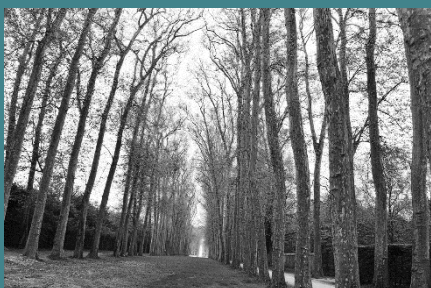


FPCR | environment
& design



LANDSCAPE & VISUAL APPRAISAL

Client

Caddick Developments Limited

Project

Markfield

Date

September 2025

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Rev	Issue Status	Prepared/Date	Approved/Date
-	DRAFT	EAF/05/06/2025	EAF/05/06/2025
A	DRAFT	EAF/06/06/2025	EAF/06/06/2025
B	DRAFT	EAF/19/08/2025	EAF/19/08/2025
C	FINAL	EAF/21/08/2025	EAF/21/08/2025
D	FINAL	EAF/01/09/2025	EAF/01/09/2025
E	FINAL	HT/23/09/2025	HT/23/09/2025

1.0 INTRODUCTION

1.1 This Landscape and Visual Appraisal (LVA) has been carried out for the proposed development of industrial units adjacent to Junction 22 of the M1 north-west of Markfield in the borough of Hinckley and Bosworth by FPCR Environment and Design Ltd (FPCR). The purpose of this LVA study is to provide an assessment of the likely landscape and visual effects of the proposed development. The landscape and visual effects have been considered in relation to the proposals detailed in the planning application and Design and Access Statement.

1.2 The LPA landscape officer has requested that the planning application should be supported by an LVIA however since the development does not require an EIA which assesses the *significance* of environmental effects, an LVA has been produced in this instance which identifies and assesses the likely landscape and visual effects of the proposed scheme. The process for each being broadly the same. The GLVIA3, which this LVA is based upon, states:

“LVIA in the ‘appraisal’ of development proposals

The principles and processes of LVIA can also be used to assist in the ‘appraisal’ of forms of land use change or development that fall outside the requirements of the EIA Directive and Regulations. Applying such an approach in these circumstances can be useful in helping to develop the design of different forms of development or other projects that may bring about change in the landscape and in visual amenity. Reference is sometimes made to the ‘appraisal’ of landscape and visual effects when such work is carried out outside the requirements of the EIA Directive and Regulations, and Local Planning Authorities may ask for such ‘appraisals’ where planning applications raise concerns about effects on the landscape and/or visual amenity. While much of this guidance is concerned with formal requirements for EIA and with the role LVIA plays in that process, the methods described will also be useful in such situations.” (GLVIA3 paragraph 1.11.)

1.3 Additionally, the Landscape Institute Technical Guidance note 2024.01 published August 2024 states:

Question 3(1) *“How to carry out non EIA Landscape and Visual Appraisal (LVA)”*

Advice

1.4 *“The Local Planning Authority (LPA) can request an LVA as part of pre-app discussions where they wish to be informed about landscape and visual effects. Early consultation with the LPA is recommended to ensure the appraisal contains the information needed to make an informed decision. In carrying out an LVA, the same principles and process as set out in GLVIA3 may be applied to report on effects (identifying the relative importance/ levels of the effects on a scale with reference to sensitivity and magnitude of effect), but it is not required to establish whether the effects arising are or are not significant. Effects should be comparable between LVA and LVIA. For example, a ‘moderate effect’ should be the same in both assessment contexts.”*

1.5 FPCR is a multi-disciplinary environmental and design consultancy established over 60 years, with expertise in architecture, landscape, ecology, arboriculture, urban design, masterplanning and environmental impact assessment. The practice is a member of the Landscape Institute and Institute of Environmental Management and Assessment and is frequently called upon to provide expert evidence on landscape and visual issues at Public and Local Plan Inquiries.

Site Location

- 1.6 *Figure 1: Site Location* and *Figure 2: Aerial Photograph* show the location and context of the site which is located immediately adjacent to the M1 motorway (junction 22) and A50 in Markfield, Leicestershire.
- 1.7 The site comprises several, mostly grazed, field compartments delineated by mature hedgerows with trees and the occasional mature tree within a few of the fields. A belt of Scots Pine occurs broadly at the centre of the site and Cliffe Hill Farm is located south of this, also within the site. The immediate landscape context beyond the site is the M1 to the west, the A50 to the south, Whitwick Road to the east, Old House Lane and White Hill Farm to the north, while Cottage Lane defines the south-eastern part of the site. A small number of properties are adjacent or close to the site boundaries including Weavers Cottage, Forest Edge, White Hill and White Hill Lodge. Markfield is located south-east of the site beyond the A50.

Proposed Development

- 1.8 The proposed scheme is for the development of 6No. industrial units, landscaping, and associated infrastructure. Built development will extend across much of the site and includes earthworks to create building plateaus. A series of landscaped bunds and embankments will wrap around the development perimeter and individual units. These will combine new tree and shrub planting with wildflower meadows. Existing retained vegetation, areas of grassland and new SuDS features will also be integrated within the scheme. Cliffe Hill Farm will be demolished as part of the proposed development.

2.0 METHODOLOGY

2.1 This LVA has been prepared based upon the Guidelines for Landscape and Visual Impact Assessment, third edition (GLVIA3), published by the Landscape Institute and the Institute of Environmental Management and Assessment, in 2013. The assessment of Landscape Value also takes account of guidance in Landscape Institute Technical Guidance Note 02-21 *“Assessing landscape value outside national designations”*.

2.2 In summary, the GLVIA3 states:

“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 landscape as an environmental resource in its own right and on people’s views and visual amenity.” (GLVIA3 paragraph 1.1.)

2.3 There are two components of LVIA:

- *“Assessment of landscape effects; assessing effects on the landscape as a resource in its own right;*
- *Assessment of visual effects: assessing effects on specific views and on the general visual amenity experienced by people.”* (GLVIA3 paragraph 2.21.)

2.4 The GLVIA3 states:

“LVIA can be carried out either as part of a broader EIA, or as a standalone ‘appraisal’ of the likely landscape and visual effects of a proposed development...”

- *As a standalone ‘appraisal’ the process is informal and there is more flexibility, but the essence of the approach – specifying the nature of the proposed change or development; describing the existing landscape and the views and visual amenity of the area that may be affected; predicting the effects, although not their likely significance; and considering how those effects might be mitigated – still applies”.* (GLVIA paragraph 3.2)

2.5 The components of this report include: baseline studies; description and details of the landscape proposals and mitigation measures to be adopted as part of the scheme; and identification and description of likely effects arising from the proposed development.

2.6 In terms of baseline studies, the assessment provides an understanding of the landscape that may be affected, its constituent elements, character, condition and value. For the visual baseline, this includes an understanding of the area in which the development may be visible, the people who may experience views, and the nature of views.

Assessment of Landscape Effects

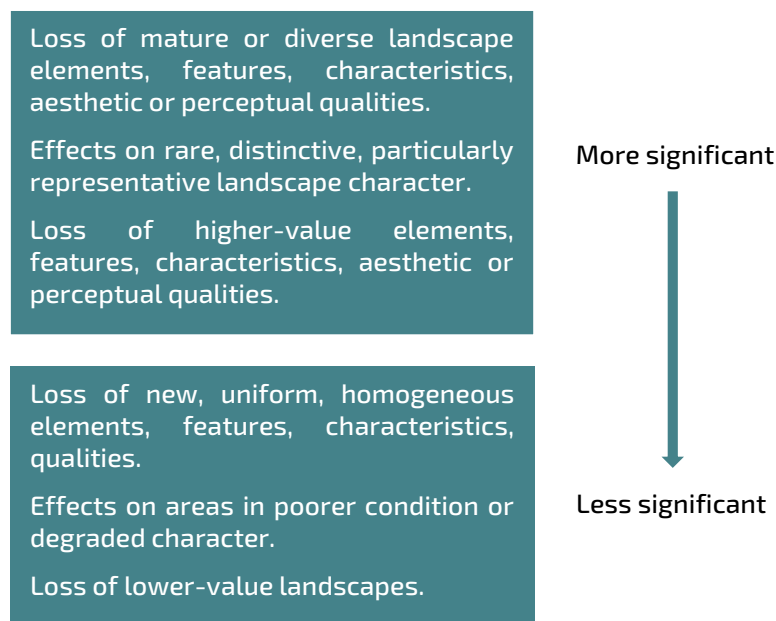
2.7 GLVIA3 states that *“An assessment of landscape effects deals with the effects of change and development on landscape as a resource”* (GLVIA3 paragraph 5.1).

2.8 The baseline landscape is described by reference to existing published Landscape Character Assessments and by a description of the site and its context.

2.9 A range of landscape effects can arise through development. These can include:

- Change or loss of elements, features, aesthetic or perceptual aspects that contribute to the character and distinctiveness of the landscape;

- Addition of new elements that influence character and distinctiveness of the landscape;
 - Combined effects of these changes.
- 2.10 The characteristics of the existing landscape resource are considered in respect of the susceptibility of the landscape resource to the change arising from this development. The value of the existing landscape is also considered.
- 2.11 Each effect on landscape receptors is assessed in terms of size or scale, the geographical extent of the area influenced and its duration and reversibility. In terms of size or scale of change, the judgement takes account of the extent of the existing landscape elements that will be lost or changed, and the degree to which the aesthetic or perceptual aspects or key characteristics of the landscape will be altered by removal or addition of new elements. Geographical extent is considered by reference to the extent of the area over which there will be a change. Duration is considered for the landscape effects, with short term effects being defined as those lasting less than 5 years, medium term effects lasting between 5 and 10 years and long-term effects being defined as anything over 10 years in duration.
- 2.12 The level of effect is determined by considering the sensitivity of the landscape receptors and the magnitude of effect on the landscape. Final conclusions on the overall landscape effects are drawn from the assessment components described. This appraisal describes the nature of the landscape effects, and whether these are adverse or beneficial, at the following stages of development; construction, completion (year 1) and longer term (year 15).
- 2.13 GLVIA3 sets out some guidance on the underlying principles, which are used in this appraisal. This includes Figure 5.10, Scale of significance. Whilst this scheme is not EIA development, and judgements on significance are not therefore required, the Figure does provide useful guidance on reaching an overall judgement on the level of effects. This is repeated below (note this includes the correction of a typo, from the published document).



- 2.14 The criteria used in the appraisal are set out in Appendix A.

Assessment of Visual Effects

- 2.15 An assessment of visual effects deals with the effects of change and development on the views available to people and their visual amenity. This appraisal describes the nature of the visual effects and, whether these are adverse or beneficial, at the following stages of development; construction, completion (year 1) and longer term (year 15).
- 2.16 The first stage in the assessment is to identify approximate visibility/ visibility mapping. This is done by either a computerised Zone of Theoretical Visibility (ZTV)¹, or by manual methods using map study and field evaluation. A series of viewpoints are included within the assessment that are representative of views towards the site from surrounding visual receptors. Other views of the site are included where it supports the description and understanding of the site's landscape and visual characteristics.
- 2.17 The views also typically represent what can be seen from a variety of distances from the development and different viewing experiences.
- 2.18 It is important to remember that visual receptors are all people. For each affected viewpoint, the assessment considers both the susceptibility to change in views and the value attached to views.

"The visual receptors most susceptible to change are generally likely to include:

- *Residents at home.*
- *People, whether residents or visitors, who are engaged in outdoor recreation, including use 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 to other attractions, where views of the surroundings are an important contributor to the experience.*
- *Communities where views contribute to the landscape setting enjoyed by residents in the area.*
- *Travellers on road, rail or other transport routes tend to fall into an intermediate category of moderate susceptibility to change. Where travel involves recognised scenic routes awareness of views is likely to be particularly high."* (GLVIA3 paragraph 6.33.)

"Visual receptors likely to be less sensitive to change include:

- *People engaged in outdoor sport or recreation which does not involve or depend upon appreciation of views of the landscape.*
- *People at their place of work whose attention may be focused on their work or activity, not on their surroundings, and where the setting is not important to the quality of working life (although there may on occasion be cases where views are an important contributor to the setting and to the quality of working life)." (GLVIA3 paragraph 6.34.)*

- 2.19 Each of the visual effects is evaluated in terms of its size or scale, the geographical extent of the area influenced and its duration or reversibility.

¹ Zone of Theoretical Visibility (ZTV): A map usually digitally produced, showing areas of land within which a development is theoretically visible. [GLVIA3]

- 2.20 In terms of size or scale, the magnitude of visual effects takes account of:
- *"The scale of the change in the view with respect to the loss or addition of features in the view and changes in its composition, including proportion of the view occupied by the proposed development.*
 - *The degree of contrast or integration of any new features or changes in the landscape with the existing or remaining landscape elements and characteristics in terms of form, scale and mass, line height, colour and texture.*
 - *The nature of the view of the proposed development, in terms of the relative amount of time over which it will be experienced and whether views will be full, partial or glimpses"* (GLVIA3 paragraph 6.39).
- 2.21 The geographical extent of the visual effect in each viewpoint is likely to reflect:
- The angle of view in relation to the main activity of the receptor.
 - The distance of the viewpoint from the proposed development.
 - The extent of the area over which the changes would be visible.
- 2.22 As with landscape effects, the duration of the effect could be short to long term or permanent and the same definitions apply.
- 2.23 GLVIA3 states that there are no hard and fast rules about what makes a significant effect, and there cannot be a standard approach since circumstances vary with the location and context and with the type of proposal, but the following points should be noted:
- Effects on people who are particularly sensitive to changes in views and visual amenity are more likely to be significant.
 - Effects on people at recognised and important viewpoints or from recognised scenic routes are more likely to be significant.
 - Large-scale changes which introduce new, non-characteristic or discordant or intrusive elements into the view are more likely to be significant than small changes or changes involving features already present within the view. (GLVIA3 paragraph 6.44)
- 2.24 The criteria used in this appraisal are set out in Appendix A.

Overall Landscape and Visual Effects

- 2.25 The final conclusions on effects, whether adverse or beneficial, are drawn from the separate judgements on the sensitivity of the receptors and the magnitude of the effects. This overall judgement is formed from a reasoned professional overview of the individual judgements against the assessment criteria.
- 2.26 GLVIA3 notes, at paragraphs 5.56 and 6.44, that there are no hard and fast rules with regard to the level of effects, therefore the following terms have been used for this appraisal:
- Major
 - Moderate
 - Minor
 - Negligible

- 2.27 Where it is determined that the assessment falls between or encompasses two of the defined criteria terms, then the judgement may be described as, for example, Major/ Moderate or Moderate/ Minor. This indicates that the effect is assessed to lie between the respective definitions or to encompass aspects of both.

3.0 PLANNING POLICY

National Planning Policy

National Planning Policy Framework (NPPF, December 2024)

- 3.1 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.
- 3.2 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.
- 3.3 Paragraph 187 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"*.
- 3.4 Paragraph 188 advises that:
- 3.5 *"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"*.
- 3.6 Paragraph 189 goes on to add:
- 3.7 *"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*
- 3.8 *"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."*
- 3.9 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)

- 3.10 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.

Local Planning Policy

- 3.11 Policy relevant to the proposed development in respect of landscape and visual matters is outlined below.

Hinckley and Bosworth Local Plan 2006-2026: Core Strategy DPD (December 2009)

- 3.12 The following 'saved' policies are of relevance to landscape and visual matters and the proposed development:

Policy 21: National Forest relates to the National Forest, which covers 200 square miles of land within the Midlands including the site, Markfield and the surrounding landscape and settlements. This policy states:

"To support the implementation of the National Forest to the north east of the borough, proposals that contribute to the delivery of the National Forest Strategy (increasing woodland cover; enhancing biodiversity; developing a new woodland economy for timber products and wood fuel energy; outdoor recreational and sports provision; and tourism developments, especially overnight quality accommodation linked to tourism in the Forest) will be supported provided that:

- *The siting and scale of the proposed development is appropriately related to its setting within the Forest;*
- *The development respects the character and appearance of the wider countryside; and*
- *The development does not adversely affect the existing facilities and working landscape of either the Forest or the wider countryside.*

Within the National Forest new developments will be required to reflect the Forest context in their accompanying landscape proposals. Developments shall provide on-site or nearby landscaping that meets the National Forest development planting guidelines. Landscaping will generally involve woodland planting but can also include creation and management of other appropriate habitats, open space provision and the provision of new recreational facilities. The appropriate mix of landscaping features will depend upon the setting and the opportunities that the site presents..."

- 3.13 Policy 22: Charnwood Forest covers the site and is described as, "a distinctive area with special qualities in terms of its landscape character, bio/geodiversity, historical importance and recreational role" stating that:

"Within Charnwood Forest, proposals will be supported that:

- *Maintain the traditional working landscape of the forest, particularly those which involve rural diversification and sustainable tourism, including green tourism initiatives.*
- *Provide new recreation facilities around the fringes of the area.*
- *Provide access to and from the rural areas into and within the regional park by non-vehicular means, provided that they:*
 - o *Retain local character and complement the local landscape*
 - o *Enhance open spaces, including the treatment of built edges*
 - o *Enhance woodland and habitat provision and connectivity*

- o *Manage and enhance the cultural heritage of the area*".

Hinckley and Bosworth Local Plan 2006-2026: Site Allocations and Development Management Policies DPD (July 2016)

- 3.14 The following policies are of relevance to landscape and visual matters and the proposed development:

Policy DM4: Safeguarding the Countryside and Settlement Separation recognises the importance of protecting "*intrinsic value, beauty, open character and landscape character*" of the countryside, safeguarding it from unsustainable development. This policy also requires contribution to the delivery of the National Forest Strategy in accordance with Policy 21 where proposed development is within the National Forest.

- 3.15 Policy DM10: Development and design permits development that "*would not have a significant adverse effect on the...amenity of nearby residents...including matters of...visual intrusion*"; "*complements or enhances the character of the surrounding area with regard to scale, layout, density, mass, design, materials and architectural features*" and "*incorporates a high standard of landscaping where this would add to the quality of the design and siting*".

Hinckley and Bosworth Local Plan Review 2024 – 2045

- 3.16 The Hinckley and Bosworth Local Plan is currently being reviewed although a draft of the revised plan is not yet available.

Other Relevant Strategies, Guidelines or Documents

The Good Design Guide (Hinckley and Bosworth Borough Council, 2020)

- 3.17 The Good Design Guide aims to raise design quality in Hinckley and Bosworth Borough and ensure the local identity and heritage of the Borough is preserved and enhanced, stating that:-

"*To protect this natural landscape environment, development should recognise the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services...*"
- 3.18 The Design Guide also notes that in areas which fall within Charnwood Forest and the National Forest, specific considerations should be taken into account with design reflecting the National Forest's strategies.
- 3.19 In relation to commercial development the guide states:-

"*Good commercial developments play a vital role in enhancing the economic prosperity, vitality and quality of life in urban and rural centres. When designed well they create attractive and comfortable places to live and work, attracting investors. If not designed well, however, they can introduce large, bland, and non-contextual units and spaces that reduce, dramatically, the desirability and prosperity of a place...*"

Hinckley and Bosworth Green Infrastructure Strategy (2020)

- 3.20 The Green Infrastructure Strategy aims to create a strategic framework to ensure that the Borough's existing Green Infrastructure (GI) network is *"protected, strengthened and expanded to deal with future challenges"*.
- 3.21 Within the strategy the Borough is divided into three GI Zones, of which the site lies within the North Eastern GI Zone.
- 3.22 GI assets are identified within the site and include the block of trees at its centre and a number of fields within the south.

Markfield Parish Neighbourhood Plan 2020-2039 (September 2021)

- 3.23 Based upon the Charnwood Forest Landscape Character Assessment (2019) – further referred to within Section 4 below – the MPNP places the site within LCA 2: Ulverscroft Wooded Valley, described as being, *"a relatively peaceful, upland landscape of elevated topography, heavily wooded and with little settlement. The combination of ancient woodland, mature trees and weathered walls creates a sense of maturity while the elevated topography and presence of stone walls and rocky outcrops provide distinctive characteristics"*.
- 3.24 Policy M1: Countryside states that, *"The Countryside (land outside the Settlement Boundary defined on Map 2 and the Policies Maps) will be protected for the sake of its intrinsic character, beauty, heritage and wildlife, the wealth of its natural resources and to ensure it may be enjoyed by all. The following types of development will be supported in countryside locations:*
- 1. Recreation and tourism that cannot be provided within the Settlement Boundary;*
 - 2. Development by statutory undertakers or public utility providers;*
 - 3. The subdivision of an existing residential dwelling; and*
 - 4. Development that is otherwise in accordance with: national policies; or strategic planning policies or allocations; or with the other policies of the Neighbourhood Plan."*
- 3.25 Policy M2: Landscape Character states that, *"Development should be located and designed in a way that is sensitive to its landscape setting, retaining and, where possible, enhancing the distinctive qualities of the landscape character area which it would affect. Development should:*
- 5. Conserve and, where possible, enhance the character and qualities of the local landscape through appropriate design of development proposals;*
 - 6. Retain and where possible enhance woodland, hedgerows, mature trees, and stone walls as features of landscape importance unless it is demonstrated this is not viable or practicable;*
 - 7. Be well integrated within the landscape with planting to soften the edges;*
 - 8. Be located and designed so as not to significantly harm the important long views from the publicly accessible locations at Billa Barra Hill, Hill Hole, and Altar Stones identified on the Map of Views; and*
 - 9. Provide appropriate landscape mitigation and/ or suitable off-site enhancements"*.

- 3.26 Policy M3: Green Infrastructure states that in order for development to be supported, *"proposals must demonstrate how they avoid significant harm to key features of the Green Infrastructure network identified on Map 4 and the Policies Maps. Where harm is demonstrated to be unavoidable proposals must mitigate and compensate for that harm. Proposals that...mitigate traffic impacts along the A50/ A511/ M1 road corridors; or otherwise enhance the local Green Infrastructure network identified on Map 4 will be supported"*.

