scheme to deliver significant new tree and hedgerow planting both on plot and within open spaces, including natural greenspaces and neighbourhood parks and overall, the proposal has the potential to deliver a significant net gain in tree and hedgerow planting across the site. Collectively this will improve the overall age structure and diversity of vegetation within the site providing localised beneficial effects overall. These benefits would offset and more than compensate for any tree and hedgerow loss within the site.
- 8.24. Waterbodies within the site are limited to a single pond. The condition of the pond is unknown but not likely to be high due to its' function within a grazed paddock therefore – in landscape terms – value, susceptibility and sensitivity is considered to be low. The proposals would retain and enhance this pond and would introduce attenuation features such as drainage basins and swales so there would be a net increase in these features. The level of change would be medium giving rise to overall minor beneficial effects.
- 8.25. The proposals maintain all of the Public Rights of Way (PRoW) across the site by retaining the routes on their current alignments and enhancing them through incorporating them into a robust GI framework within green corridors or areas of public open space. Linking existing PRoW to a proposed new matrix of green routes within the site would improve the overall connectivity to public open spaces; proposed pedestrian and cycle priority crossings over the busy B582 would provide safer and easier pedestrian movement, facilitating connectivity to the wider countryside for existing residents and to the rural centre of Newbold Verdon for residents of the proposed development. A high sensitivity and medium magnitude of change results in an overall major effect for PRoW crossing the site, noting that not all effects would be adverse – with some beneficial effects arising from the proposed planting along the PRoW corridors. These beneficial effects would help to offset adverse effects over the passage of time as tree and other planting matures.

Effects on Landscape Character

- 8.26. The proposed development is considered to have an overall negligible effect on the Leicestershire and South Derbyshire Coalfield National Character Area (NCA 71). At the borough level it is considered that landscape effects upon LCA D: Newbold and Desford Rolling Farmland would be no worse than minor adverse at a local scale and negligible at a wider scale.
- 8.27. In the local landscape the most significant character effects would be limited to the site itself. It is acknowledged that the proposed development will alter the use of the site from enclosed pasture fields to a residential development with generous areas of landscaped public open space. These proposals will change the landscape character of the site itself and therefore will alter the character of the landscape immediately surrounding the site.
- 8.28. The introduction of new built form on the site is likely to result in a high magnitude of change and when combined with a medium sensitivity translates into major effects upon the character of the site itself. With the establishment of the soft landscape buffers to the site perimeters this will be reduced to moderate adverse over time.
- 8.29. As set out in Section 3 above, a series of mitigation measures including a strong landscape framework are to be implemented as an integral part of the proposed development. In total, it is considered that these landscape, ecological and public open space proposals will help to

assimilate the new built development into the settlement edge and establish an appropriate landscape edge to this part of settlement.

- 8.30. By integrating the development into the local landscape with mitigation measures and sensitive design, whilst there will clearly be an effect upon local landscape character resulting from the development, it will not be one which amounts to substantial harm across the wider landscape.

Effects on Visual Amenity

- 8.31. Based on the site visits undertaken and the subsequent viewpoint assessment it transpires that the proposed development would be well-screened across the wider landscape taking advantage of the topographical variations in the local landscape, vegetative screening and existing built form.
- 8.32. Major and moderate/major degrees of visual effect have been assessed for Viewpoints 1, 4, 5, 13, 14, 18, 19, 20, 21 and 22 which are representative of close-range views from PRoW/ accessible routes in close proximity to the site. For these receptors – upon completion – the proposals would be experienced at close range, however the routes will be augmented with new native tree and hedgerow planting providing attractive green corridors and built development would be set back beyond significant areas of green infrastructure including natural green space and extensive tree and shrub planting. Adverse impacts on views from the routes – arising from the proposed built development – will be ameliorated by the new planting and habitat proposals within the landscaped corridors. Whilst the nature of the views will inevitably change, as a result of the proposed development, the intervening landscaping will lessen the resulting visual effects and increasingly so as this matures in the medium and longer terms.
- 8.33. Moderate degrees of visual effect have also been assessed for Viewpoints 2, 8, 9, 10, 12 and 15 upon completion. For all of these receptors views in the direction of the proposals will include retained perimeter vegetation with the new dwellings set back behind new tree and hedgerow planting and areas of public open space. This new tree and shrub planting, within the public open space will assist with softening views of the built development – and increasingly so over the passage of time with maturing of the proposed planting.
- 8.34. In summary, for users of the PRoW moving through the site there would be a high level of change resulting from proposed residential development. The impact on these views would be mitigated with the proposed design response including retention of the rights of way within green corridors or public open spaces. Whilst the experience for users of these routes would change, sympathetically designed and attractive routes or open spaces could be provided – as shown on the Outline **Landscape Strategy Plan**. Furthermore, PRoW users would benefit from new public access to areas of open space around the existing routes and in the wider site.
- 8.35. Outwith the site boundaries, proposed residential development would be most noticeable in views from the PRoW footpath northwest of the site; from the B582 (Barlestone Road) and from existing residential properties adjacent to and overlooking the site, predominantly to the south and west, albeit views towards the site from most properties within Newbold Verdon are limited by intervening properties and vegetation.
- 8.36. For residents in nearby settlements and users of more distant roads such as Merrylees Road, as well as PRoW in the wider landscape, site views are restricted by intervening landscape features including the local topography and intervening vegetation which effectively screens the site from the wider countryside to the north.

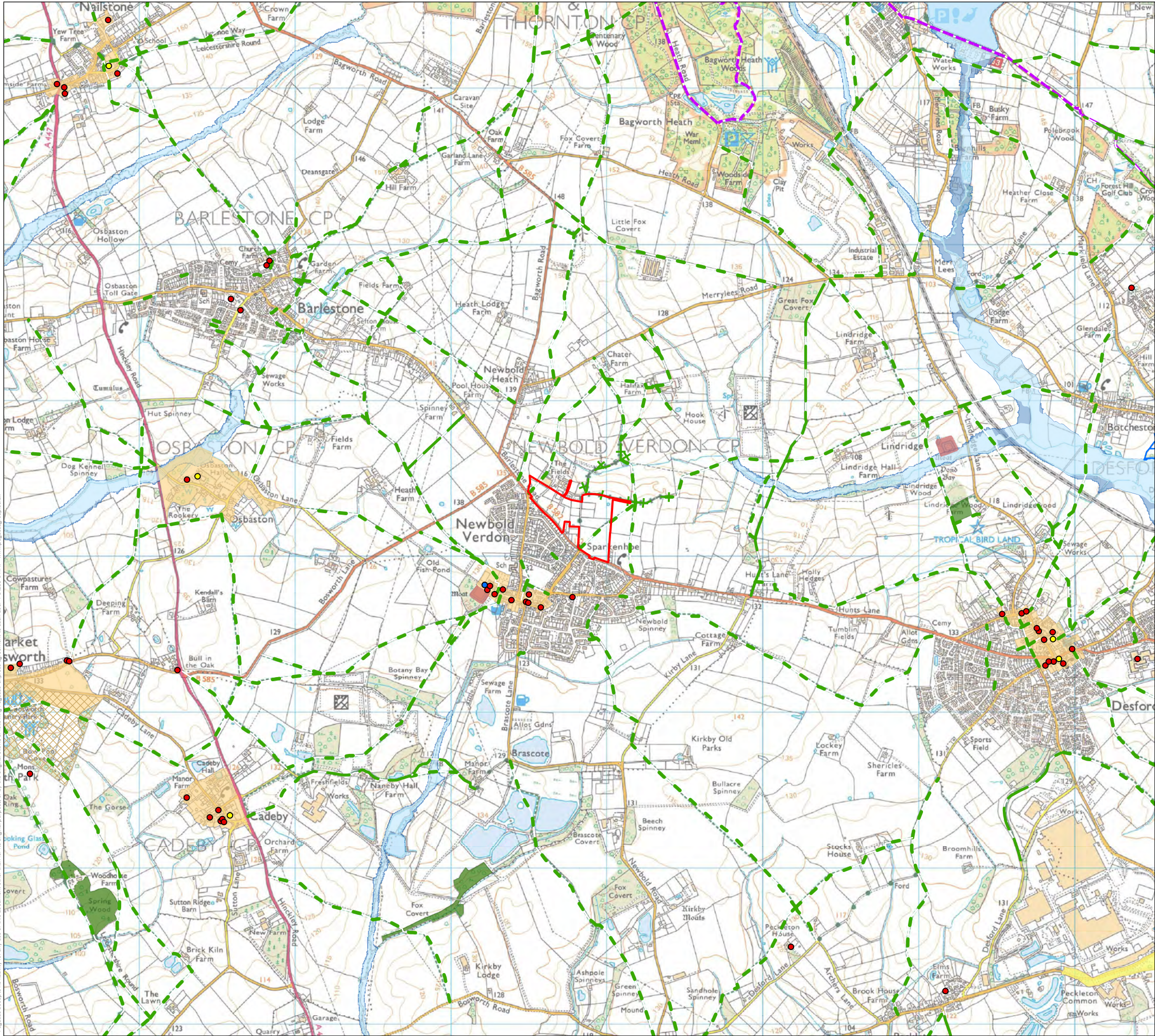
- 8.37. Over time it is anticipated that the maturing of the perimeter landscaping and structure planting will assist in assimilating the proposed development within the existing surrounding landscape setting and that overall landscape and visual effects would be reduced.
- 8.38. To conclude, despite the inevitable adverse effects of built development upon the local landscape character and on a limited number of visual receptors immediately adjacent or overlooking the site, it is considered that there would be no unacceptable adverse effects that should preclude the sensitively designed proposed development in landscape and visual terms.



Figure 1 – Site Location Plan



Figure 2 – Environmental Designations Plan



KEY

Site Boundary

Grade I Listed Building

Grade II* Listed Building

Grade II Listed Building

Public Footpaths

Public Bridleways

Public Byway open to all traffic

National Cycle Network

CRoW Access Land

Country Parks

Scheduled Monuments

Conservation Area

Sites of Special Scientific Interest

Ancient Woodland

EA Flood Zone 3

EA Flood Zone 2

ENVIRONMENTAL DESIGNATION PLAN

LAND NORTH OF BARLESTONE ROAD, NEWBOLD VERDON

CLIENT

David Wilson Homes

0

1 km

DATE	SCALE	TEAM	APPROVED
15/10/2024	1:25,000@A3	CS/NC	JE

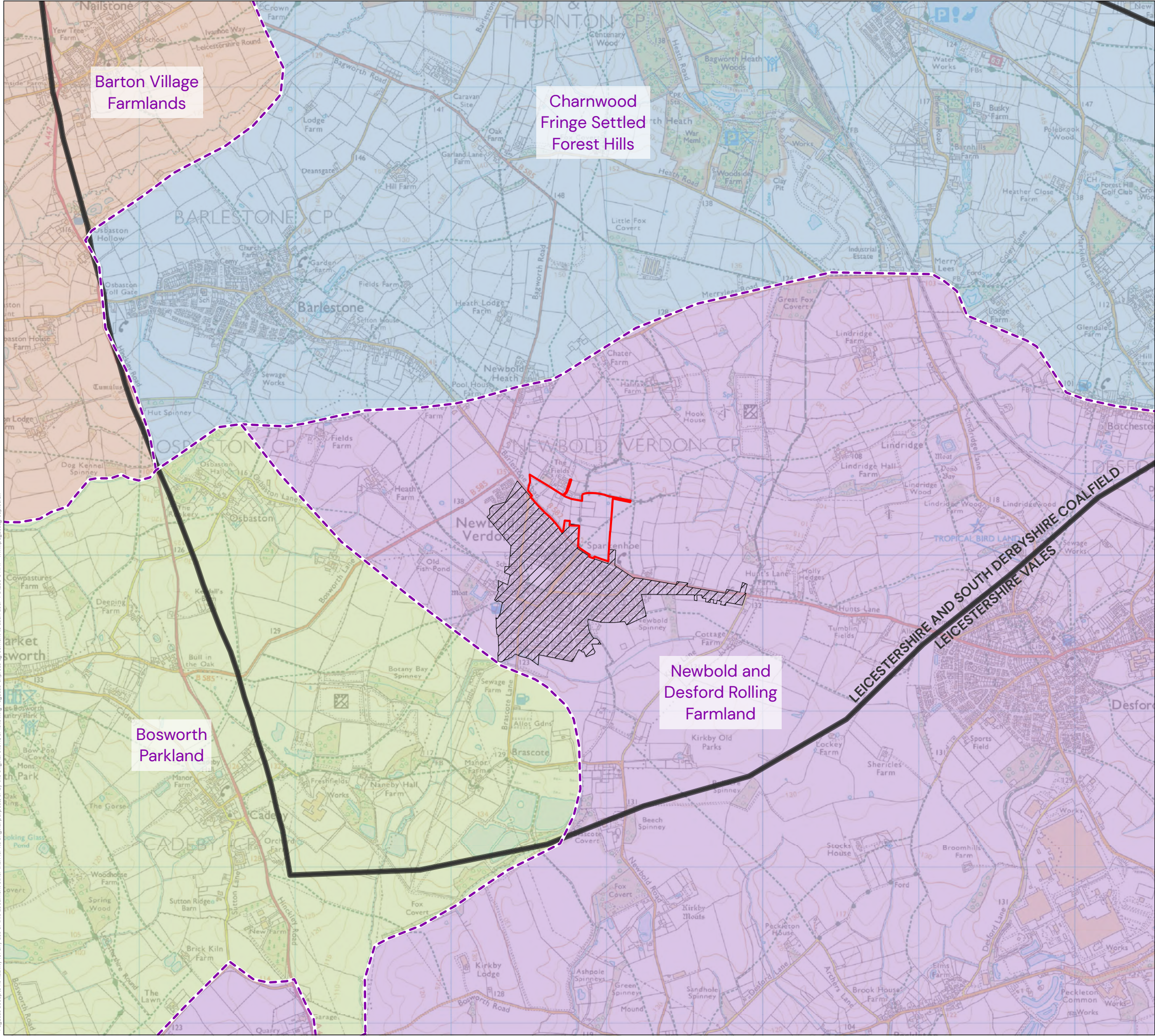
SHEET	REVISION
-	B

DRAWING NUMBER
P22-3085_EN_02





Figure 3 – Landscape Character Plan



KEY

Site Boundary

National Landscape Character Areas

Hinckley and Bosworth Borough Landscape Character Assessment (2017) Landscape Character Areas

Hinckley and Bosworth Borough Landscape Character Assessment (2017) Landscape Character Types

Settled Forest Hills

Agricultural Parkland

Rolling Farmland

Village Farmlands

Urban Character Area (UCA) 7: Newbold Verdon

LANDSCAPE CHARACTER ASSESSMENT PLAN

LAND NORTH OF BARLESTONE ROAD, NEWBOLD VERDON

CLIENT

David Wilson Homes

0

1 km

DATE	SCALE	TEAM	APPROVED
15/10/2024	1:25,000@A3	CS/NC	JE

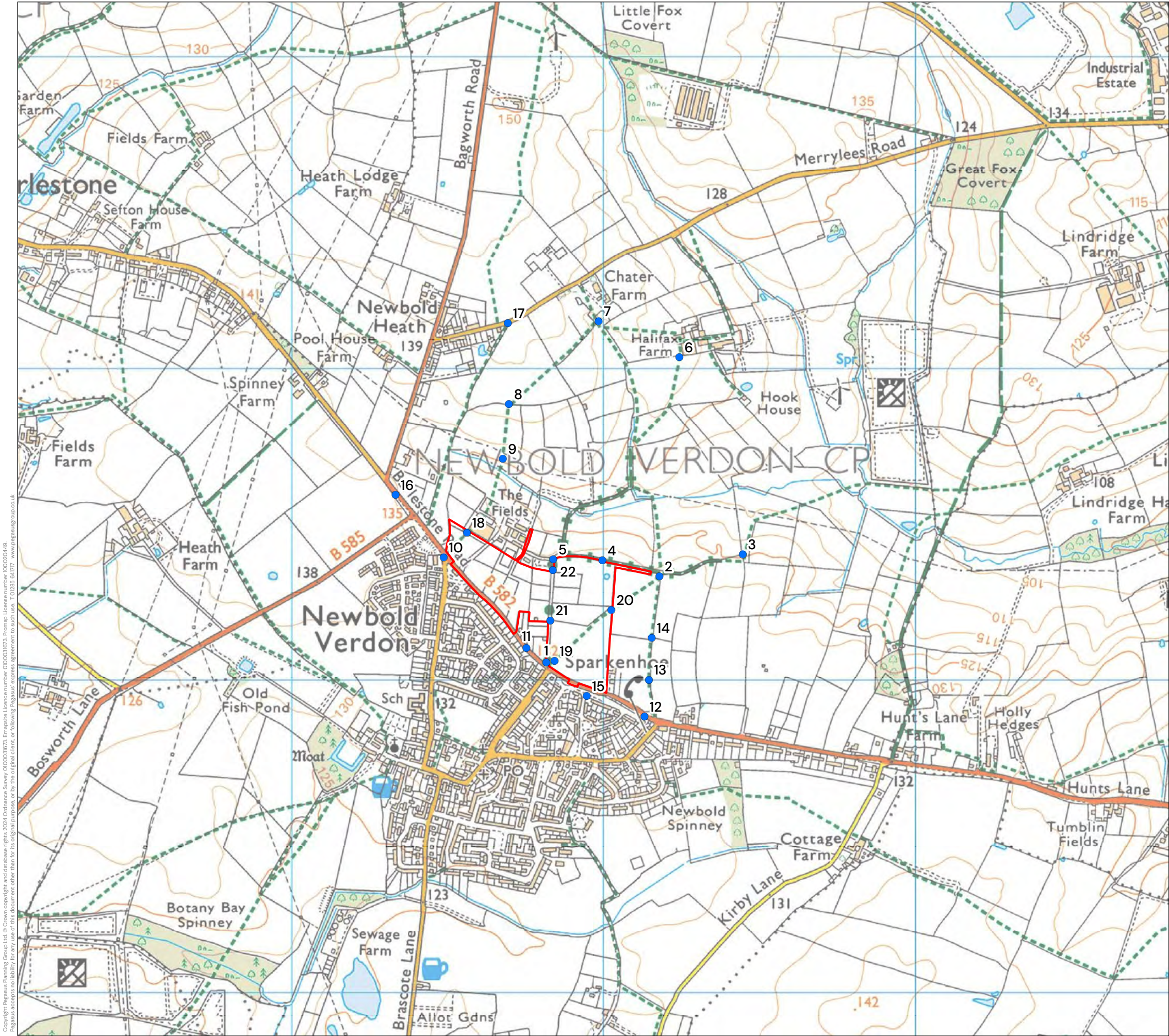
SHEET	REVISION
-	B

DRAWING NUMBER
P22-3085_EN_08

Copyright Pegasus Planning Group Ltd. © Crown copyright and database rights 2024. Ordnance Survey 01000301673. Enscape Licence number 01000301673. Promap Licence number 1002020449. Pegasus accepts no liability for any use of this document other than for its original purpose, or by the original client, or following Pegasus express agreement to such use. T 01255 547171 W www.pegasusgroup.co.uk



