

**CNG Hinckley,
Watling Street**

Landscape and Visual Impact Appraisal

For

CNG Fuels LTD

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Contents

Introduction	5
Scope of the landscape and visual appraisal	5
Study Area	6
Guidance	6
Methodology	6
Consultation	6
Planning Policy	7
National Planning Policy Framework	7
Hinckley and Bosworth Borough Council Local Development Framework, Core Strategy (Adopted December 2009) and Site Allocations and development Management Policies (SADMP) Development Plan (2016):	7
Landscape Designations	9
Baseline Conditions	10
Landscape Character	10
Site Description	11
Proposed Development and Mitigation.....	13
Introduction	13
Residual Effects	14
Landscape effects	14
Visual effects	15
Conclusions	19
References	20
Appendix A: Methodology	21
Appendix B: Landscape Sensitivity Evaluation	28
Appendix C: Viewpoint Assessment.....	30
Appendix D: Illustrations	33

Figures

Figure 1	Site Location Plan
Figure 2	Topography
Figure 3	Zone of Theoretical Visibility
Figure 4	Zone of Visual Influence and Viewpoint locations
Figure 5	Landscape Character Areas
Figure 6	Landscape Designations
Figure 7	Landscape Principals Plan
Figure 8	Photosheet: Viewpoint 1
Figure 9	Photosheet: Viewpoint 2
Figure 10	Photosheet: Viewpoint 3
Figure 11	Photosheet: Viewpoint 4
Figure 12	Photosheet: Viewpoint 5

Introduction

TGP Landscape Architects were commissioned by CNG Fuels Ltd to complete an appraisal of the local landscape character, landscape features and visual amenity in relation to the proposed development of a Bio-CNG vehicle fuelling facility comprising fuel pump islands, plant compound, new access, security fencing, landscaping and associated development at land south of A5 Watling Street, Hinckley LE10 3ED. The site, 0.92ha in area, is located at grid reference 440769 292570. It is bounded to the north by the A5, to the east by a petrol filling station and open fields to the south and west. The settlement boundary runs along the north of the A5, so the site is considered to be within the countryside. The project is defined as a non-EIA project.

Fieldwork was completed of the site and the surrounding area to assess the potential effects in relation to the landscape and visual amenity, looking at the relationship between the proposed development and the surrounding landscape and the potential effects on the role of the landscape in separating Hinckley and Nuneaton. This report describes the potential landscape and visual effects of the proposed development and the associated landscape mitigation measures.

The terminology used within the appraisal is as follows:

- *The site* – refers to the extents or site area located within the red line boundary;
- *The proposed development* – refers to features or components of the proposal likely to contribute to landscape and visual impacts.

Scope of the landscape and visual appraisal

A pre application scoping report was submitted to Hinckley and Bosworth Borough Council and a response made by the council on 6th January 2023.

The appraisal assesses the potential landscape and visual effects of the proposed development within a 5km radius study area. The proposed development is considered to be permanent and non-reversible throughout this report. Given the scale and nature of the proposed development the effect on the National Character Area has been scoped out of this appraisal.

The likely landscape and visual effects of the Proposed Development are organised within the report as follows:

- Consultation;
- Planning policy context;
- Methodology;
- Landscape effects; this section covers a baseline description of the natural features within the site and the surrounding local landscape character, including an assessment of sensitivity. This section also describes potential mitigation, which is built into the design. Construction and operational effects are considered.
- Visual effects; this section identifies the zone of theoretical visibility and within it identifies potential receptors which may be affected in relation to visual amenity. Construction and operational effects are considered.
- Conclusions
- Appendices with supporting illustrative material.

Study Area

A Zone of Theoretical Visibility plan (ZTV), Figure 3, was prepared with the assumption that the proposed development would be 7.1m above existing ground levels at its highest point and the top of the gas compressor building at 4.6m, between the levels of 91m AOD to the south and 90m AOD to the north of the site. The ZTV and accompanying fieldwork, identified a study area of 5km from the centre of the site. For the proposed development it was considered the primary landscape and visual effects would be confined to within this extent.

Guidance

The methodology presented is based on the following best practice guidance:

- Guidelines for Landscape and Visual amenity assessment Impact Assessment, Third Edition 2013, as published by the Institute of Environmental Assessment and Landscape Institute.
- LI Advice Note 01/2011, Photography and photomontage in landscape and visual Impact Assessment, Landscape Institute.
- An Approach to Landscape Character Assessment, Natural England, October 2014

In addition, reference will be made to published guidance drawn on the following relevant baseline information:

- Hinckley and Bosworth Landscape Character Assessment, 2017;
- Hinckley and Bosworth Borough Council Local Development Framework, Core Strategy (Adopted December 2009);
- Hinckley and Bosworth Borough Council Site Allocations and Development Management Policies (Adopted July 2016);
- Ordnance Survey maps;
- Field surveys and
- Aerial photography using the website, Google Earth.

Methodology

The aim of the landscape and visual impact appraisal is to identify, predict and evaluate potential key effects arising from the proposed development. Wherever possible identified effects are quantified, but the nature of landscape and visual appraisal requires interpretation of professional judgement. To provide a level of consistency to the appraisal, the prediction of magnitude and appraisal of the residual landscape and visual effects have been based on pre-defined criteria. The Guidelines for Landscape and Visual Appraisal (3rd Edition), GVL A states that, *'Professional judgement is a very important part of the LVIA.' In all cases there is a need for the judgements that are made to be reasonable and based on clear and transparent methods so that the reasoning applied at different stages can be traced and examined by others.'*

Consultation

There has been no consultation on the viewpoint locations. Whilst a Landscape Pre-Application Scoping Report accompanied CNG Fuels' pre-application enquiry, no formal comments on the viewpoint locations were received, although, they have been selected on the basis of providing representative views from Public Rights of Way, Landscape Designations and properties and roads in the near vicinity that will help to assess the impact of the development on the landscape and heritage of the 5km study area.

Planning Policy

The following section relates to the local planning policies which are related to landscape and are considered to be relevant to the proposed development and the surrounding areas:

- National Planning Policy Framework (July 2021);
- Hinckley and Bosworth Borough Council Local Development Framework, Core Strategy (Adopted December 2009);
- Hinckley and Bosworth Site Allocations and development Management Policies (SADMP) Development Plan (2016)

The application site is located within Hinckley & Bosworth Borough Council, adjacent to the boundary with Rugby Borough Council. The western part of the study area is in Nuneaton and Bedworth Borough Council.

National Planning Policy Framework

Paragraph 8 of the National Planning Policy Framework sets out three overarching objectives in achieving sustainable development, an economic objective, a social objective and an environmental objective that contributes to “protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy”.

Under paragraph 126 it states that *“good design is a key aspect of sustainable development”* and under paragraph 130 describes how planning decisions should aim to ensure that developments *“function well and add to the overall quality of the area...establish or maintain a strong sense of place...are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change...are visually attractive as a result of good architecture, layout and appropriate and effective landscaping”*.

Under paragraph 174 it refers to *“protecting and enhancing valued landscapes...”* with paragraph 176 emphasising the *“Great weight to be given to conserving 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”*.

In relation to National Planning Policy Framework, it is considered that the development incorporates good design into its siting and landscape treatment. There would be no national landscape designations affected by the development.

Hinckley and Bosworth Borough Council Local Development Framework, Core Strategy (Adopted December 2009) and Site Allocations and development Management Policies (SADMP) Development Plan (2016).

The Site Allocations and Development Management Policies Document (DPD) allocates land to deliver the development requirements outlined in the Hinckley and Bosworth Core Strategy and includes development management policies which apply across the borough which are used when determining planning applications. The Site Allocations and Development Management Policies DPD conforms with the strategic policies in the Core Strategy and the National Planning Policy Framework.

Key policies that relate to the proposed development and landscape character and visual amenity include the following:

Policy Ref	Policy Description
DM 4	Policy DM4 - Safeguarding the Countryside and Settlement Separation To protect its intrinsic value, beauty, open character and landscape character, the countryside will first and foremost be safeguarded from unsustainable development. Development in the countryside will be considered sustainable where: a) It is for outdoor sport or recreation purposes (including ancillary buildings) and it can be demonstrated that the proposed scheme cannot be provided within or adjacent to settlement boundaries; or b) The proposal involves the change of use, re-use or extension of existing buildings which lead to the enhancement of the immediate setting; or diversification of rural businesses; or c) It significantly contributes to economic growth, job creation and/or d) It relates to the provision of stand-alone renewable energy developments in line with Policy DM2: Renewable Energy and Low Carbon Development; or e) It relates to the provision of accommodation for a rural worker in line with Policy DM5 - Enabling Rural Worker Accommodation. and: i) It does not have a significant adverse effect on the intrinsic value, beauty, open character and landscape character of the countryside; and ii) It does not undermine the physical and perceived separation and open character between settlements; and iii) It does not create or exacerbate ribbon development; with Core Strategy Policies 6 and 9; and iv) If within a Green Wedge, it protects its role and function in line v) If within the National Forest, it contributes to the delivery of the National Forest Strategy in line with Core Strategy Policy 21
DM10	Policy DM10: Development and Design Developments will be permitted providing that the following requirements are met: a) It would not have a significant adverse effect on the privacy and amenity of nearby residents and occupiers of adjacent buildings, including matters of lighting, air quality (including odour), noise, vibration and visual intrusion; b) The amenity of occupiers of the proposed development would not be adversely affected by activities in the vicinity of the site; c) It complements or enhances the character of the surrounding area with regard to scale, layout, density, mass, design, materials and architectural features; d) The use and application of building materials respects the materials of existing, adjoining/neighbouring buildings and the local area generally; e) It incorporates a high standard of landscaping where this would add to the quality of the design and siting; f) It maximises opportunities for the conservation of energy and resources through design, layout, orientation and construction in line with Core Strategy Policy 24; g) Where parking is to be provided charging points for electric or low emission vehicles are included where feasible; h) An appropriate Sustainable Drainage Scheme is submitted to and approved by the relevant Authority. Schemes should incorporate wildlife areas, ponds, swales and permeable paving where appropriate; i) It maximises natural surveillance and incorporates the principles of Secured by Design and has considered the incorporation of fire safety measures. In exceptional circumstances where outstanding, innovative design is demonstrated (particularly where high levels of sustainability are an integral

Policy Ref	Policy Description
	feature), applications will be considered favourably, even where this may result in some limited conflict with the above criteria.

