

**Hinckley and Bosworth Borough
Council**

**Land off Station Road,
Market Bosworth
Ref: 24/01079/OUT
LVIA Review**

Prepared by LUC
March 2025



Hinckley and Bosworth Borough Council

Land off Station Road, Market Bosworth LVIA Review

Project Number
13360

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Chapter 1

Introduction

Overview

1.1 LUC was commissioned by Hinckley and Bosworth Borough Council (HBBC) to review the Landscape and Visual Impact Assessment (LVIA) prepared by Tyler Grange in November 2024 on behalf of the applicant to accompany an outline planning application 24/01079/OUT for residential development at 'land off Station Road, Market Bosworth, Nuneaton'. This document shall hereafter be referred to as the LVIA or the applicant's LVIA.

1.2 It is noted that the applicant's LVIA is not part of a wider Environmental Impact Assessment (EIA) as the proposed development does not fall into the development category which requires such assessment as stipulated in the EIA Regulations (2017).

1.3 This review comments on the robustness of the LVIA in relation to the following points as set out within the Landscape Institute's Technical Guidance Note (TGN) 1/20: Reviewing Landscape and Visual Impact Assessments and Visual Appraisals¹:

- **Chapter 2: Methodology and Scope:** Does the LVIA comply with current best practice guidance, namely the Guidelines for Landscape and Visual Impact Assessment, Third Edition (GLVIA3)² in respect of methodology structure and consistent application of the methodology? Does the LVIA comply with the Landscape Institute Technical Guidance Note 06/19: Visual Representation of Development Proposals in respect of the scope and presentation of visualisations accompanying the LVIA?
- **Chapter 3: Baseline Content and Assessment Outcomes:** Including the analysis of appropriate and complete selection of landscape and visual receptors, and appropriate and proportionate selection of viewpoints and the appropriateness of the proposed landscape and visual mitigation.
- **Chapter 4: Presentation of Assessment Findings:** Does the LVIA provide transparency, objectivity and clarity of thinking, appropriate and proportionate communication of all aspects of the assessment of landscape and visual effects including cumulative effects?

Author Qualifications and Experience

1.4 This LVIA review has been prepared by Julie Hyslop BA (Hons), DipLA, CMLI, an Associate Landscape Architect in LUC's Manchester Office and Chartered Member of the Landscape Institute. Julie has over 18 years' experience in the field of LVIA and is highly experienced in assessment work both for developers and behalf of Local Authorities. Julie is a respected Expert Witness who has prepared Proofs of Evidence, Statements of Common Ground and has spoken at both planning committees and provided evidence at Public Inquiries.

1.5 The information provided within this review is given as an objective, professional judgement.

1.6 A Quality Assurance review process has been undertaken by an Associate Director at LUC.

The Site

1.7 The site is located on the northwest edge of the village of Market Bosworth. It lies between existing residential and light industrial development on Station Road to the south, a consented clubhouse and chalet development at the disused Kyngs Golf Course to the north, recently constructed residential development at Bosworth Marina to the west, and under construction residential development to the south west. The site measures approximately 7.88 hectares (ha) and currently comprises three

¹ Landscape Institute (2020) Reviewing Landscape and Visual Impact Assessments (LVIAs) and Landscape and Visual Appraisals (LVAs).

² Landscape Institute and Institute of Environmental Management and Assessment Guidelines for Landscape and Visual impact Assessment 3rd Edition, 2013 (GLVIA3)

pastoral fields divided by two north to south orientated access tracks, one leading to the currently disused Kyngs Golf Club and the other servicing a residential property. Other features within the site include a small pond in the west, avenue trees, well-maintained hedgerow flanking part of Station Road, remnant mature hedgerow trees in the east and timber post and rail fencing. The landform within the site is gently undulating between approximately 100m above ordnance datum (AOD) in the west, before rising steeply to around 115m AOD in the east.

1.8 The site and surrounding land falls within National Character Area Profile 94: Leicestershire Vales³ and within 'Landscape Character Area C – Bosworth Parkland' of the borough-level landscape character assessment⁴. Market Bosworth Neighbourhood Plan 2014 – 2026⁵ identifies two important views relating to the site: View 1 along Station Road looking east and Vista 11 from the corner of Godsons Hill and Station Road looking north and north west. The neighbourhood plan notes that View 1 "is important because it shows how close the countryside is to the built form of the village and the fact that the settlement sits on an open wooded hilltop" (page 29)⁵; and that Vista 11 "is important because it provides extensive views of north west Leicestershire" (page 32)⁵.

1.9 The site has been subject to a previously submitted planning application which although recommended for consent by the HBBC planning officer at the time, was refused at Planning Committee and subsequently dismissed at Appeal.

1.10 Application Ref. 24/01079/OUT provides a revised layout, which includes a larger application boundary to incorporate a third field to the west adjacent the Battlefield Line Heritage Railway with parameters for residential development increased from approximately 63 dwellings to approximately 126 dwellings. The proposed development also includes vehicular and pedestrian access from Station Road, approximately 4.18ha publicly accessible open space, a play area, Sustainable Urban Drainage (SuDS) features and biodiversity improvements.

³ Natural England (2014) NCA Profile: 94 Leicestershire Vales

⁴ LUC (on behalf of Hinckley & Bosworth Borough Council) (2017) Hinckley and Bosworth Borough Landscape Character Assessment.

⁵ Market Bosworth Parish Council (adopted September 2015) Market Bosworth Neighbourhood Plan 2014 – 2026.