Figure 4 – Viewpoint Location Plan



Copyright Pegasus Planning Group Ltd. © Crown copyright and database rights 2024. Ordnance Survey 010003073. Enmapate Licence number 010003073. Promap Licence number 00020449. Pegasus accepts no liability for any use of this document other than for its original purpose, or by the original client, or following Pegasus express agreement to such use. T 01252 547171 www.pegasusgroup.co.uk

KEY

Site Boundary

Viewpoint Location

NOTES:
REVISIONS:

VIEWPOINT LOCATION PLAN

LAND NORTH OF BARLESTONE ROAD, NEWBOLD VERDON

CLIENT
David Wilson Homes

0

0.5 km

DATE	SCALE	TEAM	APPROVED
15/10/2024	1:12,500@A3	CS/NC	JE

SHEET	REVISION
-	C

DRAWING NUMBER
P22-3085_EN_07



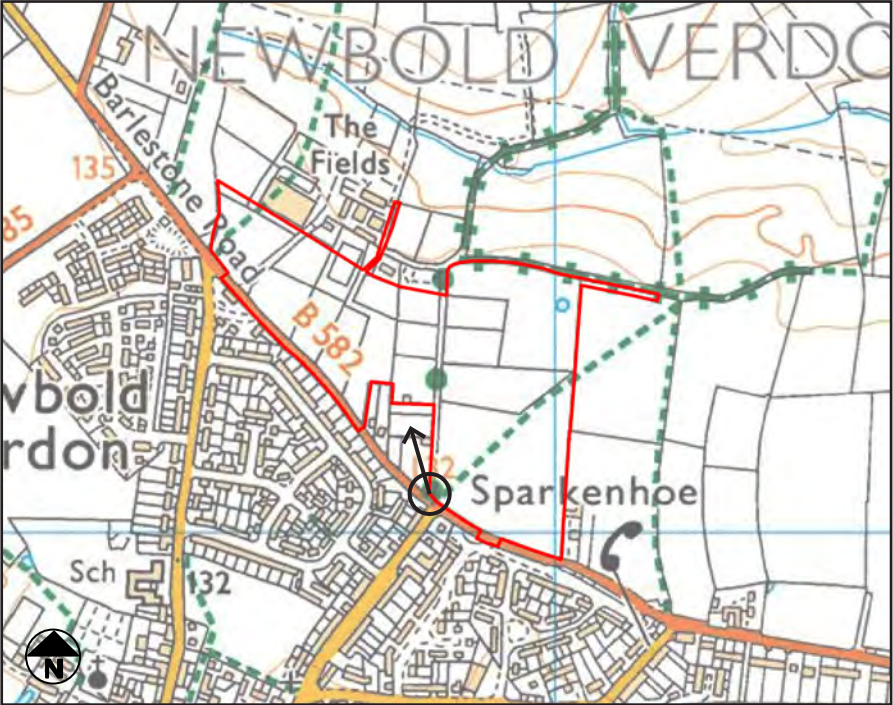


Figure 5 – Context Baseline Views



CONTEXT BASELINE VIEWPOINT 1A

Northwest from Mill Lane/Barlestone Road (B582) junction – pavement along south side of Barlestone Road.



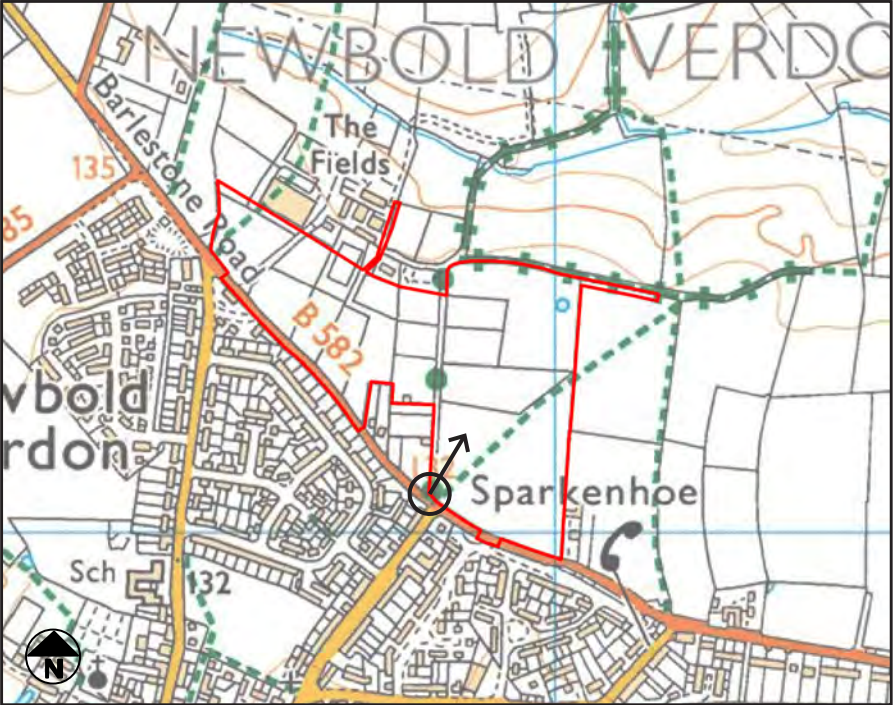
Camera make & model	- Canon EOS 6D, FFS	Viewpoint height (AOD)	- 132m
Date & time of photograph	- 18/10/2023 @ 09:36	Distance from site	- 0m
OS grid reference	- 444816, 304058		





CONTEXT BASELINE VIEWPOINT 1B

North from Mill Lane/Barlestone Road (B582) junction
-pavement along south side of Barlestone Road



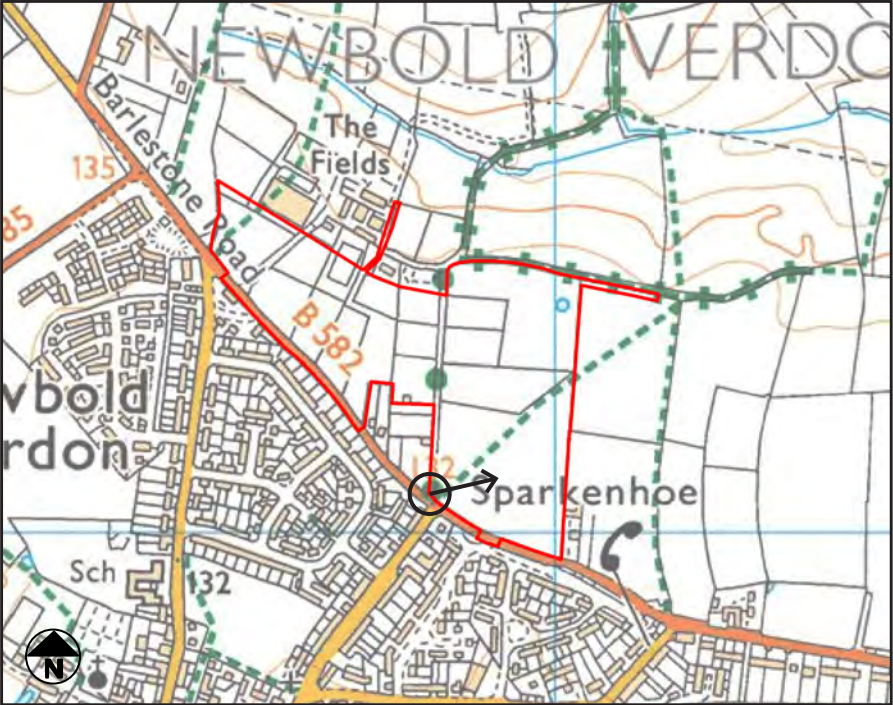
Camera make & model	- Canon EOS 6D, FFS	Viewpoint height (AOD)	- 132m
Date & time of photograph	- 18/10/2023 @ 09:36	Distance from site	- 0m
OS grid reference	- 444816, 304058		





CONTEXT BASELINE VIEWPOINT 1C

Northeast from Mill Lane/Barlestone Road (B582) junction – pavement along south side of Barlestone Road



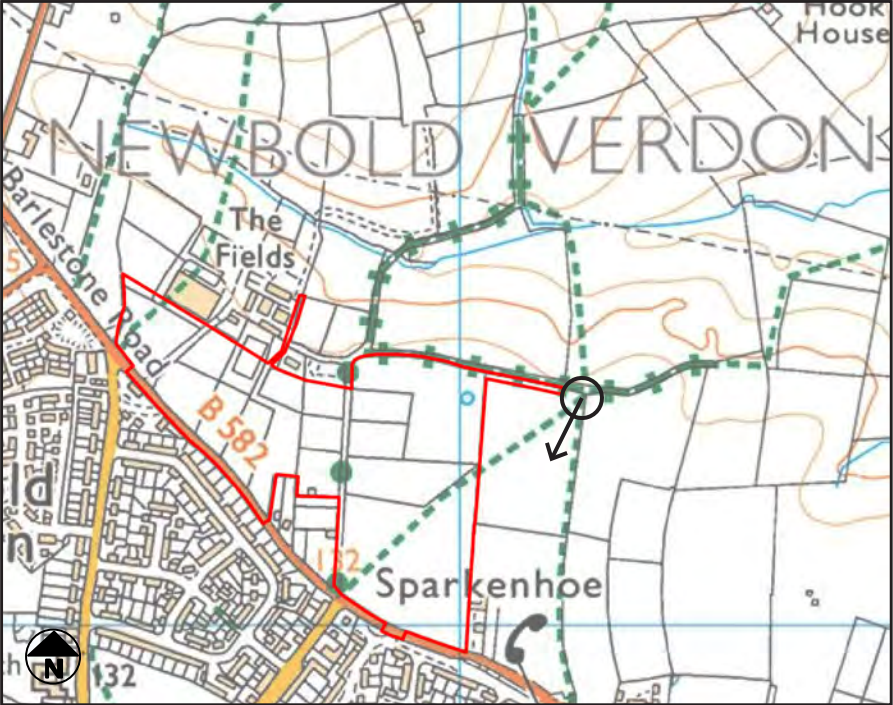
Camera make & model	- Canon EOS 6D, FFS	Viewpoint height (AOD)	- 132m
Date & time of photograph	- 18/10/2023 @ 09:36	Distance from site	- 0m
OS grid reference	- 444816, 304058		





CONTEXT BASELINE VIEWPOINT 2A

South from within the Site – PRow Footpath S13 in northeast corner



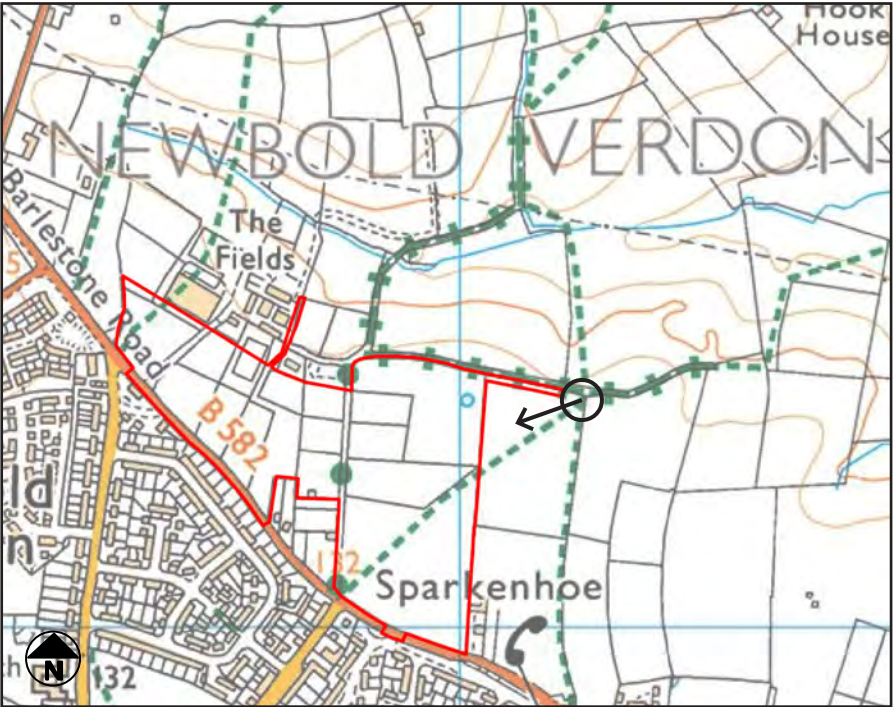
Camera make & model	- Canon EOS 6D, FFS	Viewpoint height (AOD)	- 131m
Date & time of photograph	- 18/10/2023 @ 09:53	Distance from site	- 30m
OS grid reference	- 445179, 304334		





CONTEXT BASELINE VIEWPOINT 2B

Southwest from within the Site - PRow Footpath S13 in northeast corner



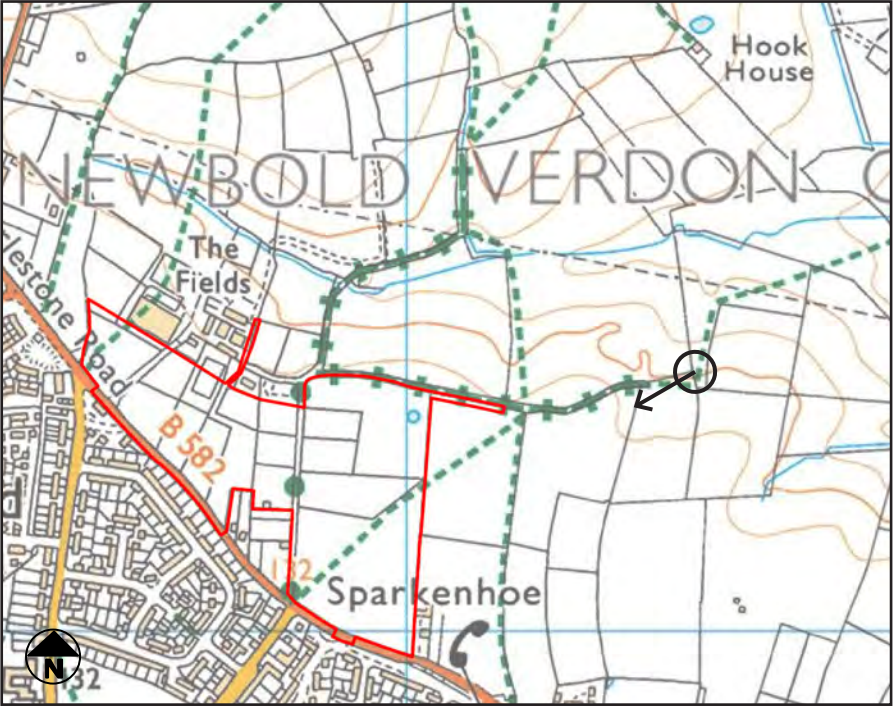
Camera make & model	- Canon EOS 6D, FFS	Viewpoint height (AOD)	- 131m
Date & time of photograph	- 18/10/2023 @ 09:53	Distance from site	- 30m
OS grid reference	- 445179, 304334		