Policy Summary

- 3.27 The site is not covered by any landscape quality designation. The site does however lie within land covered by Policy M1 The Countryside in the Markfield Parish Neighbourhood Plan. The proposed development provides opportunities to address landscape related policies for Hinckley and Bosworth borough as well as Markfield parish and will seek to accord with the borough design code and GI strategy outlined above.

4.0 BASELINE CONDITIONS

Landscape Character

National Character

- 4.1 National Character Area (NCA) profiles have been prepared by Natural England for the 159 NCAs defined across England (updated May 2024). These NCA profiles describe the key characteristics, the landscape today and how it has changed over time, key facts and data, natural capital and key ecosystem services and landscape change. They also set out statements of environmental opportunity, landscape attributes and opportunities for each NCA. *Figure 3: Landscape Character* illustrates the relevant NCA(s) and other defined character areas within the context of the site.
- 4.2 At this very broad landscape scale, the site lies within NCA 73: 'Charnwood' which lies between Coalville, Loughborough and Leicester stretching from Groby in the south to Shepshed in the north, therefore covering a very extensive landscape area.
- 4.3 This NCA *"...is a unique landscape, marked out by its geology and upland qualities, which contrast with the surrounding gentle lowlands...It is a relatively well wooded landscape, with many areas of mixed, deciduous and coniferous woodlands. The western part of Charnwood lies within the National Forest...Charnwood is surrounded by large, urban areas, but retains a rural character...There are expansive views to the surrounding lowland plain and distant horizons from the more elevated open areas of Charnwood...In contrast, at lower elevations, views are contained by the intricate pattern of woodlands and farmland...Three working quarries lie within the NCA...The M1 cuts almost midway through Charnwood providing a strong functional link between the south and the north... The western part of Charnwood Forest lies within The National Forest, so woodland cover is likely to increase over time – but not to the detriment of the unique Charnwood landscape character...The predominantly pastoral agricultural land is divided up by a regular field pattern of medium to large fields, with low, clipped hedgerows and stone walls. The planned appearance of the landscape is emphasised by straight, wide-verged enclosure roads...The tranquil, rural character of the area is sometimes interrupted by urbanising infrastructure, including...prominent adjacent telecommunications masts...the A50 and M1"*.

4.4 Key Characteristics of the NCA are:

- *“Upland qualities, including extensive open summits and distinctive rocky outcrops, rising from the surrounding lowland undulating farmland.*
- *Outcrops of ancient Precambrian rocks, with Mercia Mudstones in the vales; a significant proportion of the NCA is covered with superficial deposits of the Anglian ice age, as well as more recent deposits.*
- *Thin, acidic, infertile soils are found on upland slopes; mudstones in the valley bottoms produce a deeper, fertile soil.*
- *A well wooded character, with many areas of mixed, deciduous and coniferous woodlands. Large, ancient, pollarded oaks are a feature of country parks.*
- *Rectilinear patterns of Parliamentary enclosure fields, bounded by a mixture of drystone walls and hedges. Many of the country parks are also bounded by drystone walls. Enclosure has created a distinctive road pattern.*
- *Land use is a distinctive mixture of woodland, predominantly pastoral farmland, heathland and parkland.*
- *A diverse variety of habitats (including woodlands, acidic grassland and heathland) support a large range of characteristic and rare species.*
- *Clear, fast-flowing watercourses and significant, large, open waterbodies and reservoirs.*
- *Historic parks and country parks such as Bradgate and Beacon Hill, large manor houses and the remains of medieval monastic buildings like Ulverscroft Priory are all prominent cultural heritage features that attract many visitors from the surrounding urban areas.*
- *Local Charnian rocks, Swithland Slate roofs, thatched roofs and some timber-framed buildings characterise the Charnwood villages. Occasional linear villages and scattered farmsteads through the heart of Charnwood contrast with larger settlements, which ring the elevated areas. A number of large quarries and some busy roads have an urbanising influence in places.”*

4.5 The NCA includes ‘Statements of Environmental Opportunity (SEO)’. SEOs 2, 3 and 4 are relevant as set out below:-

4.6 SEO 2: *“Conserve the strong settlement character of the inner Charnwood villages and ensure that development is sympathetic to the character of this rural NCA, surrounded by large and expanding urban areas. Maximise the green infrastructure and sustainable recreation opportunities.*

For example by:

- *...ensuring that new development [and expansion] are sensitively designed and located.*
- *Planning to limit the visual impact of any new development...*
- *...Carrying out additional tree and woodland planting around settlement fringes to help integrate new development into the landscape, and to enhance existing well wooded village peripheries...”*

- 4.7 SEO 3: *"...increase the extent and quality of the unimproved grasslands...to enhance biodiversity, ecological networks ...climate regulation and sense of place.*

For example by:

- *Seeking opportunities to re-create...grassland by increasing their quality and extent, and by strengthening the interconnectivity of the networks.*
- *Creating a habitat mosaic of... woodland and semi-natural grassland, creating structural diversity and a variety of flowering plants. This will provide breeding sites and a food source for pollinators."*

- 4.8 SEO 4: *"Where appropriate, manage and expand the native woodlands throughout Charnwood to reinforce the wooded character...and to regulate climate change and water quality.*

For example by:

- *Extending woodland around settlements and infrastructure developments to filter light pollution, reduce sound pollution and reduce the visual impacts of further urbanisation.*
- *...Increasing woodland creation and restoration, and strengthening hedgerow networks to aid in the capture of chemicals and nutrients before they enter the groundwater..."*

Regional and Local Character

East Midlands Regional Landscape Character Assessment (2010)

- 4.9 The East Midlands Regional Landscape Character Assessment subdivides the landscape into 31 Landscape Character Types (LCT), placing the site within LCT 10d 'Forested Ancient Hills' which has, *"a well wooded character derived from the many areas of mixed deciduous and coniferous woodlands"*.
- 4.10 Key characteristics of the 'Forested Ancient Hills' LCT relevant to the site and its context are:-
- *"Upland landscape of ancient Pre-Cambrian igneous rocks, rising out of lowland farmland.*
 - *Distinctive rocky outcrops and knolls on elevated slopes and summits with extensive open areas.*
 - *High proportion of woodland cover.*
 - *Land use is a distinctive mixture of woodlands, predominantly pastoral farmland, heathland and parkland.*
 - *Strongly rectilinear patterns of parliamentary enclosure fields and roads bounded by a mix of dry stone walls and hedges.*
 - *Occasional villages and scattered farmsteads within the upland area...in contrast to larger villages and settlements located mainly at the edge of the elevated ground"*.
- 4.11 In relation to 'Built Development' and 'Shaping the Future Landscape', the assessment states:-
- "The aim should be to protect the rural character of the landscape and limit the visual impact of any new development by locating it...close to existing settlement...the use of best practice innovative architectural ideas and planning solutions that minimise impact on local landscape*

[and townscape] character and tree and woodland planting around settlement fringes to help integrate new development into the landscape."

Hinckley and Bosworth Borough Landscape Character Assessment (2017)

- 4.12 The Hinckley and Bosworth Landscape Character Assessment subdivides the landscape into 6 LCTs which are further subdivided into 10 Landscape Character Areas (LCAs). The site lies within the 'Settled Forest Hills' LCT and the 'Charnwood Forest' LCA.
- 4.13 Key characteristics of the 'Charnwood Forest' LCA are:-
- *"Prominent elevated landform - the highest land in the Borough. Localised steep slopes around rocky outcrops.*
 - *Distinctive pockets of igneous rock which appear as rocky outcrops. Granite quarries can appear dramatic in the landscape with cliff faces and deep pools.*
 - *Diverse land uses which relate to the varied geology. Dominated by pasture and woodland with quarries, pools and outcrops.*
 - *Woodland cover of varying age from mature ancient woodland to new National Forest plantations.*
 - *Small to medium scale field pattern interspersed with large areas of woodland cover.*
 - *Large clustered villages with strong suburban influences.*
 - *Distinctive local assets for recreation and biodiversity such as...Billa Barra Hill and network of public footpaths.*
 - *Distant views to the urban edges of Leicester and woodland edges of the surrounding National Forest.*
 - *Diverse range of woodland habitats due to variable land use types.*
 - *Proximity to Leicester City and major transport infrastructure.*
 - *Long established aesthetic appeal created by its rugged, 'upland' and wooded character".*
- 4.14 Landscape Strategies for the 'Charnwood Forest' LCA include:-
- *"Support the vision of the National Forest Strategy by planting native and mixed species woodland, linking areas beyond the National Forest boundary.*
 - *Conserve and enhance the well wooded character of the landscape. Promote woodland management such as coppicing and ground flora diversification, as well as hedgerow tree planting.*
 - *Promote a positive landscape strategy, including woodland planting, [around Stanton under Bardon] to help integrate the industrial units, quarries and development pressures associated with the M1 (junction 22)."*

Charnwood Forest Landscape Character Assessment (2019)

- 4.15 This assessment subdivides Charnwood Forest into 11 LCAs placing the site within LCA 2: 'Ulverscroft Wooded Valley' which is described as, *"a relatively peaceful, upland landscape of elevated topography, heavily wooded and with little settlement. The combination of ancient*

woodland, mature trees and weathered walls creates a sense of maturity while the elevated topography and presence of stone walls and rocky outcrops provide distinctive characteristics”.

- 4.16 Key characteristics of the 'Ulverscroft Wooded Valley' LCA relevant to the site and its context are:-
- *“An upland undulating landform...*
 - *Landcover is predominantly pastoral and woodland with a high percentage of ancient woodland although there are some smaller areas of arable farmland. A number of SSSIs are associated with woodland areas and nature reserves.*
 - *Generally medium to small scale field pattern...*
 - *Fields enclosed by a mix of hedgerows with hedgerow trees and stone walls as well as some fences and estate railings.*
 - *A relatively low number of dwellings forming a linear pattern of large properties along roads, some of Arts and Crafts vernacular, with some scattered farms.*
 - *Minor roads generally pass around the periphery of the area; roads are predominantly straight leading south east to north west.*
 - *Large amount of cultural heritage with two SMs and a number of Listed Buildings including Stoneywell Cottage and Ulverscroft Priory.*
 - *Enclosure is created by large amount of tree cover, especially with large oak and beech trees along roads.*
 - *Generally peaceful, although this is disturbed by low level noise from the M1 corridor”.*
- 4.17 The landscape is assessed as being *“in relatively good condition”* resulting in a *“highly attractive and distinctive area with strong key characteristics”*.
- 4.18 Management recommendations for the LCA include:-
- *“Maintain stone walls...repair/ replace where necessary rather than using fencing.*
 - *Gap up hedgerows and replant where lost to ensure habitat connectivity through the area.*
 - *Ensure any new development...is well integrated within the landscape with planting...”.*
- 4.19 LCA 6: 'Thringstone/ Markfield Quarries and Settlement' borders the southern edge of the site and is described as *“a highly settled landscape with a high proportion of quarries, often fringed with woodland. Farmland consists of a mix of arable and pasture with a varied field pattern while areas of new planting around quarries contrast with areas of ancient woodland”*. It is a *“changing landscape heavily influenced by settlement and quarrying with urban fringe influences which results in a generally low landscape condition...”*.
- 4.20 Management recommendations for the LCA seek to *“ensure any new industrial development proposals include woodland planting to soften buildings within views”*.
- 4.21 Views of and inter-visibility with the site is limited to just beyond the southern site perimeter, PROWs c.800m to the south-west and elevated vantage points c.150-850m to the south and c.1.2km to the west.

Designations

- 4.22 Although within the Charnwood Forest and the National Forest, the site and its wider landscape context (including its Visual Envelope) is not covered by any statutory landscape designations. *Figure 4: Designations* identifies the location of Markfield conservation area, including a number of listed buildings, south of the A50. There are no listed buildings or designations within immediate vicinity of the site with Cliffe Hill Site of Special Scientific Interest (SSSI) located approximately 0.5km to the south-west.

Topography

- 4.23 The following should be read in conjunction with *Figure 5: Topography*.

Context – Landform

- 4.24 The site lies within an undulating landscape and is surrounded by several localised hills including Hill Hole Quarry at c.222m AOD to the south, Billa Barra Hill at c.235m AOD to the west and Bardon Hill to the north-west which reaches the highest point locally of c.278m AOD. Landform falls north-east and east of the site before rising again towards Whitcroft's Lane, Copt Oak Road and Warrens Hills Road and the adjacent hills.

Site - Landform

- 4.25 The site is broadly sloping from c.220m AOD in the north to c.195m AD in the south.

Site and Immediate Context

- 4.26 An assessment of landscape character of the site and its immediate context has been carried out, providing a finer level of assessment than the published studies.
- 4.27 The site comprises agricultural land located between the M1 to the west, the A50 to the south and Whitwick Road to the east. Farmland is mostly grazed and separated into several field compartments by mature hedgerows with trees and the occasional mature tree within a few of the fields. A belt of Scots Pine occurs broadly at the centre of the site and Cliffe Hill Farm is located south of this within the site. Stone walling is also present and forms part of the boundary with Old House Lane and White Hill Farm which lie immediately to the north of the site. Cottage Lane defines the south-eastern part of the site, and the motorway junction (22) roundabout is located at its south-western corner. In addition to White Hill Farm, a small number of properties are located adjacent or close to the site boundaries including Weavers Cottage situated off Cottage Lane in the south, Forest Edge (also accessed off Cottage Lane) to the south-east, White Hill to the east and White Hill Lodge to the north. Farmland lies north, east and west of the roads bordering the site encompassing individual residential properties and farms. Markfield is located south-east of the site beyond the A50. A Public Right of Way

(PRoW) Ref. LT R1/1 follows Cottage Lane and extends to the A50, the site is otherwise not publicly accessible and is not bordered by any PRoW.

- 4.28 Quarries are a dominant feature locally, including Bardon Hill to the north-west and Old Cliffe Hill Quarry to the south-west beyond the M1. Residential properties are located along Little Shaw Lane adjacent to the M1 junction south-west of the site and the Travelodge hotel at the former services is located opposite, south of the A511 Shaw Lane. Hill Lane Industrial Estate lies south of the A50 at the north-western edge of Markfield. The area is home to a number of nature reserves including Altar Stones and Hill Hole to the south as well as Billa Barra to the west, each affording elevated views across the surrounding landscape.

Landscape Value

- 4.29 In terms of "landscape value" it is appropriate to examine the role of the site and its immediate context in terms of the range of local factors set out in Landscape Institute (LI) Technical Guidance Note (TGN) 02-21 and summarised in the methodology. This considers the landscape in terms of a range of factors as set out below.
- 4.30 Landscape Designations: the site and its immediate and wider landscape context (including its Visual Envelope, Figure 6) are not covered by any landscape designation. Billa Barra Nature Reserve is located beyond the M1 to the west.
- 4.31 Natural Heritage: predominantly grassland, the site features a number of mature hedgerows with trees both around its perimeter and internally as well as a belt of Scot's Pine at the centre affording potential to support foraging and commuting bats. A main badger sett exists within the site.
- 4.32 Cultural Heritage: there are no Scheduled Monuments or Listed Buildings within the site or close to its boundaries. Markfield Conservation Area lies within the settlement beyond the A50 to the south.
- 4.33 Landscape Condition: the overall quality of the site is considered to be relatively good having an open character due to the scale of the fields and lack of features aside from well managed low cut internal hedgerow boundaries with occasional trees. Perimeter vegetation, which together with local landform largely contains the site within the wider landscape, is also well maintained.
- 4.34 Associations: the site, and the immediate landscape, has no known cultural or historic associations in terms of notable artists, writers or specific events.
- 4.35 Distinctiveness: the site and the local landscape does not lie within a rare landscape character area at either national or local level. It is representative and typical of the 'Charnwood Forest' and 'Ulverscroft Wooded Valley' LCAs with the adjacent highway infrastructure having a degree of influence upon landscape character.

- 4.36 Recreational Value: other than a single, relatively short, Public Rights of Way (PRoW) Ref. LT R1/1 which crosses the southern part of the site along Cottage Lane and extends to the A50, the site is not publicly accessible and is not bordered by any PRoW.
- 4.37 Perceptual (Scenic): with the exception of individual elevated views from local high points, the site is reasonably well contained by perimeter vegetation and landform which largely limit inward and outward views to just beyond the site boundary. Elevated views are limited to; road overbridges (*FPCR LVA-VET Viewpoints 1a, 2f, 10b*) c.80-800m from the site perimeter, and recreation areas (*FPCR LVA-VET Viewpoints 4, 9, 16*) c.150m-1.2km from the site perimeter. There is intervisibility with White Hill Farm at the north-eastern edge of the site and Weavers Cottage at the site's south-eastern boundary as well as potential intervisibility with other properties adjacent or close to the site and on high ground west of the M1 (including Oak Tree Farm). While there are some pleasant views into the site, such as from Old House Lane, it is considered overall that the site displays relatively limited scenic quality owing to its immediate highway infrastructure context and predominantly contained character within the local and wider landscape, save for specific elevated locations.
- 4.38 Perceptual (Wildness and tranquillity): there are quieter parts of the site, such as adjacent to Old House Lane, however the site is not particularly tranquil owing to its proximity to the M1, A50 and Whitwick Road. Overall, this results in neither the site nor the immediate landscape having a pronounced sense of tranquillity or sense of wildness.
- 4.39 Functional Aspects: the site does not form part of a specific strategic GI network, nor does it perform any other particular landscape function.
- 4.40 In conclusion and having appraised the above factors it is judged that the site and the immediate landscape is of Medium landscape value.

Visual Baseline

- 4.41 A visual appraisal has been undertaken for the site. This has explored the nature of the existing visual amenity of the area and sought to establish the approximate visibility of the site from surrounding locations and receptors. A series of photo viewpoints have been selected which support this analysis, including three key views identified on Map 3: Map of Views within the Markfield Parish Neighbourhood Plan (2021). These are relevant to the site and its immediate context and are noted on the relevant viewpoints and *Figure 6: Visual Appraisal*.
- 4.42 Photographs have been taken to illustrate a view from a specific vantage point, or to demonstrate a representative view for those receptors that are moving through the landscape, e.g. rights of way users. The photographs may demonstrate varying degrees of visibility and include both short and long range views. The photographs were taken on the 8th, 9th, 13th and 27th of February 2025 while trees were not in leaf, although summer photography was carried out for viewpoints 1c, 3c and 4 to provide a comparison for the photomontages from these locations and are included for completeness. These photographs were taken on 5th of July 2025. All viewpoint locations were agreed with Node, landscape advisors to HBBC, during a pre-application meeting on 31st January 2025.
- 4.43 '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). Photowires and

photomontages, from locations agreed with Node, further support a number of the photo viewpoints and, together with the methodology, are included at Appendix D.

Photo Viewpoints

- 4.44 An assessment of the likely visual effects of the proposed development upon surrounding receptors is detailed in the subsequent section. *Figure 6: Visual Appraisal* details the location of the Photo Viewpoints shown in *Figures 7-39: Photo Viewpoints* which are briefly described below.

Viewpoints 1a-1d: Sequential views south-east, south, south-west from Old House Lane

- 4.45 Representative of users of the lane, the views change in character quite markedly from the dominance of the M1 (1a) to a more rural setting further east (1b, 1c, 1d). Views into the site are available between buildings at White Hill Farm, opening to more extensive views across the central and southern fields just south of the farm.

Viewpoints 2a-2f: Sequential views south-west, west, north-west from Whitwick Road

- 4.46 Representative of users of the road, the site is not visible until close to the junction with Old House Lane when approaching from the north, or until the A50 overbridge when approaching from the south. Views towards the site from the north (2a, 2b) are prevented by a local hill which, together with roadside vegetation, forms much of the available views. Where the eastern site boundary meets the road there is a break in tree planting affording views across the central site area (2c), a combination of roadside vegetation and that within the site confines visibility preventing views of the surrounding context. Further south, where the site borders the road at its south-eastern edge, mature vegetation along the roadside restricts views into the site (1d, 1e, 1f) although minimal views through this at the junction with Cottage Lane are experienced. Views in the direction of the site from the A50 overbridge are dominated by both Whitwick Road and the A50 passing beneath, together with associated mature vegetation.

Viewpoints 3a-3c: Sequential views north-west, east from Cottage Lane/ PRoW Ref. LT R1/ 1

- 4.47 Representative of residents and PRoW users, these views illustrate the containment of the site with the extent of visibility limited to the southern and south-eastern parts of the site. Internal hedgerows and trees as well as the mature tree belt along Cottage Lane limit the extent of available views into the site.

Viewpoint 4 (MPNP Key View): View north-west from Altar Stones Nature Reserve

- 4.48 Representative of visitors to the nature reserve, this elevated panorama extends across much of the site area as well as the surrounding context including other local high points Bardon Hill and Billa Barra Hill visible on the skyline. White Hill Farm at the site's northern edge and Oak Tree Farm to the west of the M1 are prominent features, traffic along the motorway and A50 is visible and buildings further west can be seen, albeit more distantly, amongst vegetation. Mature vegetation in the foreground limits views of the southern part of the site.

Viewpoint 5: View north-east from M1 J22/ A50 roundabout (pedestrian crossing)

- 4.49 Representative of both motorists and pedestrians, the south-westernmost field within the site is visible at close-range where there is a gap in the boundary and roadside vegetation. The site is above the level of the road which is in-cutting. An internal hedgerow is visible before the landform dips to the north where only the tops of trees can be seen. Boundary/ roadside vegetation becomes denser further north along the western edge of the site and as well as along the southern boundary with the A50. Several visual detractors are present, including lighting columns, traffic lights, road signage and the constant stream of traffic.