Chapter 2

Methodology, Scope and Process

2.1 This chapter presents a review of the methodology, scope and process used in Tyler Grange's LVIA and how this relates to current industry best practice as set out in GLVIA3; subsequently clarified by The Landscape Institute Technical Guidance Note TGN 2024-01: The Notes and Clarifications on Aspects of Guidelines for Landscape and Visual Impact Assessment Third Edition.

Consistency with Current Best Practice Guidance

2.2 The LVIA makes clear reference to the relevance of GLVIA3, and the assessment broadly aligns with the principles set out in GLVIA3.

2.3 The applicant clearly identifies the following key sections within the LVIA:

- Baseline studies.
- The design process.
- Description of the proposals
- Mitigation measures.
- Assessment of landscape effects.
- Assessment of visual effects.

2.4 The LVIA clearly separates landscape and visual receptors and assesses the effect of the proposed development on receptors as defined within each category.

2.5 The applicant provides a detailed landscape assessment presented in a tabular form in LVIA Appendix 5 and a detailed visual assessment presented in tabular form in LVIA Appendix 6.

2.6 The applicant assesses both the sensitivity of each landscape and visual receptor identified as a combination of judgments on susceptibility and value, and the magnitude of change for each landscape and visual receptor identified as a combination of judgements on scale of change, geographic extent, duration and reversibility. Please also refer to para. 2.9 of this LVIA review.

2.7 The assessment thresholds noted within the applicant's methodology to assess effects on landscape and visual effects as noted in LVIA Appendix 1 are clearly defined and appear consistent with guidance set out in GLVIA3.

2.8 The list of landscape receptors noted in the applicant's LVIA para. 5.28 has been reviewed and is considered to be comprehensive.

2.9 The list of visual receptors noted in the applicant's LVIA para. 6.30 has been reviewed and this is considered to be predominantly comprehensive (please see para. 2.10 of this LVIA review).

2.10 It is acknowledged that the applicant's LVIA includes consideration of View 1 and Vista 11 as described in the Market Bosworth Neighbourhood Plan 2014-2026 (2015). The application of this policy as part of the applicant's assessment process is reviewed in Chapter 3 of this LVIA review.

2.11 The applicant's LVIA includes a summary of all assessed landscape and visual effects which is consistent with best practice guidance set out within GLVIA3.

2.12 The applicant's LVIA provides a clear process to explain the basis for its findings and conclusions.

2.13 Overall, the methodology, scope and process relating to the applicant's LVIA appear proportionate to the scale of the project.

2.14 The applicant has produced 16nr baseline annotated viewpoint photographs. These are generally produced in accordance with Landscape Institute Technical Guidance Note 06/19: Visual Representation of Development Proposals. Please refer to Chapter 3 paragraph 3.13 for further analysis.

Omissions / Lack of Clarity within the LVIA

2.15 There is lack of clarity as to how the applicant has combined sensitivity with magnitude of change to determine an overall level of effect on both landscape and visual receptors. The applicant states within their methodology (Applicant's LVIA Appendix 1), an explanation of the terminology used to explain the assessed **direction** of landscape and visual effect (adverse, neutral, beneficial). The applicant has not provided an explanation as to the terminology used to determine the overall **level** of effect (e.g. negligible, minor, moderate, major) as stated within Applicant's LVIA Appendix 5 and Appendix 6 relating to the detailed landscape and visual assessments. As a result of this omission HBBC has no definition of the consequences for each level of effect. For clarity, LUC's definition of the level of landscape effects and visual effects for a similar sized residential scheme are indicated in Table 2.1 and 2.2 below.

Table 2.1 Overall Level of Landscape Effect

Level	Effect description
Major	The development would result in an obvious change in landscape characteristics and character, likely affecting a landscape with a moderate or high susceptibility to that type of change. This level of effect may also occur when a medium scale of effect acts on a nationally valued landscape. The effect is likely to be long term and affect a relatively large area.
Moderate	The development would result in a noticeable change in landscape characteristics and character, likely affecting a landscape with a moderate susceptibility to that type of change. This level of effect may also occur when a smaller scale of effect acts on a more widely valued landscape, or a larger scale of effect acting on a landscape valued at a more local level. This level of effect may also occur when a large scale of effect occurs over a relatively short period or over a small area.
Minor	The development would result in a small change in landscape characteristics and character over a long term. This level of effect may also occur when a larger scale of effect is of short duration or confined to the site.
Negligible	The development would not result in a noticeable change in landscape characteristics/character.

Table 2.2 Overall Level of Visual Effect

Level	Effect description
Major	The development would result in an obvious change in views and visual amenity, likely affecting viewers with a moderate or high susceptibility to visual change. This level of effect may also occur when a medium scale of effect acts on a highly valued view or on viewers with a particularly high susceptibility to change. The effect is likely to be long term or affects a relatively large part of the receptor.
Moderate	The development would result in a noticeable change in views and visual amenity, likely affecting viewers with a moderate susceptibility to visual change. This level of effect may also occur when a smaller scale of effect acts on a viewer with a high susceptibility to visual change (or on a highly valued view), or a larger scale of effect acting on a viewer with lower susceptibility to visual change. This level of effect may also occur when a large scale of effect occurs over a relatively short period or affects a smaller part of the receptor.
Minor	The development would result in a small change in views and visual amenity over a long term.

	This level of effect may also occur when a larger scale of effect is of short duration or affects a small part of the receptor.
Negligible	The project would not result in a noticeable change in views or visual amenity.