CONTEXT BASELINE VIEWPOINT 3A

Southwest from PRoW Footpath 88 – northeast of the Site

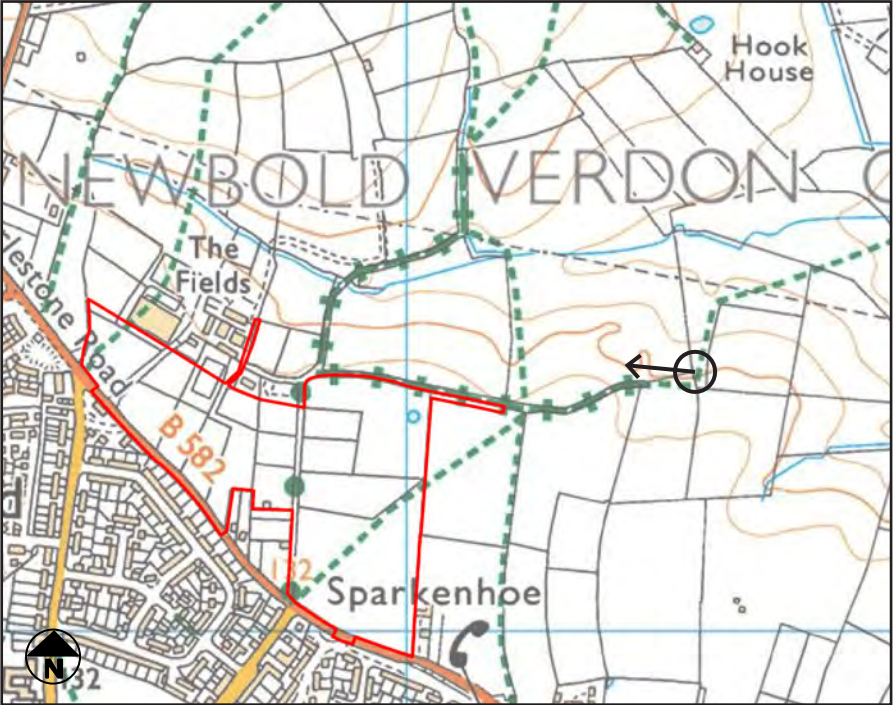


Camera make & model	- Canon EOS 6D, FFS	Viewpoint height (AOD)	- 126m
Date & time of photograph	- 18/10/2023 @ 10:21	Distance from site	- 300m
OS grid reference	- 445446, 304405		





CONTEXT BASELINE VIEWPOINT 3B
West from PRoW Footpath 88 – northeast of the Site

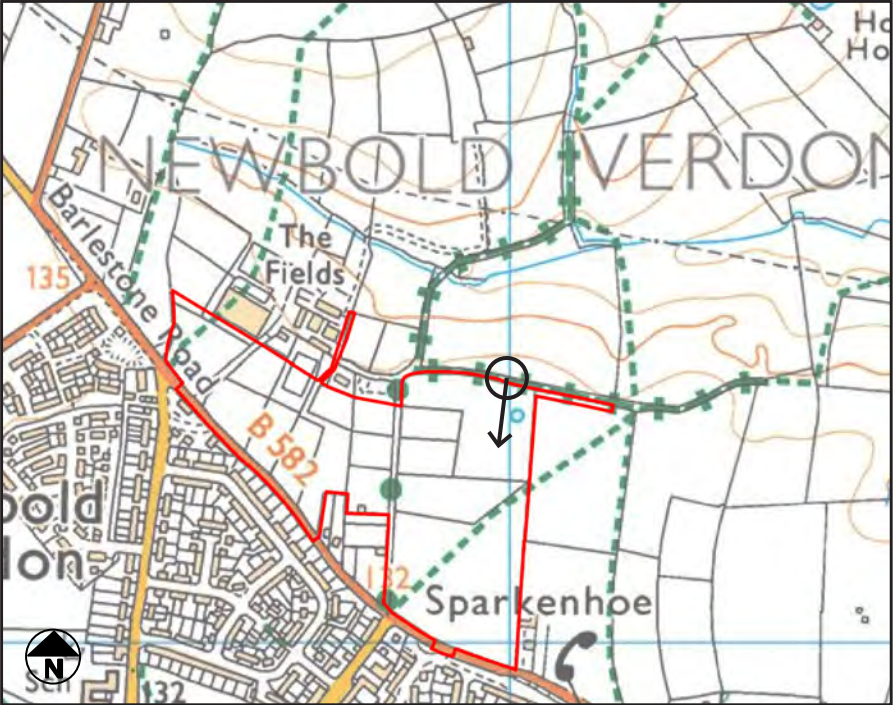


Camera make & model	– Canon EOS 6D, FFS	Viewpoint height (AOD)	– 126m
Date & time of photograph	– 18/10/2023 @ 10:21	Distance from site	– 300m
OS grid reference	– 445446, 304405		





CONTEXT BASELINE VIEWPOINT 4A
South from PRoW Byway S12 – north adjacent the Site



Camera make & model	- Canon EOS 6D, FFS	Viewpoint height (AOD)	- 132m
Date & time of photograph	- 18/10/2023 @ 10:58	Distance from site	- 5m
OS grid reference	- 444996, 304386		





CONTEXT BASELINE VIEWPOINT 4B

Southwest from PRoW Byway S12 – north adjacent the Site



Camera make & model	– Canon EOS 6D, FFS	Viewpoint height (AOD)	– 132m
Date & time of photograph	– 18/10/2023 @ 10:58	Distance from site	– 5m
OS grid reference	– 444996, 304386		

PEGASUS
GROUP

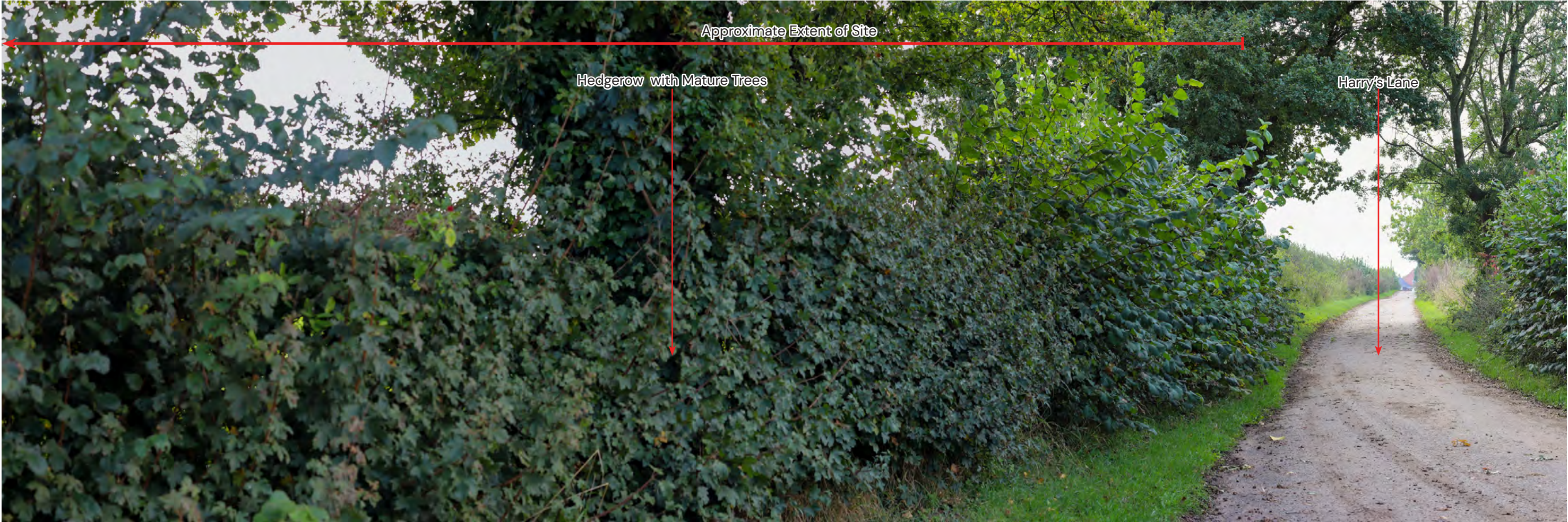


CONTEXT BASELINE VIEWPOINT 5A
East from Harry's Lane – north adjacent the Site



Camera make & model	- Canon EOS 6D, FFS	Viewpoint height (AOD)	- 130m
Date & time of photograph	- 18/10/2023 @ 11:07	Distance from site	- 5m
OS grid reference	- 444838, 304389		





CONTEXT BASELINE VIEWPOINT 5B

South from Harry's Lane – north adjacent the Site



Camera make & model	- Canon EOS 6D, FFS	Viewpoint height (AOD)	- 130m
Date & time of photograph	- 18/10/2023 @ 11:07	Distance from site	- 5m
OS grid reference	- 444838, 304389		



CONTEXT BASELINE VIEWPOINT 5C
Southwest from Harry's Lane – north adjacent the Site



Camera make & model	- Canon EOS 6D, FFS	Viewpoint height (AOD)	- 130m
Date & time of photograph	- 18/10/2023 @ 11:07	Distance from site	- 5m
OS grid reference	- 444838, 304389		





CONTEXT BASELINE VIEWPOINT 6A
South from PRow Footpath S7 – south of Halifax Farm



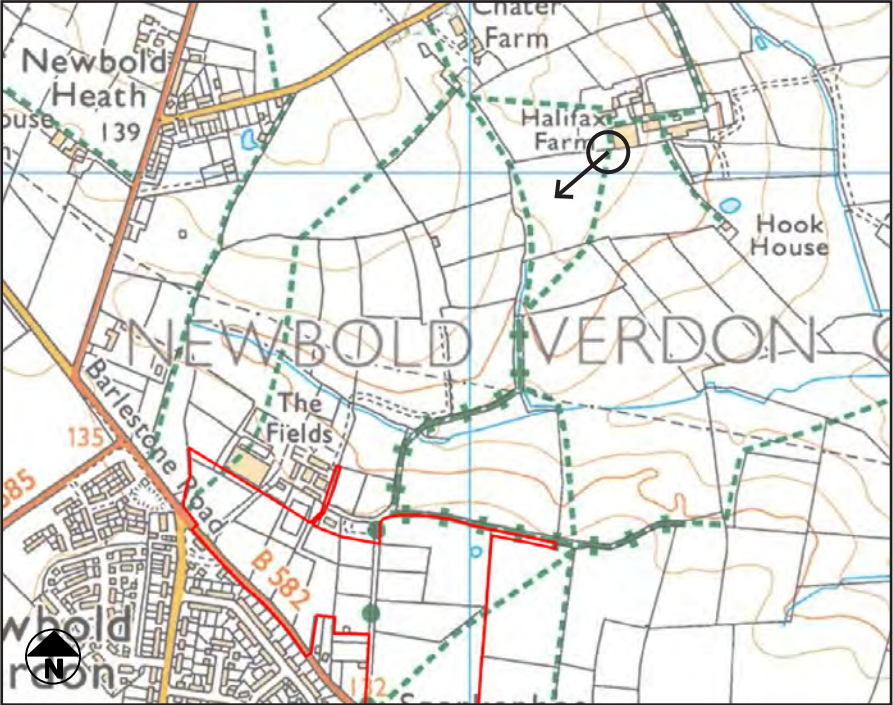
Camera make & model	- Canon EOS 6D, FFS	Viewpoint height (AOD)	- 132m
Date & time of photograph	- 18/10/2023 @ 11:53	Distance from site	- 690m
OS grid reference	- 445243, 305037		





CONTEXT BASELINE VIEWPOINT 6B

Southwest from PRow Footpath S7 – south of Halifax Farm to the north



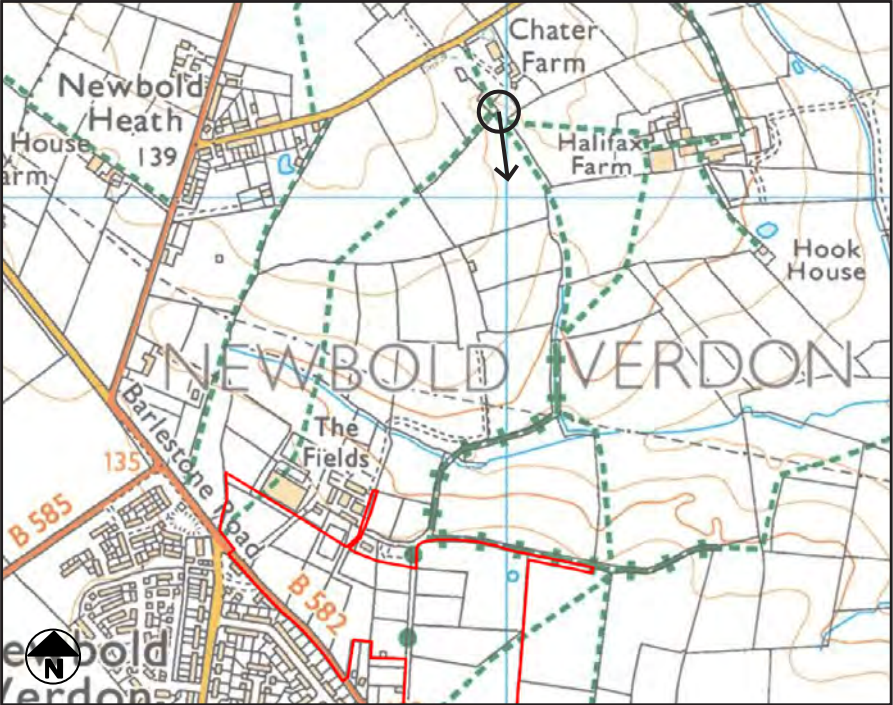
Camera make & model	- Canon EOS 6D, FFS	Viewpoint height (AOD)	- 132m
Date & time of photograph	- 18/10/2023 @ 11:53	Distance from site	- 690m
OS grid reference	- 445243, 305037		





CONTEXT BASELINE VIEWPOINT 7

South from PRoW Footpath S10 – south of Chater Farm to the north



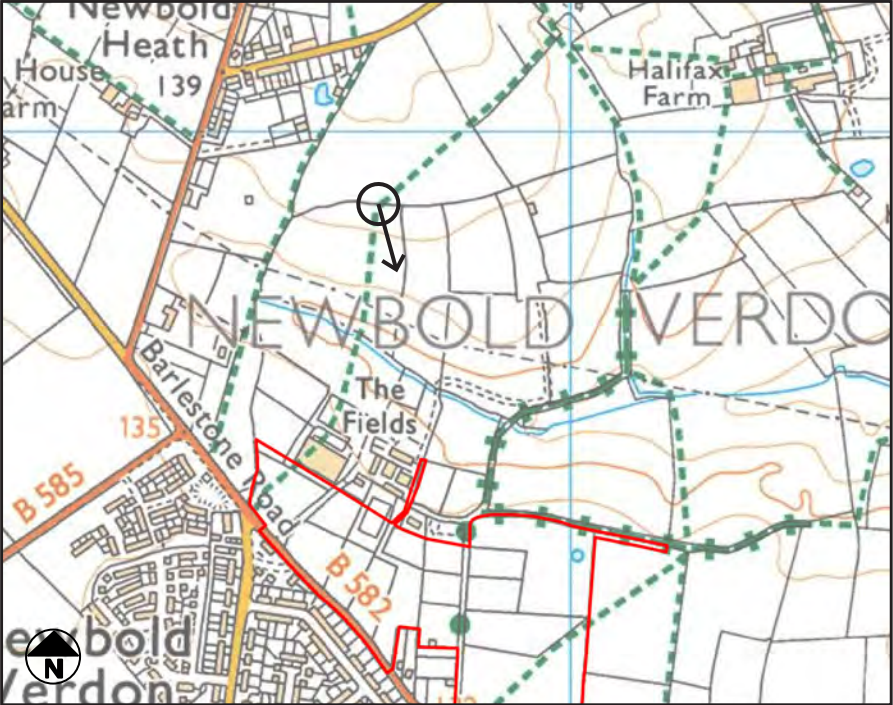
Camera make & model	- Canon EOS 6D, FFS	Viewpoint height (AOD)	- 136m
Date & time of photograph	- 18/10/2023 @ 12:17	Distance from site	- 700m
OS grid reference	- 444984, 305152		





CONTEXT BASELINE VIEWPOINT 8A

Southeast from PRow Footpath S10 – southwest of Chater Farm



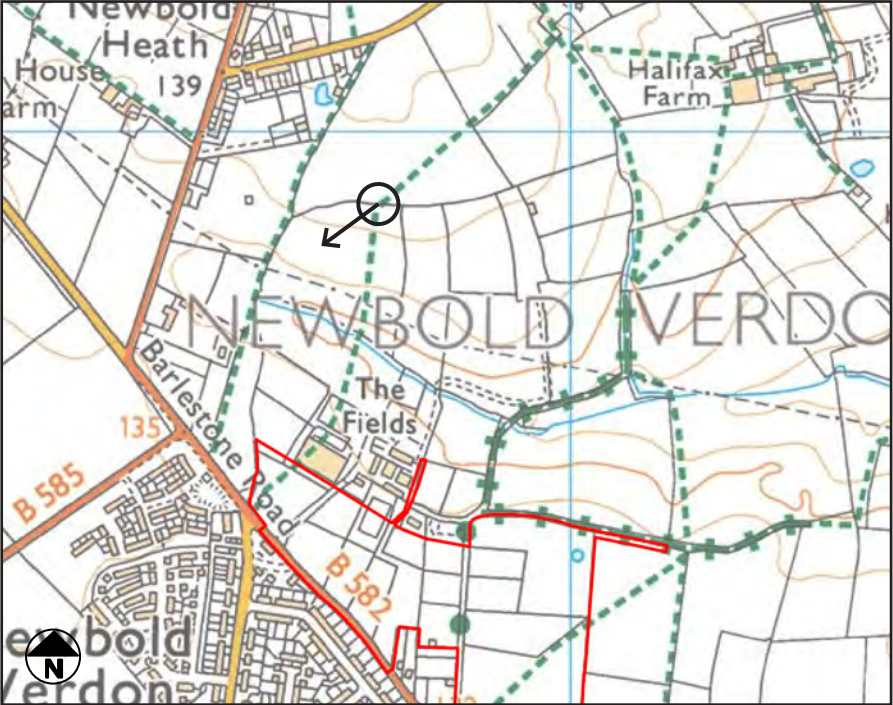
Camera make & model	- Canon EOS 6D, FFS	Viewpoint height (AOD)	- 136m
Date & time of photograph	- 18/10/2023 @ 12:35	Distance from site	- 405m
OS grid reference	- 444696, 304887		