Viewpoint 6: View north-east from Cliffe Lane

- 4.50 Representative of road users, the view is predominantly focussed on the lane and the vegetation alongside which confines the extent of visibility and tends to merge with vegetation in the distance and to the horizon rendering no clear views of the site.

Viewpoints 7a-7b: Sequential views east from PRoW Ref. LT R20/ 2

- 4.51 Representative of PRoW users as well as residents and road users (Little Shaw Lane), while there are no views of the site from the footpath route or Little Shaw Lane – road or properties – there is potential for first floor level views from Holly Hill Farmhouse adjacent to the PRoW. Views are of mature vegetation along the M1 slip road, the PRoW route/ fenced boundary, Holly Hill Farm and housing at Little Shaw Lane, extending a little beyond to a strong tree belt along the horizon.

Viewpoint 8: View north-east from PRoW Ref. LT R100/ 3

- 4.52 Representative of PRoW users, the view extends across farmland towards the higher ground of the site which while not actually visible itself owing to intervening vegetation, White Hill Farm at the north-eastern boundary can be seen among this. Oak Tree Farm is also clearly visible on higher ground to the west of the site.

Viewpoint 9 (MPNP Key View): View east from Billa Barra Hill

- 4.53 Representative of visitors to the nature reserve, the site is not easily seen from this elevated panorama owing to intervening mature vegetation which largely limits much of the view to the immediate landscape planting within the park.

Viewpoints 10a-10b: Sequential views south-east, south from Copt Oak Road (B591)

- 4.54 Representative of road users, view 10a is limited in extent by vegetation on land associated with the Hobby Hall. The access drive is prominent and caravans and other structures are also evident. There are no views of the site. Further along the road, view 10b is dominated by the M1 where the road crosses it, Old House Lane can be seen further south, also crossing the motorway. The site is located to the south-east of this and is not easily seen beyond vegetation. Both the traffic and signage along the M1 are strong visual detractors within the view.

Viewpoint 11: View south from PRoW Ref. LT K4/ 1

- 4.55 Representative of PRoW users, the view comprises an enclosed field enclosed by mature hedgerow and tree planting which allow minimal glimpses of rising land to the south in the direction of the site which lies beyond this and is not visible.

Viewpoint 12: View south-west from Whitcroft's Lane

- 4.56 Representative of road users as well as residents of a small number of adjacent properties, the channelled view is across a field located between two property boundaries towards higher ground and the direction of the site. Ulverscroft Grange and a property adjacent to Whitwick Road are distantly visible on the rising land however the site is screened from view by vegetation along Whitwick Road.

Viewpoint 13: View south-west from PRow Ref. LT K1/ 1

- 4.57 Representative of users of the PRow, the view extends across farmland and Ulverscroft Pond. The field in the foreground is defined by a stone wall and mature trees. Landform rises to the west in the direction of the site which lies beyond the localised hill and is therefore not visible.

Viewpoint 14: View west from Polly Bott's Lane (Lea Lane)

- 4.58 Representative of road users and residents of a small number of adjacent properties, the view comprises a field bordering by stone walling with tree and hedgerow planting against a backdrop of vegetation and the residential edge of Markfield at the horizon. The site is further north of the settlement and is screened from view by vegetation and landform.

Viewpoint 15: View west from PRow Ref. LT J94/ 2

- 4.59 Representative of PRow users, the view is limited by vegetation surrounding the field in the foreground and that beyond. The vegetation, combined with landform prevents any views further west in the direction of the site which is therefore not visible.

Viewpoint 16 (MPNP Key View): View north-west from Hill Hole Quarry

- 4.60 Representative of visitors to the nature reserve, this elevated panorama – similar yet more distant than Viewpoint 4 above, and a recognised vantage point – extends across much of the site area as well as the surrounding context including other local high points Bardon Hill and Billa Barra Hill visible on the skyline. White Hill Farm at the site's northern edge and Oak Tree Farm to the west of the M1 are prominent features, traffic along the motorway is visible and buildings further west can be seen, albeit more distantly, amongst vegetation. Mature vegetation in the foreground limits views of the southern part of the site.

Viewpoint 17: View south-east from PRow Ref. LT 035/ 2 (Ivanhoe Way)

- 4.61 Representative of users of the PRow, the view is of the Bardon quarry landscape. Associated machinery, electricity pylons and wire fencing are strong visual detractors. The site is not visible beyond the edge of the quarry.

Viewpoint 18: View south-east from Bardon Hill/ PRow Ref. LT 022a/ 1

- 4.62 A more distant view across Bardon quarry, representative of users of the PRoW. Mature vegetation covering Bardon Hill dominates the view against the backdrop of the quarry face. The site is not visible beyond this.

Summary of Visual Baseline

- 4.63 The baseline analysis results in a number of reasoned conclusions which are summarised below.
- 4.64 Other than few individual elevated views from local high points, the site is reasonably well contained within the local context and wider landscape by perimeter vegetation and landform which largely limit inward and outward views to just beyond the site boundary. There are views into the site from Old House Lane and as well as a short section of Whitwick Road although these are foreshortened by the internal tree belt. Potential close-range visual receptors are likely to be limited to residents of White Hill Farm and Weavers Cottage. Residents of properties on high ground west of the M1, including Oak Tree Farm, may also experience views and there is some potential for visibility from other properties near the site boundary and east of Whitwick Road. Other close-range receptors are identified as users of the PRoW crossing the southern part of the site/ Cottage Lane, the M1 and A50, Whitwick Road and Old House Lane, and visitors to Altar Stones Nature Reserve, Hill Hole Quarry and Billa Barra Hill.
- 4.65 Users of PRoW to the west and south-west as well as Copt Oak Road (M1 overbridge), Little Shaw Lane and Cliffe Lane will experience more limited visibility and there are no views from Markfield itself.
- 4.66 Key influences upon the site include the M1 and A50 immediately west and south as well as Whitwick Road to the east. White Hill Farm and surrounding farmland provide a more rural influence across the northern part of the site.
- 4.67 Owing to its localised containment, the site has a limited visual envelope overall with few individual 'spots', separate from the main VE, where the elevated vantage points are located. Where the elevated views occur, the site forms only part of a wide panorama across the local landscape.
- 4.68 Both the M1 and A50 are visually prominent after dark, in terms of lighting columns as well as constant passing traffic, creating a degree of light spill immediately adjacent to the site. There will also be some light spill from residents and traffic along Old House Lane, Cottage Lane and Whitwick Road. Markfield, while beyond the A50 to the south-east of the site, also exerts light spill upon the local area.

5.0 LANDSCAPE PROPOSALS

Introduction

- 5.1 The development proposals are described in the Design and Access Statement and other information accompanying the planning application. The existing landscape resource, 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, architectural design, ecological and other professionals.
- 5.2 The landscape components of the scheme are an important integral part of the proposals. The nature of the development means it is necessary to remove some of the existing trees and hedgerows within the site to accommodate it, therefore the Green Infrastructure (GI) strategy for the site includes significant new structural landscaping to help mitigate these losses and minimise effects upon the landscape as well as visual receptors.
- 5.3 Existing mature perimeter vegetation together with the internal belt of Scot's pine and other individual trees and hedgerows that can be retained provide the basis for a strong green framework to be created for the new commercial development. These features will be supplemented and reinforced through new blocks of native woodland and scrub together with native tree and hedgerow planting to limit visibility of the new commercial units from the surrounding area yet enabling it to relate well to its context.
- 5.4 Key GI features identified by Map 4: Local Green Infrastructure of the Markfield Parish Neighbourhood Plan will be unaffected or retained and enhanced as part of the proposals, with the exception of a relatively short section of the broadleaved tree belt at the western end of PRoW Ref. LT R1/1. This however will be mitigated through extensive new planting along both the southern edge of the site and north of Weavers Cottage connecting to the existing GI asset along Cottage Lane/ PRoW Ref. LT R1/1.
- 5.5 The Landscape Strategy (Drawing Ref. 12507-FPCR-XX-XX-DR-L-0001) and detailed proposals (Drawing Refs. 12507-FPCR-XX-XX-DR-L-0002-0008) are submitted alongside the planning application.

Landscape Design and GI Objectives

- 5.6 The key objectives of the landscape and GI proposals for the scheme are to:-
- Provide a sustainable yet welcoming and attractive setting which promotes well-being for staff and recreational users of the site.
 - Respect and relate well to the character and appearance of the proposed development context, particularly Old House Lane, Cottage Lane and Whitwick Road along with the residential properties bordering the site, as well as the overall characteristics and features of the site landscape and its surroundings in accordance with Local Plan Policy 22 and MPNP Policy M2.
 - Conserve and enhance the site's existing perimeter and retained internal vegetation to create a strong green infrastructure framework and setting for the new development. This will introduce new elements, promoting biodiversity as well as recreation to create a high-quality, sustainable, rich and diverse place to work, as well as an additional amenity for existing residents, that has potential to contribute positively towards quality of life, health

and social wellbeing in accordance with Local Plan Policies 21, 22 and MPNP Policies M2, M3.

- Minimise potential effects upon the local landscape and visual receptors in accordance with MPNP Policies M2, M3.

Landscape and Green Infrastructure (GI) Proposals

5.7 The landscape and GI proposals for the scheme are detailed in the Design and Access Statement accompanying the planning application. In summary these proposals include:-

- The provision of c.13 hectares (ha) of land dedicated to landscape, GI, habitat related proposals and public open space. This represents approximately c.47% of the total site area.
- Reinforcement of the site boundaries, particularly the north and east, with new native structural landscape planting to include areas of woodland, tree planting and scrub – amounting to some 17,000 new trees.
- Retention of internal vegetation wherever possible – i.e. the belt of Scot's pine, individual trees and hedgerows or sections of – and enhancement of such features with new native planting.
- New avenue trees along all vehicular routes and further tree planting on the building plateaus to help filter, soften the appearance of, and integrate the units within the landscape as far as practicable, minimising potential visual effects upon surrounding identified receptors while strengthening local landscape character.
- A new recreation route will provide opportunities for exercise as well as connecting to the existing PRoW crossing the south of the site along Cottage Lane.
- Establishment of new habitats including extensive areas of meadow grassland – in addition to woodland, scrub, tree and hedgerow cover – to increase opportunities for wildlife across the site.
- SuDS features – to include a series of attenuation ponds – will be designed to maximise biodiversity value, further benefitting wildlife habitats locally.

5.8 Collectively, these proposals provide an opportunity to implement a strong framework of GI across the site area, creating both biodiversity and recreational enhancements overall. Ecological requirements, including any specific mitigation measures, will also be accommodated as part of the proposals.

Policy/ Guidance Compliance

5.9 The proposed scheme accords with Local Plan Policy 21: National Forest which requires that new development meets 'National Forest development planting guidelines', for developments over 10ha this equates to 30% 'Forest- related GI'. This is embodied within the proposals set out above which will significantly exceed the requirement.

5.10 Enhancements will be in accordance with the Hinckley and Bosworth Local Plan, Markfield Parish Neighbourhood Plan, Hinckley and Bosworth Good Design Guide and GI Strategy. The proposed development of the site has potential to assist in the delivery of the adjacent NCA 73

Statements of Environmental Opportunities 2, 3 and 4. New tree and hedgerow species associated with the GI for any future development will be appropriate to the borough 'Charnwood Forest' and 'Ulverscroft Wooded Valley' LCAs.

Landscape Management

- 5.11 All of the landscape areas and public open space features will be managed and maintained to ensure the original design intention and long term amenity and ecological value is upheld. This will be achieved through the implementation of a comprehensive Landscape Management Plan (LMP), to ensure the successful establishment and continued thriving of the landscape proposals.

Pre-Application Discussions with HBBC and Node (landscape advisors to the LPA)

- 5.12 As part of the pre-application process, two meetings have been held with HBBC and Node, who are providing landscape advice to the council, on 31st January and 12th June 2025 to discuss and review landscape and visual matters. Written feedback on the then draft LVA has also been provided by Node, dated 11th June 2025.
- 5.13 In response to these comments, amendments to the site layout have been undertaken. These include re-positioning Units 1 and 5 slightly further north to allow: increased structure planting and tree planting between Units 1 and 2; and a greater buffer between Weavers Cottage and Unit 5, enabling increased structure planting. Unit 1 was moved north-west, and additional bunding was provided. In this area 5m trees were introduced, and the gap increased between unit 1 and 2 to increase visibility through the site from the viewpoints to the north. This gap was further softened with additional planting. In relation to unit 5, the earth bund was increased and additional 5m trees were proposed.
- 5.14 The Landscape Strategy and detailed proposals have also been amended to include an uplift in evergreen species overall as well as an increase of standards and feathered stock within the scrub and woodland planting mixes.
- 5.15 The colour palette for the Units has been carefully considered, being led by the landscape context and locations from which the proposed development is likely to be most prominently visible. The preferred combination of colours – a mix of predominantly darker tones with accents of lighter colours to complement – is applied to the Units illustrated by the Photomontages from Viewpoints 1c, 3c and 4, as previously agreed with Node, included at Appendix D.

6.0 LANDSCAPE AND VISUAL EFFECTS

- 6.1 The following section outlines the likely landscape and visual effects that would arise from proposed development on the site. Schedules detailing these likely landscape and visual effects for the receptors are included in Appendices B and C respectively. Please refer to these in conjunction with the following descriptions.

Landscape Effects

Construction

- 6.2 During the construction phase there will inevitably be some adverse landscape effects arising from the temporary work and disturbance. These effects are anticipated to include:-
- Enabling works and clearance to set up the compound area.
 - Works to Whitwick Road to facilitate access into the development.
 - Erection of tree protection fencing around existing boundary vegetation as required.
 - Creation of sustainable drainage (SuDS) features.
 - Earthworks - creation of spoil heaps to temporarily store topsoil within the site, creation of building plateaus and earth mounds/ banks.
 - Building works.
 - Construction traffic, including cranes, HGVs and staff vehicles travelling to and from the site.
- 6.3 All construction works will be carried out in accordance with best practice procedures to minimise any adverse impact on landscape character. Some existing vegetation will be removed to enable the building works, including overgrown species as result of the unmanaged nature of the site, however this will be kept to a minimum and appropriate methods will be adopted to protect retained trees and vegetation based upon BS 5837.
- 6.4 The construction phase is likely to be over a relatively short duration and the landscape effects are judged to be Minor Adverse/ Negligible on the Regional/ Local Landscape Character Area and Major/ Moderate Adverse at a site level and its immediate context.

Operation (following Completion)

National Character

- 6.5 The site is a relatively modest area within the extensive NCA 73 Charnwood. The site does not particularly reflect the overall description of the NCA with key characteristics being more apparent within the immediate and wider context. The site is influenced by the adjacent highway infrastructure of the M1, A50 and Whitwick Road as well as White Hill Farm and surrounding farmland at the northern boundary and beyond.
- 6.6 The development proposals respond to SEOs 2, 3 and 4, affording both recreational and wildlife habitat opportunities through new woodland, tree and scrub planting together with grasslands, providing staff, visitors and the existing community with new walking routes. The proposals will not alter the key characteristics of the NCA as a whole and has potential to bring a range of

benefits to this part of the overall area. Landscape effects upon the NCA is assessed as Negligible at both completion and in the longer term.

Regional/ Local Character

- 6.7 At regional level, the site lies within the 'Forested Ancient Hills' LCT and at borough level within the 'Charnwood Forest' LCA. More locally, the site falls within the 'Ulverscroft Wooded Valley' LCA as identified by the Charnwood Forest Landscape Character Assessment (2019) and is partly adjacent to the 'Thringstone/ Markfield Quarries and Settlement' LCA. The site demonstrates some key characteristics of the regional LCT and borough/ local LCAs however, as above it is heavily influenced by the adjacent highway infrastructure as well as White Hill Farm and farmland to the north.
- 6.8 The proposed development will assist in delivering some of the landscape strategies and management recommendations for the LCT/ LCAs by way of its well-considered layout and framework of green infrastructure. This encompasses existing retained features as far as practicable together with new woodland and scrub planting, trees, hedgerows and grasslands, maximising its integration within the landscape and ultimately softening the appearance of the new units within local views. Predominantly native species will be used throughout enabling reinforcement and strengthening of habitat connections across the development as well as with the wider surroundings to create new wildlife opportunities.
- 6.9 Owing to landform and existing vegetation, intervisibility with the majority of the LCT and LCAs is limited and unlikely to extend much beyond c.250m to the north-west, c.800m to the south-west (*FPCR LVA-VET Viewpoint 8*) or the roads bordering it. There are also a few individual elevated locations c. 800m to the north, c.150-850m to the south and c.1.2km to the west (*FPCR LVA-VET Viewpoints 4, 9, 10b, 16*) of the site perimeter where views are available – the site forming only part of a wider panorama across the local landscape.
- 6.10 Landscape effects will be localised only and are assessed as Negligible at both completion and in the longer term upon the LCT and Minor Adverse/ Negligible at completion upon the 'Charnwood Forest' and 'Ulverscroft Wooded Valley' LCAs, becoming Negligible in the longer term. No greater than a Negligible effect is anticipated upon the 'Thringstone/ Markfield Quarries and Settlement' LCA at either completion or in the long term.

The Site and Immediate Context

- 6.11 The site is not covered by a landscape quality designation nor any other designation. The area within which the proposed development will be experienced is not extensive, is well contained and the VE is limited. The proposed units will be located within the immediate context of the M1 (J22), the A50 and Whitwick Road. It will be contained by Old House Road to the north.
- 6.12 A total of c.13.11ha, or c.47% of the site area is proposed as GI comprising native woodland, scrub, tree and hedgerow planting to maximise the integration of the new buildings as well as softening their appearance as far as practicable.
- 6.13 The proposed landscape planting, areas of grassland and SuDS features which will be planted to maximise their ecological value, will provide connected wildlife habitats across the site and into the surrounding environment. New walking and cycling routes will be incorporated with links to J22 roundabout and Whitwick Road.

- 6.14 The character across the site will change however the new industrial units will not be wholly out of character with its immediate context of major transport routes: the M1 and A50, beyond which Hill Lane Industrial Estate is located at the north-western edge of Markfield. The site character will be strengthened through delivery of the proposed GI which will help to integrate, and soften the appearance of, the new units within the local landscape. Overall, it is therefore considered that the proposed development will have a Major/ Moderate Adverse effect upon the site and its immediate context at completion becoming Moderate Adverse in the longer term.

Visual Effects

Visual Envelope (VE)

- 6.15 The VE, shown on *Figure 6: Visual Appraisal*, of the proposed development identifies the surrounding land from within which views towards any part of the proposed development are likely to be possible. The VE is not however, an indicator of the effect of the proposed development on the view but simply, its visible extent in the surrounding landscape.
- 6.16 The VE is initially based upon the local topography and proposed building heights. This has then been reviewed on site and refined to take account of the visual 'filtering' provided by buildings, trees, hedgerows and other features.
- 6.17 Owing to the localised containment of the site provided by landform and vegetation, the VE of the proposed development is not extensive, as indicated on *Figure 6*, being limited to the site and its perimeter with minimal opportunity for views just beyond except for a few individual 'spots', separate from the main VE, where elevated vantage points are located. Where these elevated views occur, the site forms only part of a wide panorama across the local landscape.
- 6.18 There could be some limited locations (beyond the extent of the VE shown) that afford a potential distant or very limited view to a part of the development. Equally, there could be some locations shown within the VE that will not experience any views to the resultant development.

Construction

- 6.19 During the construction phase there will be some temporary visual effects arising from the construction activities. All construction works will be carried out in accordance with best practice procedures to protect and to minimise, as far as possible, adverse effects upon visual amenity.
- 6.20 During the construction phase, adverse effects upon the local visual resource will occur which will depend on the actual extent of visibility of the site from identified receptors. Inevitably, receptors in closest proximity and with direct views of the site will experience views of construction activity to include vehicles and associated machinery as well as site compounds and any earthworks/ ground modelling, albeit this will be for a limited period. Effects upon local views during this phase are anticipated to be Major Adverse for residential receptors with closest range views of the proposed development, Major/ Moderate Adverse for users of roads and public rights of way with closest range views as well as visitors to elevated recognised viewing points, and no greater than Moderate Adverse for all other receptors.

Operation (following Completion)

- 6.21 The following provides a summary of the visual effects assessment included at Appendix C.

Residential Properties and Settlement

- 6.22 The majority of residential receptors are located adjacent or close to the site perimeter and, where views are available, will experience close range visibility of the proposed built development.
- 6.23 Residents of Weavers Cottage (A4) and White Hill Farm (A1) will experience close range ground and first floor level views of the new development. Views from White Hill Farm will be of the northern part of the development – Units 1, 2 – and car parking associated with Unit 1. Depending upon location within the farmyard curtilage, the farm barns will prevent some visibility of the Units which will be seen in the background. Views from Weavers Cottage will be of the north-western and south-eastern parts of the development – to the north-west will be Unit 5, the access road and associated car parking, and Unit 4 (likely to be visible through the existing retained tree belt within the southern part of the site), to the south-east will be Unit 6 as well as the access road and adjacent attenuation. The existing mature tree belt along the lane will largely filter visibility of the south-eastern part of the development, however.
- 6.24 New woodland and landscape planting proposed around the development perimeter as well as within the development itself – along the access roads and around the car parking and Units will filter views and soften the appearance of the new buildings once established, reducing visibility of Unit 1 from White Hill Farm and Units 4, 5, 6 from Weavers Cottage. For residents of both properties, visual effects are assessed as Major/ Moderate Adverse at completion, becoming the higher end of Moderate Adverse in the longer term.
- 6.25 *[In response to comments received from Node, amendments to the site layout have been undertaken (refer to paragraphs 5.12-5.15 above). These include re-positioning Units 1 and 5 slightly further north to allow: increased structure planting and tree planting between Units 1 and 2, resulting in a reduced visible extent of Unit 1 from White Hill Farm; and a greater buffer between Weavers Cottage and Unit 5, enabling increased structure planting and consequently visual softening and filtering of the new building for residents of the cottage. It is therefore considered that the long-term effect upon views from the cottage is the higher end of Moderate Adverse rather than the previous assessment of a Major/ Moderate Adverse effect prior to the meeting with Node, their feedback and subsequent changes to the layout. There has been no change to the assessment of the long-term visual effect upon residents of White Hill Farm as a result of the layout changes.]*
- 6.26 Views for residents west of the M1 (A6: Holly Hill Farm, Oak Tree Farm, The Hollies, Poplar Farm, Hobby Hall) are anticipated to be limited to Holly Hill Farm located closest to the site and Oak Tree Farm which sits on higher ground. Available views will be heavily filtered and softened by existing mature vegetation along the M1 corridor as well as intervening field boundary hedgerows and trees. Views from properties further west are less likely owing to landform and intervening vegetation. Where views are available, they are anticipated to be of the upper sections and rooflines of the new buildings only and will be further filtered and softened by proposed landscape planting along the western perimeter of the development. Visual effects are assessed as Moderate/ Minor Adverse at both completion and in the longer term.