2.16 The landscape and visual assessment tables (TG3, TG4 and TG5) within the LVIA Appendix 4 provide a detailed narrative but do not clearly align the receptor's sensitivity from table TG2 alongside the magnitude of change to reinforce the conclusion on level of effect for each receptor at each stage of the proposed development (construction, Year 1 and Year 15 operation).

2.17 The applicant's LVIA does not assess cumulative landscape and visual effects. There is mention within the applicant's LVIA of recently consented schemes, including the hotel / clubhouse / holiday lodges at Kyngs Golf Club to the immediate north of the site, and this is discussed by the applicant as part of the assumed future baseline but the effects of such schemes in combination with the proposed development, particularly in respect of the effect on the landscape resource, and proximity to visual receptors have not been clearly presented to HBBC as part of the LVIA. A full review of consented or pending decision schemes within the local area has not been undertaken as part of this LVIA review.

2.18 The applicant states that viewpoints identified within the LVIA were agreed with HBBC as part of the previous planning application (LVIA para. 6.2). However, the detail of this consultation, including dates has not been provided. Whilst a summary / conclusions chapter has been included in the applicant's LVIA, there is content that does not appear to be included as part of the parameter plans or landscape strategy plan. For example, there is no indication of the following on any plans: 'bungalows fronting open space allow views beyond the site and consented golf club chalets to the wider countryside to the north'.

Key Focus for the Review

2.19 The applicant's LVIA is well laid out, clear and detailed in most parts. The assessment acknowledges best practice guidance including GLVIA3 and clearly separates landscape character and visual amenity receptors within the LVIA. There are omissions within the scope and methodology, including absence of thresholds for the overall level of effect for both landscape and visual receptors. This omission creates some uncertainty for HBBC in terms of attributing weight to potential landscape harm.

2.20 This review particularly considers how the applicant has incorporated Important View 1 and Important Vista 11 within the LVIA.

Chapter 3

Baseline Content and Assessment Outcomes

3.1 This chapter considers the LVIA description of the baseline landscape character and visual amenity, both as a narrative, on supporting plans and supporting baseline photography.

3.2 As part of this stage of the review process, a site visit was undertaken during which a representative from HBBC attended along with a representative from the applicant team. This provided the opportunity to understand the site, the project background and the existing landscape and visual baseline first-hand. During the site visit the reviewer was also able to visit the key viewpoints to verify findings of the applicant's LVIA.

Landscape Character

Consistency with Current Best Practice Guidance

3.3 The applicant's LVIA provides an overview of the published landscape character assessment, the Hinckley and Bosworth Borough Landscape Character Assessment⁶. This document forms part of the evidence base for the Hinckley and Bosworth Borough Council Local Development Framework 2006-2026⁷. The description is supported by LVIA Plan 5 within Appendix 1 which demonstrates the site location within the context of local landscape character areas. The description is accurate and relays the key landscape character relevant to the site.

3.4 A site-specific landscape character assessment has also been undertaken by the applicant. The LVIA provides a detailed description of the site including key landscape features which align with the local-level landscape character assessment as noted within the Hinckley and Bosworth Borough Landscape Character Assessment (2017)⁸. The description includes site topography, boundaries, key landscape features, surrounding land-use and site context. The description is accurate and relays the site specific landscape character.

3.5 The landscape character baseline acknowledges that there are no specific landscape designations related to the site itself but notes that the site features within important views and vistas as identified in the Market Bosworth Neighbourhood Plan.. It is noted that the site contains is reflective of the wider landscape character area whilst also being influenced by adjacent development.

3.6 The applicant provides a detailed analysis of landscape value in LVIA Table TG1: Landscape Value of the Site. The detail and content of such analysis is in accordance with guidance noted in Landscape Institute TGN 02/21: Assessing Landscape Value Outside National Designations. The assessment considers landscape condition (quality), perceptual (scenic quality), distinctiveness (rarity and representativeness), natural heritage, cultural heritage, associations and recreational value.

3.7 A detailed assessment of landscape effects is provided in LVIA Appendix 6 Table TG3. The layout, and level of detail is considered appropriate to the scale of the proposed development. The overall assessment findings are considered in paragraph 3.23.

3.8 The applicant demonstrates that an iterative design process has been progressed with a multi-disciplinary approach to ensure that landscape and visual impacts have been considered within the overall design process, and where possible effects have been limited through appropriate embedded mitigation.

3.9 The applicant's LVIA provides a detailed critique of the effect of the proposals on Important Views (View 1 and Vista 11) as noted in the Market Bosworth Neighbourhood Plan. This analysis is a useful addition to the landscape baseline as part of the LVIA.

⁶ Hinckley and Bosworth Borough Landscape Character Assessment, 2017, LUC

⁷ Hinckley and Bosworth Borough Council Local Development Framework 2006-2026, 2009

⁸ LUC (on behalf of Hinckley & Bosworth Borough Council) (2017) Hinckley and Bosworth Borough Landscape Character Assessment.

Omissions / Lack of Clarity within the LVIA

3.10 Whilst it is acknowledged that the proposed site does not lie within a locally or nationally designated landscape, it does contain locally designated features. The applicant's LVIA does not acknowledge that the trees and tree groups within the site parallel to Station Road are subject to a Tree Preservation Order (TPO). Whilst this review acknowledges that such trees are unlikely to be affected by the proposed development, and allowance for protection can be made as part of a conditioned Construction, Environment Management Plan (CEMP), the presence of such designated trees would likely increase the value placed upon this landscape resource. This point is considered further in paragraphs 3.23 of this review.

