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## **Land at Barwell Lane, Kirkby Mallory**

Landscape Report

July 2023 – Issue 2

Client: Mr J Lawrence



Report Issue 1: 28/06/2023

Status: Draft

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Report Issue 2: 19/07/2023

Status: Final

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**CONTENTS**

1 INTRODUCTION ..... 1

2 SITE CONTEXT AND LOCATION ..... 3

3 LANDSCAPE & VISUAL BASELINE ..... 7

4 THE DEVELOPMENT PROPOSAL AND LIKELY LANDSCAPE EFFECTS ..... 15

**FIGURES**

GL2153 01 Site Location

GL2153 02 Planning Policy & Designations

GL2153 03 Topography

GL2153 04 Landscape Character

GL2153 05 Photographic Views 1 & 2

GL2153 06 Photographic Views 3 & 4

GL2153 07 Photographic Views 5 & 6

GL2153 08 Photographic View 7



## 1 INTRODUCTION

1.1 This landscape report has been carried out by Golby + Luck Landscape Architects following instruction by Mr J Lawrence to consider the development of up to seven dwellings and garages at land to the east of Barwell Lane, Kirkby Mallory, Leicestershire; see **GL2153 01**.

1.2 This application comprises the resubmission of planning application 22/01181/OUT that was refused under delegated powers on the 9<sup>th</sup> February 2023 stating two reasons for refusal (RfR). This report takes into consideration the first RfR that states:

***"The application represents unsustainable development in the countryside outside the settlement boundary of Kirkby Mallory and would have a significantly detrimental impact on the intrinsic value, beauty and open character of this countryside location. In the absence of a five year housing supply, paragraph 11 of the NPPF is engaged. However, the adverse impacts would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole. The proposal is contrary to Policy 13 of the Core Strategy (2009) and Policies DM1 and DM4 and DM10 of the Site Allocations and Development Management Policies DPD (2016)."***

1.3 This report considers the nature of the landscape associated with the site and its local setting, more specifically it's in intrinsic value and perceived beauty and the degree to which the development proposed would be at odds with the baseline setting at this edge of settlement location. The test set out in the RfR is that the proposal will result in significant harm. There is no measure of harm set out in the RfR, but it is acceptable to assume that significant harm must be a level which would not normally be expected or typically associated with a housing development of this nature; and/or the development would result in the loss of a particularly important landscape/ feature or impact a landscape of notable scenic quality. Such landscapes would be those classified beyond typical with features central to defining the local setting of character.

1.4 This report considers the following issues:

- the landscape and visual baseline of the site;
- the development proposal;
- the likely effect of the proposal on the character and appearance of the local landscape setting.

1.5 The report also includes a series of representative views taken from the public highway and rights of way taken on June 2023 with full leaf cover on a clear day with good visibility.



Judgements are made in respect to seasonal variation and increased visibility in winter months with limited leaf cover and possible increased visibility of the site.

1.6 The following information has been considered in the preparation of this summary report:

- Ministry of Housing Communities & Local Government – National Planning Policy Framework 2021 (the NPPF);
- Hinkley & Bosworth Borough Council – Local Development Framework Core Strategy adopted December 2009 (the HBCS);
- Hinkley & Bosworth Borough Council – Local Plan 2006-2026 Site Allocations and Development Management Policies DPD adopted July 2016 (the HBDPD);
- Natural England National Character Area Profiles 2014 – National Character Area Profile 94: Leicestershire Vales (NCA94);
- Hinkley & Bosworth Borough Council – Landscape Character Assessment 2017 (the HBLCA), and more specifically Landscape Character Area D Newbold and Desford Rolling Farmland (LCA-D);
- Historic England National Heritage List;
- DEFRA Magic environmental data base; and
- Ordnance Survey Mapping - Promap.



## 2 SITE CONTEXT AND LOCATION

- 2.1 The site comprises part of a single field maintained as permanent grassland with an existing small shed located at the south-west boundary with associated access from Barwell lane and hardstanding; see **GL2153 01**.
- 2.2 The site is bound to the west by an existing native hedgerow and tree cover with Barwell Lane beyond. To the south the site is bound by a native hedgerow with tree cover and an open setting of arable farmland beyond. To the north the site is bound by the existing settlement edge of Kirkby Mallory that is defined by the garden boundaries of parking area of the properties fronting Barwell Lane, and the gardens of the properties fronting Church Road to the north. To the east the boundary of the site is undefined cutting across the existing field between the garden boundary to the north and field boundary to the south.
- 2.3 Kirkby Mallory is located approximately 2.5km to the north of Barwell and 3km to the south of Newbold Verdon, Desford and the Caterpillar site are located approximately 3km to the north-east, and Stapleton approximately 2.5km to the south-west. The settlement has evolved from what was a hamlet located at the north-east boundary of the former Kirkby Park that has since been redeveloped as the Mallory Park racing circuit.
- 2.4 The historic settlement comprised a sporadic more granular "wayside" character with properties clustered around Church Road and Main Street. The Church of All Saints and Rectory sat at the eastern edge of the former park with Church Spinney extending south alongside Barwell Lane before heading west along the southern boundary of the park connecting with Kirkby Wood to the west.
- 2.5 The modern settlement has seen residential expansion to the north of Main Street and east of Newbold Road, between Main Street and Church Road to the east of the playing fields, to the east of Main Street and north of Peckleton Road, and south of Church Road between Barwell Lane and Shilton Road. The majority of this expansion comprises modern residential development of various styles that generally reflect the building era. This has resulted in the creation of a relatively compact settlement pattern, with a small extension to the north along Newbold Road.
- 2.6 In terms of land use, the site and surrounding landscape comprises farmland that is predominantly maintained under arable production with small pockets of permanent pasture for grazing. The field pattern is of a medium to large scale and broadly geometric in shape. A more irregular pattern exists in and around the more complex valley setting of the local watercourses to the north associated with the catchment of Thurlaston Brook.