- 6.27 Residents of Old Mill Farm, Altar Stones Lane (A8) may experience glimpsed views of Units 4, 5, 6 as well as the access road within the southern part of the development. However, any available views will be minimal owing to existing vegetation along the A50 and seen in the context of, and beyond, the heavily trafficked A50. New landscape planting proposed along the southern perimeter as well as the building plateaus will further filter visibility and soften the appearance of the new buildings and traffic along the access road once established. Visual effects are assessed as Minor Adverse at completion becoming Minor Adverse/ Negligible in the longer term.
- 6.28 Residents of properties along Whitwick Road (A2: White Hill, White Hill Lodge, A3: Coalbourn Cottage, Greystones, Ulverscroft Grange) and Forest Edge (A4, accessed from Cottage Lane) are well contained by existing vegetation – either roadside/ field boundary or in-curtilage – and therefore any potential views of the new development are anticipated to be no more than glimpses only. Any such views will be limited to rooflines of Units 1, 2 (receptors A2, A3) and 5 (receptor A4) above the existing vegetation. In the case of residents east of Whitwick Road (A3), new landscape planting proposed along the eastern perimeter will further filter visibility and soften the appearance of the new building once established. The planting will be consistent in character with the majority of the road corridor. Overall, visual effects are assessed as Minor Adverse/ Negligible at completion becoming Negligible in the longer term.
- 6.29 Visibility is mostly prevented by the mature vegetation along the M1 slip road for residents of properties at Little Shaw Lane (A5). Where views are available, they will be minimal, generally oblique, from ground and first floor level, and limited to narrow glimpses through the vegetation when not in leaf. Any views of the new development will be in the context of existing properties along the lane as well as the slip road/ barrier (partly visible through vegetation) resulting in no greater than Negligible visual effects at both completion and in the longer term.
- 6.30 No views of the proposed development are anticipated from properties north of Old House Lane including Glebe Farm (A7) owing to variation in landform.

Public Rights of Way (PRoW) and Other Footpaths etc

- 6.31 A network of PRoW cross the local landscape including the Ivanhoe Way long distance recreational route to the west/ north-west.
- 6.32 Users of PRoW Ref. LT R1/ 1 will experience close range views of the development to the north-west – of the access road to Unit 5, associated car parking and the building itself as well as Unit 4 above the existing retained tree belt – and views to the south-east – of Unit 6, the access road and adjacent attenuation. Weavers Cottage will continue to form part of the overall views. New landscape planting proposed along the access roads and around the car parking and buildings will filter visibility and soften the appearance of the development once established, minimising its visibility overall. Visual effects are assessed as Moderate Adverse at both completion and in the longer term.
- 6.33 Views from PRoW Refs. LT R6/ 1, LT R100/ 3 are limited by tree/ hedgerow planting along the routes. Existing intervening vegetation will further limit visibility of the new development which will be seen in the context of Oak Tree Farm west of the M1. Where views are available, they will be minimal and limited to the upper sections/ rooflines of the new buildings which will be softened and filtered by new woodland and tree planting along the western perimeter and

building plateaus once established. Visual effects are assessed as Minor Adverse at completion becoming Negligible in the longer term.

- 6.34 For users of PRoW Ref. LT R20/ 2, mature vegetation along the M1 slip road, together with the collection of garages/ barn/ container units and tree planting at Holly Hill Farm will largely prevent views of the proposed development with only small gaps through the vegetation when not in leaf allowing minimal visibility. Where such views are available, the new development will be seen in the context of the farm structures and slip road barrier which is partly visible through vegetation. Visual effects are assessed as Negligible at completion and in the longer term.
- 6.35 No views of the proposed development are anticipated from the Ivanhoe Way or PRoW Refs. LT 022/ 5, LT 035/ 2, LT 022a/ 1 to the north-west, LT K4/ 1, LT K1/ 1, LT J94/ 2 to the north/ north-east/ east owing to the variation in landform combined with intervening vegetation.

Roads and Transport Users

- 6.36 The majority of views of the proposed development from the local road network will be restricted to users of the roads immediately surrounding the site.
- 6.37 Users of roads bordering the site; M1, A50, Whitwick Road, Cottage Lane and Old House Lane will experience close range views where they are available, the extent of visibility generally varying depending upon location along the routes. From the M1 and A50, views are likely to be limited to when passing the site only and of upper sections and rooflines of the proposed Units, with new perimeter woodland and tree planting further reducing visibility to the rooflines, or part of, once established. Visual effects upon users of the M1 are assessed as Moderate/ Minor Adverse at completion, becoming Minor Adverse/ Negligible in the longer term, while users of the A50 are anticipated to experience Moderate Adverse effects at completion and Moderate/ Minor Adverse effects in the longer term.
- 6.38 From Whitwick Road, views will be limited to when passing the central and southern parts of the site with close range visibility of the new buildings – Units 1, 2 – and potential glimpsed views of Unit 6 close to the junction with Cottage Lane. There will be close range views of the newly created access to the development from the road just south of Cottage Lane and the upper section and roofline of Unit 4 will also be visible, in the mid-distance, from the A50 overbridge. New woodland and landscaping proposed along the eastern boundary will restrict/ filter visibility and soften the appearance of the development once established, minimising its visibility overall. Views of the new buildings from the A50 overbridge to the south will particularly be seen in the context of the highway infrastructure. While the access will remain visible, this will be softened through new tree planting and will be seen in the context of nearby junctions with Whitwick Road; Cottage Lane, Priory Lane and the A50 access. Visual effects are assessed as Moderate/ Minor Adverse at both completion and in the longer term.
- 6.39 Close range views of the development will be available from both Cottage Lane and Old House Lane. From Cottage Lane, views to the north-west will be of the access road to Unit 5, associated car parking and the building itself as well as Unit 4 above the existing retained tree belt, while views to the south-east will be of Unit 6, the access road and adjacent attenuation. Weavers Cottage will continue to form part of the overall views. From Old House Lane, views will be of Units 1 and 2 beyond field boundary and roadside vegetation as well as White Hill Farm, and a more distant glimpsed view at most will be experienced from the M1 overbridge to

the north. New woodland and landscape planting proposed along the site perimeter and within the development will filter visibility and soften the appearance of the new buildings, access road and car parking once established, limiting visibility overall from Cottage Lane and to a small part of the roofline of Unit 1 from Old House Lane. Visual effects are assessed as Moderate Adverse at both completion and in the longer term.

- 6.40 Users of Cliffe Lane are anticipated to experience minimal views of upper sections and rooflines of the new buildings, limited by existing tree and hedgerow planting along the lane as well as intervening vegetation. New woodland and tree planting proposed around the southern perimeter and building plateaus will further soften and filter views once established and potential views will be over a short distance and fleeting. Visual effects are assessed as Minor Adverse at both completion and in the longer term.
- 6.41 Users of Copt Oak Road and Little Shaw Lane will experience minimal views only owing to intervening vegetation as well as landform. Limited visibility is anticipated from Copt Oak Road M1 overbridge, where views will likely to be restricted to the roofline of Unit 1 over a short distance and fleeting, and glimpsed views at most are expected from Little Shaw Lane during winter only. Visual effects are therefore assessed as Negligible at completion and in the longer term.
- 6.42 No views of the proposed development are anticipated from other roads within the locality including Whitcroft's Lane and Polly Botts Lane (Lea Lane) further east.

Other

Altar Stones Nature Reserve

- 6.43 Users of the nature reserve will experience close range views varying in extent depending upon location on footpaths around the reserve – it is worth noting that there are several views from the nature reserve which the proposed development will not form part of and will therefore remain unaffected by it. However, where visible, the new units will be seen within the context of existing mature vegetation and the A50, together with associated traffic, in the foreground as well as the M1, and associated traffic, immediately west. New landscape planting proposed around the site perimeter and on the building plateaus will further help to integrate the units into the landscape, filtering and softening their appearance once established. Existing landmark features within the view i.e. Billa Barra Hill and Bardon Hill will remain prominent, and the existing skyline will largely also remain visible beyond the units. Visual effects are assessed as Major/ Moderate Adverse at completion becoming Moderate Adverse in the longer term.

Hill Hole Quarry (identified view on OS)

- 6.44 While similar to views experienced from Altar Stones Nature Reserve, visibility from the quarry will be more distant with potential to be more elevated affording a wider panoramic view which encompasses more features within the landscape.
- 6.45 Users of the quarry will experience a range in views which will vary in extent depending on location on footpaths around the recreation area. The new units will be visible from the identified OS view, seen within the context of existing vegetation and as part of the wider panorama which stretches north-west of the M1 to Bardon Hill and beyond to the west as well as the skyline further north. New landscape planting proposed around the site perimeter and

on the building plateaus will further help to integrate the units into the landscape, filtering and softening their appearance once established. Existing landmark features within the view i.e. Bardon Hill will remain prominent, and the existing skyline will largely also remain visible beyond the units. Visual effects are assessed as Moderate Adverse at completion becoming Moderate/ Minor Adverse in the longer term.

Billa Barra Hill

- 6.46 Users of Billa Barra Hill will experience a range in views which will vary in extent depending on location on footpaths around the recreation area and will be the roofs of the new units at most, just visible beyond existing vegetation in the foreground. New landscape planting proposed around the site perimeter is unlikely to mitigate views of the units once established owing to the elevated location, however it will strengthen the existing vegetation in creating an additional 'layer'. The existing skyline beyond the units will largely remain visible. Visual effects are assessed as Moderate/ Minor Adverse at completion becoming Minor Adverse in the longer term.

Night-time Visual Effects

- 6.47 Inevitably there will be some illumination and light spill from the proposed development (as there will from any new development) however this will be observed within the context of light spill from existing lighting columns around the M1 J22 as well as from vehicle headlights of passing traffic. There will also be some light spill from the residential edge of Markfield to the south-east and individual farms on high ground to the west. The new units will be set back from the site boundaries to allow for existing retained and new landscape planting which will absorb some of the light spill created by the proposed lighting once it reaches maturity.
- 6.48 The proposed development will follow best practice to minimise and control the effects of lighting on the surrounding landscape and identified visual receptors. Luminaries will be limited to the built development areas and will be strategically located to achieve the required lighting levels for safety and operation whilst ensuring that light spillage is minimised.

Cumulative Effects

- 6.49 A new luxury car showroom has recently been granted consent for development on the land between Altar Stones Lane and the A50/ J22 roundabout. Proposals include the demolition of existing buildings and erection of 2no. new single storey buildings, associated parking areas, landscaping, access, solar panels, EV charging stations and other works for the purposes of car sales. The built development is proposed to be set within the retained and enhanced wooded boundaries of the site to maximise its integration in the local landscape context.

Landscape Effects

- 6.50 The proposed development and car showroom site both fall within the borough level 'Settled Forest Hills' LCT and LCA 5a 'Charnwood Forest'. It is considered that the resultant cumulative effect upon the LCA will be no greater than as assessed for the proposed development in the long term – Negligible – given the relative small scale of the showroom proposals, its proposed retained and enhanced wooded setting alongside the immediate context of the M1/ A50 junction (22).

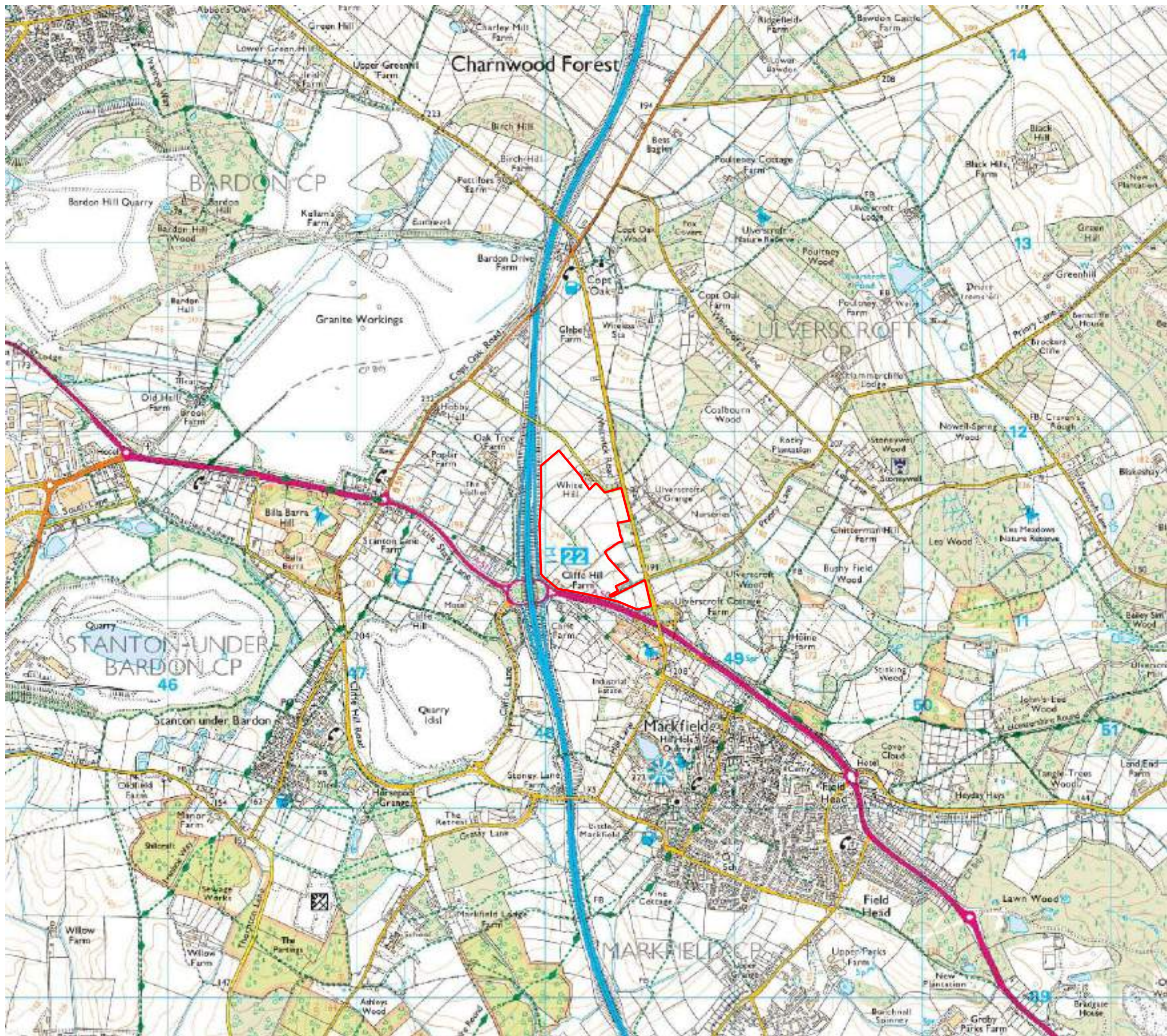
Visual Effects

- 6.51 Paragraph 4.2.2 of the submitted LVA (Felstone Consulting, September 2023) assesses visual effects upon identified receptors; those of relevance are “*road users accessing residential properties*” (represented by viewpoint 2) and residents of Old Mill Farm (represented by viewpoint 4). Visual effects are assessed as “*minor and neutral*” with the proposed buildings “*likely to be mostly obscured by the retained boundary woodland and trees...along the site boundary at c50m away* [in respect of residents, viewpoint 4]”.
- 6.52 Although residents of Old Mill Farm may experience glimpsed views of part of Units 4, 5, 6 and the access road within the southern part of the development, long term effects are assessed as Minor Adverse/ Negligible owing to existing vegetation along the A50 new landscape planting proposed along the southern perimeter and building plateaus. No cumulative effects upon resident's views are anticipated since the two developments are unlikely to be visible together as part of the same view, the Units being to the north and the car showroom to the south-west. Visual effects upon this receptor therefore remain as assessed and no other identified visual receptors are likely to experience any cumulative effects.

7.0 SUMMARY AND CONCLUSIONS

- 7.1 Neither the site nor the immediate context is covered by any landscape quality designations. This landscape and visual appraisal concludes that, while the proposed development will inevitably result in some effects upon the local landscape and visual resource, they will be localised and relatively limited and will be mitigated as far as practicable. Established vegetation will be retained and enhanced wherever practicable – both within the site and along its boundaries – being reinforced with new landscape planting around the perimeter. New woodland and scrub areas will be focussed to the northern, eastern and south-western edges of the site helping to create a positive landscape interface between the proposed scheme and adjacent land uses, further softening and containing the new built development edge. The site landscape will maximise its ecological value through a diverse mix of GI comprising not only new native woodland and scrub but significant native tree and hedgerow planting within extensive meadow grasslands. A number of SuDS ponds will be created to serve the development which will be planted with suitable species around their margins to best integrate them and offer additional habitat.
- 7.2 In order to facilitate the development, some of the internal hedgerows and trees will require removal, although the mature tree belts within the central and southern parts of the site as well as the majority of perimeter features are able to be retained and incorporated into the scheme's GI framework and the proposed development will not therefore alter the key characteristics of its immediate context overall. Nor is it considered to alter key characteristics of the borough level 'Settled Forest Hills' LCT and 'Charnwood Forest' LCA or 'Ulverscroft Wooded Valley' and 'Thringstone/ Markfield Quarries and Settlement' LCAs, or NCA 73, having potential to assist in delivering some of the landscape objectives through the proposed green infrastructure and management of the site. Long term (Year 15) effects upon the NCA and borough level LCT/ LCAs are assessed as Negligible while effects upon the site and immediate context are assessed as Moderate Adverse in the long term.
- 7.3 Owing to the localised containment of the site provided by landform and vegetation, the VE is limited to the site and its perimeter with minimal opportunity for views just beyond except for a few individual 'spots', separate from the main VE, where elevated vantage points are located. Where these elevated views occur, the site forms only part of a wide panorama across the local landscape.
- 7.4 Long term (Year 15) visual effects upon residents bordering the site with close range views are assessed as Moderate Adverse (White Hill Farm, Weavers Cottage) and Negligible for potential receptors with minimal and limited views while those not directly adjacent to the site are assessed as Moderate/ Minor Adverse, Minor Adverse/ Negligible and Negligible.
- 7.5 Visual effects upon users of the local PRoW network are assessed as Moderate Adverse, where passing through the site, and Negligible in the long term where views are available.
- 7.6 Users of roads bordering the site; M1, A50, Whitwick Road, Cottage Lane and Old House Lane are likely to experience Moderate Adverse (Cottage Lane, Old House Lane), Moderate/ Minor Adverse (A50, Whitwick Road) to Minor Adverse/ Negligible (M1) effects upon views when passing the site in the long term and Minor Adverse or Negligible effects upon road users further from the site.

- 7.7 Long term visual effects upon visitors to recreational areas Altar Stones Nature Reserve, Hill Hole Quarry and Billa Barra Hill are assessed as Moderate Adverse, Moderate/ Minor Adverse and Minor Adverse respectively.
- 7.8 Overall, the site is not particularly sensitive in landscape and visual terms, it is well contained within the local and wider landscape, by landform and intervening vegetation, with a relatively limited number of potential receptors having been identified and the likelihood of an in-extensive visual envelope largely restricted to the site perimeter, save for the few isolated views from elevated locations. The majority of views of the new development will be very localised and, where visible from the few elevated and more distant views, will be seen in the context of the M1 and generally as part of a more extensive panoramic view with any potential visual effects being minimised.
- 7.9 Consequently, although the proposed development is for large scale commercial units, it is considered to be of a relatively modest scale in the context of the site and surrounding landscape and can be accommodated within the site and local landscape having limited and localised landscape and visual effects overall. Importantly, it will meet the requirements of Local Plan Policies 21 and 22, along with Policies M2 and M3 of the Markfield Parish Neighbourhood Plan. In respect of Policy 21 specifically, the proposed scheme will deliver c.47% 'Forest GI', significantly exceeding the 30% requirement for new developments over 10ha and will help support local landscape character objectives and strategies.