3.11 The applicant states in paragraph 4.24 of the LVIA, and again in paragraph 5.18 that they do not consider that the site provides an important rural setting to the town, but this is in contradiction to the Important views noted in the Market Bosworth Neighbourhood Plan which states that 'The following views have been identified as important in defining the characteristics of the town. They highlight the transition from rural landscape to the town centre and create a sense of place'. This in turn would suggest an increased value placed upon this landscape via Neighbourhood Plan policy.

Visual Amenity**Consistency with Current Best Practice Guidance**

3.12 The applicant's LVIA utilises computer generated Zone of Theoretical Visibility (ZTV) mapping alongside site work to establish the study area for the assessment. The bare earth ZTV (not taking account of built form and vegetation, therefore providing the worst-case scenario for potential visibility of the proposed development) is clearly illustrated in LVIA Appendix 1 Plan 6 and explained within the LVIA and has been used alongside policy review and site verification to identify 16 representative viewpoint locations. The methodology used to model the ZTV and the method of graphical presentation appears to comply with guidelines within GLVIA3.

3.13 Viewpoint locations have been identified to represent typical views from publicly accessible locations for identified visual receptors. The number and location of the 16 viewpoints is considered to be proportionate to the scale of the development and appears to represent all identified receptors. The viewpoint locations have been presented to the equivalent of Landscape Institute Type 1 annotated baseline visualisations and appear to be in accordance with Landscape Institute Technical Guidance Note 01/19: Visual Representation of Development Proposals. The visualisation templates would benefit from the addition of Ordnance Survey grid references to ensure a reviewer can re-visit the corresponding viewpoint location.

3.14 The visual baseline is identified in Section 6 of the applicant's LVIA. This is provided as a general overview, followed by a viewpoint specific analysis which describes the location, nature, composition and characteristics of each representative viewpoint. There is reference to landform, built form, vegetation and other factors which may influence the viewing experience.

3.15 The applicant's LVIA provides a detailed receptor-based visual assessment in LVIA Appendix 6 Table TG4. This assessment describes the receptor (the type of people experiencing the view). The level of detail is considered appropriate for the scale of the development. The overall assessment findings are considered in paragraphs 3.24-3.26 of this review.

Omissions / Lack of Clarity within the LVIA

3.16 Baseline viewpoint photography for the LVIA was taken during July 2024 (summer) when deciduous vegetation was in leaf. The visual assessment does not refer to winter views and how the loss of leaf cover can affect visual permeability.

3.17 It is noted that a separate document entitled Photomontage Viewpoints (TG11776) has been submitted to accompany the planning application. It is unclear whether such visualisations have been produced to a verified scale (Landscape Institute Type 4 outputs in accordance with Landscape Institute Technical Guidance Note 01/19: Visual Representation of Development Proposals) and / or should be considered as an assessment viewpoint as part of the applicant's submitted LVIA, or as part of the Design and Access Statement as a design viewpoint. There is no reference to these visualisations within the LVIA. Following clarification with the applicant, they confirmed that visualisations are equivalent to Landscape Institute Type 3 output which would indicate that they are not scale verifiable. Please see Figure 3.1 below which is an extract from Landscape Institute Technical Guidance Note 06/19: Visual Representation of Development Proposals.

Table 2 Visualisation Types 1-4		Type 1	Type 2	Type 3	Type 4
		Annotated Viewpoint Photograph	3D Wireline / Model (non-photographic)	Photomontage / Photowire	Photomontage / Photowire Survey / Scale Verifiable
Aim of the Visualisation		To represent context and outline or extent of development and of key features	To represent 3D form of development / context	To represent appearance, context, form and extent of development	To represent scale, appearance, context, form, and extent of development
Photographic Equipment	Tripod	Recommended but discretionary	Not relevant	Recommended	Necessary
	Panoramic head	Not relevant		Recommended for panoramas	Necessary for panoramas
	Minimum Camera / Lens	Cropped frame or FFS + 50mm	Not relevant	Cropped frame or FFS + 50mm	Full Frame Sensor (FFS) + 50mm FL lens ¹
Locational Accuracy	Source of camera/viewpoint location data	GPS, OS Maps, geo-referenced aerial photography	Varies according to technology	Use good quality data: GPS, OS Maps, geo-referenced aerial photography, LiDAR	Use best available data: High resolution commercial data, LiDAR, GNSS, or measured / topographic surveys
	Survey-verified ²	Not relevant			When appropriate
Data & Presentation	Verifiable (SNH) ³	Not relevant			Required
	3D model	Not required	Required		
	Image Enlargement ⁴	Typically 100%	Not relevant	Typically 100%	100% - 150%
	Form of Visualisation	sketch / outline / arrows	massing / wireline / textured	wireline / massing / rendered / textured to agreed AVR level ⁵	
	Viewpoint mapping	Dedicated viewpoint location plan			Dedicated viewpoint location plan, + individual inset maps recommended
	Reporting of methodology and data sources	Outline description of sources and methodology recommended		Data, sources and methodology recommended	Verifiable data, sources and methodology required

Table 2 footnotes:

¹ FFS+50mm FL - note exceptions to 50mm lens FL. See Section 4 and Appendices 01 and 06.

² Survey-verified means the camera position and survey features being recorded by highly accurate survey processes. See Section 4 Locational Accuracy & Appendix 14.