- 2.7 To the west of Kirkby Mallory is the Mallory Park racing circuit that comprises a complex of buildings and parking accessed from Stapleton Lane, and the tarmac racing circuit and service areas. In the centre of the track is a lake and smaller pond to the north that appear to have been created as part of the track complex. There was historically a chain of ponds crossing Kirkby Park but these were linear in format extending between the hall located at the north-east corner of the park and Kirkby Wood at the south-west edge. There is some remanence of the former fishponds at the northern boundary of the racing circuit alongside Stapleton Lane, but the ornamental ponds with connecting weirs have been lost.
- 2.8 In terms of vegetation cover, the surrounding setting of farmland is defined by the typical network of native hedgerows predominantly made up of Hawthorn, and intermittent hedgerow tree cover that generally comprises Oak and Ash. The former parkland setting and structure and tree and woodland cover at Mallory Park remains, comprising linear tree belts and mature parkland trees in the more immediate setting of the former Kirkby Hall (replaced by the main buildings at the racing circuit). This setting secures a more wooded appearance to the western edge of the settlement, notably the setting of Barwell Lane to the west of the site.
- 2.9 The site is defined by native hedgerows to the south and west with intermittent tree cover. There is a single mature Sycamore tree at the Barwell Lane boundary and a larger mature fruit tree (appears to be Plum) within the site located just to the north of the existing shed.
- 2.10 In terms of landform, the site sits between 115m above ordnance datum (AOD) and 120m AOD at the southern edge of the settlement; see **GL2153 03**. The wider settlement extends north to approximately 125m AOD. The wider landscape setting is rolling in character typical of the Leicestershire Vales. The landform continues to rise to the north of the settlement to approximately 130m AOD at Green Spinney and falls to the south to approximately 85m AOD in the context of localised valley setting that extends between Brooklands Farm to the west and the northern fringes of Earl Shilton to the east.
- 2.11 In terms of access and recreation, the site is maintained as private land and does not provide any access or recreation function. There is a relatively restricted network of public rights of way local to the site that provide access from the settlement the surrounding setting of farmland. Notable footpaths include T85 to the south of the site, T76 to the south-west crossing Mallory Park, the collection of footpaths to the north crossing the recreation ground within the settlement (T81, T83 and T84), and the footpath extending north from the settlement (T81, T82 and S23); see **GL2153 01**.



- 2.12 In terms of designation, the site is not covered by any landscape, heritage or nature conservation designations that would suggest an increased value or sensitivity to change. The site is also not covered by any statutory or non-statutory designation that would prohibit its development; see **GL2153 02**.
- 2.13 The most notable heritage asset in the Grade II\* Church of All Saints approximately 180m to the south-west of the site. The Lovelace Memorial to the south of the church is a Grade II Listed Building. To the west of the site the former stables at Kirkby Hall and North Lodge are Grade II Listed Buildings. Within the settlement no.2 Hinckley Road is a Grade I Listed Building.
- 2.14 In terms of planning policy, the site sits adjacent to the defined settlement boundary of Kirkby Mallory (KIRK01), with the site extending south into the wider setting of open countryside where development is controlled by Policy 13 of the HBCS and Policies DM1, DM4 and DM10 of the HBDPD.
- 2.15 Policy 13 of the HBCS is concerned with Rural Hamlets that includes Kirkby Mallory. This policy sets out a number of prescriptions with those relating to the environment being relating to the delivery of green infrastructure, delivery of National Forest planting (the site is not within the National Forest), supporting the Charnwood Regional Park (the site is not within the Charnwood Regional Park), and respect the setting of Conservation Areas (Kirkby Mallory does not have a Conservation Area).
- 2.16 Policy DM1 of the HBDPD is concerned with the engagement of the planning balance in the NPPF and the presumption in favour of sustainable development. Policy DM10 is concerned with Development and Design. Given this application is made in outline these are strictly issues that can and should be dealt with through the submission of a Reserved Matter planning application. Policy DM4 is concerned with the safeguarding of the countryside. This policy sets out in its first-tier criteria a list of development considered acceptable in the countryside, this does not include housing development. The second-tier criteria that includes:
- i. "It does not have a significant adverse effect on the intrinsic value, beauty, open character and landscape character of the countryside; and*
  - ii. It does not undermine the physical and perceived separation and open character between settlements; and*
  - iii. It does not create or exacerbate ribbon development; with Core Strategy Policies 6 and 9; and*



**iv. If within a Green Wedge, it protects its role and function in line**

**v. If within the National Forest, it contributes to the delivery of the National Forest Strategy in line with Core Strategy Policy 21."**

- 2.17 The site is not located close to another settlement where there is land performing a separation functions, it is not located within one of the designated Green Wedge's, and it is not located within the National Forest. This appraisal will set out the likely landscape and visual effects arising from this proposal and consider them against the criteria of the remaining criteria of this policy.