The site is located adjacent to the boundary with Rugby Borough Council and the West Midlands Green Belt. Policy GP2 Of the Rugby Local Plan (2011 to 2031) is concerned with Settlement Hierarchy and includes the provision that new development will be resisted in Green Belt and countryside locations and only where national policy allows will development be permitted. This aligns with Policy DM4 of the Hinckley and Bosworth Local Plan.

The Rugby Local Plan also identifies Green and Blue Infrastructure. The site lies within an area of Green Infrastructure identified in the Rugby Local Plan that extends across the district boundary into Hinckley and Bosworth. Policy NE2 of the Rugby Local Plan is concerned with working towards the creation of a comprehensive Brough wide Strategic Green and Blue Infrastructure network and will work with partners to achieve this.

Landscape Designations

Landscape planning designations are considered in the definition of the sensitivity of the landscape to development as they provide an indication of value. The site is not located within any landscape designations. However, a portion of the land in the study area is in the West Midlands Green Belt. Figure 6 shows the Green Belt boundary and illustrates the other designations in relation to ecology and cultural heritage that fall within the 5km study area.

Baseline Conditions

Landscape Character

The site is located in Hinckley and Bosworth Borough Council close to the boundary with Rugby Borough Council. The 5km study area also includes land in Nuneaton and Bedworth Borough Council and Blaby Borough Council. Figure 1 is the site location plan and shows the extent of the study area.

Each local authority within the study area has a landscape character assessment. The small area of the study area to the east that is in Blaby District has been scoped out as it is on the edge of the study area and there are no views of the site from it.

Three landscape character assessments have been reviewed covering the remainder of the study area. They are:

- Hinckley and Bosworth Landscape Character Assessment (2017)
- Landscape Assessment of the Borough of Rugby (2006)
- Nuneaton and Bosworth Landscape Character Assessment (2012)

Figure 5 shows the landscape character type and areas identified in each of the assessments.

Hinckley and Bosworth Landscape Character Assessment

The site falls within the Landscape Character Type defined as the 'Rolling Farmland' which covers much of the area north of the A5 excluding the urban area of Hinckley and the narrow strip of ground south of the A5 which is in Hinckley and Bosworth Borough. This is where the site is located. The Landscape Character Type is split into Landscape Character Areas and the site is in Landscape Character Area 'Burbage Common Rolling Farmland'.

The Rolling Farmland LCT is a sparsely settled area of undulating mixed farmland with local variations in topography influenced by small streams.

The key characteristics of the Burbage Common Rolling Farmland that are relevant to the proposed development are shared with the adjacent Mease Lowlands Estate Farmlands located in Rugby District and are as follows:

- Large scale, gently rolling arable and pasture farmland with local variations in topography influenced by small streams.
- Medium to large scale rectilinear field pattern bounded by low hedgerows and post and wire fencing with smaller scale pasture fields around the settlements. Field boundaries and hedgerows generally follow contours.
- Urban fringe influences as a result of exposed settlement edges of Hinckley and Earl Shilton situated on higher ground and recreational uses around Burbage Common.
- Sparse settlement within the area, comprising individual buildings and scattered farm complexes.
- Major transport corridors dissect the landscape and introduce noise and movement.
- Public rights of way including the Leicestershire Round, concentrated around Burbage Common and extending outside the borough into Blaby.

Landscape Assessment of the Borough of Rugby and Nuneaton and Bedworth Landscape Character Assessment.

Immediately to the south of the site is Landscape Character Area Mease Lowlands – Estate Farmlands. This LCA is identified in both landscape character assessments across the borough boundaries. It shares characteristics with the Burbage Common Rolling Farmland but arguably this character area is the main landscape receptor for the proposed development as it is influenced by the urban edge of Hinckley and the narrow strip of countryside along the A5 that is in Hinckley and Bosworth Borough Council.

The Rugby landscape character assessment describes this as a well-ordered landscape characterised by the following:

- a gentle, rolling topography of low, rounded hills and valleys;
- a geometric pattern of large-hedged fields, characteristic of parliamentary enclosure;
- many small, regularly shaped game coverts associated with large country estates;
- large country houses often set in mature parkland;
- small hilltop villages often marked by a tall church spire;
- and a dense network of minor roads and lanes typically bordered by wide grass verges.

It is an intensively farmed arable landscape with permanent pasture largely restricted to small pockets around villages and along river corridors. Field pattern is generally intact but often poorly defined by low cut or gappy hedgerows. In places extensive removal of hedges has resulted in very large arable fields.

There are four other landscape character areas/type identified in the study area. They are as follows:

- High Cross Plateau – Village Farmlands (Rugby and Nuneaton and Bedworth)
- High Cross Plateau, Open Plateau (Rugby)
- Arden – Industrial Arden (Nuneaton and Bedworth)
- Lowlands (Hinckley and Bosworth)

Due to the nature of the development and its location close to the urban edge of Hinckley in the A5 corridor an assessment of the effect on these character areas has been scoped out of this report.

Site Description

Landscape Features

The site comprises part of a grass field adjacent to the A5 corridor. Along the northern boundary with the A5 is a strip of existing vegetation with a hedge and part of the site includes a section of the A5 that will provide access to the site. To the east is a conifer hedge with close board fence on the boundary with the fuelling station. To the west is a native hedgerow boundary and to the south the site boundary is with the open field. The field boundary comprises a native hedgerow along the gently winding Sketchley Brook.

Along the A5 corridor the highway boundary with countryside to the south is a wide strip of hedgerow and trees. To the north of the A5 the characteristics are heavily influenced by varying types of residential and commercial built form with trees. The railway corridor west of the site is well wooded. To the south of the A5 the farmed landscape is gently rolling and characterised by straight hedgerow boundaries to medium to large fields with some 'natural'

boundaries along existing landscape features such as water courses. The Ashby de la Zouch canal is a prominent recreation feature in the area and part of the Blue Infrastructure identified in the Rugby Local Plan. Several Public Rights of way criss-cross the area between the urban edge of Hinckley and Nuneaton and the landscape plays an important role in maintaining separation between the two settlements and is designated as Green Belt. The landscape appears to be well maintained with clipped hedgerows. Closer to the urban edges hedgerows and vegetation have been allowed to grow taller and the maintenance of vegetation is not as regimented.

Proposed Development and Mitigation

Introduction

The Proposed Development

The proposal is for development of a Bio-CNG vehicle fuelling station comprising fuel dispenser islands, plant compound, landscaping, perimeter security fencing, access, and associated development at land south of A5 Watling Street, Hinckley LE10 3ED. The site area is 0.92ha and is located adjacent to an existing fuelling station.

Proposed Mitigation measures

Figure 7 illustrates the proposed landscape mitigation / principals, following a site appraisal in the field. Given the scale of the development and its landscape context a new native hedgerow is proposed on the southern boundary of the development to tie in with existing native hedgerows that are characteristic of the rural landscape in the area. The hedge would also help to soften the appearance of boundary security fencing over time. Areas of grass on site will be sown with a flowering lawn mix that includes native wildflowers and grass species. Three standard trees are proposed to the northwest and will contribute to filtering views of the site from the A5 over time. A native hedgerow would be planted on the northern boundary with the A5 to replace existing vegetation required to be removed during construction. The verge with the A5 would be sown with EH1 hedgerow grass seed mix.

Proposed mitigation during construction

The construction of the proposed development would follow a Construction Environmental Management Plan and Method Statements which would detail the proposed arrangements for soil removal, storage and replacement. For example specific measures during construction could include:

- Land clearance and occupation will be limited to the necessary works;
- During excavation, subsoil and topsoil would be separated and retained in order to maximise the quality of the soil for reinstatement;
- Tracking of plant will be limited to the infrastructure location to minimise ground compaction to nearby areas;
- Reinstatement and greening of the site would be carried out as soon as possible following completion of the works;
- Planting of the new hedgerow to the south boundary, the replacement hedgerow to the north boundary and three standard trees to the west side of the site would be carried out during the following planting season, on completion of the works. Sowing of the flowering lawn mix for grassed areas and the hedgerow grass seed mix would take place in the first sowing season on completion of the works.

Residual Effects

Landscape effects

This section examines the effects arising as a result of the proposed development with reference to the potential operational effects on landscape fabric, landscape character and potential effects on landscape character during construction.

Potential effects on landscape fabric

Changes to landscape fabric can occur where there would be direct physical changes to the landscape. The total area of agricultural land required would be 0.71ha, with limited loss of other features. Existing vegetation to the east and west boundaries would be retained where possible, although some Leylandii in the south east corner will be lost to allow for drainage runs. Existing vegetation extending 116m on the north boundary of the site with the A5 would be lost and replaced with a native hedgerow 83m in length and hedgerow grass seed mix on completion of construction. A new native hedgerow extending 117m would be planted along the south boundary of the site with the field from which the site is taken. New structures associated with the development including fuel pump islands, plant compound, new access and security fencing would add to the urban influences already present on the A5 corridor.