CONTEXT BASELINE VIEWPOINT 8B

Southwest from PRoW Footpath S10 – southwest of Chater Farm



Camera make & model	- Canon EOS 6D, FFS	Viewpoint height (AOD)	- 136m
Date & time of photograph	- 18/10/2023 @ 12:35	Distance from site	- 405m
OS grid reference	- 444696, 304887		





CONTEXT BASELINE VIEWPOINT 9A

Southeast from PRow Footpath S11 – north of Newbold Verdon
Equestrian Centre and settlement edge



Camera make & model	- Canon EOS 6D, FFS	Viewpoint height (AOD)	- 126m
Date & time of photograph	- 18/10/2023 @ 12:42	Distance from site	- 240m
OS grid reference	- 444677, 304711		





CONTEXT BASELINE VIEWPOINT 9B

South from PRow Footpath S11 – north of Newbold Verdon
Equestrian Centre and settlement edge



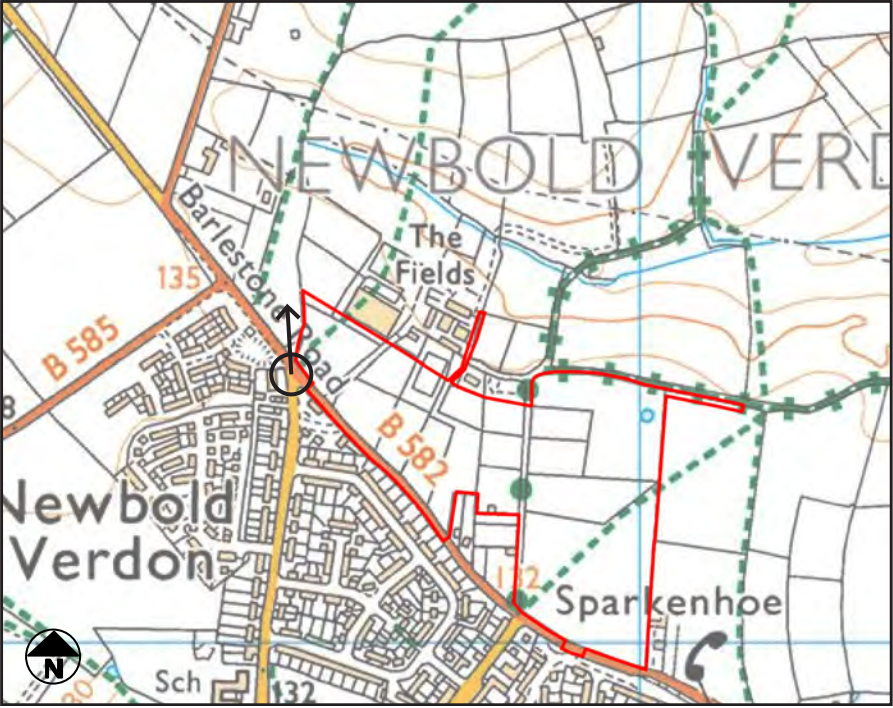
Camera make & model	– Canon EOS 6D, FFS	Viewpoint height (AOD)	– 126m
Date & time of photograph	– 18/10/2023 @ 12:42	Distance from site	– 240m
OS grid reference	– 444677, 304711		

PEGASUS
GROUP



CONTEXT BASELINE VIEWPOINT 10A

Northwest from Dragon Lane pavement – Barlestone Road junction to the southwest



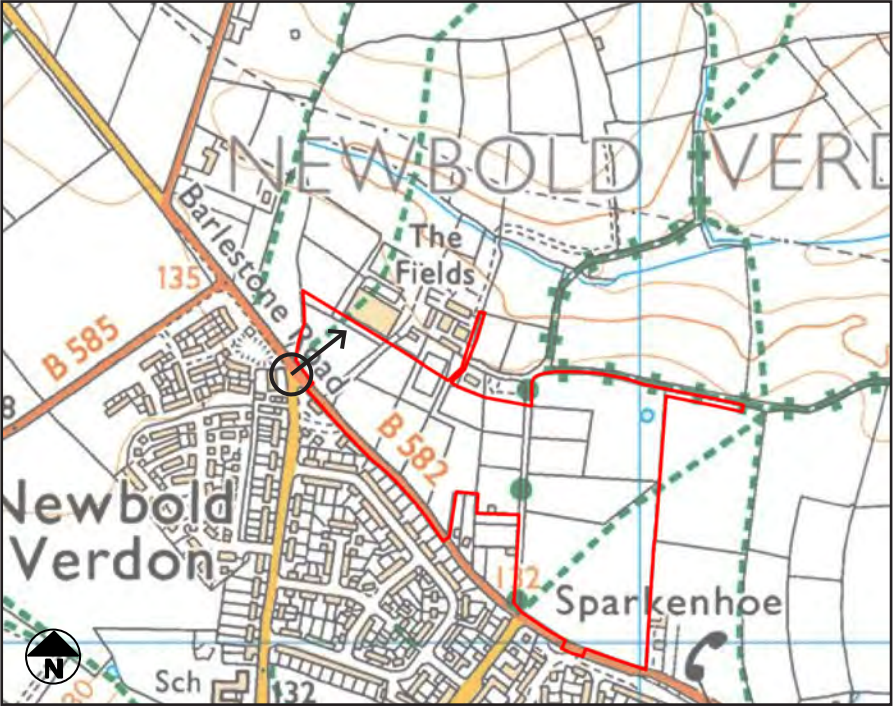
Camera make & model	– Canon EOS 6D, FFS	Viewpoint height (AOD)	– 133m
Date & time of photograph	– 18/10/2023 @ 12:54	Distance from site	– 20m
OS grid reference	– 444487, 304395		





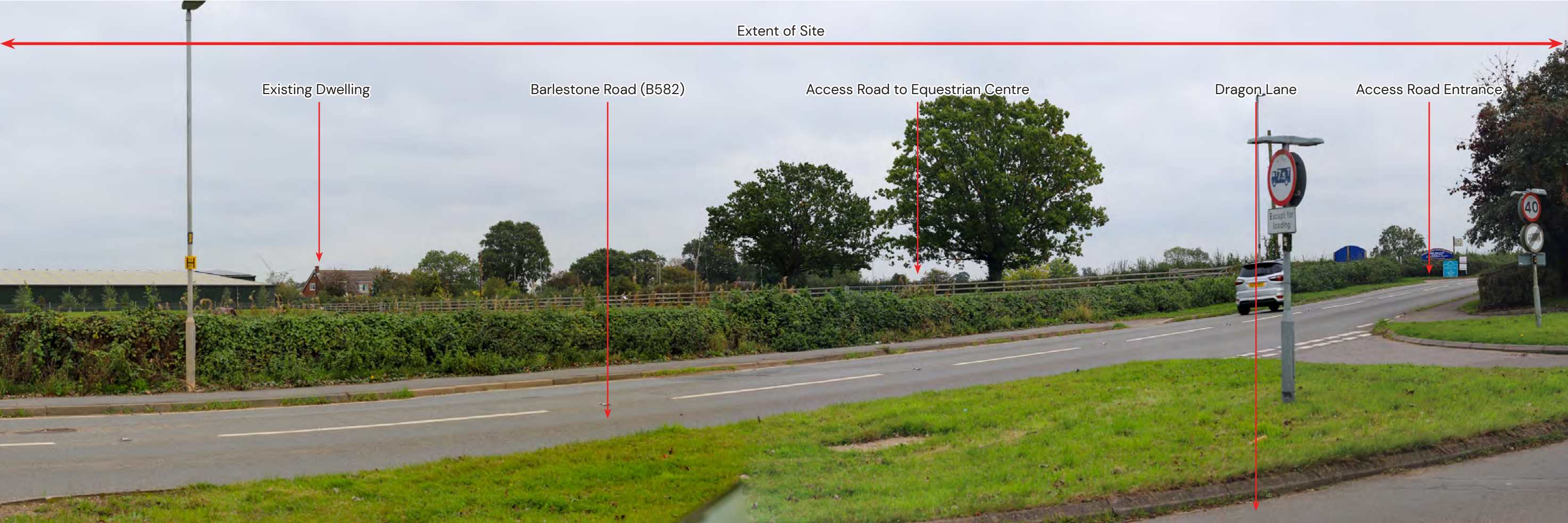
CONTEXT BASELINE VIEWPOINT 10B

Northeast from Dragon Lane pavement – Barlestone Road junction to the southwest



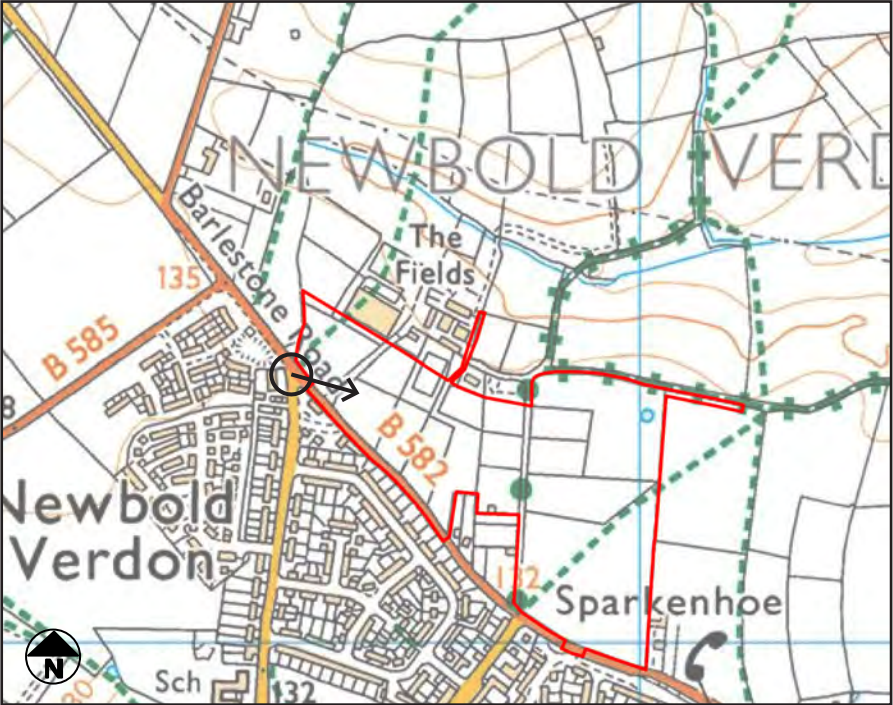
Camera make & model	- Canon EOS 6D, FFS	Viewpoint height (AOD)	- 133m
Date & time of photograph	- 18/10/2023 @ 12:54	Distance from site	- 20m
OS grid reference	- 444487, 304395		

PEGASUS
GROUP



CONTEXT BASELINE VIEWPOINT 10C

Northeast from Dragon Lane pavement – Barlestone Road junction to the southwest



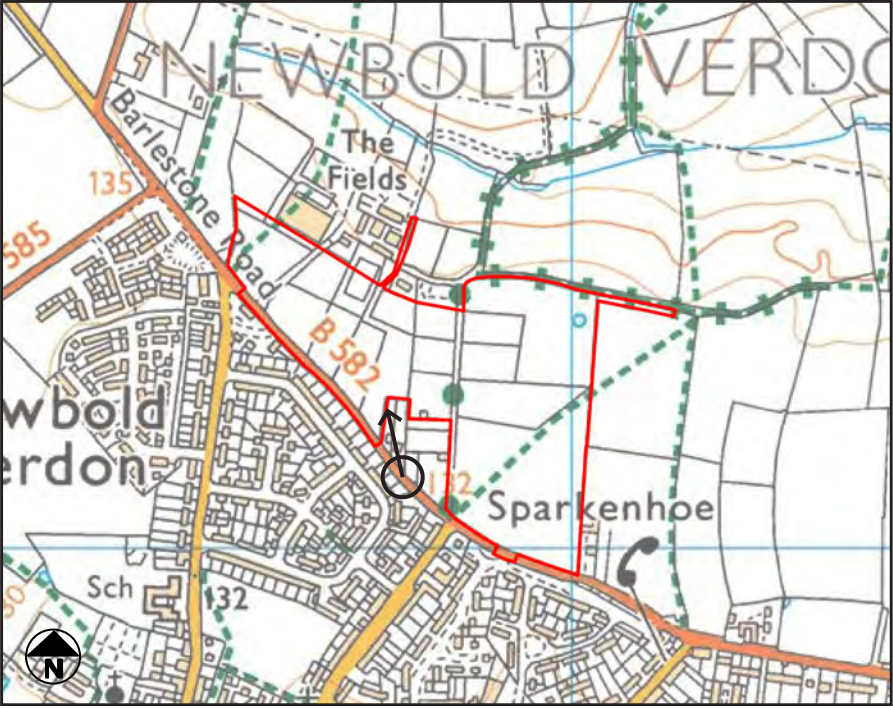
Camera make & model	- Canon EOS 6D, FFS	Viewpoint height (AOD)	- 133m
Date & time of photograph	- 18/10/2023 @ 12:54	Distance from site	- 20m
OS grid reference	- 444487, 304395		





CONTEXT BASELINE VIEWPOINT 11A

Northwest from Barlestone Road (B582) – pavement along south side of Barlestone Road



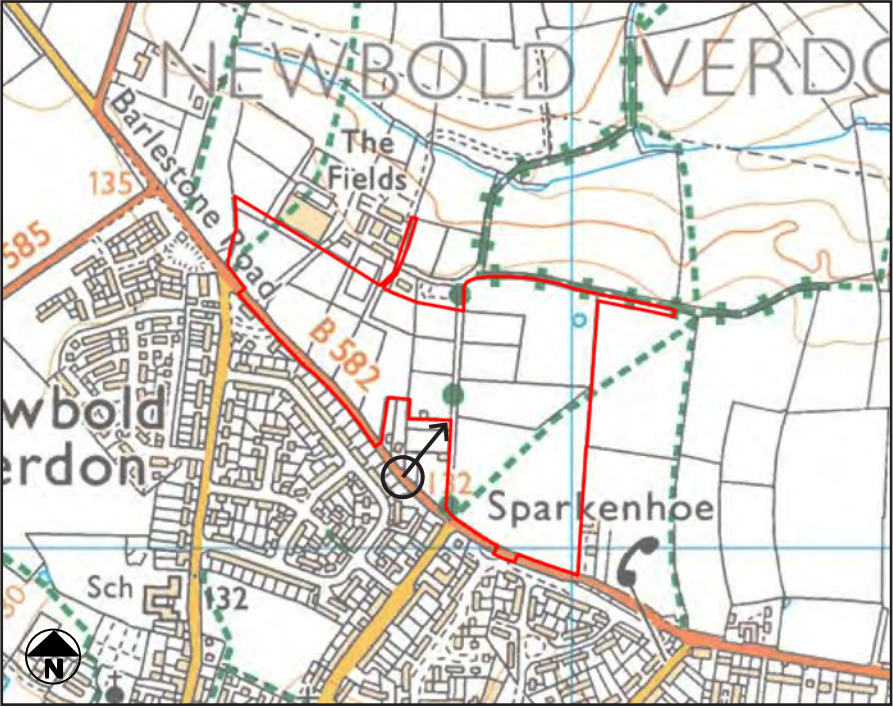
Camera make & model	- Canon EOS 6D, FFS	Viewpoint height (AOD)	- 133m
Date & time of photograph	- 18/10/2023 @ 13:04	Distance from site	- 60m
OS grid reference	- 444752, 304105		

PEGASUS
GROUP



CONTEXT BASELINE VIEWPOINT 11B

Northeast from Barlestone Road (B582) – pavement along south side of Barlestone Road



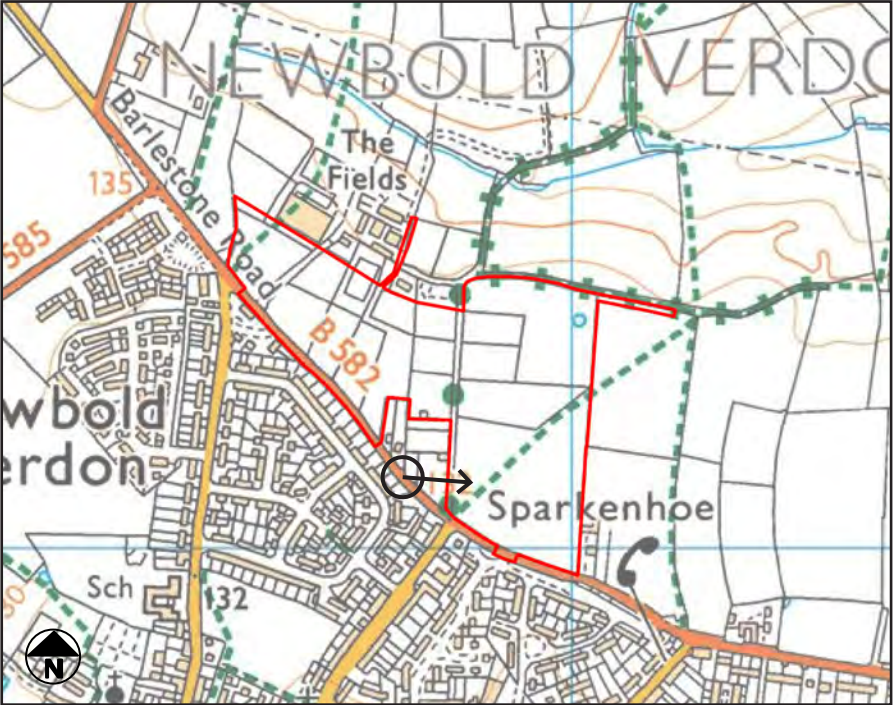
Camera make & model	- Canon EOS 6D, FFS	Viewpoint height (AOD)	- 133m
Date & time of photograph	- 18/10/2023 @ 13:04	Distance from site	- 60m
OS grid reference	- 444752, 304105		