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 Site Boundary

date
02/09/25

drwn/chkd
JDS/EAF

client
Caddick Developments Limited

project
Land at Junction 22 of M1, Cliffe Hill Farm

title
SITE LOCATION

scale
1:20,000 @ A3

number
FIGURE 1

rev
A

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-  Site Boundary
-  Public Rights of Way
-  Footpath

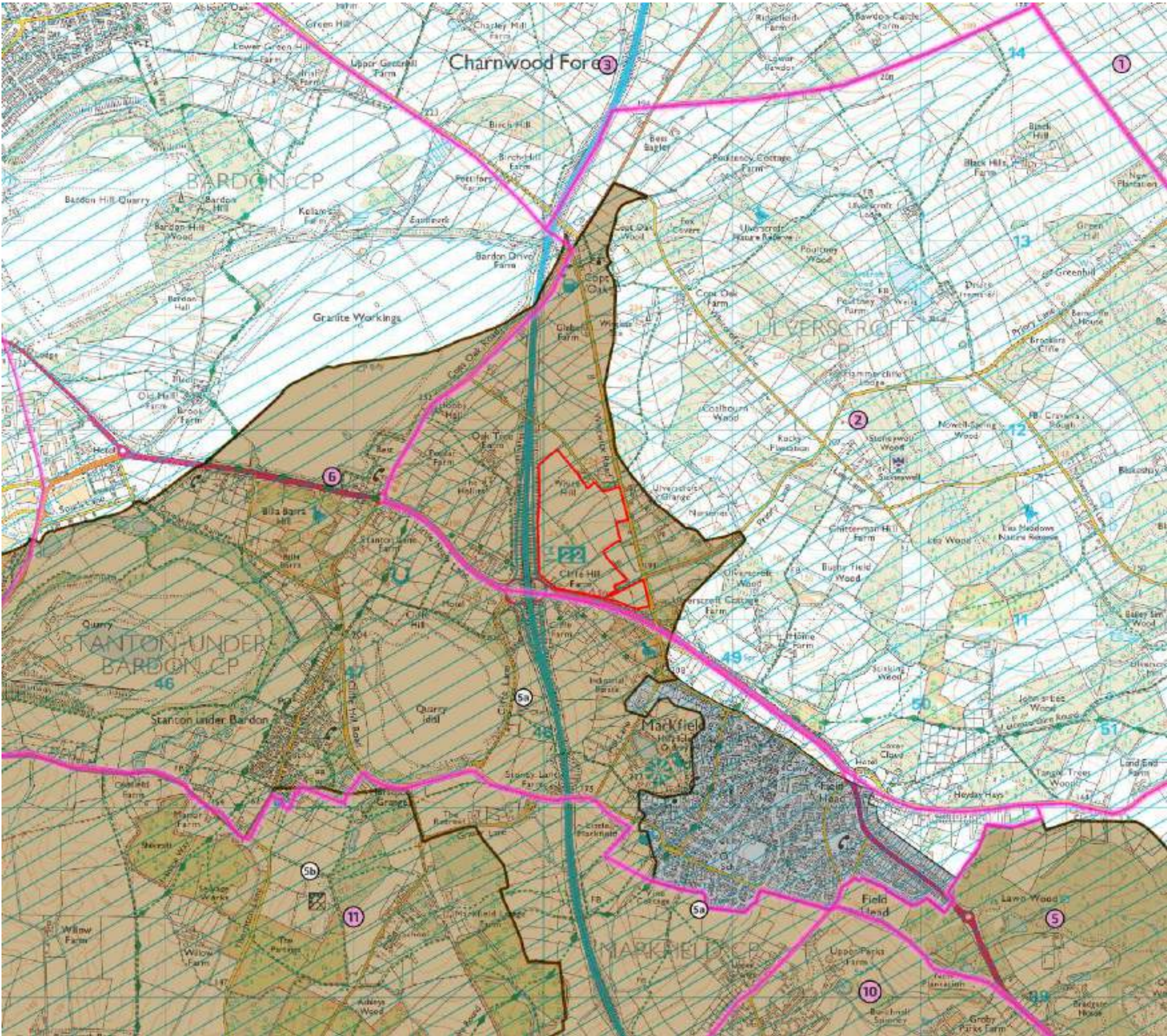
date	drwn/chkd
02/09/25	JDS/EAF

client
Caddick Developments Limited
project
Land at Junction 22 of M1, Cliffe Hill Farm

title	scale
AERIAL PHOTOGRAPH	1:20,000 @ A3

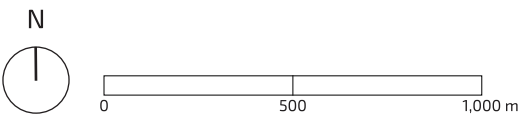
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FIGURE 2	A

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Notes:

Study area falls entirely within NCA73: Charnwood.

 Site Boundary

East Midlands Regional Landscape Character Assessment (2010)

 Forested Ancient Hills

Hinckley & Bosworth Borough Council Landscape Character Assessment (2017)

 Urban - Markfield

 Settled Forest Hills
5a - Charnwood Forest
5b - Charnwood Fringe

Charnwood Forest Landscape Character Assessment (2019)

 Charnwood Forest
1 - Bradgate, Beacon Hill and Outwoods Heathland and Forest
2 - Ulverscroft Wooded Valley
3 - Charley Heath and Pasture
5 - Groby Estate Woodland
6 - Thringstone/Markfield Quarries and Settlement
10 - Groby/Ratby Wooded Farmland
11 - Thornton Plantation Farmlands

date 02/09/25 drwn/chkd JDS/EAF

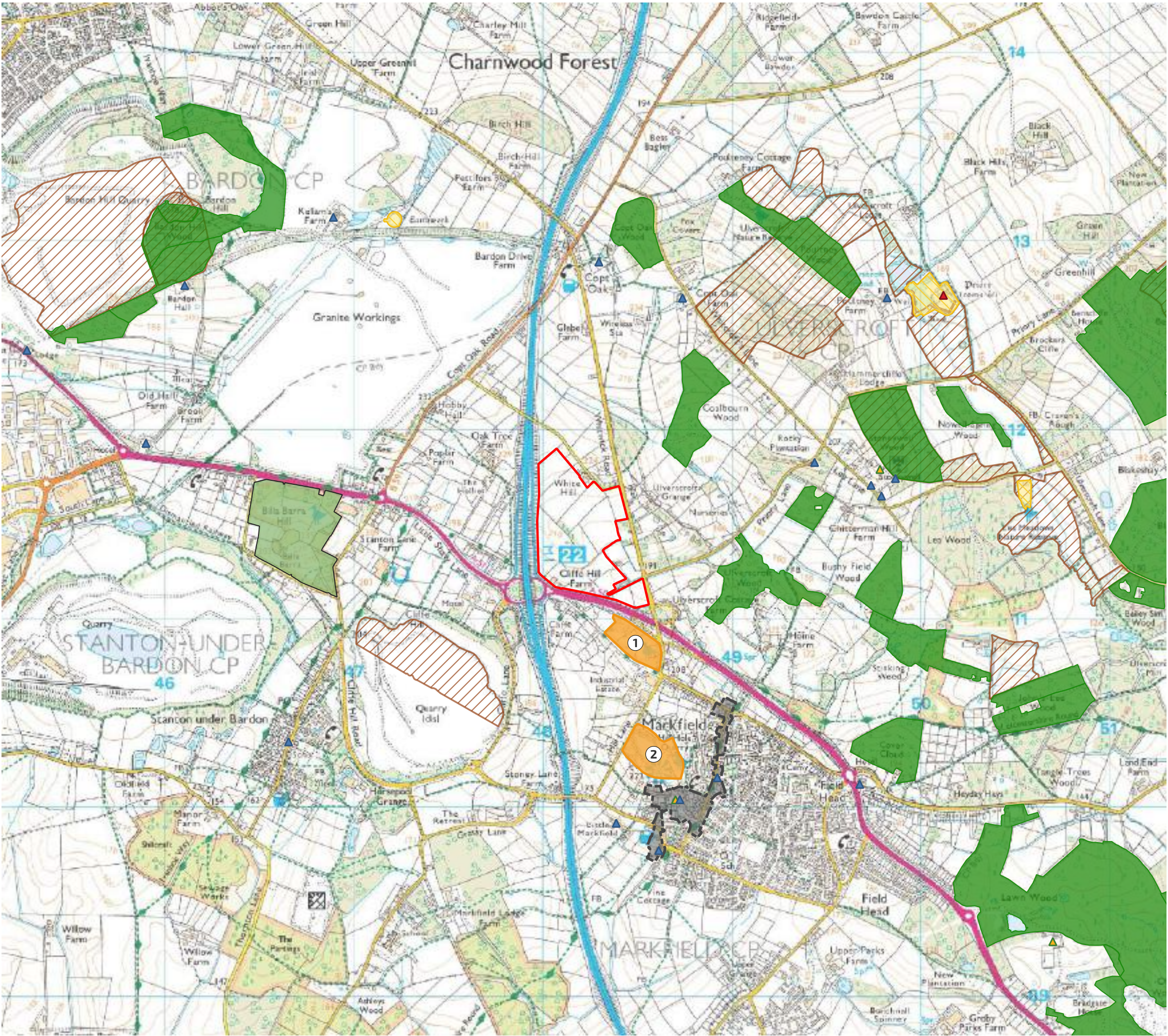
client
Caddick Developments Limited
project

Land at Junction 22 of M1, Cliffe Hill Farm

title LANDSCAPE CHARACTER scale 1:20,000 @ A3

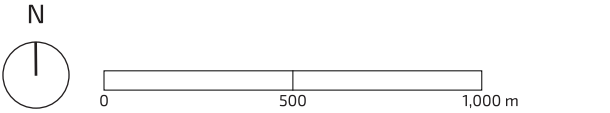
number **FIGURE 3** rev **A**

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- Site Boundary
- Markfield Conservation Area
- Scheduled Monuments
- Ancient Woodland
- Billa Barra Hill Local Nature Reserve
- Sites of Special Scientific Interest
- Non-Statutory Nature Reserves
 - 1 - Altar Stones
 - 2 - Hill Hole

Listed Buildings

- Grade I
- Grade II*
- Grade II

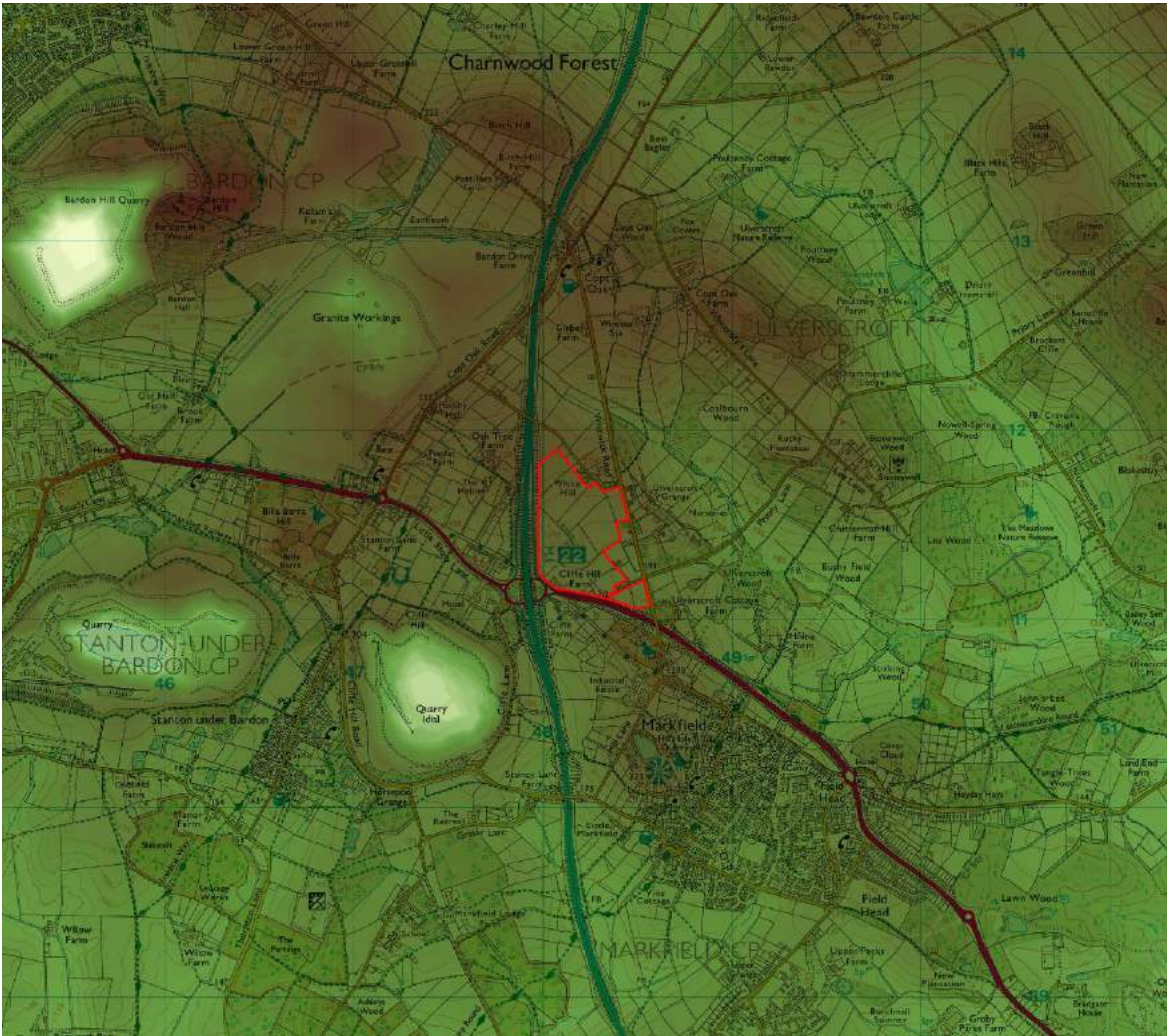
date 02/09/25 drwn/chkd JDS/EAF

client Caddick Developments Limited
project

Land at Junction 22 of M1, Cliffe Hill Farm

title DESIGNATIONS scale 1:20,000 @ A3

number FIGURE 4 rev A



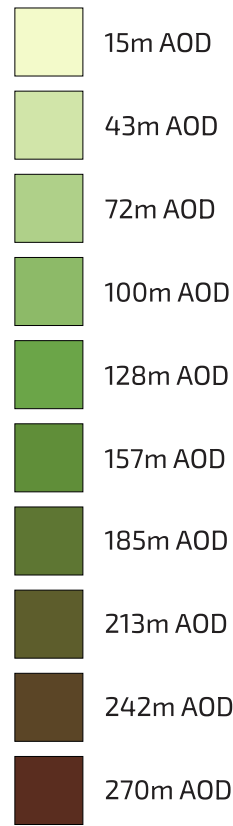
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Site Boundary

Topography



date
02/09/25

drwn/chkd
JDS/EAF

client
Caddick Developments Limited

project

Land at Junction 22 of M1, Cliffe Hill Farm

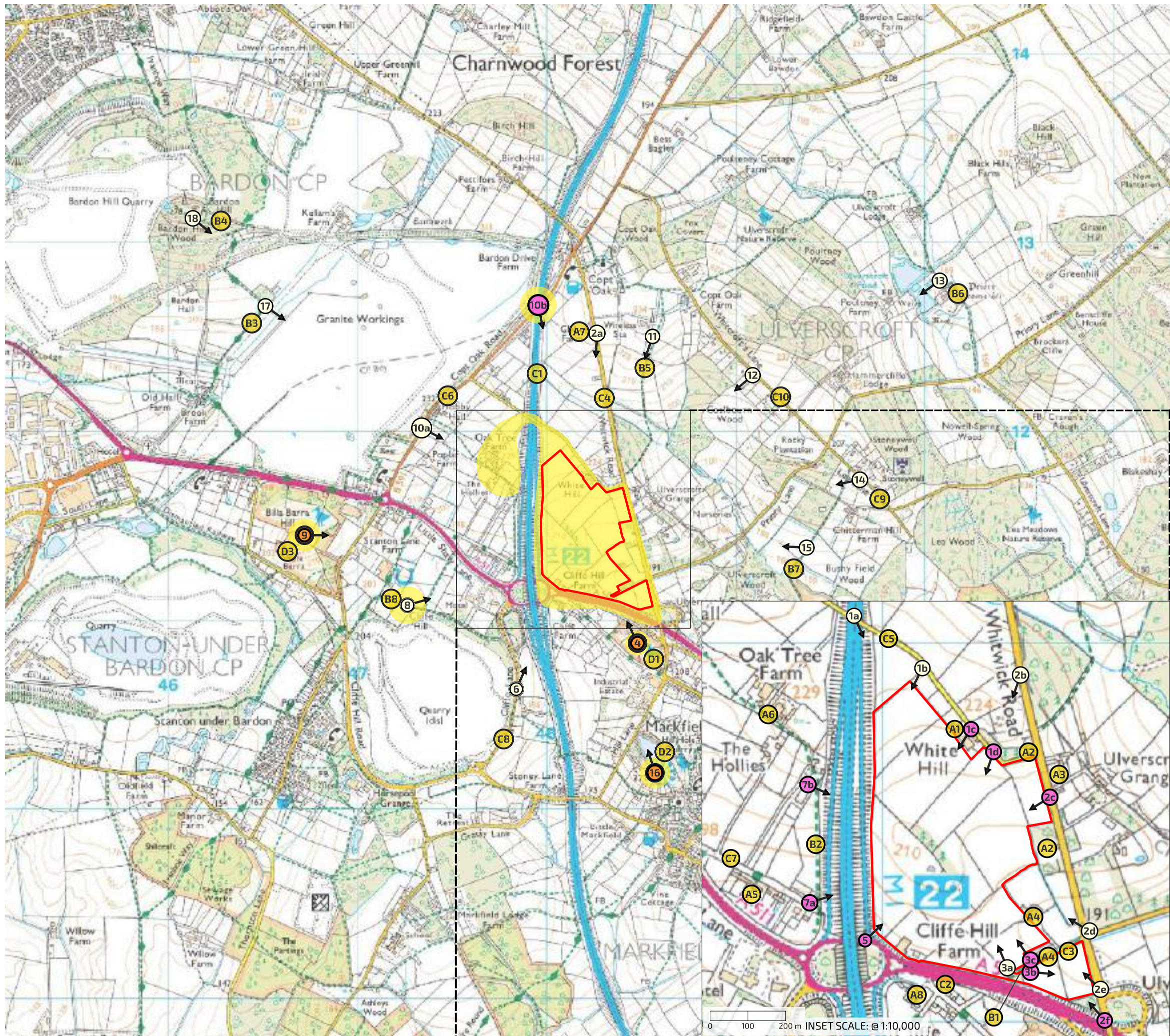
title
TOPOGRAPHY

scale
1:20,000 @ A3

number
FIGURE 5

rev
A

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- Site Boundary
- Photo Viewpoint
- Photo Viewpoint / Markfield Parish Neighbourhood Plan Key View / Photowire
- Photowire
- Visual Receptor
- Approximate Visual Envelope

Note:

The visual envelope provides a representative boundary and representative area of visual influence. Within the visual envelope, existing landscape and/or physical features, such as woodland planting and topography, provide localised screening effects. Further distant views may occur outside the visual envelope boundary, although the significance of these views is considered to be negligible as a result of the distance screening effects provided by intervening elements.

date 02/09/25 drwn/chkd JDS/EAF

client Caddick Developments Limited

project Land at Junction 22 of M1, Cliffe Hill Farm

title VISUAL APPRAISAL scale 1:20,000 @ A3

number FIGURE 6 rev A

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Photo Viewpoint 1a: View south-east from Old House Lane (M1 overbridge)



Photo Viewpoint 1a

Visualisation Type: Type 1
Projection: 'cylindrical'
Enlargement factor: 100% (when printed at A1)
Date: 08/01/25
Time: 12:43
Camera make & model, sensor format & lens: Canon EOS 6D FFS, Canon 50mm Lens
Horizontal Field of View: 83°
Direction of View: 150° (bearing from North)
Viewing distance: To be viewed at comfortable arm's length

date
22/04/25

drwn/chkd
CW/ EAF

client
Caddick Developments Limited

project
Land at Junction 22 of M1, Cliffe Hill Farm

title
PHOTOVIEWPOINT 1a

number
FIGURE 7

rev
A



Old House Lane



Photo Viewpoint 1b: View south from Old House Lane



Photo Viewpoint 1b

Visualisation Type: Type 1
Projection: 'cylindrical'
Enlargement factor: 100% (when printed at A1)
Date: 08/01/25
Time: 12:49
Camera make & model, sensor format & lens: Canon EOS 6D FFS, Canon 50mm Lens
Horizontal Field of View: 83°
Direction of View: 185° (bearing from North)
Viewing distance: To be viewed at comfortable arm's length

date
22/04/25

drwn/chkd
CW/ EAF

client
Caddick Developments Limited

project
Land at Junction 22 of M1, Cliffe Hill Farm

title
PHOTOVIEWPOINT 1b

number
FIGURE 8

rev
A



Photo Viewpoint 1c: View south-west from Old House Lane

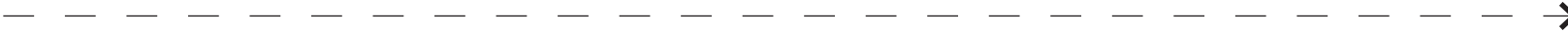


Photo Viewpoint 1c: Continued...

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Photo Viewpoint 1c

Visualisation Type: Type 1
Projection: 'cylindrical'
Enlargement factor: 100% (when printed at A1)
Date: 27/02/25
Time: 12:35
Camera make & model, sensor format & lens:
Canon EOS 6D FFS, Canon 50mm Lens
Horizontal Field of View: 125°
Direction of View: 210° (bearing from North)
Viewing distance: To be viewed at comfortable arm's length

date22/04/25

drwn/chkdCW/ EAF

client

Caddick Developments Limited

project

Land at Junction 22 of M1, Cliffe Hill Farm

title

PHOTOVIEWPOINT 1c

number

FIGURE 9

rev

A



Photo Viewpoint 1c: View south-west from Old House Lane - SUMMER



Photo Viewpoint 1c: Continued...

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Photo Viewpoint 1c

Visualisation Type: Type 1
Projection: 'cylindrical'
Enlargement factor: 100% (when printed at A1)
Date: 05/07/25
Time: 14:03
Camera make & model, sensor format & lens:
Canon EOS 6D FFS, Canon 50mm Lens
Horizontal Field of View: 125°
Direction of View: 210° (bearing from North)
Viewing distance: To be viewed at comfortable arm's length

date22/04/25

drwn/chkdCW/ EAF

client

Caddick Developments Limited

project

Land at Junction 22 of M1, Cliffe Hill Farm

title

PHOTOVIEWPOINT 1c

number

FIGURE 10

rev



Approximate extent of site



Photo Viewpoint 1d: View south-west from Old House Lane



Photo Viewpoint 1d: Continued...