The sensitivity of the landscape fabric to change as a result of the proposed development is low due to the presence of existing urban characteristics on the A5 corridor. The magnitude of change would be **slight**, leading to a **minor** effect. This is not considered significant.

Potential effects on local landscape character

Figure 5 illustrates the location of the landscape character areas within the study area. The site lies within Burbage Common Rolling Farmland in Hinckley and Bosworth Borough but due to the nature of district boundaries in the area is detached from the majority of that character area by the town of Hinckley. As a result, the proposed development would not affect the key characteristics of this landscape character area.

The site and its characteristics are more closely linked with the Mease Lowlands Estate Farmlands identified in the Rugby landscape character assessment and the Nuneaton and Bedworth landscape character assessment. However, the development of the site is in the context of the A5 corridor and the urban edge of Hinckley. The scale of the development would not significantly affect the Mease Lowlands Estate Farmlands Landscape Character Area.

The other landscape character areas identified in the study area would not be affected by the proposed development.

Potential effects on landscape designations

The proposed development is located adjacent to the West Midlands Green Belt but as it is out with the Green Belt boundary it is not considered that the proposed development will impact on this designation and its purpose.

Potential effects on landscape character during construction

The works would give rise to landscape effects during construction, with the presence of construction traffic and onsite construction. Direct effects would be concentrated within the site itself. The construction activities would result in a **slight** magnitude of change locally resulting in **minor** effects. The effects would be short term, localised and are not considered significant.

Visual effects

The visual assessment examines the magnitude of change and potential effects on the visual amenity of people who have or will experience views of the proposed development. This section draws on the results of the viewpoint analysis and fieldwork observations. It considers the potential effects of the Proposed Development on the visual amenity of the following groups of potential receptors:

- Residents, in nearby village and isolated dwellings;
- Pedestrians on public rights of way, bridleways;
- Vehicle users of nearby highways, rail users;
- Users of recreation and tourist destinations, key viewpoints.

Further details regarding the methodology used for the visual assessment are set out in Appendix A.

The potential landscape and visual effects that would arise from the Proposed Development have been assessed in two ways;

- Zone of Theoretical Visibility maps to provide a general overview of potential visibility within the defined 5km study area;
- Assessment of the visual effects from five viewpoints representative of potential receptors. These findings are presented in Figures 8-12.

Zone of theoretical visibility

Figure 3 illustrates the zone of theoretical visibility (ZTV) within a 5km study area, based on the assumption that the construction of the proposed development would be 7.1m above existing ground levels at its highest point (gas vents). The ZTV does not take into account of existing built form and vegetation, consequently this is a worst case scenario.

Figure 4 is the predicted zone of visual influence (ZVI) taking account of intervening buildings and vegetation assuming a building height of 7m and woodland height of 10m.

The site survey and photography for the viewpoints was carried out on 28 March 2023. The ZTV and ZVI were used to inform the locations of the viewpoints for assessment and the visibility of the site from within the study area was verified during the survey.

The potential visibility of the proposed development within the study area is largely limited to land south of the A5 corridor.

Viewpoint assessment

A viewpoint assessment has been carried out on a selection of key viewpoint locations to assess the likely magnitude and significance of landscape and visual effects arising as a result of the proposed development. Five viewpoints were selected from publicly accessible areas to represent a variety of potential receptors within the study area. The viewpoints are assessed in Appendix C and the locations shown on Figure 4.

Visual effects – Residential receptors

Residential receptors are considered to have high sensitivity to changes in view but their susceptibility to change varies depending on context as described in appendix A.

Residential property on the north side of the A5 in close proximity to the site would view the development with the A5 and boundary vegetation in the foreground. The property closest to

the site is The Bungalow approximately 60m from the northern most boundary of the site. This property overlooks the A5 and the countryside beyond to the south and would have side views of the proposed development that would largely be screened by existing intervening vegetation. The development would be seen in context with infrastructure including the A5 and overhead power lines. The susceptibility of this receptor to change in views as a result of the proposed development is **medium** due to the existing influence of the A5 and the fact that the development would not block views directly across the A5 to open countryside. The magnitude of change is assessed to be **slight**. The effect on views from the Bungalow would not be significant. Other property on the north side of the A5 between the railway bridge to the west and the roundabout to the east would not have clear views of the development, if any, and there are no properties directly overlooking the site. Any effect on views from these properties would not be significant.

To the west Padge Hall is approximately 650m from the site. Views from this property are blocked by the Veolia site and vegetation along the railway line between the property and the site.

There are views of the site from Hydes Pastures (grid reference 439537 292095) approximately 1.25km west southwest of the site. Viewpoint 1, taken from the Public Right of Way on the access road to Hydes Pastures Farm, is representative of views from this part of the study area. The farm is located on slightly elevated land and the residential property has views to the south towards Hinckley and the proposed development site. Existing views across the rural landscape to Hinckley are influenced by overhead powerlines. The urban edge of Hinckley beyond the A5 can be seen and the warehouses of the DPD depot are a prominent feature on the edge of the town. The susceptibility of this receptor to changes in view as a result of the proposed development is assessed to be **medium**. The magnitude of change would be **slight** as a result of the introduction of the development which would be seen in context with the prominent DPD depot in the background and overhead powerlines in the foreground. The effect on views from this property would not be significant.

Further to the west is the urban edge of Nuneaton on the A47 at St Nicholas Park. Intervening built form and vegetation restricts views from this area. Views of the proposed development may be possible from the area around Poplars Farm shop but the magnitude of change to any views from property on the urban edge in this area would be **negligible** due to the distance from the site (approximately 2km) and the context of the existing views that are influenced by the presence of the railway line, overhead powerlines and the urban edge of Hinckley.

Moxon's Farm on Hydes Lane (Grid reference 440430 292026) is located approximately 580m southwest of the site. Viewpoint 2 is from the access road to Moxon's Farm and represents views from this area. There are views across the countryside north towards Hinckley. The existing fuel station adjacent to the site is effectively screened by a large conifer hedge. Views of the urban edge of Hinckley and the A5 corridor are filtered by intervening vegetation particularly along Sketchley Brook. This receptor is assessed to have **medium** susceptibility to change. The magnitude of change in view is assessed to be **slight** due to the effect of existing vegetation and the proposal for native hedge planting on the southwest boundary of the development site which in time would contribute to screening. The effect on views from Moxon's Farm would not be significant.

Wheatcroft Farm (Grid reference 438719 291614) is located approximately 2.2km west southwest of the site. Views of the proposed development from this property would be limited by existing vegetation and any change in view would be **negligible** and therefore not significant.

Hill Farm (Grid reference 439132 290626) is located approximately 2.5km southwest of the site. Viewpoint 3 is from the Public Right of Way that passes by the farm. There are extensive views north across the countryside towards Hinckley and the site. The farmhouse is orientated to face across the farmstead to the east. The susceptibility to change in views is **medium**. The magnitude of change in views to the north would be **slight** as a result of the proposals. The development would take up a small proportion of the view and any change would not be significant.

Views from residential property on the urban edge of Nuneaton at Whitestone, south of Hill Farm may have distant views of the proposed development but the magnitude of change would be **negligible** and the effect would not be significant.

Property on the northern edge of Burton Hastings Village approximately 2.5km from the site may have restricted views of the proposed development but any change in view would be **negligible** and therefore not significant.

Elms Farm (Grid reference 441477 291751) is located approximately 1km southeast of the site. It is predicted the residential property would not have views of the site due to orientation and the presence of farm buildings immediately to the west of the farmhouse.

Visual effects – Public Rights of Way, Bridleway and Cycleway users

The potential visual effects of the Proposed Development experienced by those walking and cycling on the local footpath/bridleway network have been considered with reference to fieldwork, ZTV and viewpoint analysis. All the viewpoints have been taken from Public Rights of Way and minor roads within the ZTV to the south of the A5 corridor. The sensitivity of these routes is considered to be **medium** due to their location. The Leicestershire Round long distance footpath crosses the north eastern part of the study area but views towards the site are blocked by the town of Hinckley.

Views would be experienced transiently and would be in part be restricted by the screening effect of intervening vegetation and landform. The orientation of different sections of a route would be seen at an oblique angle or behind the direction of travel. As such, views would not be experienced uniformly. The ZTV, ZVI and site survey work indicates that the proposed development site would only be partly visible from some public rights of way in the southern part of the study area between Hinckley, Nuneaton and Burton Hastings.

Figure 6 shows the location of Public Rights of Way (PRoW) in the Study area. There is an extensive network of PRoW between Hinckley and Nuneaton that appears to be well used. The Warwickshire County Council Public Rights of Way map identifies and references individual sections of PRoW that have been used in the following text.

PRoW 276/R282/1

This footpath starts at the bridleway at the end of Hydes Lane to the south and heads north to meet the access road to Hydes Pastures. Viewpoint 1 is taken from this PRoW. The susceptibility of the footpath to changes in view is assessed to be **medium**. Views north are across countryside to the urban edge of Hinckley with intervening vegetation and landform screening views. The magnitude of change would be **slight** at worst and the effect would not be significant.

PRoW at Hill Farm 330/N41/4

Viewpoint 3 is from this PRoW and represents views from PRoWs in this area. The magnitude of change to the view from PRoW in the vicinity is assessed to be **negligible** due to intervening

landform and vegetation as well as the context of the development on the A5 corridor at the urban edge of Hinckley.