### 3 LANDSCAPE & VISUAL BASELINE

#### Landscape Character

- 3.1 At a national level the site sits within NCA 94 Leicestershire Vales. The summary to NCA 94 states:

***“Leicestershire Vales National Character Area (NCA) shares many characteristics with the neighbouring Northamptonshire Vales NCA. The Leicestershire Vales extend between the town of Hinckley in the west to Leicester in the northeast and southwards towards Market Harborough and Lutterworth. This is a large, relatively open, uniform landscape composed of low-lying clay vales interrupted by a range of varied river valleys. Its sense of place comes less from its overall landform and more from its visually dominant settlements and views towards surrounding higher ground. The city of Leicester dominates the northeastern corner of the NCA.”***

- 3.2 The following key characteristics are identified for NCA 94:

- ***An open landscape of gentle clay ridges and valleys underlain by Mercia Mudstone and Lias groups bedrock but with an extensive cover of superficial deposits occasionally giving rise to moderately steep scarp slopes. There is an overall visual uniformity to the landscape and settlement pattern.***
- ***Land use characterised by a mixture of pasture and arable agriculture that has developed on the neutral clay soils.***
- ***Distinctive river valley of the Soar and Swift, with flat flood plains and gravel terraces together with tributaries including the Sence. Riverside meadows and waterside trees and shrubs are common, along with waterbodies resulting from gravel extraction.***
- ***Woodland character derived largely from spinneys and copses on the ridges and the more undulating land and from waterside and hedgerow trees and hedgerows. The density, height and pattern of hedgerows varies throughout.***
- ***Diverse levels of tranquillity associated with contrasts between busy urban areas and some deeply rural parts. Large settlements dominate the open character of the landscape. Leicester, Lutterworth, Hinckley and Market Harborough and related infrastructure, including major roads, are often visually dominant.***



- **Frequent small towns and large villages often characterised by red brick buildings and attractive stone buildings in older village centres and eastern towns and villages. Frequent, imposing spired churches are also characteristic, together with fine examples of individual historic buildings.**
- **Rich and varied historic landscape, with the nationally important Bosworth Battlefield near Sutton Cheney, prominent historic parklands and country houses, ridge-and-furrow earthworks and important medieval settlement remains, for example at Wistow Hall, Gumley, Knaptoft and Peatling Magna."**

3.3 The rolling landform formed by clay ridges are present in the landscape associated with the site and settlement, as is the tree/woodland cover derived from spinneys and copses. There is a diverse level of tranquillity driven by the proximity of the site to the settlement and local highways, and the presence of the racing circuit to the west that is a local source of noise disturbance.

3.4 It is important to note that frequent small towns and large villages are part of the character of NCA 94. There is a rich and varied historic landscape within NCA 94, but there are no features identified locally to the site, or Kirkby Mallory except for the remnant parkland setting of Kirkby Hall which is heavily degraded and not designated.

3.5 At a local level the HBLCA identifies the site as being located within LCA-D: Newbold and Desford Rolling Farmland; see **GL2153 04**. The key characteristics of LCA-D are identified as:

- 1) **"Gently rolling landform rising to the north from the lower lying land around the River Soar.**
- 2) **Clustered villages of varying size centred on crossroads.**
- 3) **Predominantly arable farmland with clustered areas of industry and recreational facilities near to the village fringes.**
- 4) **Tree cover is limited, with scattered trees and small linear woodland copses.**
- 5) **Large to medium sized field pattern defined by single species hawthorn hedgerows.**
- 6) **Good network of footpaths link settlements.**
- 7) **Few major roads.**



**8) Open views where hedgerows have been removed, giving an impression of a large scale landscape.**

**9) Electricity pylons and wind turbines are often prominent vertical features in this open landscape."**

3.6 These characteristics are broadly consistent with the local landscape setting of the site. Although, there remains a relatively well structure pattern of hedgerow cover that combined with the local setting of landform created a relatively contained setting with limited open views and impression of a large landscape.

3.7 The HBLCA sets out a number of key sensitivities and values relevant to LCA-D:

- 1) The remaining areas of ridge and furrow which create a sense of historic time depth.**
- 2) The rural settlement pattern of compact and nucleated agricultural settlements connected by a network of rural lanes and minor roads is largely unspoiled. The rural landscape and sense of tranquillity is sensitive to change from further development.**
- 3) Isolated farmsteads interspersed throughout the farmland contribute to the historic rural character and provide continuity to the past.**
- 4) The estate at Mallory Park has strong historic and cultural associations and provides a nationally-popular attraction.**
- 5) Long distance and panoramic views from the elevated land in the north creates a high scenic quality and adds to the visual amenity.**
- 6) Relatively small communities of mesotrophic grassland and deciduous woodland provide valuable habitat in a predominantly agricultural landscape.**
- 7) The areas which provide a rural setting to the settlements are sensitive to changes as a result of new development, as well as views from the wider landscape to church spires."**

3.8 Sensitivities 2, 4 and 7 are relevant to the site and local setting of Kirkby Mallory. The settlement retains a relatively compact pattern with the exception of the extension to the north. The estate at Mallory Park is adjacent to the settlement, but it is difficult to see how the development of the site would impact on it special interest that centres on the use of the site for motor racing. The site sits adjacent to the settlement and is currently



undeveloped forming part of the countryside. However, it is a relatively small field that is substantially contained from the wider and more open arable setting to the south. Its contribution in providing a rural setting is somewhat limited, especially given the existing areas of hardstanding and shed.

3.9 The HBLCA continues by setting out a number of landscape strategies:

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

3.10 Strategy (1) can be secured through the retention and reinforcement of the sites existing boundaries. Strategy (2) can be secured through the considered design of the site. Given the location of the site its development is unlikely to materially alter the pattern of the settlement, and due to the strength of the southern boundary it will be seen and read as a development relating to the settlement rather than an unrestricted encroachment into the wider setting of farmland. Strategy (3) will not be affected. In terms of Strategy (4) there is no physical or visual relationship between the site and Mallory Park and clearly the development of the site will not harm its rural setting. In terms of Strategy (5) there are no long or panoramic views associated with the site. In terms of Strategy (6) the scheme can



secure an enhancement in biodiversity through the reinforcement and creation of new landscape features/habitats (Strategy (7)). In terms of Strategy (8) the scheme can secure new tree planting measures to enhance the landscape setting of the site and southern approach to the settlement.