CONTEXT BASELINE VIEWPOINT 11C

Northeast from Barlestone Road (B582) – pavement along south side of Barlestone Road

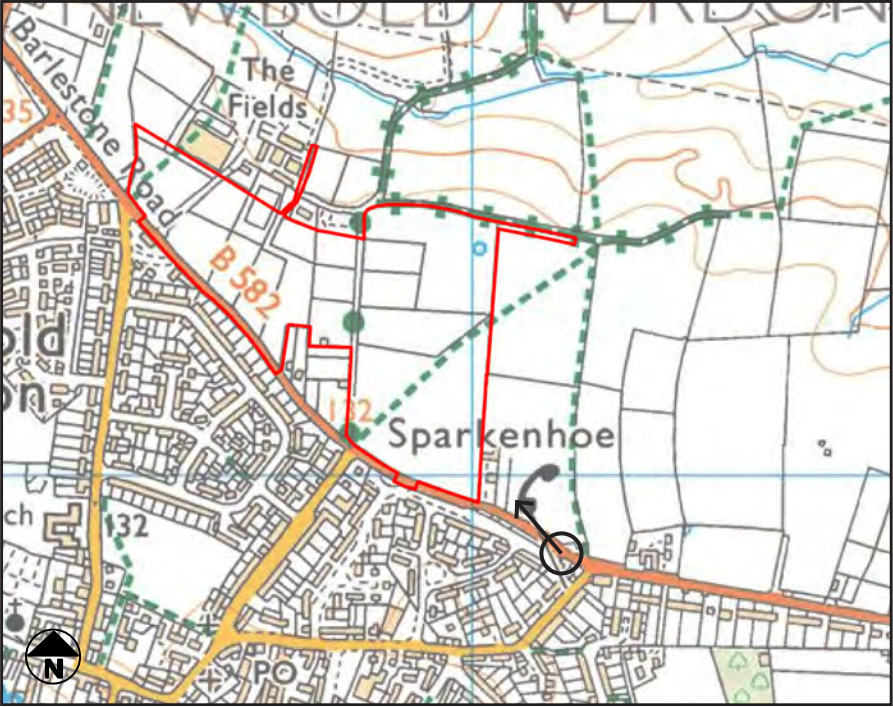


Camera make & model	- Canon EOS 6D, FFS	Viewpoint height (AOD)	- 133m
Date & time of photograph	- 18/10/2023 @ 13:04	Distance from site	- 60m
OS grid reference	- 444752, 304105		



CONTEXT BASELINE VIEWPOINT 12A

Northwest from Barlestone Road (B582) – pavement along south side of Barlestone Road



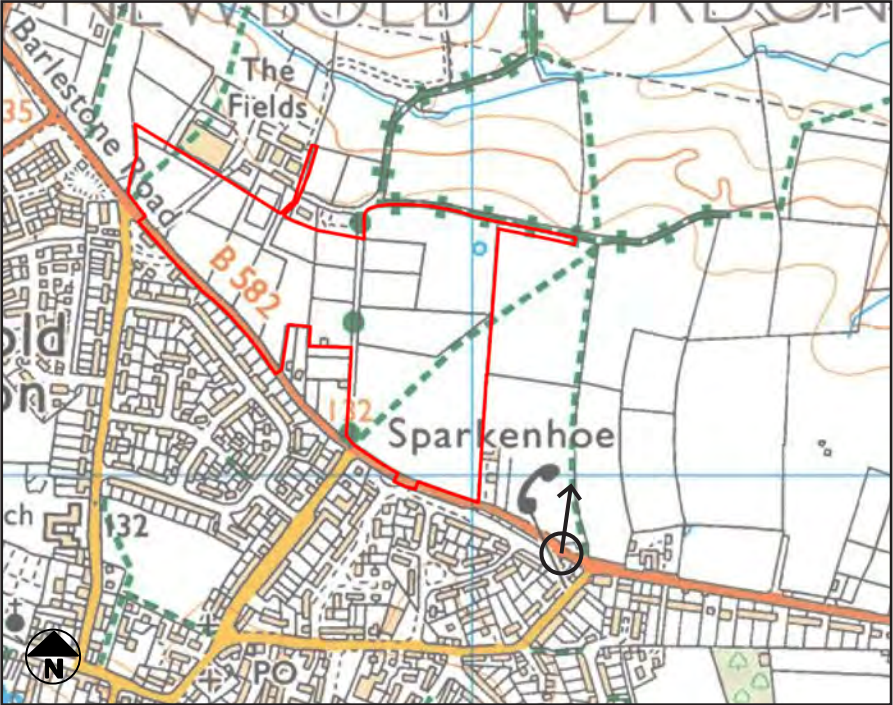
Camera make & model	- Canon EOS 6D, FFS	Viewpoint height (AOD)	- 132m
Date & time of photograph	- 18/10/2023 @ 13:20	Distance from site	- 145m
OS grid reference	- 445131, 303885		





CONTEXT BASELINE VIEWPOINT 12B

North from Barlestone Road (B582) – pavement along south side of Barlestone Road



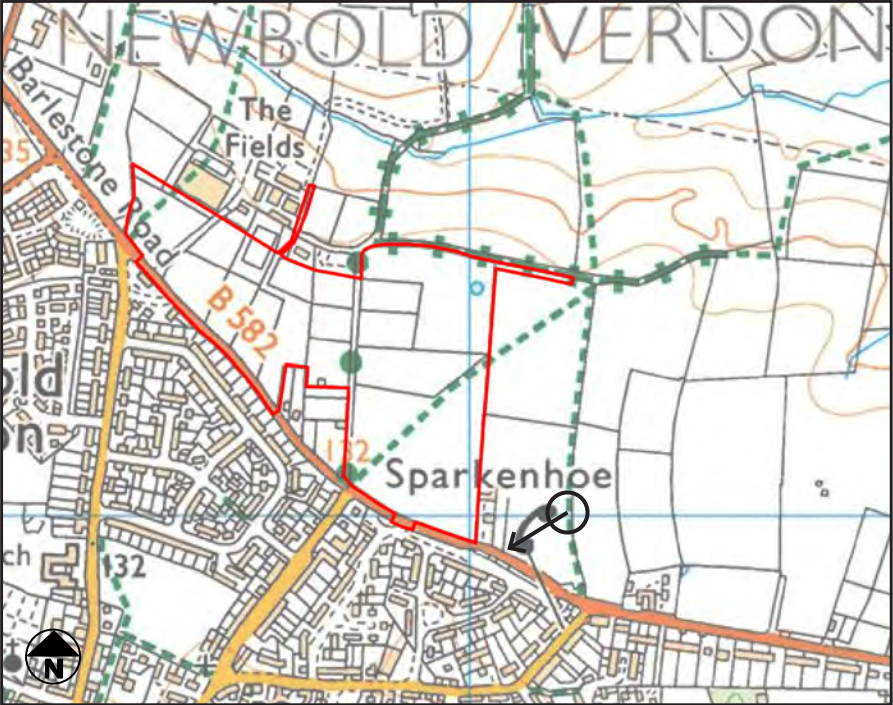
Camera make & model	- Canon EOS 6D, FFS	Viewpoint height (AOD)	- 132m
Date & time of photograph	- 18/10/2023 @ 13:20	Distance from site	- 145m
OS grid reference	- 445131, 303885		





CONTEXT BASELINE VIEWPOINT 13A

Southwest from PRoW Footpath S13 – field outside the Site, looking towards Newbold Verdon settlement edge



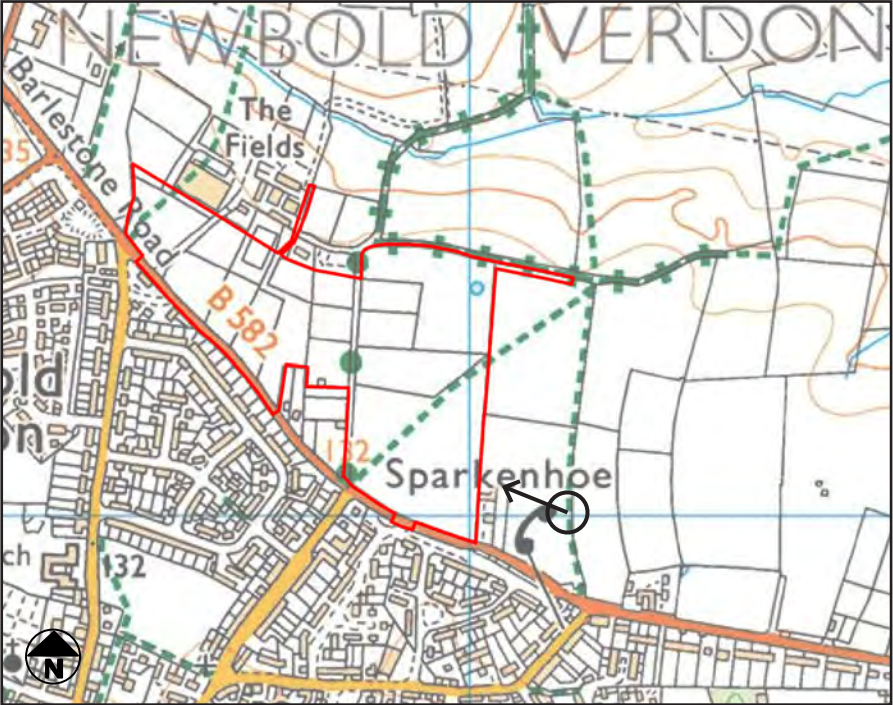
Camera make & model	- Canon EOS 6D, FFS	Viewpoint height (AOD)	- 132m
Date & time of photograph	- 18/10/2023 @ 13:27	Distance from site	- 130m
OS grid reference	- 445145, 304003		





CONTEXT BASELINE VIEWPOINT 13B

West from PRoW Footpath S13 – field outside the Site, looking towards the site boundary



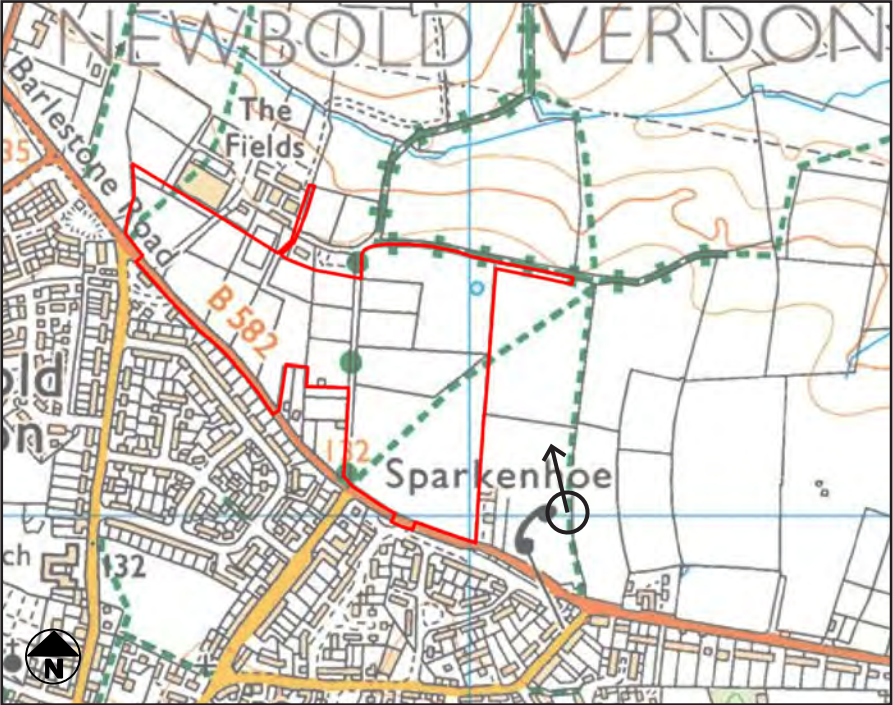
Camera make & model	- Canon EOS 6D, FFS	Viewpoint height (AOD)	- 132m
Date & time of photograph	- 18/10/2023 @ 13:27	Distance from site	- 130m
OS grid reference	- 445145, 304003		





CONTEXT BASELINE VIEWPOINT 13C

Northwest from PRoW Footpath S13 – field outside the Site, looking towards the site boundary



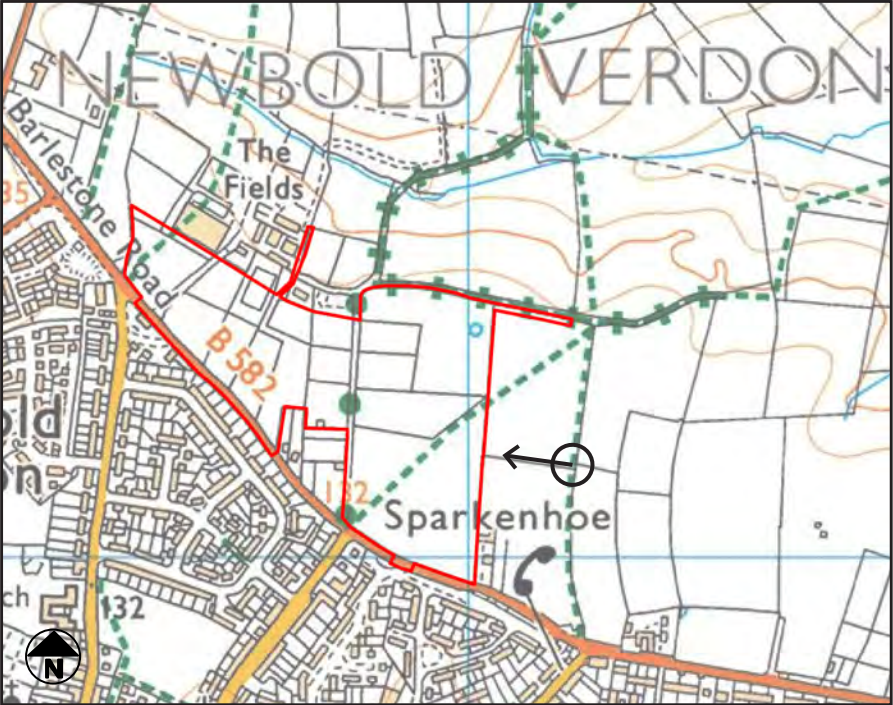
Camera make & model	- Canon EOS 6D, FFS	Viewpoint height (AOD)	- 132m
Date & time of photograph	- 18/10/2023 @ 13:27	Distance from site	- 130m
OS grid reference	- 445145, 304003		





CONTEXT BASELINE VIEWPOINT 14A

West from within the Site – PRow Footpath S13 along the eastern boundary



Camera make & model	- Canon EOS 6D, FFS	Viewpoint height (AOD)	- 132m
Date & time of photograph	- 18/10/2023 @ 13:32	Distance from site	- 130m
OS grid reference	- 445154, 304137		





CONTEXT BASELINE VIEWPOINT 14B

Northwest from within the Site – PRow Footpath S13 along the eastern boundary



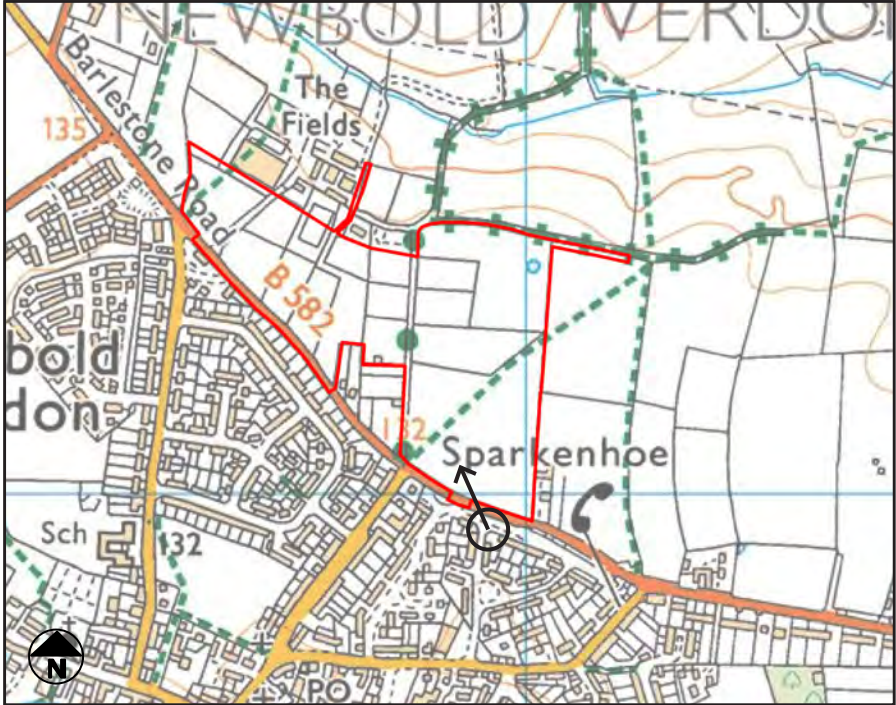
Camera make & model	- Canon EOS 6D, FFS	Viewpoint height (AOD)	- 132m
Date & time of photograph	- 18/10/2023 @ 13:32	Distance from site	- 130m
OS grid reference	- 445154, 304137		