PRoW meeting point of 276/R5/1, 276/R2/1 and 276/R2/3

This is the location of Viewpoint 4 close to the medieval village of Stretton Baskerville, a Scheduled Monument. There are views west across farmland but views of the site are blocked by intervening vegetation and landform. There are potential glimpses of the site from PRoW 276/R2/3 that heads west towards Stretton Farm but any changes in view as a result of the proposed development would be **slight** at worst and therefore not significant.

Overall during the site visit, views from PRoW in the ZVI of the study area were assessed to experience **slight** changes in view at worst and the potential effects on views from PRoW in the area are not considered to be significant.

The Ashby de la Zouch canal extends south through the study area from the urban edge of Hinckley to Burton Hastings then westwards through countryside south on Nuneaton. There are no views towards the site from the canal itself due to landform. However, several PRoW cross the canal over bridges from which there may be views of the site. Viewpoint 5 is from a permissive right of way over the canal north of Burton Hastings and demonstrates that distance, landform and intervening vegetation restrict views from bridges over the canal. Where there are potential changes in view the magnitude of change would be **negligible**.

Visual effects – Highway users

The potential visual effects of the Proposed Development experience by those travelling on the local highway network have been considered with reference to fieldwork, ZTV and viewpoint analysis. The busy A5 passes the north boundary of the site. As the road is on the urban edge and in an area heavily influenced by urban development the susceptibility of road users to change due to the proposed development is assessed to be low. The magnitude of change would be **medium** and the overall effect **moderate/minor** and therefore not significant.

Views from minor roads within the ZVI would be experienced transiently and would be in part restricted by the screening effect of intervening vegetation, landform. The orientation of different sections of a route would be seen at an oblique angle or behind the direction of travel. As such, views would not be experienced uniformly.

Hydes Lane to the southeast of the site (Viewpoint 1) is bounded by hedgerows with intermittent gaps through which there would be glimpses of the site. The proposed hedgerow mitigation planting would help screen the site in time. The magnitude of change would be **slight** and the overall effect **minor** and therefore not significant.

Visual effects during construction

The visual effects during construction would be temporary and intermittent and minimised by good site management and a short construction programme. There would be visibility of operations associated with construction of the development. There would be close up views from the A5. The magnitude of change would be **moderate**, resulting in **moderate/minor** effects for road users. The effects during the construction phase would be for a limited duration.

Conclusions

The site is located in the A5 corridor on the urban edge to the south of the town of Hinckley in a landscape that is heavily influenced by the presence of built form and infrastructure. The proposed development has considered mitigation measures by retaining existing boundary vegetation, replacing vegetation that would be lost on the boundary with the A5 with a native hedgerow and adding a native hedge to the southwest boundary with the agricultural field, to assist in screening and add to local biodiversity.

The construction phase would incur minor effects on the landscape fabric locally. The effect on the visual amenity for road users during construction would be **moderate/minor**. The effect on residential properties and users of PRow during construction would be **moderate/minor** at worst. Construction effects would be temporary and intermittent of a short term duration.

The site, currently an agricultural field would undergo a change in character with the introduction of the Bio-CNG vehicle fuelling facility comprising fuel pump islands, plant compound, new access, landscaping and associated development. There would be a minor loss of agricultural land locally and the loss of vegetation on the north boundary with the A5.

The proposed development would directly affect a small, localised change on the surrounding landscape character. The mitigation measures of native hedge planting will help to screen the site over time and help to mitigate the effects on green infrastructure.

There would be no significant effects in relation to landscape character in this urban edge landscape.

In relation to visual effects, there would not be any significant effects resulting from the proposal. It is considered that there would be no significant effects from residential property in the study area due to the nature of the development, its location, proposed mitigation and the distance of many receptors from the site. Any visual effects would reduce over time as the planting mitigation became established. The proposed boundary hedgerows and amenity tree planting within the site draw the eye of the viewer by adding in texture and pattern to the local landscape, breaking up and screening views of the development.

It is considered that the visual effects experienced by the users of the highways will not be significant. The development would be clearly visible from a short section of the A5 and seen in context with other urban influences as the viewer travels along the road. Visual effects experienced by users of the PRow network within the 5km study area would not be significant, and this would reduce as the proposed mitigation matured.

The proposals comply with Hinckley and Bosworth local plan policies DM4 and DM10 and would not adversely affect the West Midlands Green Belt. Rugby Borough Local Plan Green Infrastructure network that extends across the district boundaries would lose 0.71ha of agricultural land but would gain 200m of new native hedgerow.

References

- Guidelines for Landscape and Visual amenity assessment Impact Assessment, Third Edition 2013, as published by the Institute of Environmental Assessment and Landscape Institute;
- LI Technical Guidance Note 06/19, Visual representation of Development Proposals, Landscape Institute, 2019;
- An Approach to Landscape Character Assessment, Natural England, October 2014;
- Hinckley and Bosworth Landscape Character Assessment, 2017;
- Landscape Assessment of the Borough of Rugby 2006
- Nuneaton and Bedworth Landscape Character Assessment 2012
- Hinckley and Bosworth Borough Council Local Development Framework, Core Strategy (Adopted December 2009) and Site Allocations and development Management Policies (SADMP) Development Plan (2016);
- Rugby Borough Local Plan 2011-2031

Appendix A: Methodology

Landscape Effects

Assessing the Landscape Effects requires methodical consideration of each effect identified and, for each one, assessment of the sensitivity of the landscape receptors and the magnitude of the effect of the landscape.

The initial landscape appraisal begins with a baseline study, which includes data collection and a desktop review of information relating to the components, character and scenic quality of the townscape, and landscape, including:

- Ordnance Survey maps
- Aerial photographs
- Relevant planning policy and guidance
- Landscape, historic and environmental designations; and
- National, regional and local scale landscape character assessments.

The objective of the baseline study for the landscape is to provide an understanding of the landscape in the area that may be affected – its constituent elements, its character, spatial patterns, its geographic extent, its history, its condition, the way in which landscape is experienced and the value attached to it. This information is then reviewed alongside the description of the Proposed Development to form the basis for the identification and description of the changes that will result in the landscape effects of the proposal.

Landscape Sensitivity

The landscape receptors are firstly assessed in terms of their sensitivity, which combines judgements of their susceptibility to change to the type of development proposed and the value attached to the landscape. The susceptibility to change according to the GLVIA3 means *the ability of the landscape receptor to accommodate the Proposed Development without undue consequences for the maintenance of the baseline conditions and/or the achievement of landscape planning policies and strategies.* Judgements in relation to susceptibility are recorded as High, Medium or Low and include assessment of the physical and aesthetic characteristics and the potential scope for mitigation.

The judgements regarding susceptibility and value of the landscape receptor are identified within the sensitivity table included within Appendix B. Examples and further guidance on the evaluation of landscape sensitivity are provided below:

- **High:** Landscape character, characteristics and elements which would generally be of lower landscape capacity or scope for landscape change and high landscape value and quality. These are landscapes that may be considered to be of particular importance to conserve and which may be particularly sensitive to change if in appropriately dealt with.
- **Medium:** Landscape character, characteristics and elements where there would be a medium landscape capacity or some scope for landscape change. Often include landscapes of medium landscape value and quality which may be locally designated.
- **Low:** Landscape character, characteristics and elements where there would be higher landscape capacity or scope for landscape change to accommodate the proposed type of development. Usually applies to landscapes with a lower landscape susceptibility or higher landscape capacity for the Proposed Development.

The level of landscape effects are defined in relation to the individual development and its location, using well informed and reasoned judgements.

The value of the landscape receptors is established in the baseline conditions and covers the value of the Landscape Character Types and Areas that may be affected, based on review of any designations at both national and local level. Where there are no designations judgement is based on the value of individual contributors to landscape character, especially the key characteristics, which may include individual elements of the landscape, particular landscape features, and notable aesthetic and perceptual or experiential qualities.

The table below gives an indicator of the values attached to landscape designations when assessing landscape value. It should be noted that the presence or absence of designations does not dictate the value assessment and are only indications of likely value judgements.

Criteria for Assessing Landscape Value

Value		Typical Criteria	Typical Scale	Examples
High	Exceptional	High Importance and rarity. No/very limited potential for substitution.	International, National.	World Heritage Sites, AONB, National Park, National Scenic Area
	High	High Importance and rarity. Limited potential for substitution.	National, regional, local	AONB, National Park, National Scenic Area
Moderate	Moderate	Medium importance and rarity. Limited potential for substitution.	Regional, local.	Regional Scenic Area.
	Moderate-low	Medium importance and rarity. Some/good potential for substitution.	Regional, local.	Undesignated but value expressed in demonstrable use.
Low	Low	Low importance and rarity.	Local.	Area identified as having some aspect of local value but with scope for improvement.
	Very low	Low importance and rarity.	Local.	Area identified for recovery/enhancement.

The sensitivity of the landscape receptors is then calculated by combining the susceptibility to change and the landscape value. If the susceptibility to change is high and the landscape value is high, then the sensitivity of the landscape would be judged as high. If the susceptibility to change is low and the landscape value is low, then the sensitivity of the landscape receptor would be judged as low.