- 3.11 In terms of landscape value and associated sensitivity, the site comprises part of a relatively small pastoral field at the southern edge of the settlement with an existing informal access, relatively small area of hardstanding and shed. The permanent grassland setting of the site is of limited ecological value, and the boundary hedgerows and tree cover appear to be in relatively poor condition. The site is located at the transition of the modern settlement and wider setting of open arable farmland. As identified in HBLCA the site does not contain or adjoin any key sensitive or valued features of the Newbold and Desford Rolling Farmland, and as identified in this appraisal, it is not covered by any designation that would suggest an increased value or sensitivity to change. The features of the site are common and widespread in the locality, and do not make a significant contribution to the key characteristics of the Leicestershire Vales and Newbold and Desford Rolling Farmland.
- 3.12 The site does not provide the setting to a valued or sensitive feature, and whilst being located at the southern gateway to the settlement is defined by the modern settlement that is of limited value.
- 3.13 In summary, the site and its features are of medium to low value and given its relationship with the settlement and wider setting of farmland is of medium to low susceptibility to the proposed change. The immediate setting of the site and settlement is considered to be of medium to low landscape sensitivity. The wider setting of open arable farmland beyond the settlement and site is considered to be medium landscape sensitivity. There are features of increased sensitivity, such as the Church of All Saints, but its setting is relatively well contained with limited intervisibility between the asset and the site.

### **Visual Setting**

- 3.14 The site is located at the southern settlement edge that comprises a relatively strong setting of modern housing development with associated garden. Views of the site beyond the immediate edge of the settlement are limited to glimpses between buildings. To the west the site is contained by mature hedgerows either side of the Barwell Lane restricting visibility to a short section of the highway and heavily filtering views of the site from the properties and Church of All Saints beyond. Mallory Park has a mature landscape setting that screens views towards the site. To the south the local setting of landform in combination with the location of public receptor groups means that views of the site are heavily restricted to



filtered views from the local network of public footpaths and sections of Shilton Road. To the east there are few public receptor groups with views limited to a short section of Peckleton Road. Visual receptor groups local to the site can be summarised as:

- Open and filtered views from the properties to the north of the site;
- Open and filtered views from a short section of Barwell Lane;
- Filtered and heavily filtered views from the churchyard and associated public right of way and property gardens to the west of Barwell Lane;
- Open and filtered views from Shilton Lane to the east of the site;
- Filtered views from a short section of Peckleton Road to the east of the site;
- Filtered views from limited sections of public footpath T85 to the south of the site.

3.15 The following paragraphs consider each representative view; see **GL2153 05 to 08**. View locations are identified on the site location plan; see **GL2153 01**.

3.16 View 1 is taken from Barwell Road approximately 20m from the site looking south. From this location there is an open view into the site that is likely to develop during winter months with limited leaf cover. The existing access is visible at the western boundary of the site, as is the shed within the site. The mature tree cover and native hedgerows associated with the site are visible at the Barwell Lane frontage, as is the modern housing and garden setting to the north of the site.

3.17 The proposed development will retain and reinforce the frontage hedgerow, but some loss will occur to accommodate the proposed highway access at the south-west corner of the site. This will be mitigated through the gaping up of the existing access. The proposed dwellings are set back from the highway aligned with the building frontage of the existing houses to the north. The existing mature Beech tree will be removed, but space has been created within the layout to accommodate new tree planting at the Barwell Lane frontage to mitigate the proposed tree loss.

3.18 View 2 is taken from Main Street at the junction with Church Road, Peckleton Road and Shilton Road, approximately 90m from the site looking south. From this location there are filtered views towards the site that are likely to develop in winter months with limited leaf cover. Existing modern housing development along Church Road is visible to the west with the immediate highway defined by the mature garden tree setting of no.5 Church Road.



- 3.19 The site and development are set back from Shilton Road benefitting from the intervening tree cover at the boundary of the highway. There are likely to be filtered views of the roofscape of the proposed housing, but as these become more visible in winter months these will be seen in the more immediate setting of housing at Church Road.
- 3.20 Views 3 is taken from Shilton Road approximately 45m from the site looking north-west. From this location there is a view across the roadside hedgerow towards the site and the existing modern settlement edge of Kirkby Mallory. To the west there are glimpsed views of the properties to the west of Barwell Lane. In winter months views of the site will develop with limited leaf cover, alongside more open views of the existing settlement and wider setting of properties to the west of Barwell Lane.
- 3.21 The development will be visible within the site from this location contained within the existing landscape framework of the site and established setting of modern residential development to the north.
- 3.22 View 4 is also taken from Shilton Road approximately 120m from the site looking north-west thorough a break in the roadside hedgerow. The wider setting of the highway is relatively well contained by mature native hedgerows, but visibility may increase in winter months with limited leaf cover and if the hedgerow height is reduced as part of its annual management. From this location there is a view across the immediate open setting of arable farmland towards the vegetated southern boundary of the site. There are filtered views across the site towards the setting of modern settlement to the north, and glimpses of the housing to the west of Barwell Lane.
- 3.23 From this location the proposed housing will be visible within the site but will read as part of the established settlement that defined the local horizon. The vegetation cover at the southern boundary of the site will be retained and reinforced to contain the development and protect the open setting of arable farmland to the south.
- 3.24 Views 5 and 6 are taken from public footpath T85 approximately 510m and 310m from the site respectively. From each location the site is substantially screened by a combination of intervening landform and vegetation cover. In winter months visibility of the site may increase after the crop has been taken off the field to the north lowering what currently presents as the ground plane which may introduce views of the vegetation cover at the southern boundary of the site and the upper extent of the established roofscape at the southern edge of the settlement.