CONTEXT BASELINE VIEWPOINT 15A

Northwest from Sparkenhoe – a residential street parallel to Barlestone Road



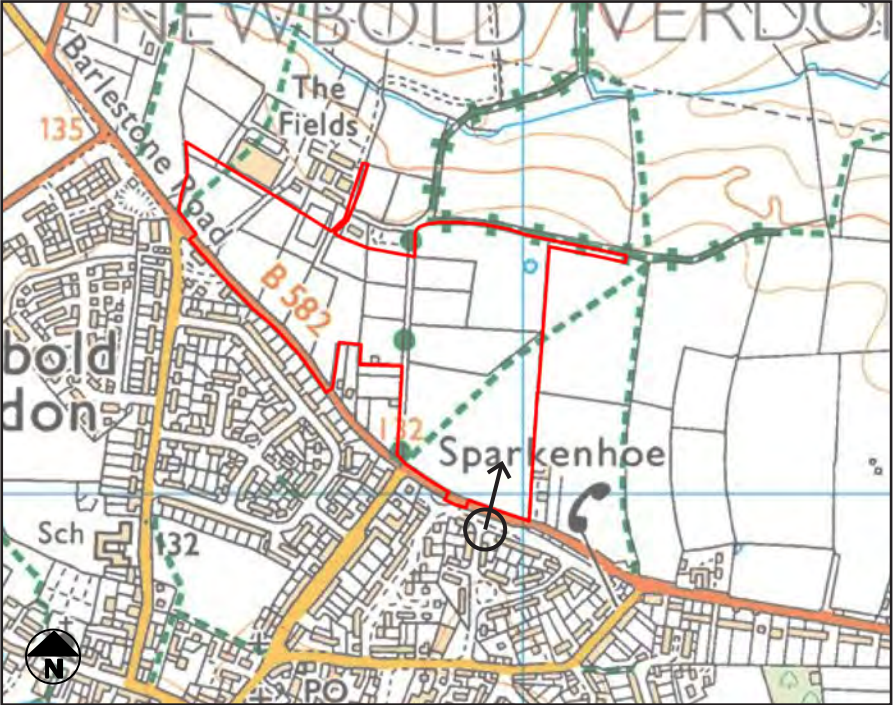
Camera make & model	- Canon EOS 6D, FFS	Viewpoint height (AOD)	- 132m
Date & time of photograph	- 18/10/2023 @ 13:48	Distance from site	- 30m
OS grid reference	- 444946, 303951		

PEGASUS
GROUP



CONTEXT BASELINE VIEWPOINT 15B

North from Sparkenhoe – a residential street parallel to Barlestone Road



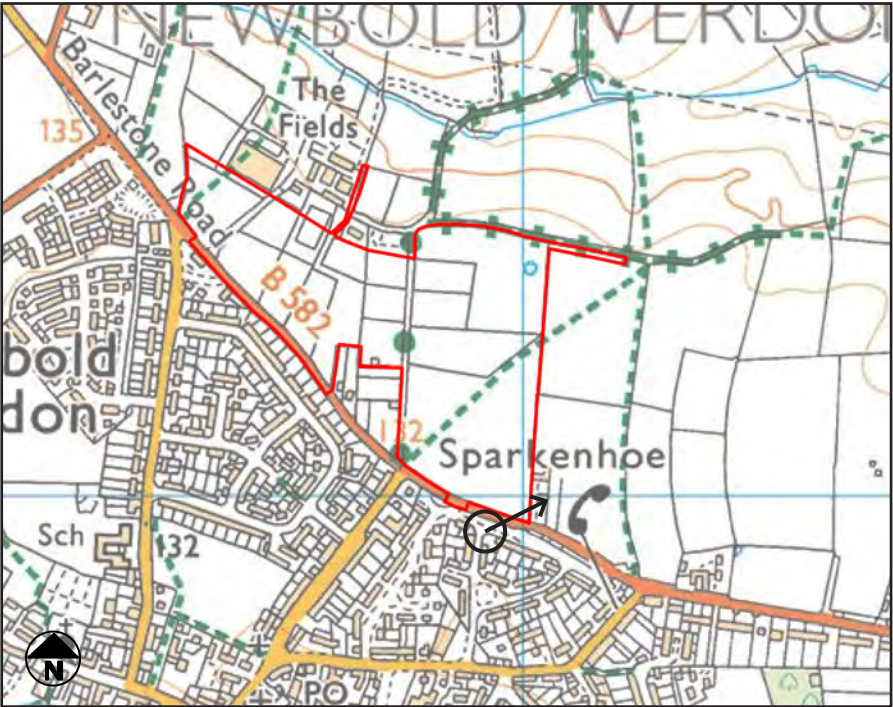
Camera make & model	- Canon EOS 6D, FFS	Viewpoint height (AOD)	- 132m
Date & time of photograph	- 18/10/2023 @ 13:48	Distance from site	- 30m
OS grid reference	- 444946, 303951		





CONTEXT BASELINE VIEWPOINT 15C

Northeast from Sparkenhoe – a residential street parallel to Barlestone Road



Camera make & model	- Canon EOS 6D, FFS	Viewpoint height (AOD)	- 132m
Date & time of photograph	- 18/10/2023 @ 13:48	Distance from site	- 30m
OS grid reference	- 444946, 303951		





CONTEXT BASELINE VIEWPOINT 16

East from the B858/B582 Barlestone Road junction – at the western gateway to Newbold Verdon Key Rural Centre



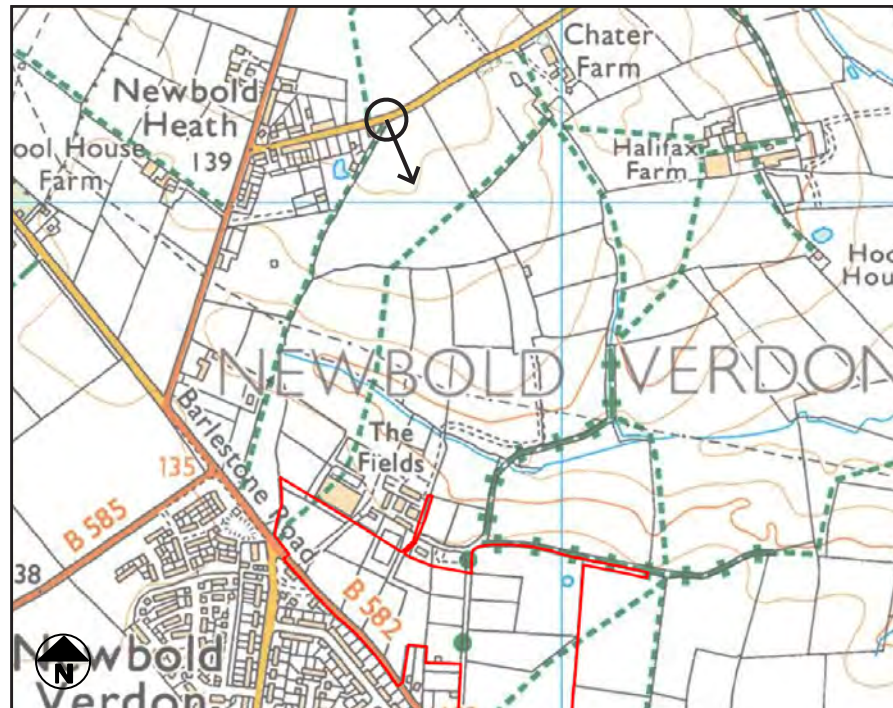
Camera make & model	– Canon EOS 6D, FFS	Viewpoint height (AOD)	– 135m
Date & time of photograph	– 18/10/2023 @ 14:13	Distance from site	– 190m
OS grid reference	– 444333, 304596		

PEGASUS
GROUP



CONTEXT BASELINE VIEWPOINT 17A

Southeast from PRoW Footpath R60 – north of the Site near
Merrylees Road, Newbold Heath



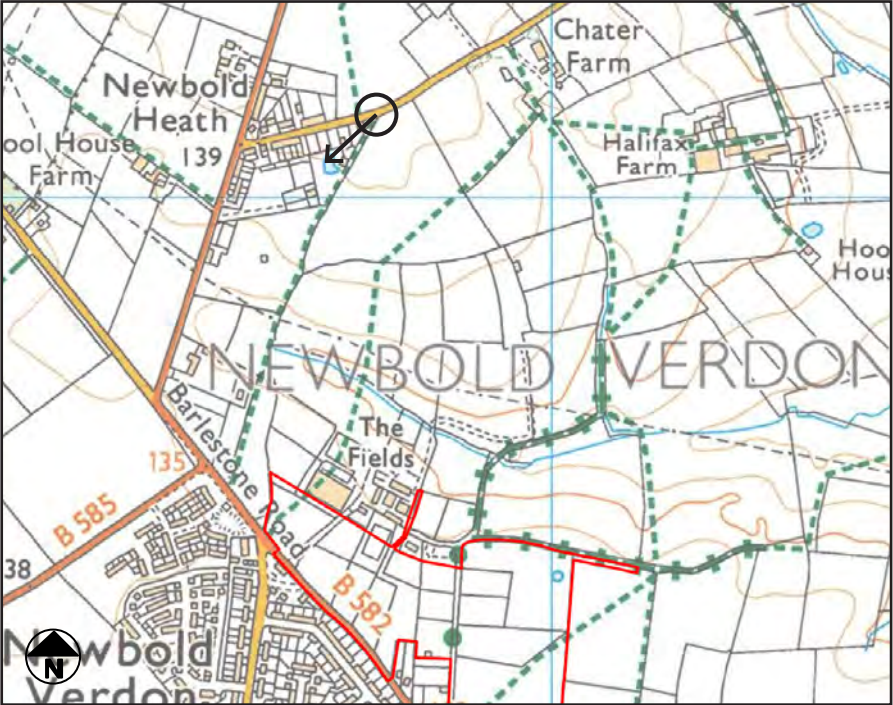
Camera make & model	– Canon EOS 6D, FFS	Viewpoint height (AOD)	– 143m
Date & time of photograph	– 18/10/2023 @ 14:32	Distance from site	– 655m
OS grid reference	– 444693, 305146		

PEGASUS
GROUP



CONTEXT BASELINE VIEWPOINT 17B

Southwest from PRow Footpath R60 – north of the Site near
Merrylees Road, Newbold Heath



Camera make & model	- Canon EOS 6D, FFS	Viewpoint height (AOD)	- 143m
Date & time of photograph	- 18/10/2023 @ 14:32	Distance from site	- 655m
OS grid reference	- 444693, 305146		





CONTEXT BASELINE VIEWPOINT 18A

South east from Public Footpath S11



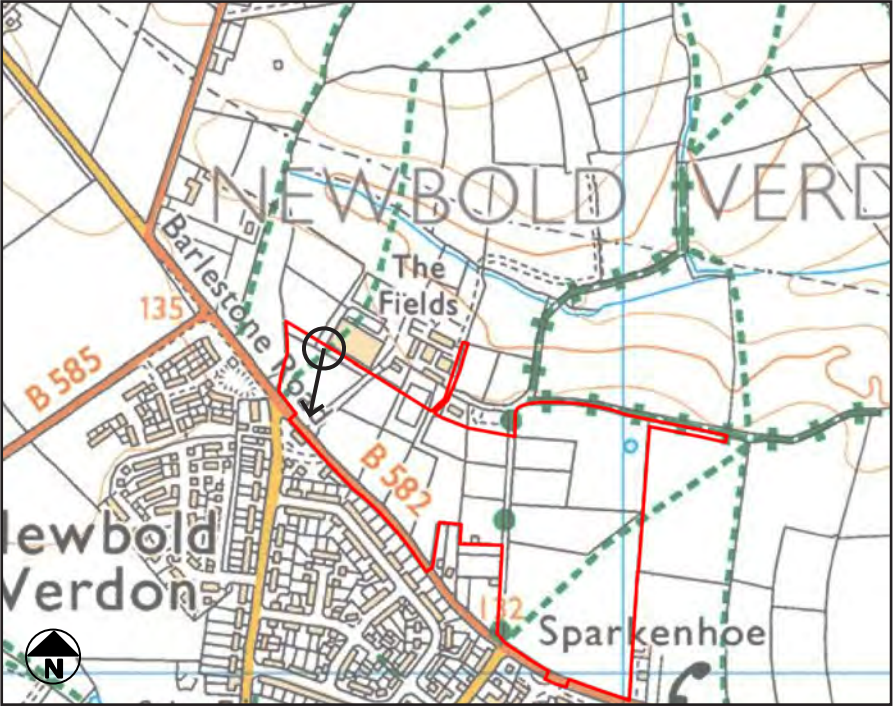
Camera make & model	- Canon EOS 6D, FFS	Viewpoint height (AOD)	- 132m
Date & time of photograph	- 07/02/2024 @ 15:30	Distance from site	- 0m
OS grid reference	- 444561, 304474		





CONTEXT BASELINE VIEWPOINT 18B

South east from Public Footpath S11



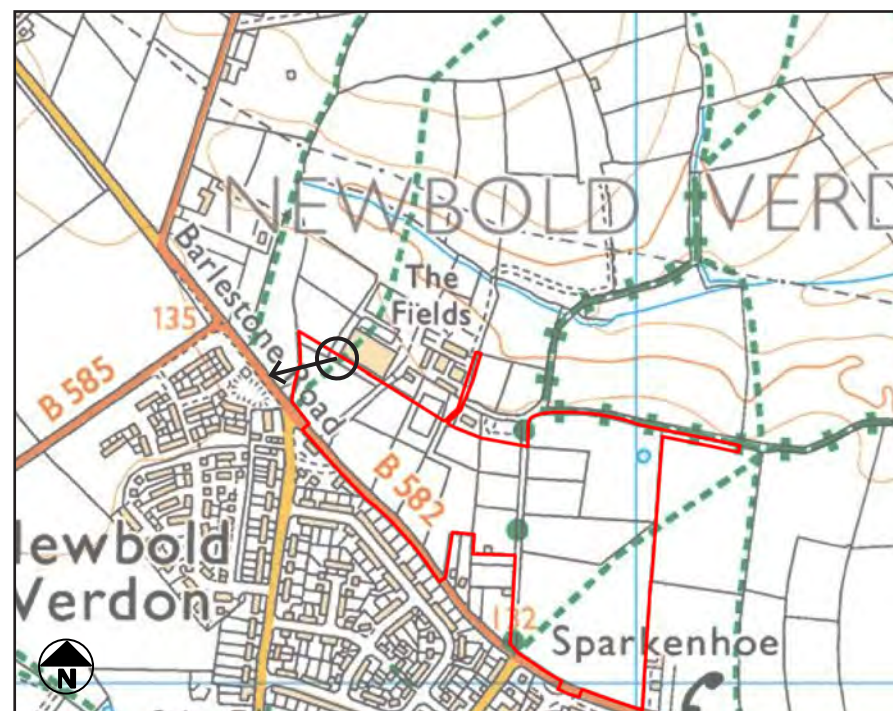
Camera make & model	- Canon EOS 6D, FFS	Viewpoint height (AOD)	- 132m
Date & time of photograph	- 07/02/2024 @ 15:30	Distance from site	- 0m
OS grid reference	- 444561, 304474		





CONTEXT BASELINE VIEWPOINT 18C

South east from Public Footpath S11

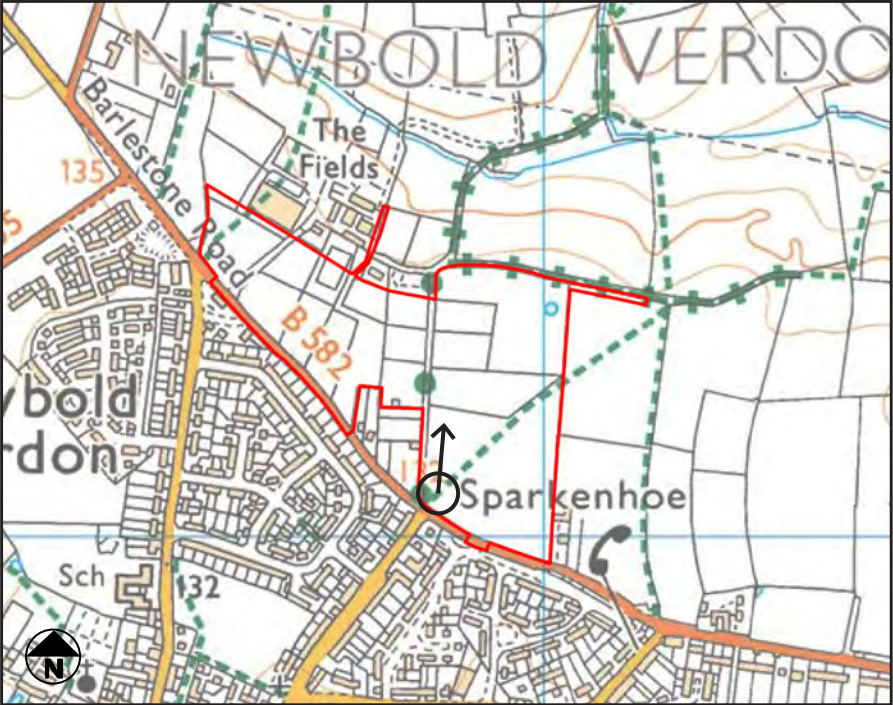


Camera make & model	- Canon EOS 6D, FFS	Viewpoint height (AOD)	- 132m
Date & time of photograph	- 07/02/2024 @ 15:30	Distance from site	- 0m
OS grid reference	- 444561, 304474		