Magnitude of Change for Landscape Receptors

The magnitude of change for landscape receptors arising from the Proposed Development is classified as substantial, moderate, slight or negligible, again dependent on interpretation of a

number of factors, but unlike assessments of sensitivity, these are largely quantifiable. Each effect of the Proposed Development on landscape receptors then needs to be assessed in terms the following criteria:

- degree or loss or alteration to key landscape features/elements or characteristics;
- distance from the development;
- duration of effect;
- landscape backdrop to the development;
- landscape context of other build development, particularly vertical elements;
- in order to differentiate between different levels of magnitude the following definitions are provided in the table below:

Criteria for assessing magnitude of change for Landscape Receptors

Level	Typical Criteria
Substantial	• Total loss of or major alteration to key elements/features/characteristics of the baseline landscape. • Introduction of elements considered to be totally uncharacteristic in the context of the baseline landscape altering the aesthetic or perceptual aspects of the landscape. • Removal of elements considered to be important aesthetic or perceptual aspects of the landscape. • Landscape effects felt over a large geographical scale, influencing several landscape types or character areas.
Moderate	• Partial loss of or alteration to key elements/characteristics of the baseline landscape. • Introduction of elements that may be prominent but may not necessarily be considered substantially uncharacteristic in the context of the baseline landscape and moderately altering the aesthetic or perceptual aspects of the landscape. • Removal of elements considered to contribute to aesthetic or perceptual aspects of the landscape. • Landscape effects at the scale of the landscape type or character area within which the proposal lies.
Slight	• Minor loss of or alteration to key elements/features/characteristics of the baseline landscape. • Landscape effects within the immediate setting of the site and at site level.
Negligible	• Very minor loss of or alteration to key elements/features/characteristics of the baseline landscape.

Visual Sensitivity

Visual receptors are represented by people, meaning the particular person or group of people likely to be affected at a specific viewpoint. As in the landscape assessment the visual sensitivity is assessed in terms of the susceptibility to change in views and visual amenity as well as the value attached to particular views.

The susceptibility of different visual receptors to changes in views and visual amenity depends upon the occupation or activity of people experiencing the view at different locations and the extent to which their attention or interest may therefore be focused on the views.

As in the landscape assessment, visual receptor susceptibility to change is defined as high, medium, low or negligible as follows:

Criteria for assessing the susceptibility of visual receptors to change

Level of susceptibility to change	Type of visual receptor
High	- Residential properties – ground floor - Visitors to heritage assets, or to other attractions, where views of the surroundings are an important contributor to the experience - Beauty spots, public viewing areas and picnic areas - People, whether residents or visitors, who are engaged in outdoor recreation, including the use of public rights of way, whose attention or interest is focused on the landscape and on particular views - Communities where views contribute to the landscape setting enjoyed by residents in the area
Medium	- Residential properties with less significant views from living rooms/gardens - Walkers using local networks of footpaths and tracks - Transport users of local roads, train lines, rivers and canals
Low	- Those engaged in outdoor sports or recreation which does not involve or depend upon appreciation of views of the landscape - Those using major roads and motorways in the region - People at their place of work whose attention may be focussed on their work or activity, not on their surroundings, and where the setting is not important to the quality of working life
Negligible	Views from towns, conurbations and heavily industrialised areas

Judgements are also made about the value attached to the views experienced. This takes into account the following:

- Recognition of the value attached to particular views, for example in relation to heritage assets, or through planning designations
- Indicators of the value attached to views by visitors, for example through appearances in guidebooks or on tourist maps, provision of facilities for their enjoyment and references to them in literature or art.

The sensitivity of the visual receptors is then calculated by combining the susceptibility to change and the visual value. If the susceptibility to change is high and the visual value is high, then the sensitivity of the visual receptor would be judged as high. If the susceptibility to change is low and the visual value is low, then the sensitivity of the visual receptor would be judged as low.

Magnitude of Change for Visual Receptors

The magnitude of change for visual receptors arising from the Proposed Development is classified as substantial, moderate, slight or negligible, again dependent on interpretation of a

number of factors, but unlike assessments of sensitivity, these are largely quantifiable. Each effect on visual receptors then needs to be assessed in terms of its size or scale, the geographical extent or the area influenced and takes into account:

- Distance of viewpoint from the development;
- Proportion of the field of view occupied by the development (measured as a percentage of the views presented in the photomontages);
- Orientation or angle of view to the centre of the development;
- Background to the development;
- Extent of other built development, especially vertical elements.

Criteria for assessing magnitude of change for Visual Receptors

Level	Typical Criteria
Substantial	A large number of sensitive receptors experiencing a major or fundamental change in nature of the baseline view, particularly in near views with the baseline urban skyline substantially changed.
Moderate	A moderate, but not fundamental, change in nature of view affecting a notable number of sensitive receptors. Open, uninterrupted views with some middle distance obstruction of part of that view resulting from the Proposed Development; baseline urban skyline not adversely infringed in view typically seen over medium/long distance.
Slight	Minor but non material change in nature of view; long distance views across urban landscape panorama, or restricted views (upstairs bedroom windows only) with relatively few receptors affected.
Negligible	Changes unlikely to be perceived by the majority of visual receptors.

Significance of Effects for Landscape and Visual Receptors

The purpose of an assessment of the landscape is to identify any significant effects on landscape and visual amenity arising from the Proposed Development. In this report the level of effect on landscape and visual amenity arising from the combined effects of sensitivity and magnitude are assessed and then professional judgement applied to assess whether the effect is significant or not.

Thresholds determining significance are not provided in the EC Directive 2011/12/EU or the Town and Country Planning (Environmental Impact Assessment) Regulations 2017. The report provides a guide to correlating sensitivity to change and magnitude of change, in order to determine the significance of effects. However, professional judgement using the combined criteria of sensitivity and magnitude is used to determine the overall level of effects. The level of landscape and visual effects has been assessed as major, moderate, minor or none. As is now common practice, these categories have been determined by considering the combination of landscape or visual sensitivity with the predicted magnitude of change.

Correlation of Sensitivity & Magnitude of Change to determine Significance of Effects

Landscape & Visual Sensitivity	High	Moderate/Minor	Moderate	Major/Moderate	Major
	Medium	Minor	Moderate/Minor	Moderate	Major/Moderate
	Low	Minor/None	Minor	Moderate/Minor	Moderate
	Negligible	None	Minor/None	Minor	Moderate/Minor
		Negligible	Slight	Moderate	Substantial
	Magnitude of Change				

In this report, those effects described as Major and Major/Moderate are considered to be significant effects as required by the Town and Country Planning (Environmental Impact Assessment) Regulations 2017. These are the effects that the assessor considers to be material in the decision making process.

Type of Effect

Landscape and visual effects are described with reference to type (direct, indirect, secondary or cumulative), timeframe, (short, medium, long term, permanent and temporary) and whether they are positive and negative (beneficial or adverse). The various types of effect are described as follows:

Temporary/Residual effects

If a proposal would result in an alteration to an environment whose attributes can be quickly recovered then judgements concerning the significance of effects should be tempered in that light. Commercial development applications typically include permanent, long term elements as well as minor alterations to landform resulting in residual landscape and visual effects.

Direct/Indirect

Direct and indirect landscape and visual effects are defined in the 'Guidelines for Landscape and Visual Impact Assessment (GVLIA). Direct effects are defined as '*result directly from the development itself*,' (Para 3.22). An indirect or secondary effect is one that results '*from consequential change resulting from the development*', (Para 3.22) and is often produced away from the proposed development or as a result of a secondary association. The direct or physical effects of a proposed development are generally limited to an area around the development itself.

Beneficial/Adverse

Landscape and visual effects can be beneficial or adverse and, in some cases, neutral. Beneficial effects upon landscape receptors may result from changes to the landscape involving positive enhancement measures or through the addition of well-designed features which add to the landscape experience or sense of place in a complimentary manner. In relation to adverse effects, changes to a rural landscape involving construction of manmade objects of a large scale are generally considered to be adverse, as they are not usually actively promoted as part of a district wide landscape strategy and therefore in the assessment of effects they are assumed to be adverse, unless specified otherwise.

It is important to recognise that there are occasions whereby the visual effects may be considered as adverse or beneficial. This depends on the viewer's disposition towards change within the landscape and also the principle of commercial building features within the landscape. Taking a precautionary note in making an assessment of the 'worst case scenario', the assessment considers that all effects on views which would result for the construction and operation of the Proposed Development (in particular the buildings, roads and hard standing) to be adverse, unless specified otherwise in the text, it is noted, however, that not all people would consider the effects to be adverse.

Visualisation Methodology

Zone of Theoretical Visibility Maps

Computer generated Zone of Theoretical Visibility (ZTV) Maps will be prepared to assist in viewpoint selection and to indicate the potential influence of the development in the wider landscape.

The ZTV map will be prepared at 1:40,000 scale to indicate the extent of potential visibility on the basis of bare ground and will not include the screening effects of established hedgerow and tree cover or built elements. The ZTV map indicates areas from which it may be theoretically possible to secure views of part, or parts of the Proposed Development. However, use of the ZTV map needs to be qualified on the following basis:

- There are a number of areas within the ZTV from which there is potential to view parts of the proposal, but which comprise open agricultural, or other land where the general public do not have regular access;
- The large scale ZTV does not take into account for the screening and filtering effects of intervening features such as buildings, trees, woodland and hedgerows;
- The ZTV does not account for the likely orientation of the viewer – for example when travelling.

In addition, the accuracy of the ZTV has to be considered. In particular, the 1:40,000 scale ZTV map will be generated from Ordnance Survey (OS) Terrain 5 digital data based on a contour model at 2m intervals. The resolution of this model cannot accurately represent small scale terrain features, which can otherwise give rise to inaccuracy in the predicted visibility. This can lead to an underestimation of visibility eg a raised area of ground permitting views over an intervening obstruction – or can lead to an overestimation of visibility – such as where a roadside embankment obscures a view.