³ Verifiable (SNH) has the same meaning as in SNH 2017 - the photographic process and image scaling is capable of being verified to agreed standards by reference to the original photograph with metadata. See Appendices 6 & 11.

⁴ Image Enlargement - see 3.8 below.

⁵ AVR level - see Appendix 6.4.

Figure 3.1 Extract from Landscape Institute Technical Guidance Note 06/19 Visual Representation of Development Proposals with Type 3 outputs and scale highlighted

3.18 Reviewing the Photomontage Viewpoints, it is unclear whether the vertical scale of the proposed residential dwellings is in accordance with the surrounding landscape. It is also unclear how the heights of mitigation planting have been calculated / assumed, which casts doubt over the validity of such material to make judgements on the overall composition of the development within the landscape. The planting at Year 15 appears mature within the landscape, when the recognised growth rates⁹ for Extra Heavy Standard (EHS) trees could be assumed to be approximately 0.3m growth / year, meaning that EHS trees planted at approximately 4m height would grow to approximately 8.5m height by Year 15, although this is dependent on other factors including species selection, site specific conditions and maintenance. Some trees within the visualisations look to be fully mature at Year 15, particularly in LVIA Photo Viewpoint 07 as highlighted in red circles in Figure 3.2 overleaf. Following clarification with the applicant, they have stated that trees within the development would be assumed to be approximately 6m-8m at Year 15 and trees within the open space would be approximately 8m-12m at Year 15, with an average yearly growth rate of 0.2-0.4m / year dependent on location and height at planting.

⁹ IEMA, Predicting Tree and Hedge Growth, <https://www.iema.net/articles/predicting-tree-and-hedge-growth>



3.19 In reference to the above paragraph, it is therefore difficult to understand if the residential dwellings and mitigation planting are represented accurately, and whether the views aligning with Important View 1 and Vista 11 as noted within the Market Bosworth Neighbourhood Plan demonstrate the retention of visual connectivity with the surrounding landscape as presented within the visual assessment in LVIA Appendix 6 Table TG4: Assessment of Visual Effects.

3.20 The LVIA does not consider cumulative landscape or visual effects as a separate Cumulative Landscape and Visual Impact Assessment (CLVIA), but there is narrative including the consented and pending decision applications at Kyngs Golf Club (Planning Application Refs 24/00019/FUL, 24/00026/FUL, 24/00769/FUL, 24/01157/HYB) considered as part of the future baseline. This approach appears to consider the landscape and visual effects of the proposed development in combination with the Kyngs Golf Club proposals but does not state if the proposed development would result in cumulative landscape or visual effects. From analysis of the various applications relating to Kyngs Golf Club, the maximum heights of proposed development are approximately 6.75m, and therefore as part of the visual amenity assessment it is likely that the applicant's proposed residential development of mostly 2 storeys (as referred to on page 54 of the Design and Access Statement), within the foreground will obscure all views towards the consented or pending decision applications from the south, with particular reference to Important View 1 and Vista 11. There is also no consideration on the cumulative effects on the landscape resource as a result of the Kyngs Golf Club scheme or other consented / pending decision schemes of a similar scale within the same Landscape Character Area.

Mitigation

3.21 The applicant demonstrates that mitigation has been considered through both the LVIA and the accompanying development framework plan and landscape strategy plan. The scale and description of the mitigation is considered appropriate, and the development framework plan and landscape strategy plan demonstrate the landscape and visual input into the scheme, including key design principles such as the landscape buffer adjacent Station Road in response to Important View 1 in the Market Bosworth Neighbourhood Plan. The layout of building parameters and open spaces with significant buffers parallel to Station Road, and an avoidance of built form within the more elevated parts of the site appear to demonstrate the design approach in terms of both Important View 1 and Important Vista 11.

3.22 It is noted that the applicant intends for the proposed open space within the eastern part of the site to be publicly accessible. As noted in the applicant's LVIA, this will create a new receptor group experiencing the visual connection with parts of Leicestershire to the north and north east on previously inaccessible farmland. This is a considered a landscape and visual benefit for the scheme.

Overall Assessment Findings

Landscape Character

3.23 The applicant fails to mention within their narrative relating to value that the site contains landscape features which are locally designated (TPO trees and tree groups). The site is also related to Policy CE3: Important Views and Vistas (Important View 1 and Vista 11) as identified in the Market Bosworth Neighbourhood Plan. . Notwithstanding these comments, the

applicant has attributed a value of medium for 'The Site Specific Landscape Elements and Features' and LUC would concur with this overall value judgement.

Visual Amenity

3.24 In the applicant's sensitivity study set out in LVIA Appendix 4, Table TG2, it is stated that the susceptibility of recreational users of Leicestershire Round Long Distance Footpath and recreational users of Footpath S70/1 is medium, and users of Station Road would be considered to have low susceptibility to change. GLVIA3 paragraph 6.33 clearly states that visual receptors most susceptible to change are generally likely to include: residents; people (whether residents or visitors) who are engaged in outdoor recreation, including users of public rights of way, whose attention or interest is likely to be focused on the landscape and on particular views; visitors to heritage assets or other attractions where views of the surroundings are an important contributor to the experience; and communities where views contribute to the landscape setting enjoyed by residents in the area. GLVIA3 paragraph 6.33 also states that travellers on road, rail or other transport routes tend to fall into an intermediate category of moderate or medium susceptibility to change.