Photo Viewpoint 1d

Visualisation Type: Type 1
Projection: 'cylindrical'
Enlargement factor: 100% (when printed at A1)
Date: 27/02/25
Time: 12:28
Camera make & model, sensor format & lens:
 Canon EOS 6D FFS, Canon 50mm Lens
Horizontal Field of View: 132°
Direction of View: 202° (bearing from North)
Viewing distance: To be viewed at comfortable
 arm's length

date	drwn/chkd
22/04/25	CW/ EAF

client
Caddick Developments Limited

project
Land at Junction 22 of M1, Cliffe Hill Farm

title
PHOTOVIEWPOINT 1d

number

FIGURE 11

rev

A

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Photo Viewpoint 2a: View south from Whitwick Road



Photo Viewpoint 2a

Visualisation Type: Type 1
Projection: 'cylindrical'
Enlargement factor: 100% (when printed at A1)
Date: 27/02/25
Time: 12:50
Camera make & model, sensor format & lens: Canon EOS 6D FFS, Canon 50mm Lens
Horizontal Field of View: 83°
Direction of View: 185° (bearing from North)
Viewing distance: To be viewed at comfortable arm's length

date

22/04/25

drwn/chkd

CW/ EAF

client

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project

Land at Junction 22 of M1, Cliffe Hill Farm

title

PHOTOVIEWPOINT 2a

number

FIGURE 12

rev

A



Approximate extent of site



Photo Viewpoint 2c: View west from Whitwick Road



Photo Viewpoint 2c: Continued...



Photo Viewpoint 2c

Visualisation Type: Type 1
Projection: 'cylindrical'
Enlargement factor: 100% (when printed at A1)
Date: 08/01/25
Time: 12:13
Camera make & model, sensor format & lens:
Canon EOS 6D FFS, Canon 50mm Lens
Horizontal Field of View: 125°
Direction of View: 260° (bearing from North)
Viewing distance: To be viewed at comfortable arm's length

date	drwn/chkd
22/04/25	CW/ EAF

client
Caddick Developments Limited
project
Land at Junction 22 of M1, Cliffe Hill Farm

title	rev
PHOTOVIEWPOINT 2c	
number	
FIGURE 14	A



Photo Viewpoint 2d: View west from Whitwick Road/ Priory Lane junction



Photo Viewpoint 2d: Continued...



Photo Viewpoint 2d

Visualisation Type: Type 1
Projection: 'cylindrical'
Enlargement factor: 100% (when printed at A1)
Date: 08/01/25
Time: 12:39
Camera make & model, sensor format & lens: Canon EOS 6D FFS, Canon 50mm Lens
Horizontal Field of View: 133°
Direction of View: 280° (bearing from North)
Viewing distance: To be viewed at comfortable arm's length

date	22/04/25	drwn/chkd	CW/ EAF
client	Caddick Developments Limited		
project	Land at Junction 22 of M1, Cliffe Hill Farm		

title	PHOTOVIEWPOINT 2d	rev	A
number	FIGURE 15		

Whitwick Road



Photo Viewpoint 2e: View north-west from Whitwick Road



Photo Viewpoint 2e

Visualisation Type: Type 1
Projection: 'cylindrical'
Enlargement factor: 100% (when printed at A1)
Date: 27/02/25
Time: 11:50
Camera make & model, sensor format & lens: Canon EOS 6D FFS, Canon 50mm Lens
Horizontal Field of View: 83°
Direction of View: 314° (bearing from North)
Viewing distance: To be viewed at comfortable arm's length

date 22/04/25 drwn/chkd CW/ EAF

client Caddick Developments Limited
project Land at Junction 22 of M1, Cliffe Hill Farm

title PHOTOVIEWPOINT 2e
number FIGURE 16 rev A



Photo Viewpoint 2f: View north-west from Whitwick Road (A50 overbridge)



Photo Viewpoint 2f

Visualisation Type: Type 1
Projection: 'cylindrical'
Enlargement factor: 100% (when printed at A1)
Date: 08/01/25
Time: 14:41
Camera make & model, sensor format & lens:
Canon EOS 6D FFS, Canon 50mm Lens
Horizontal Field of View: 83°
Direction of View: 330° (bearing from North)
Viewing distance: To be viewed at comfortable arm's length

date
22/04/25

drwn/chkd
CW/ EAF

client
Caddick Developments Limited

project
Land at Junction 22 of M1, Cliffe Hill Farm

title
PHOTOVIEWPOINT 2f

number
FIGURE 17

rev
A



Photo Viewpoint 3a: View north-west from Cottage Lane/ PRoW Ref. LT R1/1



Photo Viewpoint 3a

Visualisation Type: Type 1
Projection: 'cylindrical'
Enlargement factor: 100% (when printed at A1)
Date: 09/01/25
Time: 11:44
Camera make & model, sensor format & lens: Canon EOS 6D FFS, Canon 50mm Lens
Horizontal Field of View: 83°
Direction of View: 340° (bearing from North)
Viewing distance: To be viewed at comfortable arm's length

date
22/04/25

drwn/chkd
CW/ EAF

client
Caddick Developments Limited

project
Land at Junction 22 of M1, Cliffe Hill Farm

title
PHOTOVIEWPOINT 3a

number
FIGURE 18

rev
A



Photo Viewpoint 3b: View east from Cottage Lane / PRow Ref. LT R1/1



Photo Viewpoint 3b: Continued...

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Photo Viewpoint 3b

Visualisation Type: Type 1
Projection: 'cylindrical'
Enlargement factor: 100% (when printed at A1)
Date: 27/02/25
Time: 12:05
Camera make & model, sensor format & lens:
Canon EOS 6D FFS, Canon 50mm Lens
Horizontal Field of View: 132°
Direction of View: 94° (bearing from North)
Viewing distance: To be viewed at comfortable arm's length

date

22/04/25

client

Caddick Developments Limited

project

Land at Junction 22 of M1, Cliffe Hill Farm

title

PHOTOVIEWPOINT 3b

number

FIGURE 19

rev

A



Photo Viewpoint 3c: View north-west from Cottage Lane / PRow Ref. LT R1/1



Photo Viewpoint 3c

Visualisation Type: Type 1

Projection: 'cylindrical'

Enlargement factor: 100% (when printed at A1)

Date: 27/02/25

Time: 12:02

Camera make & model, sensor format & lens:

Canon EOS 6D FF5, Canon 50mm Lens

Horizontal Field of View: 83°

Direction of View: 340° (bearing from North)

Viewing distance: To be viewed at comfortable arm's length

date
22/04/25

V/ EAF

client

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Land at Junction 22 of M1, Cliffe Hill Farm

title

PHOTOVIEWPOINT 3c

number

FIGURE 20

▲

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1



Visualisation Type: Type 1
Projection: 'cylindrical'
Enlargement factor: 100% (when printed at A1)
Date: 05/07/25
Time: 14:21
Camera make & model, sensor format & lens:
 Canon EOS 6D FFS, Canon 50mm Lens
Horizontal Field of View: 83°
Direction of View: 340° (bearing from North)
Viewing distance: To be viewed at comfortable
 arm's length

date 22/04/25 drwn/chkd CW/ EAF

client

Caddick Developments Limited

project

Land at Junction 22 of M1, Cliffe Hill Farm

title	
PHOTOVIEWPOINT 3c	
number	rev

FIGURE 21

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Photo Viewpoint 4 (MPNP Key View): View north-west from Altar Stones Nature Reserve



Photo Viewpoint 4

Visualisation Type: Type 1

Projection: 'cylindrical'

Enlargement factor: 100% (when printed at A1)

Date: 09/01/25

Time: 11:20

Camera make & model, sensor format & lens: Canon EOS 6D FFS, Canon 50mm Lens

Horizontal Field of View: 83°

Direction of View: 340° (bearing from North)

Viewing distance: To be viewed at comfortable arm's length

date

22/04/25

drwn/chkd

CW/ EAF

client

Caddick Developments Limited

project

Land at Junction 22 of M1, Cliffe Hill Farm

title

PHOTOVIEWPOINT 4

number

FIGURE 22

rev

A

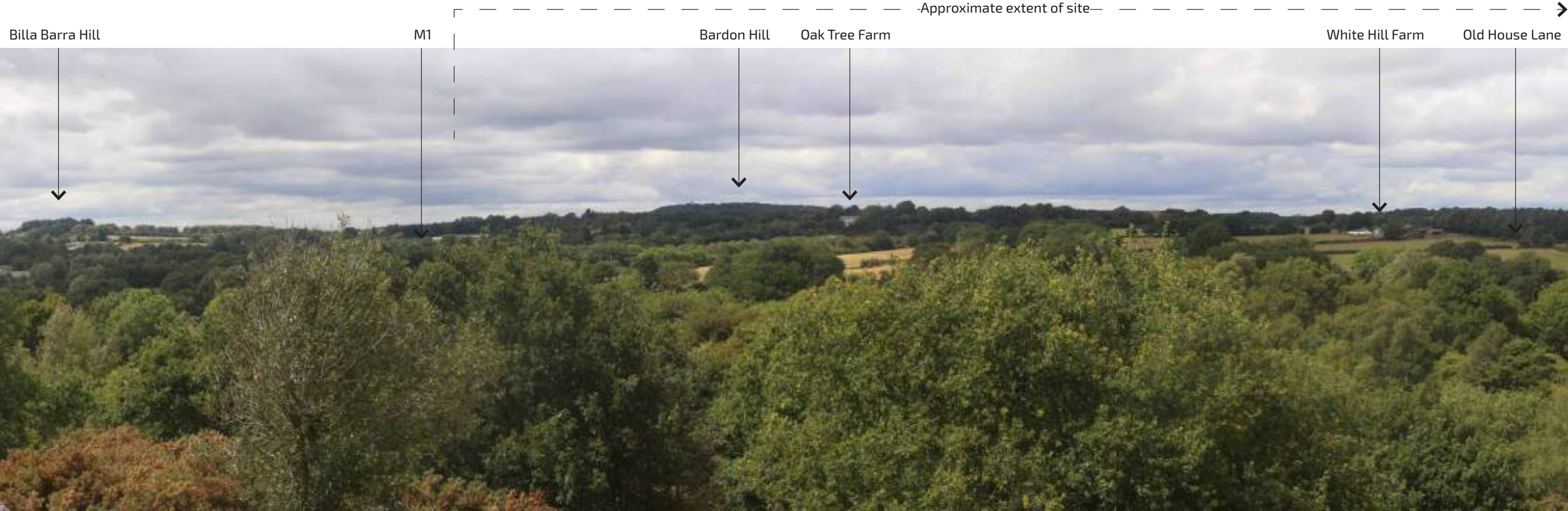


Photo Viewpoint 4 (MPNP Key View): View north-west from Altar Stones Nature Reserve - SUMMER



Photo Viewpoint 4

Visualisation Type: Type 1

Projection: 'cylindrical'

Enlargement factor: 100% (when printed at A1)

Date: 05/07/25

Time: 14:42

Camera make & model, sensor format & lens: Canon EOS 6D FFS, Canon 50mm Lens

Horizontal Field of View: 83°

Direction of View: 340° (bearing from North)

Viewing distance: To be viewed at comfortable arm's length

date

22/04/25

drwn/chkd

CW/ EAF

client

Caddick Developments Limited

project

Land at Junction 22 of M1, Cliffe Hill Farm

title

PHOTOVIEWPOINT 4

number

FIGURE 23

rev



Photo Viewpoint 5: View north-east from M1 J22/ A50 roundabout (pedestrian crossing)



Photo Viewpoint 5: Continued...

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Photo Viewpoint 5

Visualisation Type: Type 1
Projection: 'cylindrical'
Enlargement factor: 100% (when printed at A1)
Date: 27/02/25
Time: 11:30
Camera make & model, sensor format & lens:
Canon EOS 6D FFS, Canon 50mm Lens
Horizontal Field of View: 124°
Direction of View: 43° (bearing from North)
Viewing distance: To be viewed at comfortable arm's length

date
22/04/25

drwn/chkd
CW/ EAF

client
Caddick Developments Limited

project
Land at Junction 22 of M1, Cliffe Hill Farm

title
PHOTOVIEWPOINT 5

number
FIGURE 24

rev
A



Photo Viewpoint 6: View north-east from Cliffe Lane



Photo Viewpoint 6

Visualisation Type: Type 1
Projection: 'cylindrical'
Enlargement factor: 100% (when printed at A1)
Date: 27/02/25
Time: 11:30
Camera make & model, sensor format & lens: Canon EOS 6D FFS, Canon 50mm Lens
Horizontal Field of View: 61°
Direction of View: 20° (bearing from North)
Viewing distance: To be viewed at comfortable arm's length

date 22/04/25 drwn/chkd CW/ EAF

client Caddick Developments Limited
project Land at Junction 22 of M1, Cliffe Hill Farm

title PHOTOVIEWPOINT 6
number FIGURE 25 rev A



Photo Viewpoint 7a: View east from PRow Ref. LT R20/2



Photo Viewpoint 7a: Continued...



Photo Viewpoint 7a

Visualisation Type: Type 1
Projection: 'cylindrical'
Enlargement factor: 100% (when printed at A1)
Date: 13/01/25
Time: 12:11
Camera make & model, sensor format & lens:
Canon EOS 6D FFS, Canon 50mm Lens
Horizontal Field of View: 132°
Direction of View: 90° (bearing from North)
Viewing distance: To be viewed at comfortable arm's length

date 22/04/25 drwn/chkd CW/ EAF

client Caddick Developments Limited
project Land at Junction 22 of M1, Cliffe Hill Farm

title PHOTOVIEWPOINT 7a
number FIGURE 26 rev A



Photo Viewpoint 7b: View east from PRow Ref. LT R20/2



Photo Viewpoint 7b: Continued...

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Photo Viewpoint 7b

Visualisation Type: Type 1
Projection: 'cylindrical'
Enlargement factor: 100% (when printed at A1)
Date: 13/01/25
Time: 12:31
Camera make & model, sensor format & lens:
Canon EOS 6D FFS, Canon 50mm Lens
Horizontal Field of View: 128°
Direction of View: 95° (bearing from North)
Viewing distance: To be viewed at comfortable arm's length

date
22/04/25

drwn/chkd
CW/ EAF

client
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Land at Junction 22 of M1, Cliffe Hill Farm

title
PHOTOVIEWPOINT 7b

number
FIGURE 27

rev
A

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Photo Viewpoint 8: View east from PRow junction Refs. LT R100/1, LT R100/3, LT R5/1



Photo Viewpoint 8

Visualisation Type: Type 1
Projection: 'cylindrical'
Enlargement factor: 100% (when printed at A1)
Date: 27/02/25
Time: 10:54
Camera make & model, sensor format & lens: Canon EOS 6D FFS, Canon 50mm Lens
Horizontal Field of View: 77°
Direction of View: 60° (bearing from North)
Viewing distance: To be viewed at comfortable arm's length

date

22/04/25

drwn/chkd

CW/ EAF

client

Caddick Developments Limited

project

Land at Junction 22 of M1, Cliffe Hill Farm

title

PHOTOVIEWPOINT 8

number

FIGURE 28

rev

A



Photo Viewpoint 9 (MPNP Key View): View east from Billa Barra Hill



Photo Viewpoint 9

Visualisation Type: Type 1
Projection: 'cylindrical'
Enlargement factor: 100% (when printed at A1)
Date: 27/02/25
Time: 10:28
Camera make & model, sensor format & lens:
Canon EOS 6D FFS, Canon 50mm Lens
Horizontal Field of View: 83°
Direction of View: 75° (bearing from North)
Viewing distance: To be viewed at comfortable arm's length

date22/04/25

drwn/chkdCW/ EAF

client

Caddick Developments Limited

project

Land at Junction 22 of M1, Cliffe Hill Farm

title

PHOTOVIEWPOINT 9

number

FIGURE 29

rev

A



Photo Viewpoint 10a: View south-east from Copt Oak Road (B591)



Photo Viewpoint 10a: Continued...

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Photo Viewpoint 10a

Visualisation Type: Type 1
Projection: 'cylindrical'
Enlargement factor: 100% (when printed at A1)
Date: 08/01/25
Time: 13:07
Camera make & model, sensor format & lens: Canon EOS 6D FFS, Canon 50mm Lens
Horizontal Field of View: 132°
Direction of View: 122° (bearing from North)
Viewing distance: To be viewed at comfortable arm's length

date	drwn/chkd
22/04/25	CW/ EAF

client
Caddick Developments Limited
project
Land at Junction 22 of M1, Cliffe Hill Farm

title	rev
PHOTOVIEWPOINT 10a	
number	
FIGURE 30	A

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Photo Viewpoint 10b: View south from Copt Oak Road (M1 overbridge)



Photo Viewpoint 10b

Visualisation Type: Type 1
Projection: 'cylindrical'
Enlargement factor: 100% (when printed at A1)
Date: 08/01/25
Time: 13:16
Camera make & model, sensor format & lens: Canon EOS 6D FFS, Canon 50mm Lens
Horizontal Field of View: 63°
Direction of View: 165° (bearing from North)
Viewing distance: To be viewed at comfortable arm's length

date	drwn/chkd
22/04/25	CW/ EAF

client
Caddick Developments Limited
project
Land at Junction 22 of M1, Cliffe Hill Farm

title	rev
PHOTOVIEWPOINT 10b	
number	
FIGURE 31	A



Photo Viewpoint 11: View south from PRow Ref. LT K4/1



Photo Viewpoint 11

Visualisation Type: Type 1
Projection: 'cylindrical'
Enlargement factor: 100% (when printed at A1)
Date: 09/01/25
Time: 12:49
Camera make & model, sensor format & lens: Canon EOS 6D FFS, Canon 50mm Lens
Horizontal Field of View: 76°
Direction of View: 195° (bearing from North)
Viewing distance: To be viewed at comfortable arm's length

date	drwn/chkd
22/04/25	CW/ EAF

client
Caddick Developments Limited
project
Land at Junction 22 of M1, Cliffe Hill Farm

title	rev
PHOTOVIEWPOINT 11	
number	
FIGURE 32	A

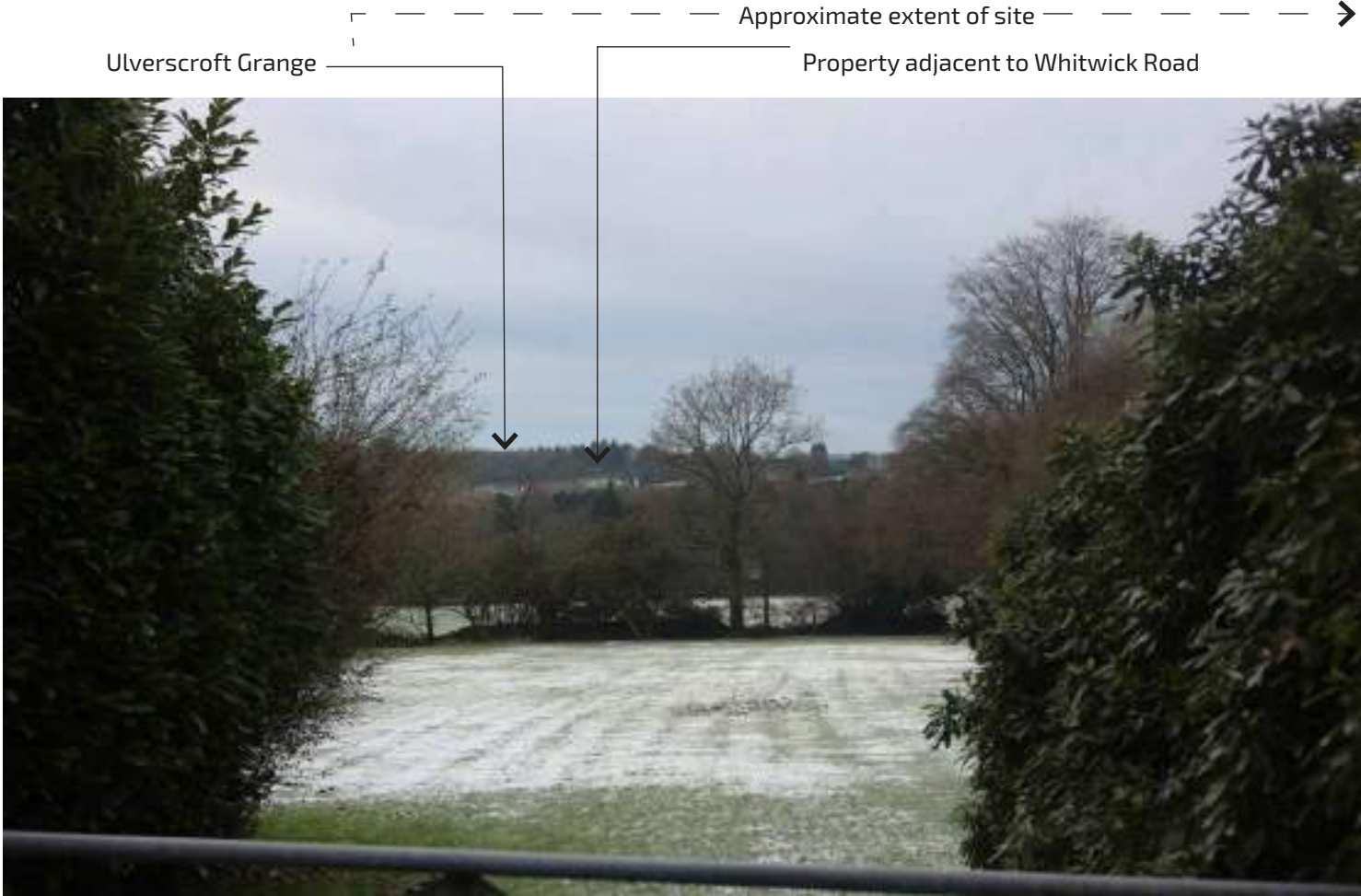


Photo Viewpoint 12: View south-west from Whitcroft's Lane



Photo Viewpoint 12

Visualisation Type: Type 1
Projection: 'cylindrical'
Enlargement factor: 100% (when printed at A1)
Date: 08/01/25
Time: 13:32
Camera make & model, sensor format & lens: Canon EOS 6D FFS, Canon 50mm Lens
Horizontal Field of View: 37°
Direction of View: 230° (bearing from North)
Viewing distance: To be viewed at comfortable arm's length

date	22/04/25	drwn/chkd	CW/ EAF
client	Caddick Developments Limited		
project	Land at Junction 22 of M1, Cliffe Hill Farm		
title	PHOTOVIEWPOINT 12		
number	FIGURE 33	rev	A