Visualisations

The appraisal of landscape and visual effects will be carried out from representative selection of viewpoints. The viewpoint analysis is illustrated with reference to illustrative material, comprising photographs.

The photography was undertaken in accordance with accepted good practice and the Landscape Institute guidance on Photography and Photomontage in Landscape and Visual Assessment. The baseline photography has been undertaken with a high quality digital SLR camera with full frame sensor and a 50mm fixed focal length lens in combination with a panoramic head equipped tripod in accordance with accepted good practice. The resulting photos are combined into panoramas using specialist computer software (ie Adobe Photoshop) and saved as planar projection versions for use in visualisation production. Photosheets of the baseline situation have been produced for Viewpoints 1 to 5.

Appendix B: Landscape Sensitivity Evaluation

The land falls within the Landscape Character Area defined as the 'Burbage Common Rolling Farmland' the sensitivity of which is assessed below. Landscape sensitivity is not absolute and can only be defined in relation to each development and location considering the susceptibility to change as mentioned in Appendix A. The table below highlights the inherent sensitivities of this landscape to the proposed development and identifies the value of the landscape character area.

Landscape Features	Low Sensitivity	Low	Med	High	High Sensitivity
Physical					
Scale	<i>Large scale featureless landscape, broad valleys, gently undulation with largescale field pattern</i>		*		<i>Small scale, intimate landscape</i>
Landform	<i>Smooth regular flowing, flat, uniform landscape</i>		*		<i>Dramatic, undulating, rugged, complex landscapes</i>
Land cover	<i>Extensive areas of simple regular uniform landcover</i>		*		<i>Complex, intimate or mosaic</i>
Texture	<i>Simple and sweeping lines, linear features and patterns</i>		*		<i>Complex or irregular pattern</i>
Built Environment	<i>Contemporary masts, pylons, industrial elements, buildings infrastructure, settlement</i>	*			<i>Established, traditional or historic built form</i>
Presence of features which detract from the landscape	<i>Major roads, electricity infrastructure, renewables, industrial development</i>	*			<i>Few features present</i>
Perceptual					
Wildness/Sense of Remoteness	<i>Busy evidence of human activity</i>	*			<i>Remote, peaceful, tranquil, solitude and emptiness</i>
Perception of Change	<i>Dynamic or modern landscapes</i>	*			<i>Ancient landscape, designed landscapes or with obvious historic continuity</i>
Visual					
Landscapes that form settings, skylines, backdrops, focal points	<i>Generally low lying landscape without distinctive landform or horizon</i>	*			<i>Areas with strong features, focal points that define</i>

Landscape Features	Low Sensitivity	Low	Med	High	High Sensitivity
					<i>the setting or skyline</i>
Value					
Designated scenic quality	<i>No specific designation</i>	*			<i>National or regional designated landscape, National Park, AONB,</i>
Rarity	<i>Commonplace</i>		*		<i>Rare</i>
Cultural associations	<i>No specific cultural associations</i>		*		<i>Artistic or literary associations</i>
Amenity and recreation	<i>Limited amenity function</i>		*		<i>Well used for amenity/recreation, especially for National Trails and long distance routes</i>
Overall Rating		Medium/Low			

Appendix C: Viewpoint Assessment

A viewpoint assessment has been carried out on a selection of key viewpoint locations to assess the likely magnitude of landscape and visual effects arising as a result of the addition of the proposed development. Fieldwork was completed within the zone of theoretical visibility and five viewpoints were chosen. The location of the viewpoints is shown on Figure 4, and the existing views are illustrated on Figures 8-12.

The method of assessment is described in Appendix A Methodology and is in accordance with the current guidance for landscape and visual assessment. The approach involves viewpoint analysis to predict the magnitude of change at each of the representative viewpoints based on fieldwork observations, measurement of parameters and professional judgement. This is then correlated with the sensitivity of the landscape/visual receptor to give an overall impact. The assessment takes into account screening afforded by intervening topography, vegetation and built form. It assumes weather conditions are good, although the influence of different weather, sunlight and visibility conditions is also considered.

The following views were selected:

No	Viewpoint	Distance from the proposed development	Representative	Sensitivity
1	439698 292289 Public Right of Way. North east of Hydes Pastures south of bridge over the railway	1100m WSW	Public Rights of way users and property southwest of the site.	high
2	440779 292147 Hydes Lane between Moxon Farm and the A5	400m south	Hydes Lane minor road links to local footpath network.	medium
3	439104 290652 Hill Farm	2.5km south west	Public right of way at Hill Farm	high
4	441723 291364 Public Right of Way	1.5km south east	Public Right of Way approximately 200m north of Stretton Baskerville scheduled monument	High
5	441114 290244 Permissive Right of Way over canal bridge north of Burton Hasting	2.3km SSE	Permissive right of way linking to footpath network and residential property on the northern edge of Burton Hastings	High

Viewpoint	Existing View	Predicted View	Visual effects		
			Receptor sensitivity	Magnitude of Change	Effects on Receptor
LOCATION: Public Right of Way north east of Hydes Pastures. (439698 292289)					
VP1 Distance: 1100m Looking: east northeast	The existing view towards the site is across farmland with hedgerow boundaries and trees. A conifer edge block views of the BP garage on the A5. Warehouses on the DPD site can be seen on higher ground beyond the site. Overhead powerlines are prominent.	The predicted view would be of the development seen in context with the urban edge of Hinckley. Existing vegetation helps to restrict views.	medium	slight	Moderate minor
The proposed development is considered to have a moderate/minor effect on views from this Public Right of Way which is not considered to be significant.					
LOCATION Hydes Lane 440779 292147					
VP2 Distance: 400m Looking: north	The existing view looking west toward the site is of agricultural fields in with hedgerow boundaries and Sketchley Brook in the foreground. The conifer hedge surrounding the existing fuelling station is a prominent feature that is not characteristic of the rural landscape but typical of screen planting at the urban edge.	The predicted view is of the development beyond the conifer hedge. The higher structures on the site are likely to be visible but will be seen in context with the existing overhead powerlines and the urban edge of Hinckley	medium	sight	Moderate/minor
The proposed development is considered to have a moderate/minor effect on views through gaps in the hedgerow on Hydes lane which is not considered to be significant.					

Viewpoint	Existing View	Predicted View	Visual effects		
			Receptor sensitivity	Magnitude of Change	Effects on Receptor
LOCATION Hill Farm 439104 290652					
VP3 Distance: 2.5km Looking: northeast	The existing view is of countryside in the Green Belt between Nuneaton and Hinckley. The urban edge of Hinckley can be seen in the distance particularly the	The predicted view would not change significantly. The development may be discernible but would be seen in context with the urban edge and hard to distinguish	moderate	negligible	minor
The proposed development is considered to have a minor effect on views from the PRoW network and residential property in this area, which is not considered to be significant.					
LOCATION Public Right of Way approximately 200m north of Stretton Baskerville scheduled monument. 441723 291364					
VP4 Distance: 1.5km Looking: northwest	The existing view is across agricultural fields. Elms Farm is in the foreground.	The predicted view would not change.	moderate	none	none
The proposed development is considered to not to have an effect from this viewpoint due to intervening landform and vegetation.					
LOCATION Permissive Right of Way over canal bridge north of Burton Hastings 441114 290244					
VP5 Distance: 2.3km Looking: north northwest	The existing view is across countryside in the green belt from a bridge over the canal north of Burton Hastings. The view demonstrates how well hidden the site is from the canal which is an important recreational resource.	The predicted view would not change.	moderate	none	none
The proposed development is considered not to have an effect on views from the bridge over the canal and the canal corridor in general.					

Appendix D: Illustrations

Figures

Figure 1	Site Location Plan
Figure 2	Topography
Figure 3	Zone of Theoretical Visibility
Figure 4	Zone of Visual Influence and Viewpoint locations
Figure 5	Landscape Character Areas
Figure 6	Landscape Designations
Figure 7	Landscape Principals Plan
Figure 8	Photosheet: Viewpoint 1
Figure 9	Photosheet: Viewpoint 2
Figure 10	Photosheet: Viewpoint 3
Figure 11	Photosheet: Viewpoint 4
Figure 12	Photosheet: Viewpoint 5