3.25 The applicant's LVIA does not acknowledge that whilst Station Road is predominantly a vehicular route, there is also a publicly accessible pavement, and therefore users of Station Road will also be pedestrians, where their focus on views and visual amenity will be greater. When the site visit was undertaken at midday on a weekday, it was noted that this was a well-used pedestrian route. This suggests that susceptibility to change has been understated for this receptor which could influence the overall level of effect when combined with judgements relating to value, scale of change, geographic extent, duration and reversibility.

3.26 Within the applicant's assessment of value relating to visual receptors using Station Road, they fail to note the Important View 1 for receptors travelling in an easterly direction. The relevance of Market Bosworth Neighbourhood Plan Policy CE3 should be noted and would likely increase the value attributed to views related to this receptor from low to medium. In combination with the analysis provided in paragraph 3.24 whereby such a receptor is likely to be attributed with a medium susceptibility to change, rather than low as noted in the applicant's LVIA, it is also likely that the overall sensitivity would increase which could affect judgements relating to the overall level of effect for construction, Year 1 and Year 15 operation for this visual receptor.

Chapter 4

Presentation of Assessment Findings

Presentation of the Applicant's LVIA

- 4.1** This section examines the presentation of the assessment, including report text, illustrations, visualisations and other supporting material.
- 4.2** Notwithstanding comments set out in Chapter 2 and Chapter 3, the applicant's LVIA is presented in logical manner with structured chapters utilising a mix of text, tables with references to graphical outputs including the development framework plan and landscape strategy plan which support many of the assessment outcomes.
- 4.3** The graphical outputs including the development framework plan and landscape strategy plan are clear in communicating the characteristics of the receiving landscape, the proposed development and the proposed mitigation.
- 4.4** Notwithstanding the points made in Chapter 2 and Chapter 3, the applicant's LVIA generally provides a clear and concise summary of the landscape and visual effects of the proposal.

LUC's Consideration of Important View 1 in Relation to the Proposed Development

- 4.5** This part of the review considers the presentation of the applicant's development framework plan and landscape strategy plan in relation to the Market Bosworth Neighbourhood Plan Important View 1 and Vista 11, and the subsequent presentation and findings within the LVIA. From the previous planning application and appeal, this remains a key landscape and visual consideration for HBBC in relation to understanding landscape harm. Market Bosworth Neighbourhood Plan Policy CE3: Important Views and Vistas states that 'new development will not be supported if it has significantly adverse impact on an important view or vista'.
- 4.6** LUC have undertaken baseline site photography presented in Appendix A to further highlight the points below.
- 4.7** The Market Bosworth Neighbourhood Plan states with regard to Important View 1: *"Approaching Market Bosworth from the west along the B585 the predominant focus of this view is a wooded area at the top of the hill. Either side of the road are expansive views mainly of open countryside over the hedged roadside. As the hill rises up to the canal and railway bridges, Bosworth Marina and the canal side residential development can be seen surrounded by fields and wooded areas. The view continues on past the grassed fields and grazing pasture fronting the Kyngs Golf and Country Club on the left, to a wooded area at the top of the hill. This view is important because it shows how close the countryside is to the built form of the village and the fact that the settlement sits on an open wooded hilltop."*
- 4.8** Important View 1 description suggests that there are expansive views mainly of open countryside on either side of the road. This does not particularly resonate with the section of Station Road adjacent the proposed site where recently constructed / under construction (Owl Homes Development) and mid 20th Century residential properties and commercial units contain views to the south. Views to the north are contained by the existing built form at Pipistrelle Drive, the rise of the railway bridge and existing vegetation until the viewer is located on the elevated Battlefield Line Railway bridge and there is limited visual connection with the wooded area at the top of the hill until a similar point. At this viewing point, the proposed development parameters will be set back from Station Road with allowance for a landscaped buffer.
- 4.9** The applicant states within the LVIA that visual connection with the wooded area at the top of the hill would be retained due to the landscape buffer and a defined publicly accessible open space area within the western part of the site. LUC agree that this visual connection is likely to be retained as a result of the siting and layout of the proposed development as presented on the development framework plan.
- 4.10** It is noted that whilst the proposed development will result in the presence of built form on a greenfield site, the inclusion of the publicly accessible open space within the eastern part of the site will preserve visual and spatial openness ensuring that the proposed development does not form a fully enclosed ribbon development along Station Road.

4.11 Please refer to the following supporting photographs which have been included to illustrate the points made in paragraphs 4.7-4.10: Photograph 3.1 equivalent to the applicant's viewpoint 8; Photograph 3.2 equivalent to the applicant's viewpoint 9; and Photograph 3.3 equivalent to the applicant's viewpoint 10.



Photograph 3.1 Taken from Pippistrelle Drive / Sedgemere Road / Station Road roundabout looking east. The wooded hilltop is glimpsed (red circle) but not obvious in the central, horizon part of the frame. The residential properties to the left are located on Pipistrelle Drive



Photograph 3.2 Taken from the Battlefield Line Railway Bridge looking north east across the western part of the site



Photograph 3.3 Taken from east of the Battlefield Line Railway bridge looking east. The wooded hill top is visible through winter vegetation in the central and left hand side of the frame on the horizon

Consideration of Important Vista 11

4.12 The Market Bosworth Neighbourhood Plan states with regards to Important Vista 11: *“Standing on Station Road pavement at the junction with Godsons Hill the vista starts with housing on the west side enclosed by trees, turning northwards to mature trees and wooded areas stretching across the golf course the land undulates with fields and woods to the horizon. Turning east across grazing land which rises up to woods with a couple of dwellings on the edge to the right. This vista is important because it gives extensive views of northwest Leicestershire.”*

4.13 Important Vista 11 can be experienced by both residential and road user receptors on Station Road, and Godsons Hill for approximately 200m along Station Road. This vista and the visual connection with north west Leicestershire cannot be experienced once the receptor passes the semi-detached residential properties set back from Station Road due to reduced elevation and intervening vegetation at the boundary between the proposed development and Kyngs Golf Course. This vista can also only be experienced when travelling in a westerly direction or at a static location such as the bench at the junction of Godsons Hill / Station Road. This vista will likely be partially experienced by residential receptors on Station Road and Godsons Hill (approximately 12nr dwellings), although filtered by intervening garden and boundary vegetation.