Approximate extent of site



Photo Viewpoint 13: View south-west from PRoW Ref. LT K1/1



Photo Viewpoint 13

Visualisation Type: Type 1
Projection: 'cylindrical'
Enlargement factor: 100% (when printed at A1)
Date: 09/01/25
Time: 12:02
Camera make & model, sensor format & lens: Canon EOS 6D FFS, Canon 50mm Lens
Horizontal Field of View: 70°
Direction of View: 230° (bearing from North)
Viewing distance: To be viewed at comfortable arm's length

date	drwn/chkd
22/04/25	CW/ EAF

client
Caddick Developments Limited
project
Land at Junction 22 of M1, Cliffe Hill Farm

title	rev
PHOTOVIEWPOINT 13	
number	
FIGURE 34	A





Photo Viewpoint 15: View west from PRow Ref. LT J94/2



Photo Viewpoint 15

Visualisation Type: Type 1
Projection: 'cylindrical'
Enlargement factor: 100% (when printed at A1)
Date: 08/01/25
Time: 14:12
Camera make & model, sensor format & lens: Canon EOS 6D FFS, Canon 50mm Lens
Horizontal Field of View: 83°
Direction of View: 275° (bearing from North)
Viewing distance: To be viewed at comfortable arm's length

date	drwn/chkd
22/04/25	CW/ EAF

client
Caddick Developments Limited
project
Land at Junction 22 of M1, Cliffe Hill Farm

title	rev
PHOTOVIEWPOINT 15	
number	
FIGURE 36	A



Photo Viewpoint 16 (MPNP Key View): View north-west from Hill Hole Quarry



Photo Viewpoint 16

Visualisation Type: Type 1
Projection: 'cylindrical'
Enlargement factor: 100% (when printed at A1)
Date: 09/01/25
Time: 10:56
Camera make & model, sensor format & lens: Canon EOS 6D FFS, Canon 50mm Lens
Horizontal Field of View: 78°
Direction of View: 340° (bearing from North)
Viewing distance: To be viewed at comfortable arm's length

date 22/04/25 drwn/chkd CW/ EAF

client Caddick Developments Limited
project Land at Junction 22 of M1, Cliffe Hill Farm

title PHOTOVIEWPOINT 16
number FIGURE 37 rev A



Photo Viewpoint 17: View south-east from PRoW Ref. LT 035/2



Photo Viewpoint 17

Visualisation Type: Type 1

Projection: 'cylindrical'

Enlargement factor: 100% (when printed at A1)

Date: 09/01/25

Time: 13:55

Camera make & model, sensor format & lens: Canon EOS 6D FFS, Canon 50mm Lens

Horizontal Field of View: 83°

Direction of View: 120° (bearing from North)

Viewing distance: To be viewed at comfortable arm's length

date

22/04/25

drwn/chkd

CW/ EAF

client

Caddick Developments Limited

project

Land at Junction 22 of M1, Cliffe Hill Farm

title

PHOTOVIEWPOINT 17

number

FIGURE 38

rev

A

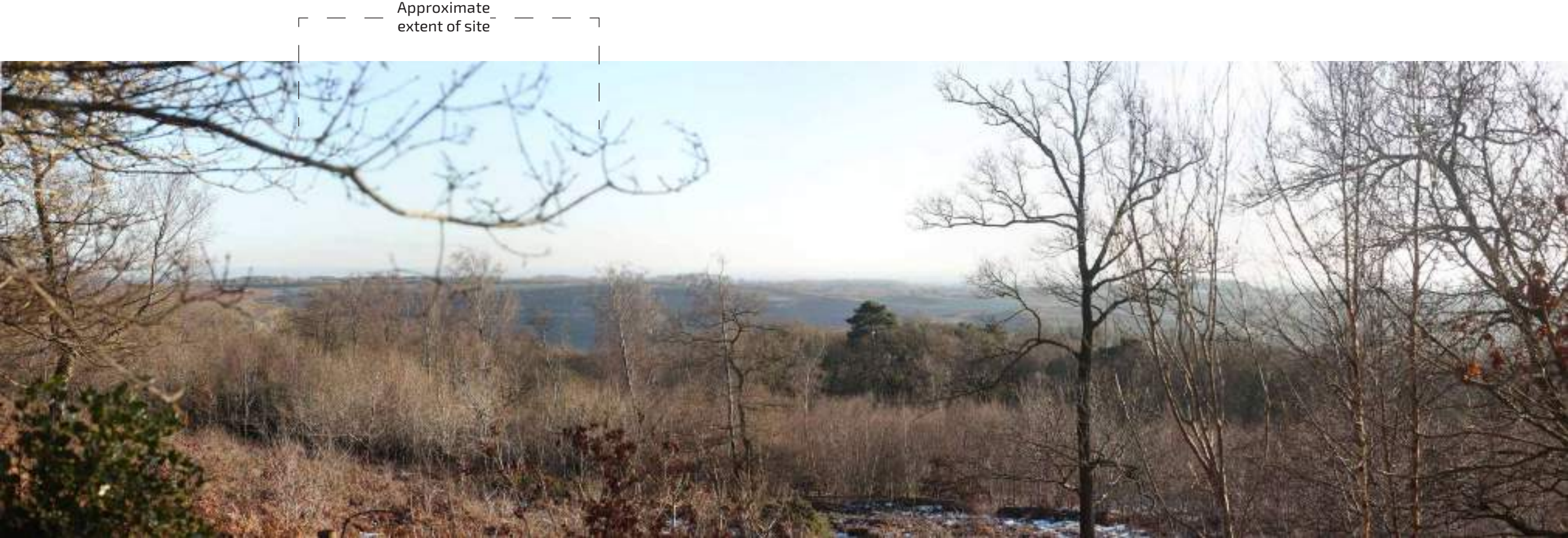


Photo Viewpoint 18: View south-east from Bardon Hill/ PRoW Ref. LT 022a/1



Photo Viewpoint 18

Visualisation Type: Type 1
Projection: 'cylindrical'
Enlargement factor: 100% (when printed at A1)
Date: 09/01/25
Time: 14:18
Camera make & model, sensor format & lens:
Canon EOS 6D FFS, Canon 50mm Lens
Horizontal Field of View: 75°
Direction of View: 135° (bearing from North)
Viewing distance: To be viewed at comfortable arm's length

date	22/04/25	drwn/chkd	CW/ EAF
client	Caddick Developments Limited		
project	Land at Junction 22 of M1, Cliffe Hill Farm		
title	PHOTOVIEWPOINT 18		
number	FIGURE 39	rev	A

Appendix A

Landscape and Visual Appraisal – Methodology and Assessment Criteria

Introduction

- 1.1 The methodology for the Landscape and Visual Appraisal (LVA) undertaken for the proposed development is detailed in the LVA report. The following information should be read in conjunction with this methodology.
- 1.2 As advised in the Guidelines for Landscape and Visual Impact Assessment (3rd Edition) (GLVIA3), the judgements made in respect of both landscape and visual effects are a combination of an assessment of the sensitivity of the receptor and the magnitude of the landscape or visual effect. The following details the definitions and criteria used in assessing sensitivity and magnitude for landscape and visual receptors.
- 1.3 Where it is determined that the assessment falls between or encompasses two of the defined criteria terms, then the judgement may be described as High/ Medium or Moderate/ Minor etc. This indicates that the assessment lies between the respective definitions or encompasses aspects of both.

Landscape

Landscape Sensitivity

- 1.4 Landscape receptors are assessed in terms of their 'Landscape Sensitivity'. This combines judgements on the value to be attached to the landscape and the susceptibility to change of the landscape from the type of change or development proposed. The definition and criteria adopted for these contributory factors is detailed below.
- 1.5 There can be complex relationships between the value attached to landscape receptors and their susceptibility to change which can be especially important when considering change within or close to designated landscapes. For example, an internationally, nationally or locally valued landscape does not automatically or by definition have a high susceptibility to all types of change. The type of change or development proposed may not compromise the specific basis for the value attached to the landscape.

Landscape Value

- 1.6 Value can apply to a landscape area as a whole, or to the individual elements, features and aesthetic or perceptual dimensions which contribute to the character of the landscape. The following criteria have been used to categorise landscape value. Where there is no clear existing evidence on landscape value, an assessment is made based on the criteria/ factors identified below (based on the guidance in the Landscape Institute Technical Guidance Note 02/21 "Assessing landscape value outside national designations", (which provides more up to date guidance than Box 5.1 of GLVIA3).

- | | | |
|-----------------------|----------------------|--|
| • Natural Heritage | • Associations | • Perceptual (scenic) |
| • Cultural Heritage | • Distinctiveness | • Perceptual (wildness and tranquillity) |
| • Landscape Condition | • Recreational Value | • Functional |

Landscape Value	Definition
High	Landscape receptors of high importance based upon factors of natural and cultural heritage, condition, associations, distinctiveness, recreational value, perceptual qualities and functional aspects.
Medium	Landscape receptors of medium importance based upon factors of natural and cultural heritage, condition, associations, distinctiveness, recreational value, perceptual qualities and functional aspects.
Low	Landscape receptors of low importance based upon factors of natural and cultural heritage, condition, associations, distinctiveness, recreational value, perceptual qualities and functional aspects.

Landscape Susceptibility to Change

- 1.7 This means the ability of the landscape receptor (overall character type/ area or individual element/ feature) to accommodate the change (i.e. the proposed development) without undue consequences for the maintenance of the baseline position and/ or the achievement of landscape planning policies and strategies. The definition and criteria for the assessment of Landscape Susceptibility to Change is as follows:

Landscape Susceptibility to Change	Definition
High	A highly distinctive and cohesive landscape receptor, with positive characteristics and features with no or very few detracting or intrusive elements. Landscape features intact and in very good condition and/ or rare. Limited capacity to accept the type of change/ development proposed.
Medium	Distinctive and more commonplace landscape receptor, with some positive characteristics/ features and some detracting or intrusive elements. Landscape features in moderate condition. Capacity to accept well planned and designed change/ development of the type proposed.
Low	Landscape receptor of mixed character with a lack of coherence and including detracting or intrusive elements. Landscape features that may be in poor or improving condition and few that could not be replaced. Greater capacity to accept the type of change/ development proposed.

Magnitude of Landscape Effects

- 1.8 The magnitude of landscape effects is the degree of change to the landscape receptor in terms of its size or scale of change, the geographical extent of the area influenced and its duration and reversibility. The table below sets out the categories and criteria adopted in respect of the separate considerations of Scale or Size of the Degree of Change, Reversibility the geographical extent and duration of change are described where relevant in the appraisal.

Scale or Size of the Degree of Landscape Change

Scale or Size of the Degree of Landscape Change	Definition
High	Total loss of or substantial alteration to key characteristics / features and the introduction of new elements totally uncharacteristic to the receiving landscape. Overall landscape receptor will be fundamentally changed.
Medium	Partial loss of or alteration to one or more key characteristics / features and the introduction of new elements that would be evident but not necessarily uncharacteristic to the receiving landscape. Overall landscape receptor will be obviously changed.
Low	Limited loss of, or alteration to one or more key characteristics/ features and the introduction of new elements evident and/ or characteristic to the receiving landscape. Overall landscape receptor will be perceptibly changed.
Negligible	Very minor alteration to one or more key characteristics/ features and the introduction of new elements characteristic to the receiving landscape. Overall landscape receptor will be minimally changed.
None	No loss or alteration to the key characteristics/ features, representing 'no change'.

Geographical Extent

Geographical extent	Definition
Extensive	Notable change to an extensive proportion of the geographic area.
Moderate	Notable change to part of the geographic area.
Minimal	Change over a limited part of the geographic area.
Negligible	Change over a very limited part of the geographical area.

Duration

Duration	Definition
Short term	The change will occur for up to 5 years.
Medium Term	The change will occur for between 5 and 10 years.
Long term	The change will occur for over 10 years

Reversibility

Reversibility	Definition
Irreversible	The development would be permanent and the assessment site could not be returned to its current/ former use.
Reversible	The development could be deconstructed/ demolished and the assessment site could be returned to broadly its current/ historic use (although that may be subject to qualification depending on the nature of the development).

Visual

Sensitivity of Visual Receptors

- 1.9 Visual sensitivity assesses each visual receptor in terms of their susceptibility to change in views and visual amenity and also the value attached to particular views. The definition and criteria adopted for these contributory factors is detailed below.

Visual Susceptibility to Change

- 1.10 The susceptibility of different visual receptors to changes in views and visual amenity is mainly a function of; firstly, the occupation or activity of people experiencing the view at particular locations; and secondly, the extent to which their attention or interest may therefore be focussed on the views and visual amenity they experience.

Visual Susceptibility to Change	Definition
High	Residents at home with primary views from ground floor/garden and upper floors. Public rights of way/ footways where attention is primarily focussed on the landscape and on particular views. Visitors to heritage assets or other attractions whose attention or interest is likely to be focussed on the landscape and/ or on particular views. Communities where views make an important contribution to the landscape setting enjoyed by residents. Travellers on recognised scenic routes.
Medium	Residents at home with secondary views (primarily from first floor level). Public rights of way/ footways where attention is not primarily focussed on the landscape and/ or particular views. Travellers on road, rail or other transport routes.
Low	Users of outdoor recreational facilities where the view is less important to the activities (e.g. sports pitches). Travellers on road, rail or other transport where views are primarily focussed on the transport route. People at their place of work where views of the landscape are not important to the quality of the working life.

Value of Views

- 1.11 The value attached to a view takes account of any recognition attached to a particular view and/ or any indicators of the value attached to views, for example through guidebooks or defined viewpoints or references in literature or art.

Value of Views	Definition
High	A unique or identified view (e.g. shown as such on Ordnance Survey map, guidebook or tourist map) or one noted in literature or art. A view where a heritage asset makes an important contribution to the view.
Medium	A typical and/ or representative view from a particular receptor.
Low	An undistinguished or unremarkable view from a particular receptor.

Magnitude of Visual Effects

- 1.12 Magnitude of Visual Effects evaluates each of the visual effects in terms of its size or scale, the geographical extent of the area influenced and its duration and reversibility. The table below sets out the categories and criteria adopted in respect of the Scale or Size (including the degree of contrast) of Visual Change. The distance and nature of the view and whether the receptor's view will be stationary or moving are also detailed in the Visual Effects Table.

Scale or Size of the Degree of Visual Change	Definition
High	The proposal will result in a large and immediately apparent change in the view, being a dominant and new and/ or incongruous feature in the landscape.
Medium	The proposal will result in an obvious and recognisable change in the view and will be readily noticed by the viewer.
Low	The proposal will constitute a minor component of the wider view or a more recognisable component that reflects those apparent in the existing view. Awareness of the proposals will not have a marked effect on the overall nature of the view.
Negligible/ None	Only a very small part of the proposal will be discernible and it will have very little or no effect on the nature of the view.

Level of Effect

- 1.13 The final conclusions on effects, whether adverse or beneficial, are drawn from the separate judgements on the sensitivity of the receptors and the magnitude of the effects. This overall judgement is formed from a reasoned professional overview of the individual judgements against the assessment criteria.
- 1.14 GLVIA3 notes, at paragraphs 5.56 and 6.44, that there are no hard and fast rules with regard to the level of effects, therefore the following descriptive thresholds have been used for this appraisal:
- **Major**
 - **Moderate**
 - **Minor**
 - **Negligible**
- 1.15 Where it is determined that the assessment falls between or encompasses two of the defined criteria terms, then the judgement may be described as, for example, Major/ Moderate or Moderate/ Minor. This indicates that the effect is assessed to lie between the respective definitions or to encompass aspects of both.

APPENDIX B: LANDSCAPE EFFECTS TABLE (LET)									
Landscape Receptor and Reference	Judged Sensitivity of Landscape			Judged Magnitude of Landscape Effect		Description/ Notes	Overall Effect at Construction Phase	Overall Effect Upon Completion	Overall Effect at 15 Years Post Completion
	Susceptibility to Change	Landscape Value	Overall Sensitivity	Scale or Size of the Degree of Change including degree of contrast/ integration) at Stages of Project	Where applicable, are the Effects Reversible?		Major Moderate Minor Negligible None	Major Moderate Minor Negligible None	Major Moderate Minor Negligible None
	High Medium Low	High Medium Low	High Medium Low	High Medium Low Negligible None	Yes No N/A		Adverse Beneficial	Adverse Beneficial	Adverse Beneficial
National Landscape Character									
Natural England, National Character Area Profile (NCA) (2025): <i>Charnwood</i> (NCA 73)	The site is a relatively modest scale in the context of the NCA. Given this and its location, susceptibility to change is judged to be Medium.	The site is a relatively modest scale in the context of the NCA. Given this and its location, landscape value is judged to be Medium.	Medium	Construction: Negligible Completion: Negligible Year 15: Negligible	No	- The Charnwood landscape is a distinctive national character area within which the site is a relatively modest parcel of land between the M1, A50 and Whitwick Road, north-west of Markfield. - The site exhibits few key characteristics of the NCA, these are more apparent within the immediate and wider context. The site is strongly influenced by the adjacent highway infrastructure – M1, A50 and Whitwick Road – White Hill Farm and surrounding farmland provide a more rural influence across the northern part of the site. - Potential for assisting in delivery of SEOs 2, 3 and 4 for the NCA.	Negligible	Negligible	Negligible

Regional Landscape Character									
East Midlands Landscape Character Assessment (2010): <i>Forested Ancient Hills Landscape Character Type</i>	The site is a relatively modest scale in the context of the LCT. Given this and its location, susceptibility to change is judged to be Medium.	The site is a relatively modest scale in the context of the LCT. Given this and its location, landscape value is judged to be Medium.	Medium	Construction: Negligible Completion: Negligible Year 15: Negligible	No	- The site occupies a modest area of land within the Forested Ancient Hills LCT which is characterised by 'rocky outcrops and knolls on elevated slopes and summits with extensive open areas', woodland and pastoral farmland. - The site demonstrates some of these key characteristics however, as above, it is heavily influenced by adjacent highway infrastructure. - The proposed development will assist in delivering some of the objectives for the area by way of its well-considered layout and framework of green infrastructure which encompasses existing retained features as far as practicable together with new woodland and scrub planting, trees, hedgerows and grasslands. Predominantly native species will be used throughout enabling reinforcement and strengthening of habitat connections across the development as well as with the wider surroundings to create new habitat opportunities. - Owing to the relatively contained nature of the site, by landform and mature vegetation, inter-visibility with the majority of the LCT is limited and will not extend much beyond the roads bordering it, save for a few separate individual 'spots' where elevated views are available – the site forming only part of a wider panorama across the local landscape. - Overall, it is considered that the proposed development will result in a Negligible effect upon the regional LCT.	Negligible	Negligible	Negligible
County/Borough Landscape Character									
Hinckley & Bosworth Borough Council Landscape Character Assessment (2017): <i>Settled Forest Hills Landscape Character Type: 5a: Charnwood Forest Landscape Character Area</i>	The site is a relatively modest scale in the context of the LCA. Given this and its location, susceptibility to change is judged to be Medium.	The site is a relatively modest scale in the context of the LCA. Given this and its location, landscape value is judged to be Medium.	Medium	Construction: Low/ Negligible Completion: Low/ Negligible Year 15: Negligible	No	- The site lies within the Charnwood Forest LCA which is a landscape characterised by elevated landform, steep slopes and rocky outcrops, pasture and woodland as well as proximity to major transport infrastructure. - The site exhibits some of these key characteristics; notably sloping pastoral land bordered by the M1, A50 and Whitwick Road. - The proposed development will deliver GI including new woodland, scrub, tree and hedgerow planting in line with the landscape strategies for the LCA. - Owing to landform and existing vegetation, intervisibility with the majority of the LCA is prevented and unlikely to extend much beyond c.250m to the north-west, c.800m to the south-west (<i>FPCR LVA-VET Viewpoint 8</i>) or the site perimeter elsewhere, except for elevated locations c. 800m to the north, c.150-850m to the south and c.1.2km to the west (<i>FPCR LVA-VET Viewpoints 4, 9, 10b, 16</i>) of the site perimeter. - It is therefore considered that the proposed development will not have an adverse effect upon the overall LCA in the longer term.	Minor Adverse/ Negligible	Minor Adverse/ Negligible	Negligible