Figure 1 Site Location Plan

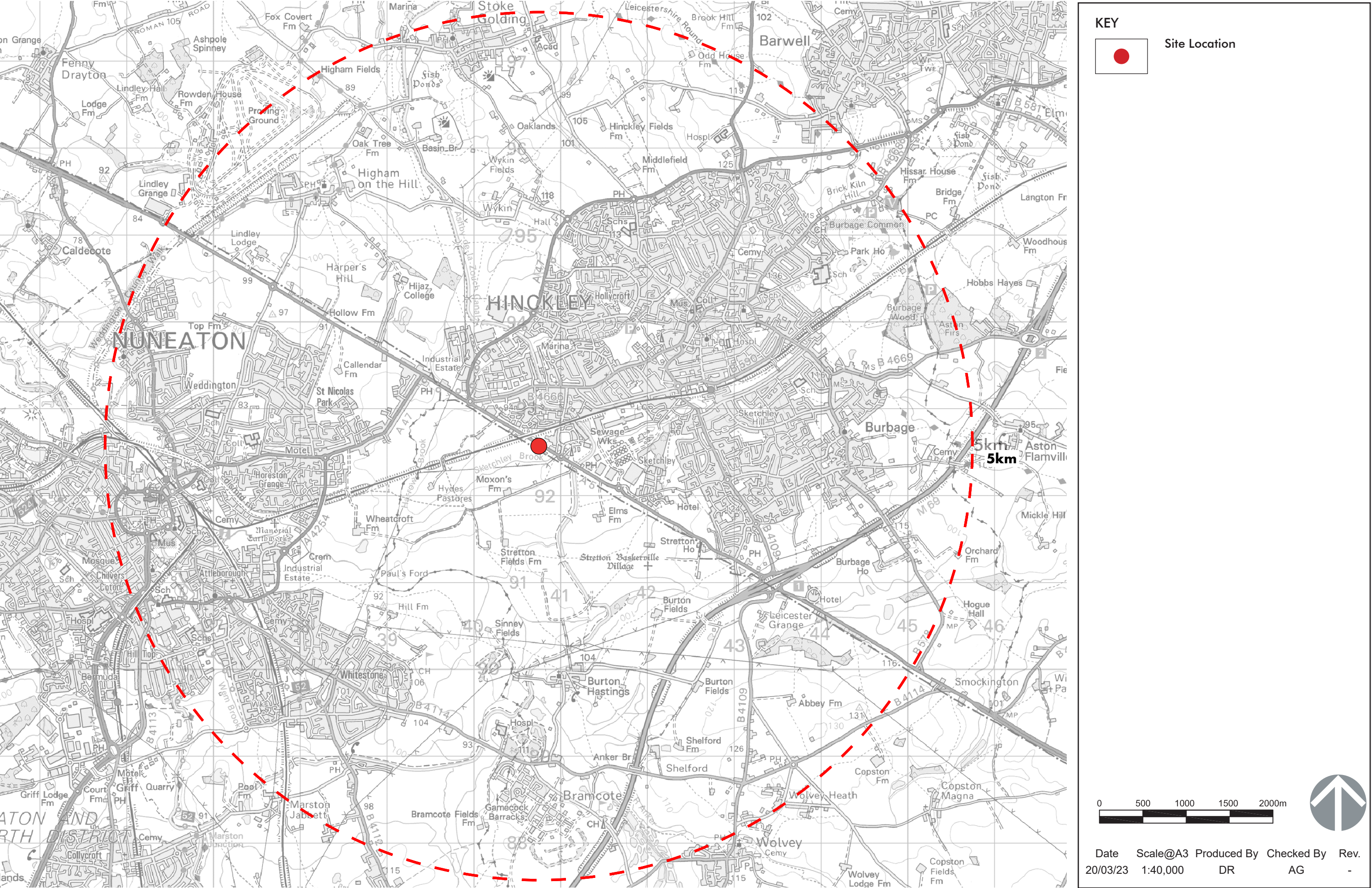


Figure 2 Topography

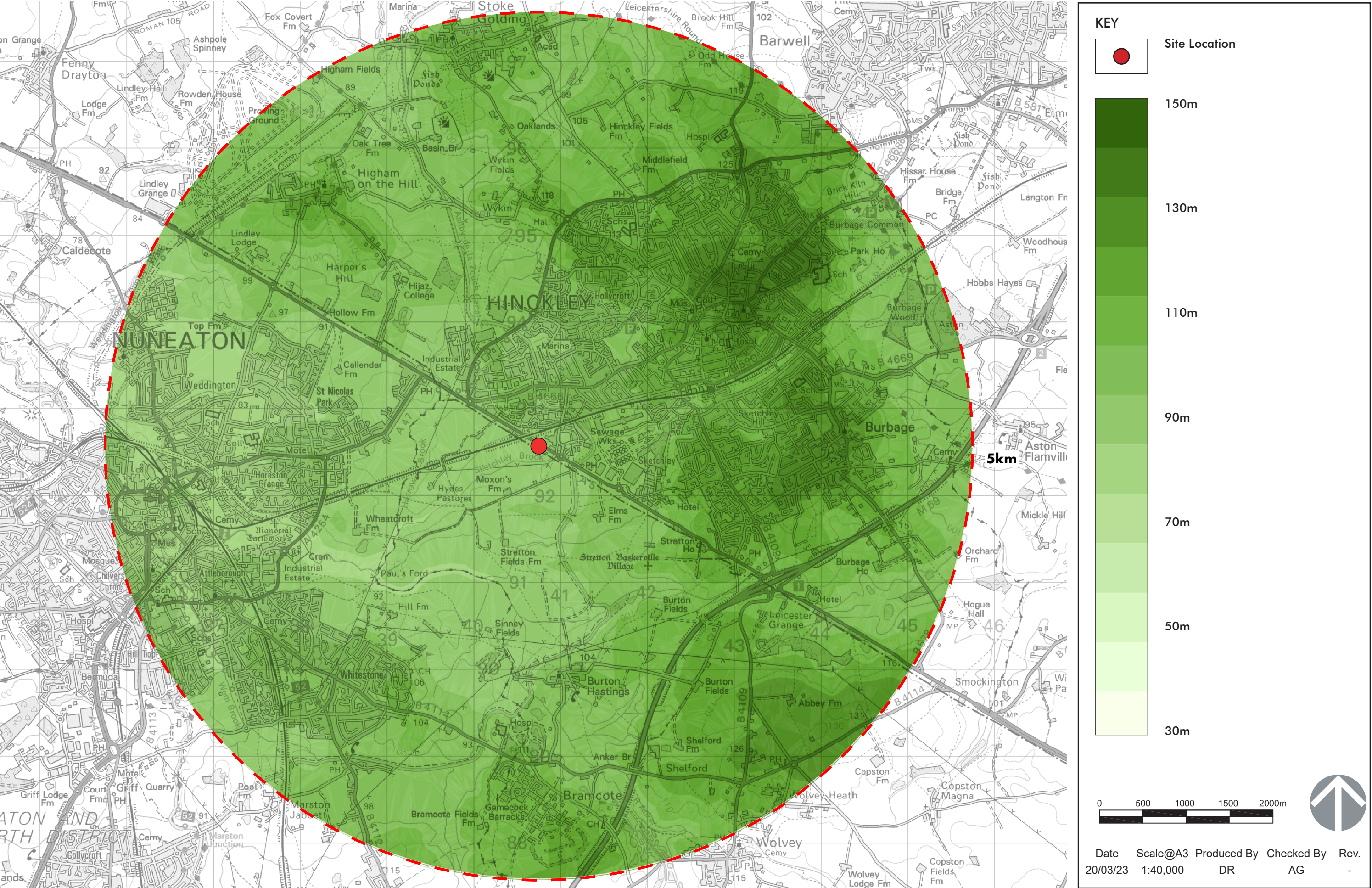
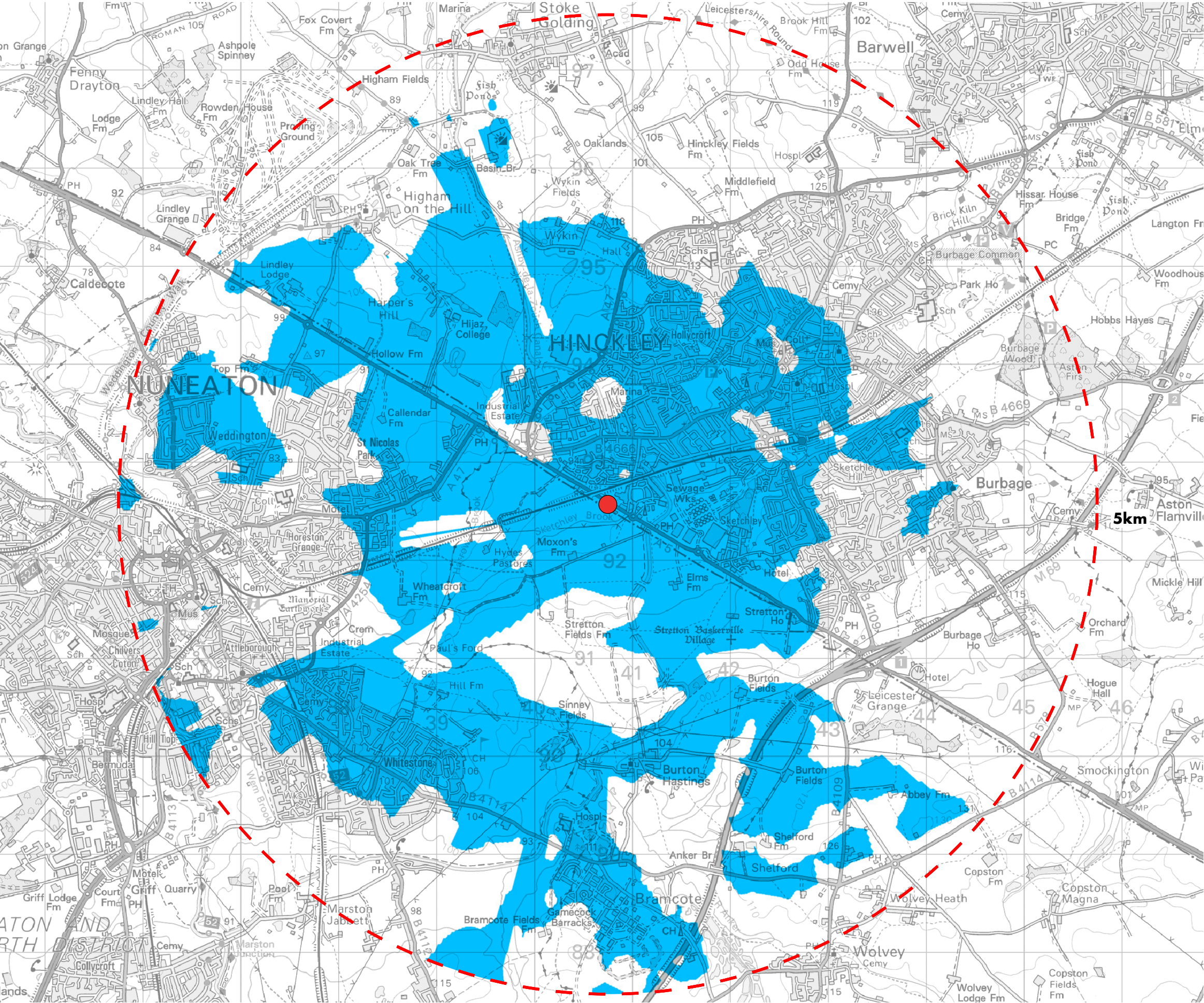
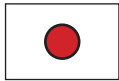