4.14 The applicant states in the LVIA that Vista 11 will remain visually uninterrupted (LVIA paragraph 8.3). LUC agrees that whilst there will be a loss of some of the openness associated with foreground and middle-distance views for receptors experiencing Vista 11, it is unlikely to result in a complete loss of the extensive views towards north Leicestershire due to the open space provision within the western part of the site. It is unclear whether or not views towards north west Leicestershire, across the site, and the existing modern development at Pipistrelle Drive will be retained. Due to the parameter layouts, topography, and indicative visualisations provided by the applicant (although please also note that vertical scales are not verified in Type 3 Landscape Institute outputs as stated by the applicant) it would suggest that this visual connection will be maintained.

Chapter 5

Summary and Conclusions

Overall Conclusions

5.1 This chapter sets out the overall conclusions on the adequacy of the applicant's LVIA and whether it is sufficient to support HBBC to make an informed decision in relation to landscape character and visual amenity in respect of the proposed development.

5.2 The applicant's LVIA follows the general principles set out within best practice guidance, including GLVIA3. The LVIA appears thorough and detailed, and this is reinforced by a development framework plan and landscape strategy plan which clearly demonstrates that landscape and visual effects have been considered as part of the development proposals.

5.3 The applicant has clearly developed a design proposal in collaboration with other disciplines which has considered landscape and visual effects, and in particular consideration of Important View 1 and Important Vista 11 as part of Policy CE3: Important Views and Vistas in the Market Bosworth Neighbourhood Plan.

5.4 Alongside the adverse landscape and visual effects noted in the Applicant's LVIA, the proposed development will deliver landscape and visual benefits including the reintroduction of key landscape characteristics such as hedgerows and hedgerow trees and grassland and pond habitats. The proposed development will also deliver a new publicly accessible open space which will provide receptors with a new location to experience Important Vista 11 on previously inaccessible land.

5.5 The landscape and visual effects reported in the LVIA are generally appropriate, however, the following points are noted:

- The LVIA fails to set thresholds for the level of effect e.g. Major, Moderate, Minor or Negligible, and therefore there is some doubt over the overall importance of each classification.
- The LVIA is not fully transparent in how judgements regarding sensitivity and magnitude of change are combined to record the overall level of effect.
- Despite clarification provided by the applicant, there is still uncertainty over the validity of the vertical scale used to generate the Type 3 visualisation outputs which are included as part of the planning application. There is also no acknowledgement of the visualisations within the LVIA.
- The LVIA does not include specific reference to cumulative landscape and visual effects, taking into account the combined effects of this development alongside other consented or pending decision developments of a similar scale within the Bosworth Parkland LCA to understand the total effect on the landscape resource and upon visual amenity.
- The LVIA does not appear to include the value attributed to Important View 1 or Important Vista 11 for visual receptors using Station Road, or for residents on Station Road and Godsons Hill. This may result in an underplaying in level of effect for such receptors.
- There is uncertainty over susceptibility judgements that the applicant's LVIA applies to some visual receptors in relation to guidelines in GLVIA3, including PRoW (recreational users) and residents who would more likely be in the high classification of susceptibility reflecting their focus and attention on the surrounding landscape, and road users (including pedestrians on pavements) who are more likely to be of medium susceptibility. This may result in an underplaying in level of effect for such visual receptors.

Recommendations for Conditions

5.6 If HBBC were to approve the proposed development, LUC recommends consideration of the following points for inclusion as Conditions to accompany the decision notice:

- A Construction Environment Management Plan (CEMP) or Landscape and Ecological Management Plan to be included, with particular reference to ensuring adequate protection of TPO trees and tree groups.
- It is recommended that proposed tree planting as part of any landscaping scheme is restricted to boundaries and to bolster existing vegetation within the proposed publicly accessible open space within the eastern part of the site. The location of trees in particular should be carefully considered along Station Road to maintain visual connection with north west Leicestershire as stated in relation to Important Vista 11 as identified in the Market Bosworth Neighbourhood Plan. The applicant's development framework plan, landscape strategy plan and accompanying Photomontage Viewpoints (TG11776), particularly Photo Viewpoint 20 demonstrate how planting could contribute to obscuring Important Vista 11 as noted in the Figure 5.1 below:



Figure 5.1 Applicant's Photo Viewpoint 20 highlighted with areas (red circles) of potentially inappropriate tree planting mitigation further obscuring visual connections with north and north west Leicestershire

- Lower level (single storey or dormer) properties within development parameters to the east, where land starts to rise would enable the retention of greater visual connection with north Leicestershire (as indicated in Figure 5.2) when viewed by receptors using Station Road.