- 3.25 From these locations there may be very restricted views of the proposed development roofscape. However, any such view is likely to be heavily restricted and seen in the immediate context of the existing settlement.
- 3.26 View 7 is taken from the churchyard of the Church of All Saints, just off the alignment of public footpath T85 approximately 160m from the site looking north-east. From this location there is a view to the north looking towards No.43 Church Road and its garden setting that extends east towards Barwell Lane. There is a view towards the gable of No.6 Barwell Lane with views of the site restricted by intervening vegetation cover. In winter months with limited leaf cover filtered views of the site will develop but are likely to be seen in the backdrop of the existing modern settlement edge.
- 3.27 From this location in winter months there may be filtered views of the proposed development within the site. This will be seen in the immediate setting of the modern settlement edge and is unlikely to alter the existing character of this view. Notably, the foreground setting of this view will remain unaltered, preserving the landscapes setting that surrounds the churchyard. In terms of the church, and its setting this is unlikely to be affected by the proposal. The church sits on an east to west axis with its main entrance on the northern elevation aligned with the driveway along Church Walk. The tower is located at the western façade with eastern façade presenting a single large window with no door to the churchyard beyond. Any harm to the setting of the church in visual terms would be negligible.



#### **4 THE DEVELOPMENT PROPOSAL AND LIKELY LANDSCAPE EFFECTS**

- 4.1 The proposal seeks outline planning permission for no.7 detached dwellings with separate garages with highway access taken from Barwell Lane at the western boundary of the site.
- 4.2 Plots 1 and 2 are set back from the Barwell Lane frontage, aligned with the properties to the north with highway access running alongside the southern boundary. Plot 3 sits centrally within the site with wide verges and garden frontages capable of accommodating a high level of new tree planting that will include larger broadleaved native species consistent with the wider landscape setting. Plots 4 to 7 are aligned with the eastern boundary of the site that will be defined by a timber post and rail fence, a new native hedgerow to complement the wider field boundaries and new tree planting.
- 4.3 Footpath access to the site is accommodated through an extension to the Barwell Lane roadside footpath extending into the site behind the retained native hedgerow. A new bin collection store is proposed just to the north of the new access road.
- 4.4 For the purpose of this appraisal the proposed dwellings are assumed to be two storeys extending to a height reflected in the established settlement, but this could be reduced to 1.5 storey at the Reserved Matter stage to secure further primary mitigation if required.
- 4.5 In terms of likely landscape effects, the loss of the pastoral setting of the site will be permanent and result in the extension of the settlement within a relative well contained setting. The eastern boundary of the site is undefined, but the wider setting of the field benefits from strong landscaped boundaries, and the planting of a new native hedgerow with tree cover will only serve to reinforce this setting over time.
- 4.6 Taking the key characteristics of LCA-D Newbold and Desford Rolling Farmland, this landscape is defined by its rolling landform and predominantly arable setting that provides open and panoramic views from form elevated areas and through gaps in hedgerows. These are not characteristics shared by the small and contained pastoral setting of the site at the edge of the modern settlement.
- 4.7 Taking the key sensitivities of LCA-D into account the most relevant to the site and proposal is the compact and nucleated pattern of small rural settlement. This is also reflected in the landscape strategy for LCA-D that seek to maintain the relatively small-scale of the settlements and ensure that developments relate to local vernacular. The proposal is relatively small in scale and has been guided by the retention and reinforcement of the historic landscape boundaries, another identified landscape strategy for LCA-D. Whilst the development of the site will extend the settlement it will not significantly alter the scale and



pattern of the settlement, and it will be contained within an established framework of landscape features that will limit any perception of encroachment.

- 4.8 What is established through both national and local character assessment is that settlement is an identified characteristic of LCA-D and the Leicestershire Vales and given the immediate relationship between the site and settlement the proposal will not introduce a new or discordant element into this landscape.
- 4.9 At an immediate site level, the development will transform what is currently an open field into a new area of housing development. This level of change is common to all housing proposals but what is key is that the proposal will not:
- Materially change or alter any designated assets;
  - Unduly impact on the setting of any designated assets;
  - Impact the key characteristics of the local landscape setting, or its identified sensitive and valued features; and
  - Significantly alter the pattern or character of the settlement. Arguably the gateway to the settlement along Barwell Road is not a part of the settlement representative of what would be considered the traditional Leicestershire vernacular. The design, detailing and presentation of the proposal could arguably enhance this gateway through the delivery of a more traditional and recognisable group of buildings.
- 4.10 In terms of magnitude of effect, the proposal is likely to result in a relative low change to the character of the settlement and the local setting of the site, leading to a moderate to minor adverse landscape effect in the short-term. Through the adoption of a high-quality landscape scheme with a focus on the reinforcement of the boundaries of the site and planting of new native trees the scheme could be mitigated in the long-term reducing the effect to minor adverse. This level of effect is not considered to be significant in the reading of Policy DM4 (i).
- 4.11 At a local level, the proposal is small in scale in the context of LCA-D and given the consistency of the proposal with the established settlement is unlikely to result in an effect that would extend beyond the fields at the immediate edge of the settlement. The likely magnitude of effect on the wider setting of LCA-D and associated setting of the Leicestershire Vales would be negligible, resulting in a short-term minor adverse effect. Given the ability of the scheme to deliver a high-quality design that responds to the traditional Leicestershire vernacular in combination with a robust landscape scheme, the



proposal has the potential to secure a reasonable level of mitigation and assimilation. This in turn would reduce the effect of the proposal on the local setting of LCA-D in the long term to minimal adverse. Again, this level of effect is not considered to be significant in the reading of Policy DM4 (i).