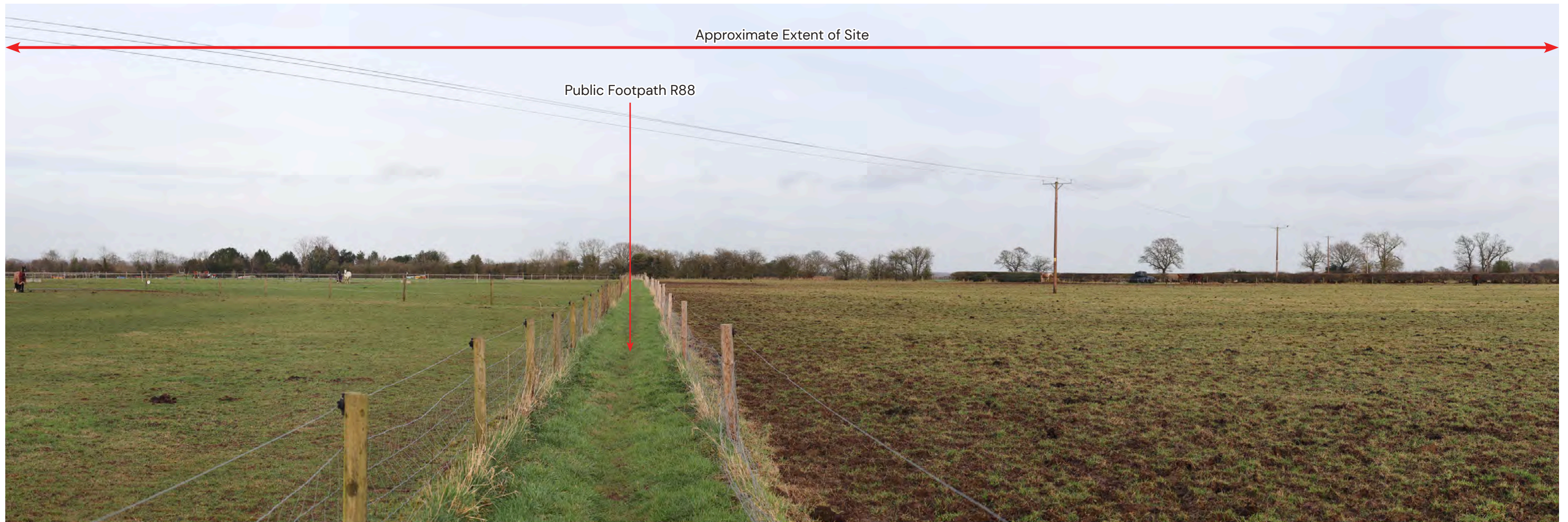
CONTEXT BASELINE VIEWPOINT 19A

Northeast from Public Footpath R88



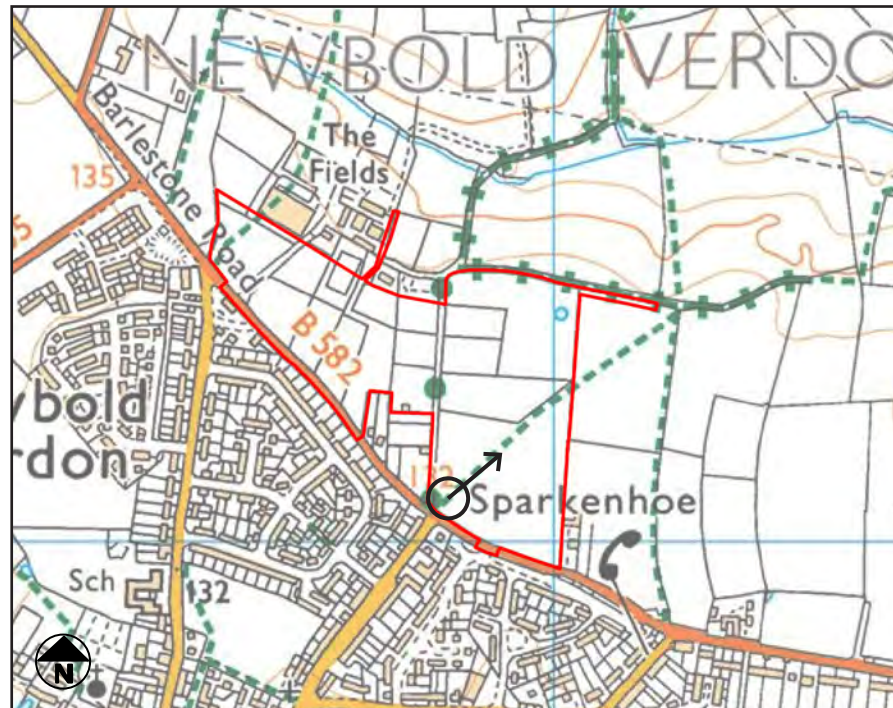
Camera make & model	- Canon EOS 6D, FFS	Viewpoint height (AOD)	- 132m
Date & time of photograph	- 07/02/2024 @ 15:42	Distance from site	- 0m
OS grid reference	- 444842, 304063		





CONTEXT BASELINE VIEWPOINT 19B

Northeast from Public Footpath R88



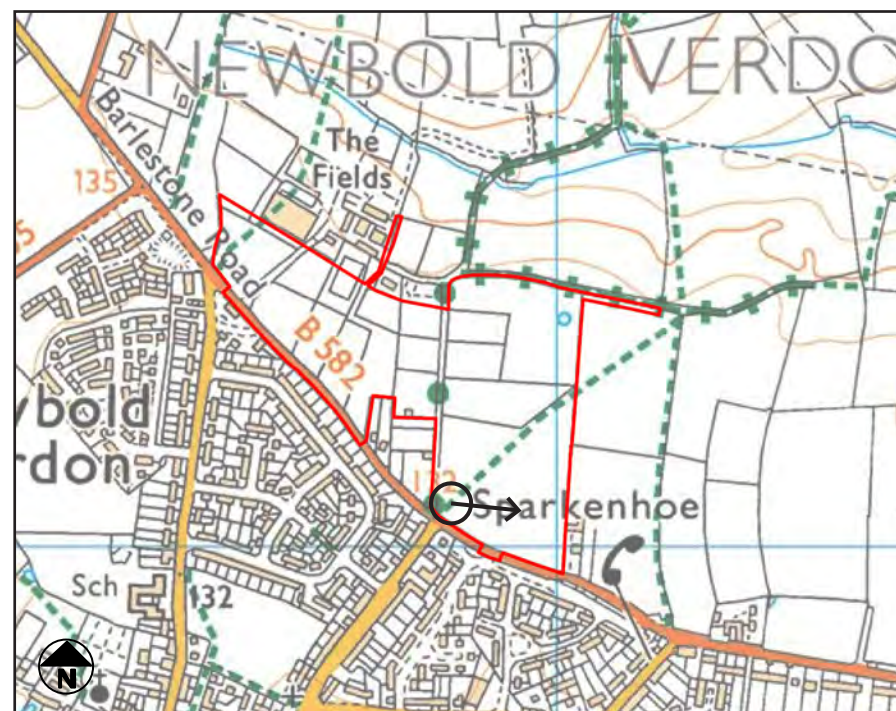
Camera make & model	- Canon EOS 6D, FFS	Viewpoint height (AOD)	- 132m
Date & time of photograph	- 07/02/2024 @ 15:42	Distance from site	- 0m
OS grid reference	- 444842, 304063		

PEGASUS
GROUP



CONTEXT BASELINE VIEWPOINT 19C

Northeast from Public Footpath R88



Camera make & model	- Canon EOS 6D, FFS	Viewpoint height (AOD)	- 132m
Date & time of photograph	- 07/02/2024 @ 15:42	Distance from site	- 0m
OS grid reference	- 444842, 304063		

PEGASUS
GROUP



CONTEXT BASELINE VIEWPOINT 20

Southwest from Public Footpath R88



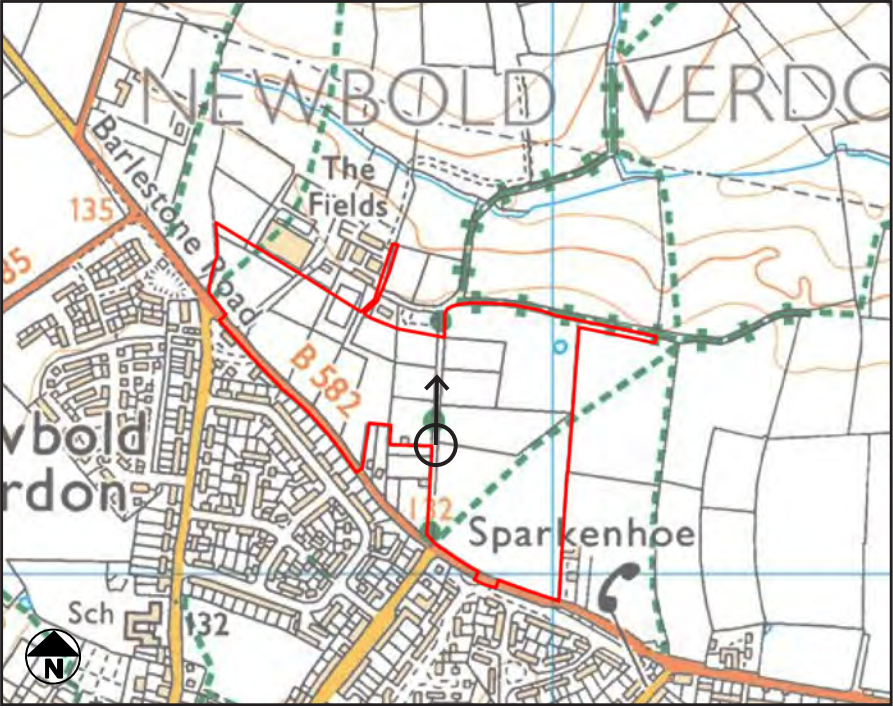
Camera make & model	- Canon EOS 6D, FFS	Viewpoint height (AOD)	- 133m
Date & time of photograph	- 07/02/2024 @ 15:53	Distance from site	- 0m
OS grid reference	- 445024, 304226		

PEGASUS
GROUP



CONTEXT BASELINE VIEWPOINT 21

North on Harry's Lane



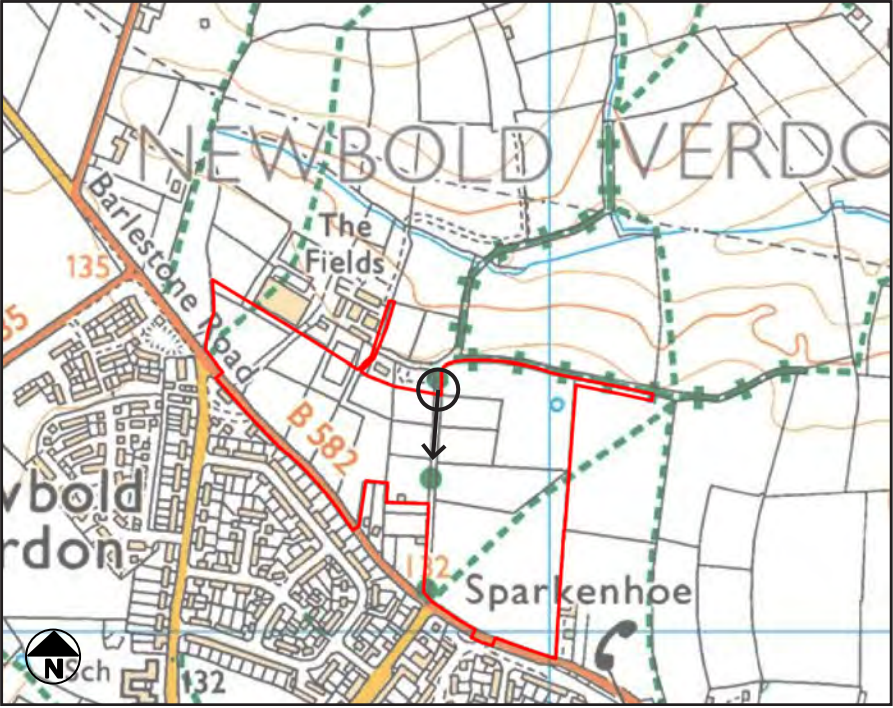
Camera make & model	- Canon EOS 6D, FFS	Viewpoint height (AOD)	- 133m
Date & time of photograph	- 07/02/2024 @ 16:02	Distance from site	- 0m
OS grid reference	- 444829, 304193		





CONTEXT BASELINE VIEWPOINT 22

South on Harry's Lane



Camera make & model	- Canon EOS 6D, FFS	Viewpoint height (AOD)	- 131m
Date & time of photograph	- 07/02/2024 @ 16:07	Distance from site	- 5m
OS grid reference	- 444837, 304354		





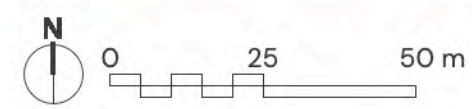
Appendix 1 – Outline Landscape Strategy Plan



Tree varieties for community orchard:
Malus domestica 'Annie Elizabeth'
Malus domestica 'Barnack Beauty'
Malus domestica 'Borkh'
Malus *cox's* *organe* *pippin*
Malus domestica 'Saint Airied'
Malus domestica 'French Codlin'
Malus domestica 'Peasgood's Nonsuch'
Malus domestica 'Annona Squamosa'

KEY

- Existing vegetation to be retained to BS 5837
- Public Right of Way (PROW)
- Existing byway open to all traffic
- Potential pedestrian cycle connection
- Unclassified Adopted Road
- Proposed street tree planting
- Proposed native tree planting
- Proposed orchard tree planting
- Proposed native hedgerow planting
- Proposed native shrub planting
- Proposed ornamental shrub planting
- Proposed rain garden planting
- Areas of proposed amenity grass eg. EG22 for use in amenity green space and verges
- Areas of proposed species rich long sward grassland eg. EG5 for use in areas of informal/semi-natural open space
- Areas of proposed Wildflower Grassland eg. EM4 for use in informal / semi-natural open space
- Areas of proposed wet meadow grassland eg. EM8 for use within the attenuation basin
- Proposed marginal aquatic planting
- Areas of bulb planting within grass
- Proposed swale
- Areas of residential development
- Proposed primary street
- Proposed secondary street
- Proposed tarmac paving
- Proposed footpath
- Proposed self-binding gravel surface
- Landscape buffer
- Community orchard
- Indicative car parking area
- Cemetery
- LEAP
- to include equipped play provision, with quantity, age range, accessibility of equipment, fencing and signage in line with local council play space guidance
- SuDs Basins
- Indicative foul pumping station
- Drainage outfall



BARLESTONE ROAD, NEWBOLD VERDON – LANDSCAPE STRATEGY PLAN



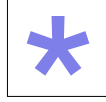
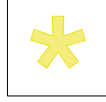
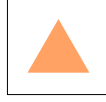
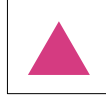
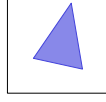
Appendix 2 – Parameter Plan

Issue:

© Pegasus Planning Group Limited. © Crown copyright and database rights OS 100042093. Promap Licence number 100020449. EmapSite Licence number 0100031673. Terms & Conditions @ pegasusgroup.co.uk



KEY

-  SITE BOUNDARY
-  PROPOSED OPEN SPACE
including sustainable urban drainage basins
-  PROPOSED DEVELOPMENT PARCELS
including roads/ footpaths/ infrastructure
-  LOCATION OF PROPOSED LAND
SET ASIDE FOR CEMETERY
-  SAFEGUARDED COMMUNITY
FACILITY LAND
-  INDICATIVE AREA REQUIRED FOR
INTERNAL ACCESS ROADS
not within the residential land use
-  INDICATIVE AREA REQUIRED FOR
PROPOSED ACCESS ROADS
not within the residential land use
-  PRIMARY VEHICULAR
ACCESS POINT
-  LOCATION OF INDICATIVE
PROPOSED BASINS
-  LOCATION OF EXISTING WATER
FEATURE
-  AGRICULTURAL ACCESS
-  PRIVATE DRIVE ACCESS TO (EXISTING)
WILLOWBROOK COTTAGE
-  PROPOSED INDICATIVE AREA OF PLAY
-  PROPOSED ACCESS TO CEMETERY
-  PROPOSED PEDESTRIAN/ CYCLE
ACCESS
-  RETAINED PROWL ACCESS POINTS
-  DRAINAGE OUTFALL

*All features and areas shown to a tolerance of 10m

BARLESTONE ROAD, NEWBOLD VERDON – PARAMETER PLAN

PEGASUS
GROUP



Appendix 3 – Assessment Methodology

1. LANDSCAPE AND VISUAL IMPACT ASSESSMENT METHODOLOGY

- 1.1 The Analysis is based on this methodology which has been undertaken with regards to best practice as outlined within the following publications:
- Guidelines for Landscape and Visual Impact Assessment (3rd Edition, 2013) - Landscape Institute / Institute of Environmental Management and Assessment;
 - Visual Representation of Development Proposals (2019) - Landscape Institute Technical Guidance Note 06/19;
 - An Approach to Landscape Character Assessment (2014) - Natural England;
 - An Approach to Landscape Sensitivity Assessment - To Inform Spatial Planning and Land Management (2019) - Natural England.
 - Reviewing Landscape Visual Impact Assessments (LVIAs and Landscape and Visual appraisals (LVAs) Technical Guidance Note 1/20 Landscape Institute.
 - Assessing Landscape Value Outside National Designations, Technical Guidance Note 02/21 - Landscape Institute (2021).
- 1.2 GLVIA3 states within paragraph 1.1 that "Landscape and Visual Impact Assessment (LVIA) is a tool used to identify and assess the significance of and the effects of change resulting from development on both the landscape as an environmental resource in its own right and on people's views and visual amenity."¹
- 1.3 GLVIA3 also states within paragraph 1.17 that when identifying landscape and visual effects there is a "need for an approach that is in proportion to the scale of the project that is being assessed and the nature of the likely effects. Judgement needs to be exercised at all stages in terms of the scale of investigation that is appropriate and proportional."²
- 1.4 GLVIA3 recognises within paragraph 2.23 that "professional judgement is a very important part of LVIA. While there is some scope for quantitative measurement of some relatively objective matters much of the assessment must rely on qualitative judgements"³ undertaken by a landscape consultant or a Chartered Member of the Landscape Institute (CMLI).
- 1.5 GLVIA3 notes in paragraph 1.3 that "LVIA may be carried out either formally, as part of an Environmental Impact Assessment (EIA), or informally, as a contribution to the 'appraisal' of development proposals and planning applications."⁴ Although the proposed development is not subject to an EIA requiring an assessment of the

¹ Para 1.1, Page 4, GLVIA, 3rd Edition

² Para 1.17, Page 9, GLVIA, 3rd Edition

³ Para 2.23, Page 21, GLVIA, 3rd Edition

⁴ Para 1.3, Page 4, GLVIA, 3rd Edition

likely significance of effects, this assessment is also titled as an LVIA rather than an 'appraisal' in the interests of common understanding with other planning consultants.