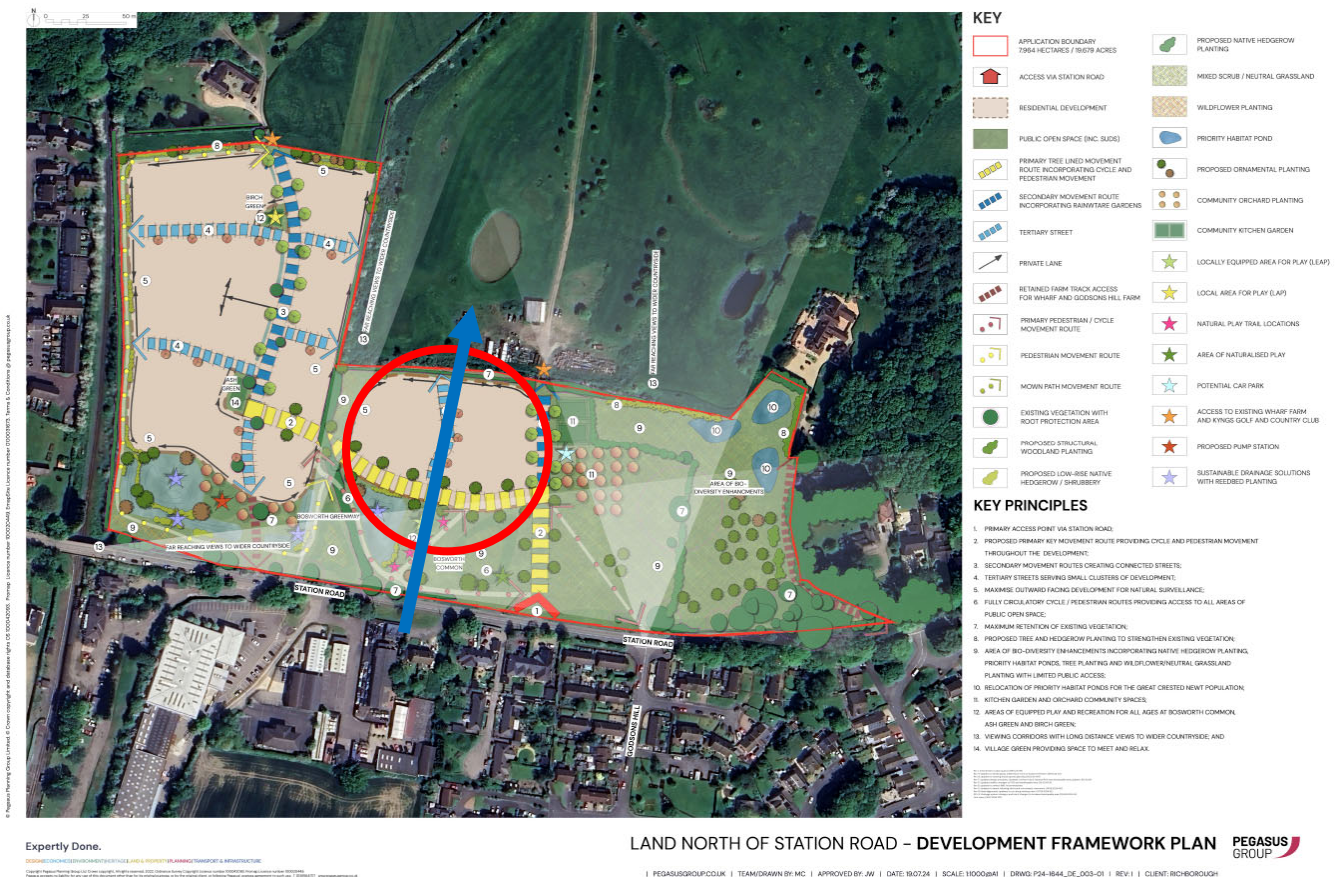


Figure 5.2 Applicant's development framework plan highlighted with area of potentially reduced height development parameters (red circle) to ensure visual connection (blue arrow) with north Leicestershire is maintained from Station Road.

- Ensure the landscape proposals will deliver the buffer / offset adjacent Station Road, and the open space within the western part of the site (and public access if appropriate) are included as a condition.

Appendix A

Site Photographs

A.1 This appendix provides site photography undertaken in March 2025, intended to support review points made in Chapter 3 and Chapter 5.

A.2 Images have been included at A3 scale.



Site Photograph 1: Battlefield Line Equivalent location to Applicant's Viewpoint 9
OS Grid Reference: 439286E 303218N



Site Photograph 2: Equivalent location to Applicant's Viewpoint 10
OS Grid Reference: 439307 303201N



Horizontal field of view:	90° (cylindrical projection)
Camera:	Nikon D750
Lens:	Nikkor AF 50mm f/1.8D
Camera height:	1.5 m (above AOD)

Date of Photography:	12 March 2025
Please note, these images are provided at a 70% enlargement factor at A3 Scale	



Site Photograph 3: Western junction of Godsons Hill and Station Road: Equivalent location to Applicant's Viewpoint 14: Representative of Important Vista 11
OS Grid Reference: 439657E 303112N



Site Photograph 4: Eastern junction of Godsons Hill and Station Road. Taken at a new viewpoint location to better represent the visual relationship with North West Leicestershire and representative of Important Vista 11
OS Grid Reference: 439641E 303162N



Horizontal field of view:	90° (cylindrical projection)
Camera:	Nikon D750
Lens:	Nikkor AF 50mm f/1.8D
Camera height:	1.5 m (above AOD)

Date of Photography:	12 March 2025
Please note, these images are provided at a 70% enlargement factor at A3 Scale	

Land off Station Road, Market Bosworth