- 4.12 In terms of visual effects, the proposals will alter the views from some of the properties at the southern edge of the settlement, and the more immediate views from a relatively short section of Barwell Lane at the eastern boundary of the site. The majority of views from properties are either secondary or oblique views, and when viewed from the highway the development will be seen in the established residential setting of the settlement and therefore not introduce a new or visually discordant element. In the short-term the proposal is likely to result in a moderate adverse visual effect to these receptor groups, in part due to the proximity of the viewer and the scale and nature of the proposed change. The adoption of a high-quality landscaping scheme will help to assimilate the development and soften and filter views of the new housing, but the likely visual effect will remain moderate to minor adverse, and not considered to be significant in the reading of Policy DM4 (i).
- 4.13 Moving away from the site the proposal will be seen over distance and in the established residential backdrop of the settlement. The likely magnitude of effect will be low resulting in short-term moderate to minor visual effect, reducing to minor adverse in the long-term as the new landscaping matures and softens the appearance of the new housing.
- 4.14 From the churchyard there are likely to be heavily filtered views of the proposal in winter months seen in the backdrop of the existing settlement. The likely level of effect to users of the churchyard will be minimal adverse, reducing to negligible over time.
- 4.15 In conclusion, it is considered that whilst this proposal will result in a range of moderate short-term and minimal long-term adverse landscape and visual effects, these are the range of effects that are common to and typically expected of most new housing development and are not considered to be significant in the reading of Policy DM4 (i).



# Figures



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Project Barw

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on

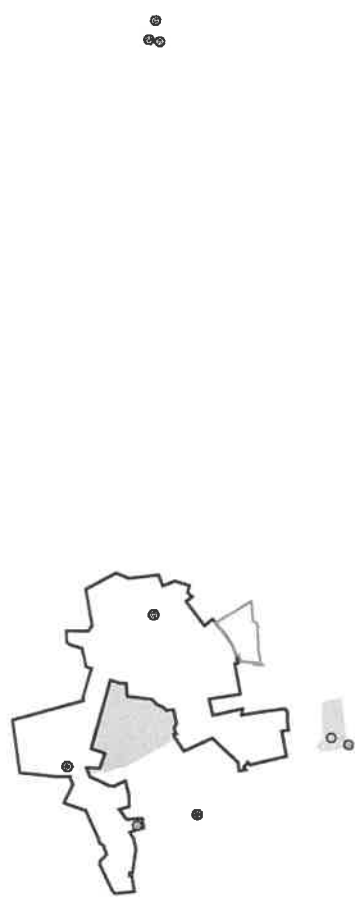
Mr J I

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**Figure 1**

Key

- Site boundary
- Settlement Boundary (KIRK01)
- Open Space, Sports and Recreational Facility
- Grade II\* Listed Building
- Grade II Listed Building



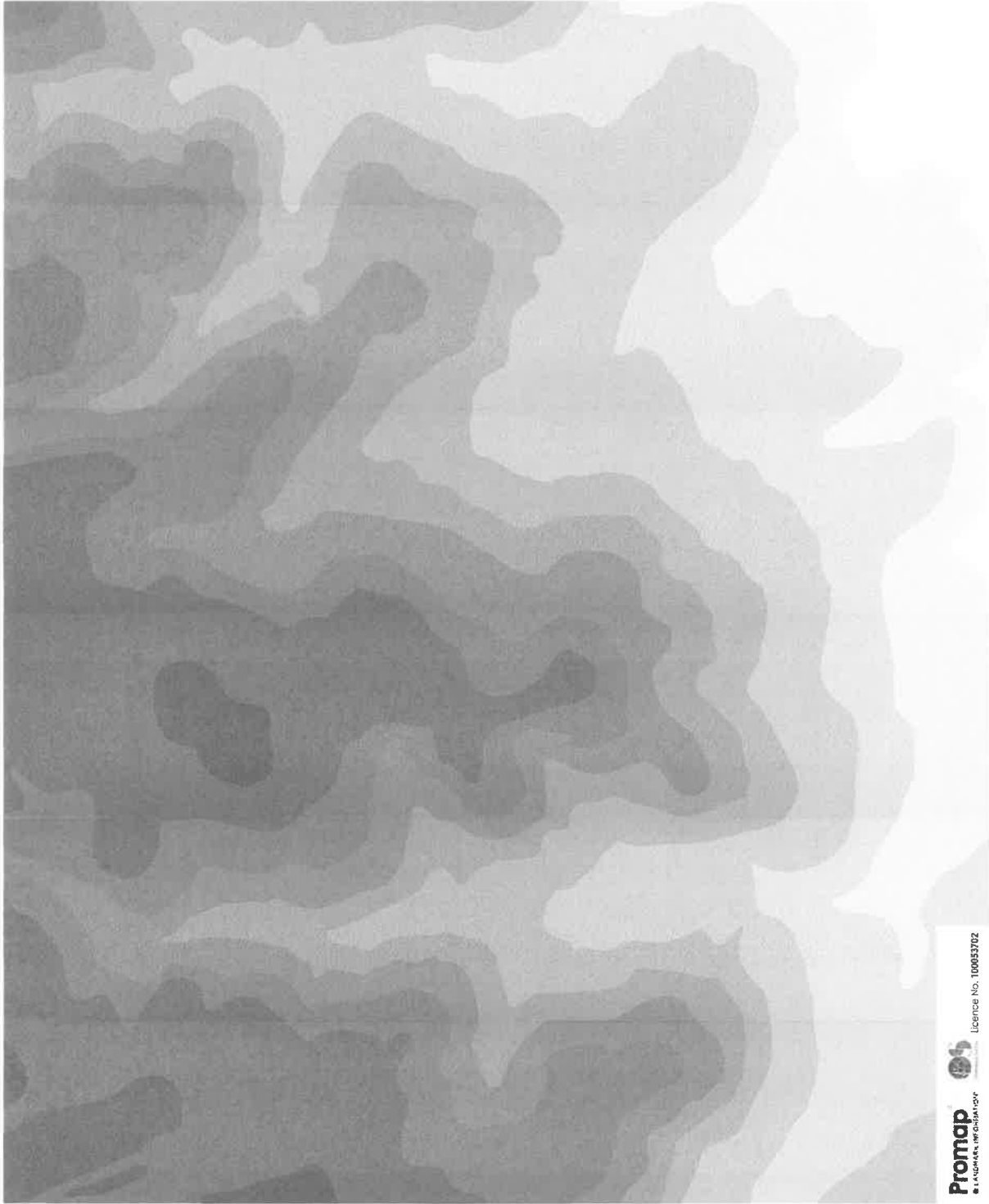
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north