Charnwood Forest Landscape Character Assessment (2019): <i>2: Ulverscroft Wooded Valley Landscape Character Area</i>	The site is a relatively modest scale in the context of the LCA. Given this and its location, susceptibility to change is judged to be Medium.	The site is a relatively modest scale in the context of the LCA. Given this and its location, landscape value is judged to be Medium.	Medium	Construction: Low/ Negligible Completion: Low/ Negligible Year 15: Negligible	No	- The site lies within the Ulverscroft Wooded Valley LCA which is and undulating upland landscape of pasture and woodland with few, predominantly large, properties and minor roads. - The site displays few key characteristics remaining strongly influenced by the M1, A50 and Whitwick Road bordering it, as well as White Hill Farm and farmland to the north. - The proposed development will deliver well considered GI ensuring its integration within the landscape as far as practicable in line with the management recommendations for the LCA. - Owing to landform and existing vegetation, intervisibility with the majority of the LCA is prevented and unlikely to extend much beyond c.250m to the north-west or the site perimeter elsewhere, except for elevated location c. 800m to the north (<i>FPCR LVA-VET Viewpoint 10b</i>). - It is therefore considered that the proposed development will not have an adverse effect upon the overall LCA in the longer term.	Minor Adverse/ Negligible	Minor Adverse/ Negligible	Negligible
Charnwood Forest Landscape Character Assessment (2019): <i>6: Thringstone/ Markfield Quarries and Settlement Landscape Character Area</i>	The site is a relatively modest scale in the context of the LCA. Given this and its location, susceptibility to change is judged to be Medium.	The site is a relatively modest scale in the context of the LCA. Given this and its location, landscape value is judged to be Medium.	Medium	Construction: Negligible Completion: Negligible Year 15: Negligible	No	- The site is adjacent to the Thringstone/ Markfield Quarries and Settlement LCA along its southern edge. which is largely dominated by settlement and quarries. - The site displays few key characteristics remaining strongly influenced by the M1, A50 and Whitwick Road bordering it, as well as White Hill Farm and farmland to the north. - The proposed development will deliver new woodland and tree planting to soften the appearance of the new units within local views in line with the management recommendations for the LCA. - Owing to landform and existing vegetation, intervisibility with the majority of the LCA is prevented and unlikely to extend much beyond c.800m to the south-west (<i>FPCR LVA-VET Viewpoint 8</i>) or the southern perimeter of the site, except for elevated locations c. 800m to the north, c.150-850m to the south and c.1.2km to the west (<i>FPCR LVA-VET Viewpoints 4, 9, 10b, 16</i>) of the site perimeter. - It is therefore considered that the proposed development will have no greater than a Negligible effect upon the overall LCA in the longer term.	Negligible	Negligible	Negligible

Landscape Character: Site and Immediate Context									
Site and Immediate Context	Medium	Medium	Medium	Construction: High/ Medium Completion: High/ Medium Year 15: Medium	No	- The site is not covered by a landscape quality designation nor any other designation. The area within which the proposed development will be experienced is not extensive, is well contained and the VE is limited. The proposed units will be located within the immediate context of the M1 (J22), the A50 and Whitwick Road. It will be contained by Old House Road to the north. - A total of c.13ha, or c.47% of the site area is proposed as GI comprising native woodland, scrub, tree and hedgerow planting to maximise the integration of the new buildings as well as softening their appearance as far as practicable. - The proposed landscape planting, areas of grassland and SuDS features which will be planted to maximise their ecological value, will provide connected wildlife habitats across the site and into the surrounding environment. New walking and cycling routes will be incorporated with links to J22 roundabout and Whitwick Road. - The character across the site will change however the new industrial units will not be wholly out of character with its immediate context of major transport routes: the M1 and A50, beyond which Hill Lane Industrial Estate is located at the north-western edge of Markfield. The site character will be strengthened through delivery of the proposed GI which will help to integrate, and soften the appearance of, the new units within the local landscape. It is therefore considered that the proposed development will have a Moderate Adverse effect upon the site and its immediate context overall.	Major/ Moderate Adverse	Major/ Moderate Adverse	Moderate Adverse

APPENDIX C: VISUAL EFFECTS TABLE (VET)												
Ref (Receptor/ Representative Viewpoint)	Receptor Type, Location and photographs (including approx no. of dwellings where applicable)	Judged Sensitivity of Visual Receptor			Judged Magnitude of Visual Effects				Description/ Notes	Overall Effect at Construction Phase	Overall Effect Upon Completion	Overall Effect at 15 Years Post Completion
		Susceptibility to Change	Value	Overall Sensitivity	Distance from Site Boundary (or Built Development where stated) (approx. m/km)	Nature of View	Is the View Temporary or permanent?	Size/Scale of Visual Effect (including degree of contrast/ integration) at Stages of Project		Major	Major	Major
										Moderate	Moderate	Moderate
										Minor	Minor	Minor
None	None	None										
Adverse or Beneficial	Adverse or Beneficial	Adverse or Beneficial										
A	RESIDENTS											
A1 VP1c VP1d	White Hill Farm	High	Medium	High/ Medium	Adjacent to north-eastern site boundary	Partial	Permanent	Construction: High Completion: High/ Medium Year 15: High/ Medium	- Residents will experience close range ground and first floor level views of the northern part of the development – Units 1, 2 – and car parking associated with Unit 1. Depending upon location within the farmyard curtilage, the farm barns will prevent some visibility of the Units which will be seen in the background. - New woodland and landscape planting proposed along the northern/ north-eastern perimeter will filter views and soften the appearance of the new buildings once established, limiting visibility of Unit 1. - Refer to Appendix D for Photomontage/ Photowire (corresponds with VP1c, VP1d) showing the proposed development at years 1 and 15.	Major Adverse	Major/ Moderate Adverse	Moderate Adverse
A2	Properties along western edge of Whitwick Road: White Hill White Hill Lodge	High	Medium	High/ Medium	Ranges from adjacent to c.50m from eastern site boundary	Glimpse	Permanent	Construction: Low/ Negligible Completion: Low/ Negligible Year 15: Negligible	Properties are well contained by existing woodland along Old House Lane (White Hill Lodge) and mature field boundary vegetation (White Hill). Views of the new development therefore are generally not anticipated however in the likelihood of any visibility; this will be limited to no more than glimpses of the rooflines – Units 1, 2 – above the existing vegetation.	Minor Adverse/ Negligible	Minor Adverse/ Negligible	Negligible
A3 VP2c	Properties along eastern edge of Whitwick Road: Coalbourn Cottage Greystones Ulverscroft Grange	High	Medium	High/ Medium	c. 50-130m from eastern site boundary	Glimpse	Permanent	Construction: Low/ Negligible Completion: Low/ Negligible Year 15: Negligible	- Properties are set back from Whitwick Road and well contained by in-curtilage mature vegetation however there is potential for some limited visibility of the eastern part of the new development where it abuts the road – Unit 2. Views are anticipated to be no more than minimal glimpses. - New landscape planting proposed along the eastern perimeter will further filter visibility and soften the appearance of the new building once established. The planting will be consistent in character with the majority of the road corridor.	Minor Adverse/ Negligible	Minor Adverse/ Negligible	Negligible

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July 2025

									new buildings only and will be further filtered and softened by proposed landscape planting along the western perimeter of the development.			
A7 VP2a	Glebe Farm	Medium	Medium	Medium	c.800m from northern site boundary	None	Permanent	Construction: None Completion: None Year 15: None	- Refer to Appendix D for Photowire (corresponds with VP7b) showing the proposed development at years 1 and 15. - No views of the proposed development are anticipated from the properties.	None	None	None
A8	Old Mill Farm, Altar Stones Lane	High	Medium	High/ Medium	c.60m from southern site boundary	Glimpse	Permanent	Construction: Low Completion: Low Year 15: Low/ Negligible	- Visibility is mostly prevented by the mature vegetation along the A50 however there is potential for glimpses into the southern part of the new development – Units 4, 5, 6 and the access road. - Where views are available, they will be minimal and limited to glimpses through occasional gaps in existing vegetation and seen in the context of, and beyond, the heavily trafficked A50. - New landscape planting proposed along the southern perimeter as well as the building plateaus will further filter visibility and soften the appearance of the new buildings and traffic along the access road once established.	Minor Adverse	Minor Adverse	Minor Adverse/ Negligible
B	PRoW USERS											
B1 VP3a VP3b VP3c	PRoW Ref. LT R1/ 1	High	Medium	High/ Medium	Passes through the site	Partial	Permanent	Construction: High/ Medium Completion: Medium Year 15: Medium	- Close range views of the development to the north-west and south-east. Views to the north-west will be of the access road to Unit 5, associated car parking and the building itself. Unit 4 is also likely to be visible above the existing retained tree belt within the southern part of the site. Weavers Cottage will continue to be visible in the foreground. Views to the south-east will be of Unit 6 as well as the access road and adjacent attenuation. - Owing to the existing mature tree belt along Cottage Lane, the new buildings are only likely to be visible from the south-western section of the PRoW, predominantly where it passes through the site, the access road connecting Units 5 and 6 is anticipated to be visible from the length of the PRoW. - New landscape planting proposed along the access roads and around the car parking and buildings will filter visibility and soften the appearance of the development once established, minimising its visibility overall. - Refer to Appendix D for Photomontage/ Photowire (corresponds with VP3b, VP3c) showing the proposed development at years 1 and 15.	Major/ Moderate Adverse	Moderate Adverse	Moderate Adverse
B2 VP7a VP7b	PRoW Ref. LT R20/ 2	High	Medium	High/ Medium	c.140m from western site boundary	Glimpse/ None	Permanent	Construction: Negligible	Visibility is mostly prevented by the mature vegetation along the M1 slip road, garages/ barn/ container and tree planting associated with Holly Hill Farm.	Negligible	Negligible	Negligible

								Completion: Negligible Year 15: Negligible	- Where views are available, they will be minimal and limited to narrow glimpses through the vegetation when not in leaf and seen in the context of the farm structures and slip road/ barrier (partly visible through vegetation). - Refer to Appendix D for Photowires (corresponds with VP7a, VP7b) showing the proposed development at years 1 and 15.			
B3 VP17	Ivanhoe Way/ PRow Refs. LT 022/ 5 LT 035/ 2	High	Medium	High/ Medium	c.1.7km from north-western site boundary	None	Permanent	Construction: None Completion: None Year 15: None	No views of the proposed development are anticipated from the properties.	None	None	None
B4 VP18	PRoW Ref. LT 022a/ 1	High	Medium	High/ Medium	c.2.25km from north-western site boundary	None	Permanent	Construction: None Completion: None Year 15: None	No views of the proposed development are anticipated from the properties.	None	None	None
B5 VP11	PRoW Ref. LT K4/ 1	High	Medium	High/ Medium	c.800m from northern site boundary	None	Permanent	Construction: None Completion: None Year 15: None	No views of the proposed development are anticipated from the properties.	None	None	None
B6 VP13	PRoW Ref. LT K1/ 1	High	Medium	High/ Medium	c.2km from eastern site boundary	None	Permanent	Construction: None Completion: None Year 15: None	No views of the proposed development are anticipated from the properties.	None	None	None
B7 VP15	PRoW Ref. LT J94/ 2	High	Medium	High/ Medium	c.950m from eastern site boundary	None	Permanent	Construction: None Completion: None Year 15: None	No views of the proposed development are anticipated from the properties.	None	None	None
B8 VP8	PRoW Refs. LT R6/ 1 LT R100/ 3	High	Medium	High/ Medium	c.700-800m from south-western site boundary	Partial/ Glimpse	Permanent	Construction: Low Completion: Low Year 15: Low/ Negligible	- Views are limited by tree/ hedgerow planting along the PRow. Existing intervening vegetation will further limit visibility of the new development which will be seen in the context of Oak Tree Farm building complex west of the M1. - Where views are available, they will be minimal and limited to the upper sections/ rooflines of the new buildings which will be softened and filtered by new woodland and tree planting along the western perimeter and building plateaus once established.	Minor Adverse	Minor Adverse	Minor Adverse/ Negligible
C	ROAD USERS											
C1 VP5	M1	Low	Low	Low	Adjacent to western site boundary	Partial/ Glimpse	Permanent	Construction: Medium/ Low Completion: Medium/ Low Year 15: Low/ Negligible	- Potential for limited views of the upper sections/ rooflines of the new buildings – Units 1, 3, 4 – from the M1 and slip road when passing the site. Visibility will be minimal on approaching the slip road owing to the mature roadside vegetation and the motorway being in cutting at this point. - Once established, new woodland and tree planting proposed along the western and south-western perimeter of the site will further restrict visibility to small sections of the rooflines only.	Moderate/ Minor Adverse	Moderate/ Minor Adverse	Minor Adverse/ Negligible

									- Potential views will be over a short distance and fleeting. Receptors will be focussed on the motorway/ junction in any event. - Refer to Appendix D for Photowire (corresponds with VP5) showing the proposed development at years 1 and 15.			
C2 VP2f	A50	Low	Low	Low	Adjacent to southern site boundary	Partial/ Glimpse	Permanent	Construction: Medium/ Low Completion: Medium/ Low Year 15: Low/ Negligible	- Potential for limited views of the upper sections/ rooflines of the new buildings – Units 4, 5, 6 – from the A50/ M1 J22 roundabout as well as further along the road when passing the site. Visibility will be limited owing to the mature roadside vegetation however there are some breaks in this which will allow short-term close-range glimpsed views. - Once established, new woodland and tree planting proposed along the south-western/ southern perimeter of the site will further restrict visibility to, at most, the rooflines only. - Potential views will be over a short distance and fleeting. Receptors will be focussed on the motorway junction/ road in any event. - Refer to Appendix D for Photowire (corresponds with VP2f) showing the proposed development at years 1 and 15.	Moderate Adverse	Moderate Adverse	Moderate/ Minor Adverse
C3 VP3b VP3c	Cottage Lane	Medium	Medium	Medium	Adjacent to eastern site boundary	Partial	Permanent	Construction: High/ Medium Completion: Medium Year 15: Medium	- Close range views of the development to the north-west and south-east. Views to the north-west will be of the access road to Unit 5, associated car parking and the building itself. Unit 4 is also likely to be visible above the existing retained tree belt within the southern part of the site. Weavers Cottage will continue to be visible in the foreground. Views to the south-east will be of Unit 6 as well as the access road and adjacent attenuation. - Owing to the existing mature tree belt along Cottage Lane, the new buildings are only likely to be visible from the western end of the lane adjacent to Weavers Cottage, the access road connecting Units 5 and 6 is anticipated to be visible from the length of the lane. - New landscape planting proposed along the access roads and around the car parking and buildings will filter visibility and soften the appearance of the development once established, minimising its visibility overall. - Refer to Appendix D for Photomontage/ Photowire (corresponds with VP3b, VP3c) showing the proposed development at years 1 and 15.	Major/ Moderate Adverse	Moderate Adverse	Moderate Adverse
C4 VP2a VP2b VP2c VP2d	Whitwick Road	Medium/ Low	Medium	Medium/ Low	Ranges from adjacent to c.800m from eastern site boundary	Partial	Permanent	Construction: Medium/ Low Completion: Medium/ Low Year 15: Medium/ Low	- The extent of visibility varies along the road with close range views available when directly passing. - No available views when approaching from the north owing to landform and intervening field boundary vegetation. Views will be limited to when passing the central and southern parts of the site with close range visibility of the new	Moderate/ Minor Adverse	Moderate/ Minor Adverse	Moderate/ Minor Adverse

VP2e VP2f									buildings – Units 1, 2 – and potential glimpsed views of Unit 6 close to the junction with Cottage Lane. There will be close range views of the newly created access to the development from the road just south of Cottage Lane and the upper section and roofline of Unit 4 will also be visible, in the mid-distance, from the A50 overbridge. - New woodland and landscaping proposed along the eastern boundary will restrict/ filter visibility and soften the appearance of the development once established, minimising its visibility overall. Views of the new buildings from the A50 overbridge to the south will particularly be seen in the context of the highway infrastructure. While the access will remain visible, this will be softened through new tree planting and will be seen in the context of nearby junctions with Whitwick Road; Cottage Lane, Priory Lane and the A50 access. - Refer to Appendix D for Photowires (corresponds with VP2c, VP2f) showing the proposed development at years 1 and 15.			
C5 VP1a VP1b VP1c VP1d	Old House Lane	Medium	Medium	Medium	Ranges from adjacent to c.250m from north-eastern site boundary	Partial	Permanent	Construction: High/ Medium Completion: Medium Year 15: Medium	- The extent of visibility varies along the lane however the majority are close range views directly passing the site, a more distant view is likely to be available when approaching from the M1 overbridge to the north. - Views from the lane north of White Hill Farm will be interrupted and filtered by field boundary hedgerows as well as those along the lane. The farmhouse and barns in the foreground will prevent some visibility of the new development – primarily Units 1, 2 – which will be seen in the background. South of the farm, the new development will be the focus of the view, in the context of the agricultural barns. Any visibility from the M1 overbridge will be in the context of the M1, associated signage and Copt Oak overbridge further south. - New woodland and landscape planting proposed along the northern/ north-eastern perimeter will filter visibility and soften the appearance of the new buildings once established, limiting visibility to a small part of the roofline of Unit 1. - Refer to Appendix D for Photomontage/ Photowire (corresponds with VP1c, VP1d) showing the proposed development at years 1 and 15.	Major/ Moderate Adverse	Moderate Adverse	Moderate Adverse
C6 VP10a VP10b	Copt Oak Road	Medium/ Low	Medium	Medium/ Low	c.700/800m from western/ northern site boundary	Glimpse	Permanent	Construction: Low/ Negligible Completion: Negligible Year 15: Negligible	- Views of the new development from the road will be limited to the M1 overbridge only owing to landform and intervening vegetation. - Visibility is anticipated to be restricted to part of the roofline of Unit 1 with the remaining buildings set behind existing vegetation and new woodland and landscape planting proposed at the northern edge of the development.	Minor Adverse/ Negligible	Negligible	Negligible

									- Potential views will be over a short distance and fleeting, in the context of the M1. Receptors will be focussed on the road in any event. - Refer to Appendix D for Photowire (corresponds with VP10b) showing the proposed development at years 1 and 15.			
C7 VP7a	Little Shaw Lane	Medium	Medium	Medium	c.80-400m from south-western site boundary	Glimpse/None	Permanent	Construction: Negligible Completion: Negligible Year 15: Negligible	- Visibility is mostly prevented by the mature vegetation along the M1 slip road. - Where views are available, they will be minimal and limited to narrow glimpses through the vegetation when not in leaf and seen in the context of existing properties along the lane and the slip road/ barrier (partly visible through vegetation). - Refer to Appendix D for Photowire (corresponds with VP7a) showing the proposed development at years 1 and 15.	Negligible	Negligible	Negligible
C8 VP6	Cliffe Lane	Medium/ Low	Medium	Medium/ Low	c.550m from southern site boundary	Partial/ Glimpse	Permanent	Construction: Low Completion: Low Year 15: Low	- Views of the new development will be limited by existing tree/ hedgerow planting along the lane as well as intervening vegetation. - Where views are available, they will be minimal and limited to the upper sections/ rooflines of the new buildings which will be further softened and filtered by new woodland and tree planting around the southern perimeter and building plateaus once established. - Potential views will be over a short distance and fleeting.	Minor Adverse	Minor Adverse	Minor Adverse
C9 VP14	Polly Botts Lane (Lea Lane)	Medium	Medium	Medium	c.1.25km from eastern site boundary	None	Permanent	Construction: None Completion: None Year 15: None	No views of the proposed development are anticipated from the properties.	None	None	None
C10 VP12	Whitcroft's Lane	Medium	Medium	Medium	c.950m from eastern site boundary	None	Permanent	Construction: None Completion: None Year 15: None	No views of the proposed development are anticipated from the properties.	None	None	None
D	OTHER											
D1 VP4	Altar Stones Nature Reserve	High	Medium	High/ Medium	c.150m from southern site boundary	Full/ Partial	Permanent	Construction: High/ Medium Completion: High/ Medium Year 15: Medium	- Close range views will vary in extent depending on location on footpaths around the reserve. Where visible, the new units will be seen within the context of existing vegetation and the M1 immediately west. - New landscape planting proposed around the site perimeter and on the building plateaus will further help to integrate the units into the landscape, filtering and softening their appearance once established. Existing landmark features within the view i.e. Billa Barra Hill and Bardon Hill will remain prominent, and the existing skyline will largely also remain visible beyond the units.	Major/ Moderate Adverse	Major/ Moderate/ Minor Adverse	Moderate Adverse

									Refer to Appendix D for Photomontage (corresponds with VP4) showing the proposed development at years 1 and 15.			
D2 VP16	Hill Hole Quarry <i>(identified view on OS)</i>	High	High	High	c.850m from southern site boundary	Partial	Permanent	Construction: High/ Medium Completion: Medium Year 15: Medium/ Low	- Similar to VP4 although views will be more distant, more elevated affording a wider panoramic encompassing more features within the landscape. - Views will vary in extent depending on location on footpaths around the quarry. The new units will be visible from the identified OS view, seen within the context of existing vegetation and as part of the wider panorama which stretches north-west of the M1 to Bardon Hill and beyond to the west as well as the skyline further north. - New landscape planting proposed around the site perimeter and on the building plateaus will further help to integrate the units into the landscape, filtering and softening their appearance once established. Existing landmark features within the view i.e. Bardon Hill will remain prominent, and the existing skyline will largely also remain visible beyond the units. - Refer to Appendix D for Photowire (corresponds with VP16) showing the proposed development at years 1 and 15.	Major/ Moderate Adverse	Moderate Adverse	Moderate/ Minor Adverse
D3 VP9	Billa Barra Hill	High	Medium	High/ Medium	c.1.2km from western site boundary	Partial/ Glimpse	Permanent	Construction: Medium Completion: Medium/ Low Year 15: Low	- Views will vary in extent depending on location on footpaths around the recreation area and will be the roofs of the new units at most, just visible beyond existing vegetation in the foreground. - New landscape planting proposed around the site perimeter is unlikely to mitigate views of the units once established owing to the elevated location however it will strengthen the existing vegetation in creating an additional 'layer'. The existing skyline beyond the units will largely remain visible. - Refer to Appendix D for Photowire (corresponds with VP9) showing the proposed development at years 1 and 15.	Moderate Adverse	Moderate/ Minor Adverse	Minor Adverse

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