- 1.6 The effects on cultural heritage and ecology are not considered within this LVIA.

Study Area

- 1.7 The study area for this LVIA covers a 3km radius from the site. However, the main focus of the assessment was taken as a radius of 1km from the site as it is considered that even with clear visibility the proposals would not be perceptible in the landscape beyond this distance.

Effects Assessed

- 1.8 Landscape and visual effects are assessed through professional judgements on the sensitivity of landscape elements, character and visual receptors combined with the predicted magnitude of change arising from the proposals. The landscape and visual effects have been assessed in the following sections:
- Effects on landscape elements;
 - Effects on landscape character; and
 - Effects on visual amenity.
- 1.9 Sensitivity is defined in GLVIA3 as "a term applied to specific receptors, combining judgments of susceptibility of the receptor to a specific type of change or development proposed and the value related to that receptor."⁵ Various factors in relation to the value and susceptibility of landscape elements, character, visual receptors or representative viewpoints are considered below and cross referenced to determine the overall sensitivity as shown in Table 1:

Table 1, Overall sensitivity of landscape and visual receptors				
	VALUE			
SUSCEPTIBILITY		HIGH	MEDIUM	LOW
	HIGH	High	High	Medium
	MEDIUM	High	Medium	Medium
	LOW	Medium	Medium	Low

⁵ Glossary, Page 158, GLVIA, 3rd Edition

1.10 Magnitude of change is defined in GLVIA3 as “a term that combines judgements about the size and scale of the effect, the extent over which it occurs, whether it is reversible or irreversible and whether it is short or long term in duration.”⁶ Various factors contribute to the magnitude of change on landscape elements, character, visual receptors and representative viewpoints.

1.11 The sensitivity of the landscape and visual receptor and the magnitude of change arising from the proposals are cross referenced in Table 11 to determine the overall degree of landscape and visual effects.

2. EFFECTS ON LANDSCAPE ELEMENTS

2.1 The effects on landscape elements includes the direct physical change to the fabric of the land, such as the removal of woodland, hedgerows or grassland to allow for the proposals.

Sensitivity of Landscape Elements

2.2 Sensitivity is determined by a combination of the value that is attached to a landscape element and the susceptibility of the landscape element to changes that would arise as a result of the proposals – see pages 88-90 of GLVIA3. Both value and susceptibility are assessed on a scale of high, medium or low.

2.3 The criteria for assessing the value of landscape elements and landscape character is shown in Table 2:

Table 2, Criteria for assessing the value of landscape elements and landscape character	
HIGH	Designated landscape including but not limited to World Heritage Sites, National Parks, Areas of Outstanding Natural Beauty considered to be an important component of the country's character or non-designated landscape of a similar character and quality. Landscape condition is good and components are generally maintained to a high standard. In terms of seclusion, enclosure by land use, traffic and movement, light pollution and absence of major built infrastructure, the landscape has an elevated level of tranquillity. Rare or distinctive landscape elements and features are key components that contribute to the landscape character of the area.

⁶ Glossary, Page 158, GLVIA, 3rd Edition

MEDIUM	Undesignated landscape including urban fringe and rural countryside considered to be a distinctive component of the national or local landscape character. Landscape condition is fair and components are generally well maintained. In terms of seclusion, enclosure by land use, traffic and movement, light pollution and some major built infrastructure, the landscape has a moderate level of tranquillity. Rare or distinctive landscape elements and features are notable components that contribute to the character of the area.
LOW	Undesignated landscape including urban fringe and rural countryside considered to be of unremarkable character. Landscape condition may be poor and components poorly maintained or damaged. In terms of seclusion, enclosure by land use, traffic and movement, light pollution and significant major built infrastructure, the landscape has limited levels of tranquillity. Rare or distinctive elements and features are not notable components that contribute to the landscape character of the area.

2.4 The criteria for assessing the susceptibility of landscape elements and landscape character is shown in Table 3:

Table 3, Criteria for assessing landscape susceptibility	
HIGH	Scale of enclosure – landscapes with a low capacity to accommodate the type of development being proposed owing to the interactions of topography, vegetation cover, built form, etc. Nature of land use – landscapes with no or little existing reference or context to the type of development being proposed. Nature of existing elements – landscapes with components that are not easily replaced or substituted (e.g. ancient woodland, mature trees, historic parkland, etc). Nature of existing features – landscapes where detracting features, major infrastructure or industry is not present or where present has a limited influence on landscape character.
MEDIUM	Scale of enclosure – landscapes with a medium capacity to accommodate the type of development being proposed owing to the interactions of topography, vegetation cover, built form, etc. Nature of land use – landscapes with some existing reference or context to the type of development being proposed.

	Nature of existing elements – landscapes with components that are easily replaced or substituted. Nature of existing features – landscapes where detracting features, major infrastructure or industry is present and has a noticeable influence on landscape character.
LOW	Scale of enclosure – landscapes with a high capacity to accommodate the type of development being proposed owing to the interactions of topography, vegetation cover, built form, etc. Nature of land use – landscapes with extensive existing reference or context to the type of development being proposed. Nature of existing features – landscapes where detracting features or major infrastructure is present and has a dominating influence on the landscape.

2.5 Various factors in relation to the value and susceptibility of landscape elements are assessed and cross referenced to determine the overall sensitivity as shown in Table 1.

2.6 Sensitivity is defined in GLVIA3 as “a term applied to specific receptors, combining judgments of susceptibility of the receptor to a specific type of change or development proposed and the value related to that receptor.”⁷ The definitions for high, medium, low landscape sensitivity are shown in Table 4:

Table 4, Criteria for assessing landscape sensitivity	
HIGH	Landscape element or character area defined as being of high value combined with a high or medium susceptibility to change. Landscape element or character area defined as being of medium value combined with a high susceptibility to change.
MEDIUM	Landscape element or character area defined as being of high value combined with a low susceptibility to change. Landscape element or character area defined as being of medium value combined with a medium or low susceptibility to change. Landscape element or character area defined as being of low value combined with a high or medium susceptibility to change.

⁷ Glossary, Page 158, GLVIA, 3rd Edition

LOW	Landscape element or character area defined as being of low value combined with a low susceptibility to change.
------------	---

Magnitude of Change on Landscape Elements

- 2.7 Professional judgement has been used to determine the magnitude of change on individual landscape elements within the site as shown in Table 5:

Table 5, Criteria for assessing magnitude of change for landscape elements	
HIGH	Substantial loss/gain of a landscape element.
MEDIUM	Partial loss/gain or alteration to part of a landscape element.
LOW	Minor loss/gain or alteration to part of a landscape element.
NEGLIGIBLE	No loss/gain or very limited alteration to part of a landscape element.

3. EFFECTS ON LANDSCAPE CHARACTER

- 3.1 Landscape character is defined as the “distinct, recognisable and consistent pattern of elements in the landscape that makes one landscape different from another, rather than better or worse.”⁸
- 3.2 The assessment of effects on landscape character considers how the introduction of new landscape elements physically alters the landform, landcover, landscape pattern and perceptual attributes of the site or how visibility of the proposals changes the way in which the landscape character is perceived.

Sensitivity of Landscape Character

- 3.3 Sensitivity is determined by a combination of the value that is attached to a landscape and the susceptibility of the landscape to changes that would arise as a result of the proposals – see pages 88-90 of GLVIA3. Both value and susceptibility are assessed on a scale of high, medium or low.
- 3.4 The criteria for assessing the value of landscape character is shown in Table 2.

⁸ Glossary, Page 157, GLVIA, 3rd Edition

3.5 The criteria for assessing the susceptibility of landscape character is shown in Table 3.

3.6 The overall sensitivity is determined through cross referencing the value and susceptibility of landscape character as shown in Table 1.

Magnitude of Change on Landscape Character

3.7 Professional judgement has been used to determine the magnitude of change on landscape character as shown in Table 6:

Table 6, Criteria for assessing magnitude of change on landscape character	
HIGH	Introduction of major new elements into the landscape or some major change to the scale, landform, landcover or pattern of the landscape.
MEDIUM	Introduction of some notable new elements into the landscape or some notable change to the scale, landform, landcover or pattern of the landscape.
LOW	Introduction of minor new elements into the landscape or some minor change to the scale, landform, landcover or pattern of the landscape.
NEGLIGIBLE	No notable or appreciable introduction of new elements into the landscape or change to the scale, landform, landcover or pattern of the landscape.

4. EFFECTS ON VISUAL AMENITY

4.1 Visual amenity is defined within GLVIA3 as the “overall pleasantness of the views people enjoy of their surroundings, which provides an attractive visual setting or backdrop for the enjoyment of activities of the people living, working, recreating, visiting or travelling through an area.”⁹

4.2 The effects on visual amenity considers the changes in views arising from the proposals in relation to visual receptors including settlements, residential properties, transport routes, recreational facilities and attractions; and

⁹ Page 158, Glossary, GLVIA3

representative viewpoints or specific locations within the study area as agreed with the Local Planning Authority.

Sensitivity of Visual Receptors

4.3 Sensitivity is determined by a combination of the value that is attached to a view and the susceptibility of the visual receptor to changes in that view that would arise as a result of the proposals – see pages 113-114 of GLVIA3. Both value and susceptibility are assessed on a scale of high, medium or low.

4.4 The criteria for assessing the value of views are shown in Table 7:

Table 7, Criteria for assessing the value of views	
HIGH	Views with high scenic value within designated landscapes including but not limited to World Heritage Sites, National Parks, Areas of Outstanding Natural Beauty, etc. Likely to include key viewpoints on OS maps or reference within guidebooks, provision of facilities, presence of interpretation boards, etc.
MEDIUM	Views with moderate scenic value within undesignated landscape including urban fringe and rural countryside.
LOW	Views with unremarkable scenic value within undesignated landscape with partly degraded visual quality and detractors.

4.5 The criteria for assessing the susceptibility of views are shown in Table 8:

Table 8, Criteria for assessing visual susceptibility	
HIGH	Includes occupiers of residential properties and people engaged in recreational activities in the countryside using public rights of way (PROW).
MEDIUM	Includes people engaged in outdoor sporting activities and people travelling through the landscape on minor roads and trains.
LOW	Includes people at places of work e.g. industrial and commercial premises and people travelling through the landscape on major roads and motorways.

- 4.6 Sensitivity is defined in GLVIA3 as “a term applied to specific receptors, combining judgments of susceptibility of the receptor to a specific type of change or development proposed and the value related to that receptor.”¹⁰ The definitions for high, medium, low visual sensitivity are shown in Table 9:

Table 9, Criteria for assessing visual sensitivity	
HIGH	Visual receptor defined as being of high value combined with a high or medium susceptibility to change. Visual receptor defined as being of medium value combined with a high susceptibility to change.
MEDIUM	Visual receptor defined as being of high value combined with a low susceptibility to change. Visual receptor defined as being of medium value combined with a medium or low susceptibility to change. Visual receptor defined as being of low value combined with a high or medium susceptibility to change.
LOW	Visual receptor defined as being of low value combined with a low susceptibility to change.

Magnitude of Change on Visual Receptors

- 4.7 Professional judgement has been used to determine the magnitude of change on visual receptors as shown in Table 10:

Table 10, Criteria for assessing magnitude of change for visual receptors	
HIGH	Major change in the view that has a substantial influence on the overall view.
MEDIUM	Some change in the view that is clearly visible and forms an important but not defining element in the view.
LOW	Some change in the view that is appreciable with few visual receptors affected.
NEGLIGIBLE	No notable change in the view.

¹⁰ Glossary, Page 158, GLVIA, 3rd Edition

5. SIGNIFICANCE OF LANDSCAPE AND VISUAL EFFECTS

- 5.1 The likely significance of effects is dependent on all of the factors considered in the sensitivity and the magnitude of change upon the relevant landscape and visual receptors. These factors are assimilated to assess whether or not the proposed development will have a likely significant or not significant effect. The variables considered in the evaluation of the sensitivity and the magnitude of change is reviewed holistically to inform the professional judgement of significance.
- 5.2 Within Table 11 below, the major effects highlighted in grey are considered to be significant in terms of the EIA Regulations. It should be noted that whilst an individual effect may be significant, it does not necessarily follow that the proposed development would be unacceptable in the planning balance. The cross referencing of the sensitivity and magnitude of change on the landscape and visual receptor determines the significance of effect as shown in Table 11:

Table 11, Significance of landscape and visual effects				
		Sensitivity		
		HIGH	MEDIUM	LOW
Magnitude of Change	HIGH	Major	Major	Moderate
	MEDIUM	Major	Moderate	Minor
	LOW	Moderate	Minor	Minor
	NEGLIGIBLE	Negligible	Negligible	Negligible

6. TYPICAL DESCRIPTORS OF LANDSCAPE EFFECTS

6.1 The typical descriptors of the landscape effects are detailed within Table 12:

Table 12, Typical Descriptors of Landscape Effects	
MAJOR BENEFICIAL	Substantially: - enhance the character (including value) of the landscape; - enhance the restoration of characteristic features and elements lost as a result of changes from inappropriate management or development; - enable a sense of place to be enhanced.
MODERATE BENEFICIAL	Moderately: - enhance the character (including value) of the landscape; - enable the restoration of characteristic features and elements partially lost or diminished as a result of changes from inappropriate management or development; - enable a sense of place to be restored.
MINOR BENEFICIAL	Slightly: - complement the character (including value) of the landscape; - maintain or enhance characteristic features or elements; - enable some sense of place to be restored.
NEGLIGIBLE	The proposed changes would (on balance) maintain the character (including value) of the landscape and would: - be in keeping with landscape character and blend in with characteristic features and elements; - Enable a sense of place to be maintained.
NO CHANGE	The proposed changes would not be visible and there would be no change to landscape character.
MINOR ADVERSE	Slightly: - not quite fit the character (including value) of the landscape; - be a variance with characteristic features and elements; - detract from sense of place.
MODERATE ADVERSE	Moderately: - conflict with the character (including value) of the landscape; - have an adverse effect on characteristic features or elements; - diminish a sense of place.
MAJOR ADVERSE	Substantially: - be at variance with the character (including value) of the landscape; - degrade or diminish the integrity of a range of characteristic features and elements or cause them to be lost; - change a sense of place.

7. TYPICAL DESCRIPTORS OF VISUAL EFFECTS

7.1 The typical descriptors of the visual effects are detailed within Table 13:

Table 13, Typical Descriptors of Visual Effects	
MAJOR BENEFICIAL	Proposals would result in a major improvement in the view.
MODERATE BENEFICIAL	Proposals would result in a clear improvement in the view.
MINOR BENEFICIAL	Proposals would result in a slight improvement in the view.
NEGLIGIBLE	The proposed changes would be in keeping with, and would maintain, the existing view or where (on balance) the proposed changes would maintain the general appearance of the view (which may include adverse effects which are offset by beneficial effects for the same receptor) or due to distance from the receptor, the proposed change would be barely perceptible to the naked eye.
NO CHANGE	The proposed changes would not be visible and there would be no change to the view.
MINOR ADVERSE	Proposals would result in a slight deterioration in the view.
MODERATE ADVERSE	Proposals would result in a clear deterioration in the view.
MAJOR ADVERSE	Proposals would result in a major deterioration in the view.

8. NATURE OF EFFECTS

8.1 GLVIA3 includes an entry that states *"effects can be described as positive or negative (or in some cases neutral) in their consequences for views and visual amenity."*¹¹ GLVIA3 does not, however, state how negative or positive effects should be assessed, and this therefore becomes a matter of professional judgement supported by site specific justification within the LVIA.

¹¹ Para 6.29, Page 113, GLVIA 3rd Edition

Town & Country Planning Act 1990 (as amended)
Planning and Compulsory Purchase Act 2004

33 Sheep Street, Cirencester
GL7 1RQ
T 01285 641717
cirencester@pegasusgroup.co.uk
Offices throughout the UK and Ireland.

Expertly Done.

DESIGN | ECONOMICS | ENVIRONMENT | HERITAGE | LAND & PROPERTY | PLANNING | TRANSPORT & INFRASTRUCTURE



All paper sourced from sustainably managed forests.

Pegasus Group is a trading name of Pegasus Planning Group Limited (07277000) registered in England and Wales.

Registered office: Querns Business Centre, Whitworth Road, Cirencester, Gloucestershire, GL7 1RT
We are ISO certified 9001, 14001, 45001



Pegasus_Group



pegasusgroup



Pegasus_Group

PEGASUSGROUP.CO.UK