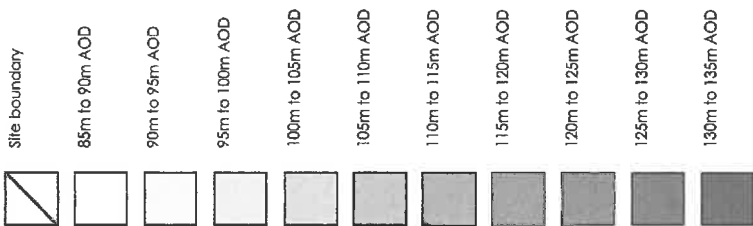
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|---------|------------------------------|
| Project | Barwell Road, Kirkby Mallory |
| Scale   | 1:10000@A3                   |
| Date    | 18/04/2023                   |
| Drawn   | Mr J Lawrence                |
| Check   | JG                           |

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Key



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Barwell Road, Kirkby Mallory

Scale  
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Topography

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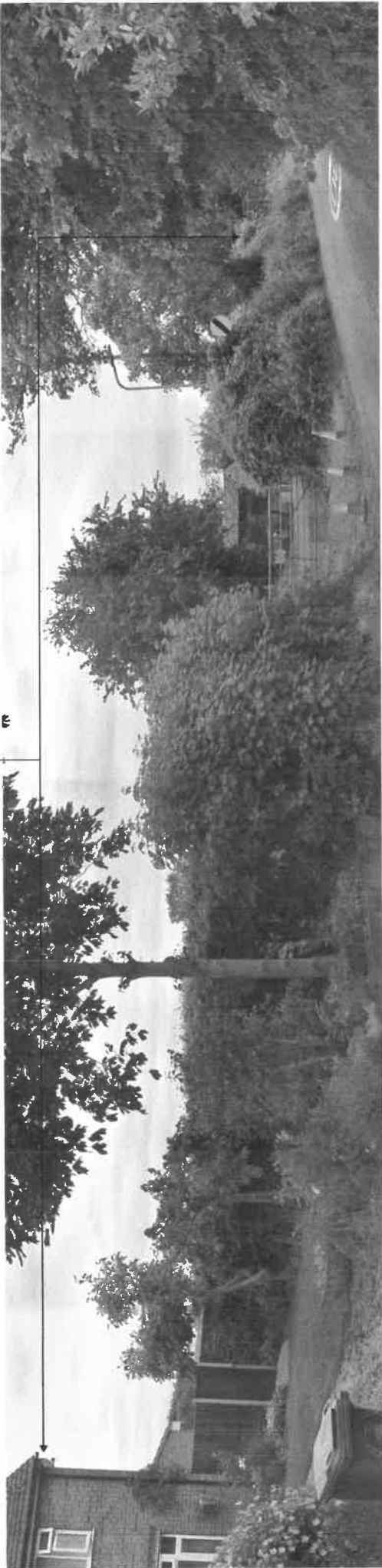
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Key

-  Site boundary
-  LCA D: Newbold and Desford Rolling Farmland
-  LCA E: Stoke Golding Rolling Farmland



Approximate extent of site in view



View 1 - From Barwell Lane approximately 20m from the site looking south

Approximate extent of site in view

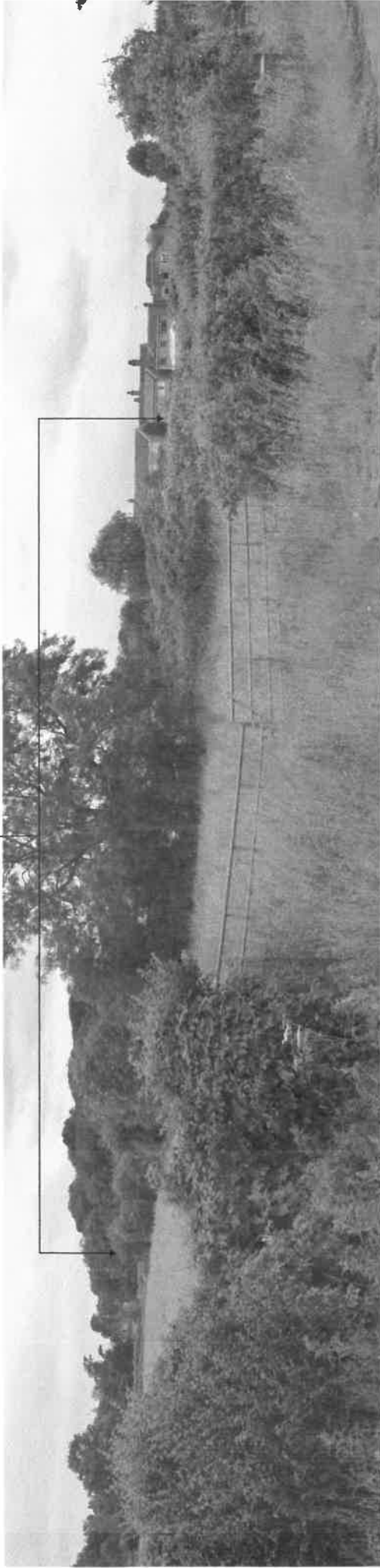


View 2 - From Main Street approximately 90m from the site looking south

Number/figure  
**G12153 05**  
Scale  
NTS@A3  
Date  
18/06/2023  
Checked  
JG

Project  
Barwell Road, Kirkby Mallory  
Drawing title  
Photographic Views  
1 & 2  
Client  
Mr J Lawrence

Approximate extent of site in view



View 3 - From Shilton Road approximately 45m from the site looking north-west

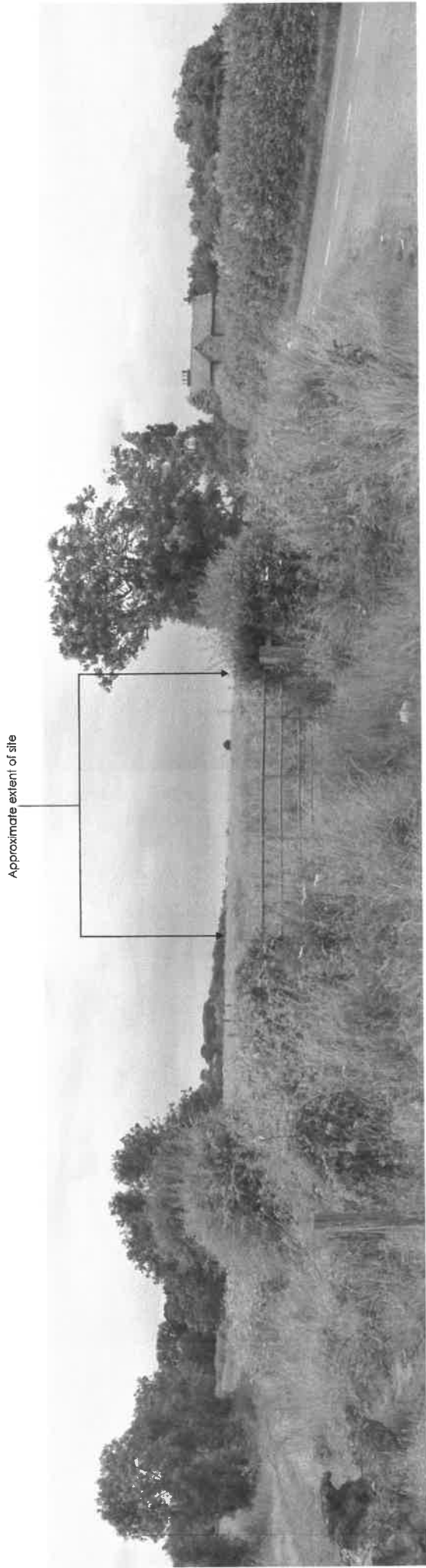
Approximate extent of site in view



View 4 - From Shilton Road approximately 120m from the site looking north-west

|                    |               |
|--------------------|---------------|
| North East 34/1000 | GL2153 06     |
| Scale              | NTS @ A3      |
| Date               | 18/06/2023    |
| Client             | Mr J Lawrence |

|               |                              |
|---------------|------------------------------|
| Project       | Barwell Road, Kirkby Mallory |
| Drawing title | Photographic Views           |
| Sheet         | 3 & 4                        |



View 5 - From public footpath 185 approximately 510m from the site looking north-west

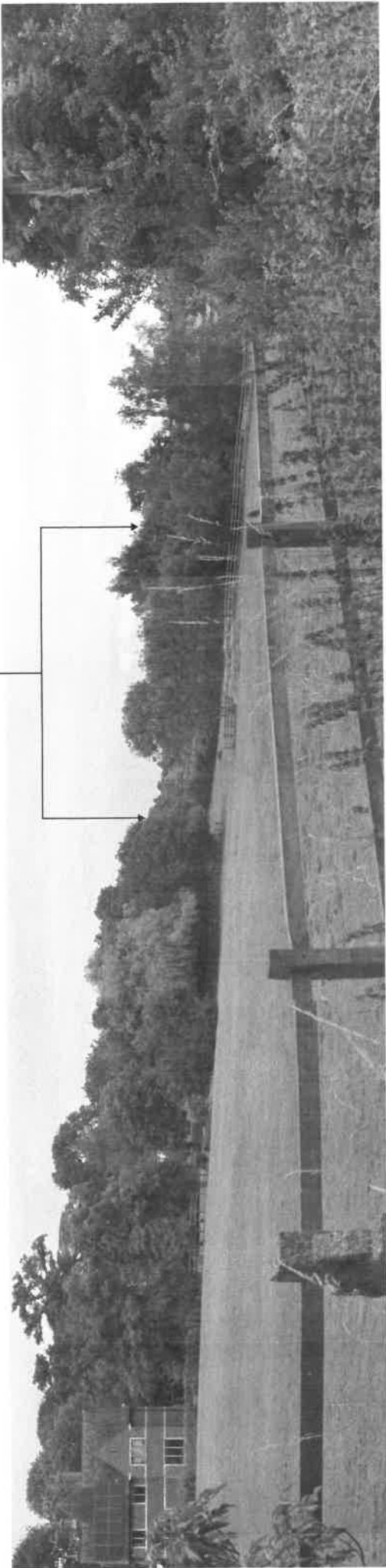


View 6 - From public footpath 185 approximately 310m from the site looking north

|                  |            |
|------------------|------------|
| Reference Number | GL2153 07  |
| Scale            | NTS @ A3   |
| Date             | 18/06/2023 |
| Drawn by         | JLG        |

|              |                              |
|--------------|------------------------------|
| Project      | Barwell Road, Kirkby Mallory |
| Photographer | Photographic Views           |
| Client       | 5 & 6                        |
| Drawn by     | Mr J Lawrence                |

Approximate extent of site



View 5 - From the churchyard of All Saints Church approximately 160m from the site looking north-east

north

|               |                              |
|---------------|------------------------------|
| Number/Figure | Project                      |
| GL2153 08     | Barwell Road, Kirkby Mallory |
| Scale         | Drawing title                |
| NTS@A3        | Photographic View            |
| Date          | 7                            |
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| Checked       | Mr J Lawrence                |
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