Figure 3 Zone of Theoretical Visibility



KEY



Site Location

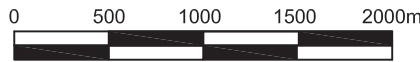


Zone of Theoretical Visibility

NOTES:

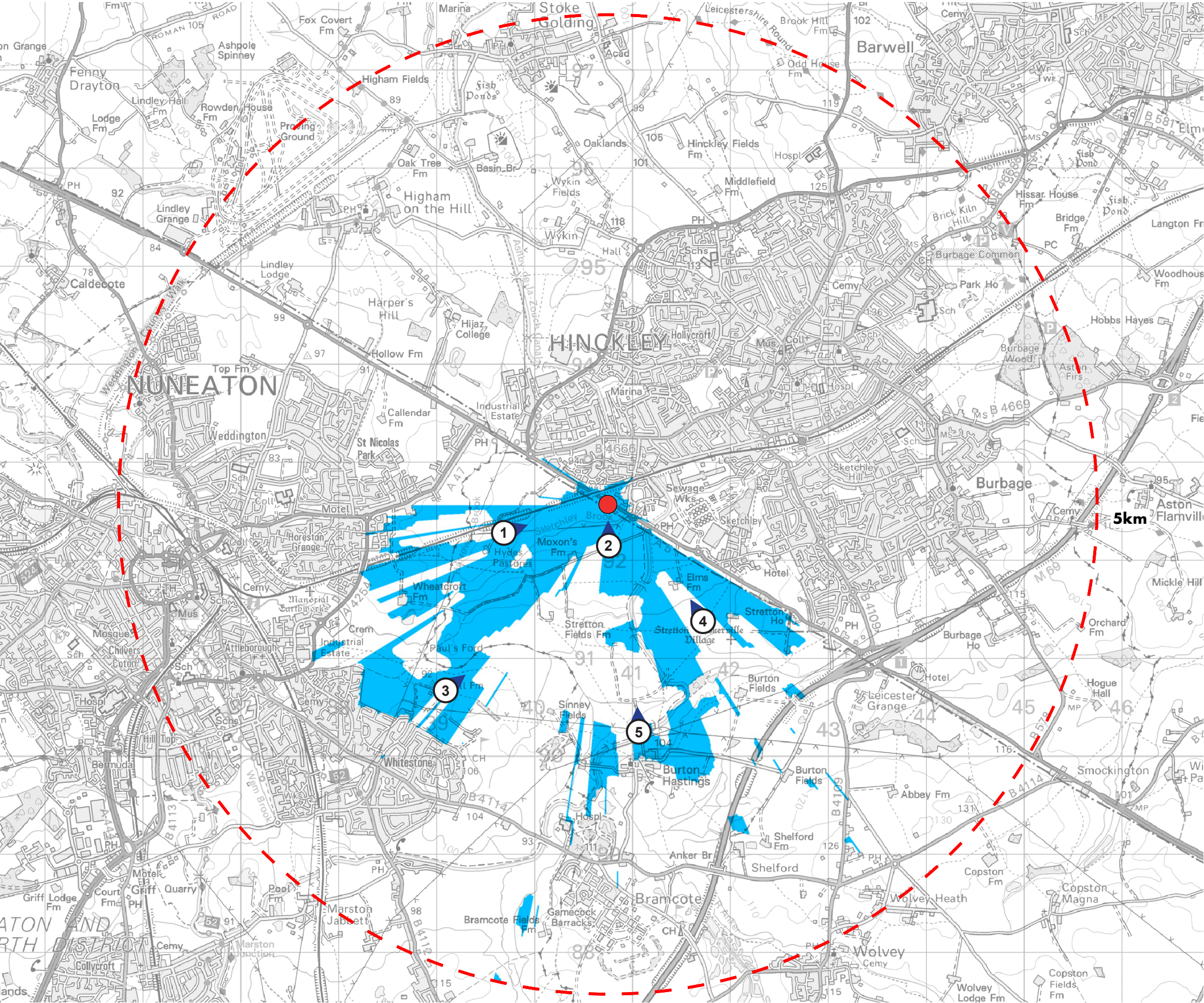
The calculations of this map are based on the 'bare earth' model of the landform and do not allow for any effects of screening from obstacles such as buildings and vegetation. The landform data was taken from Ordnance Survey Terrain 5 digital terrain model (contour height data at 5m intervals).

The Zone of Theoretical Visibility assumes a proposed compressor height of 7.1m and dispenser height of 4.2m



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Figure 4 Zone of Visual Influence and Viewpoint Location Plan



KEY



Site Location



Zone of Visual Influence

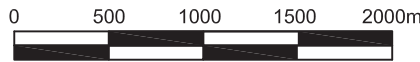


Viewpoint Locations

NOTES:
The Zone of Visual Influence is the area in which the proposed development can theoretically be seen taken into account topography, intervening vegetation and buildings.

The ZVI assumes an existing building height of 7m above existing ground level and a woodland height of 10m

The landform data is OS Terrain 5, (contour height data at 5m intervals).



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Figure 5 Landscape Character Areas

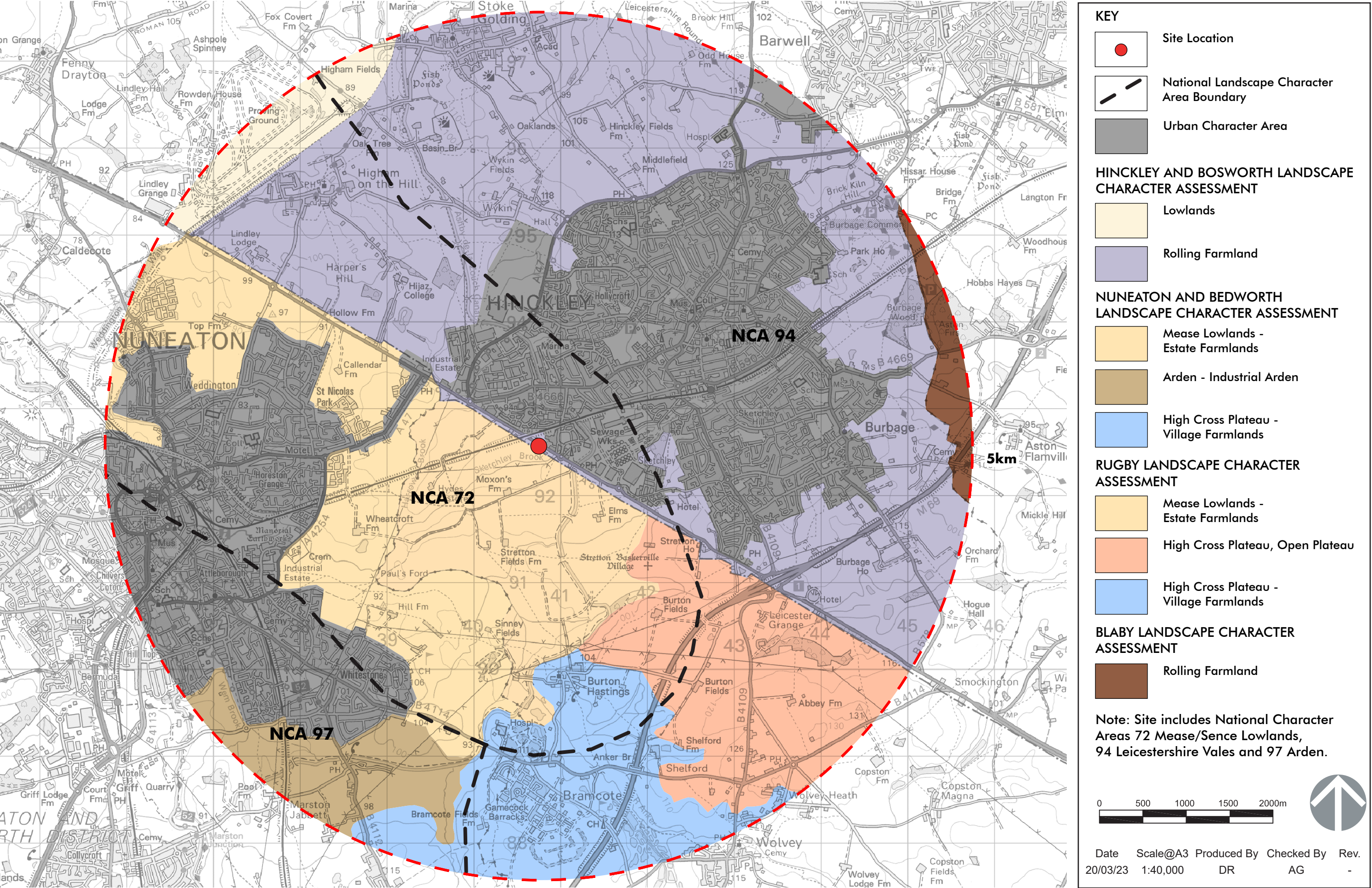


Figure 6 Landscape Designations

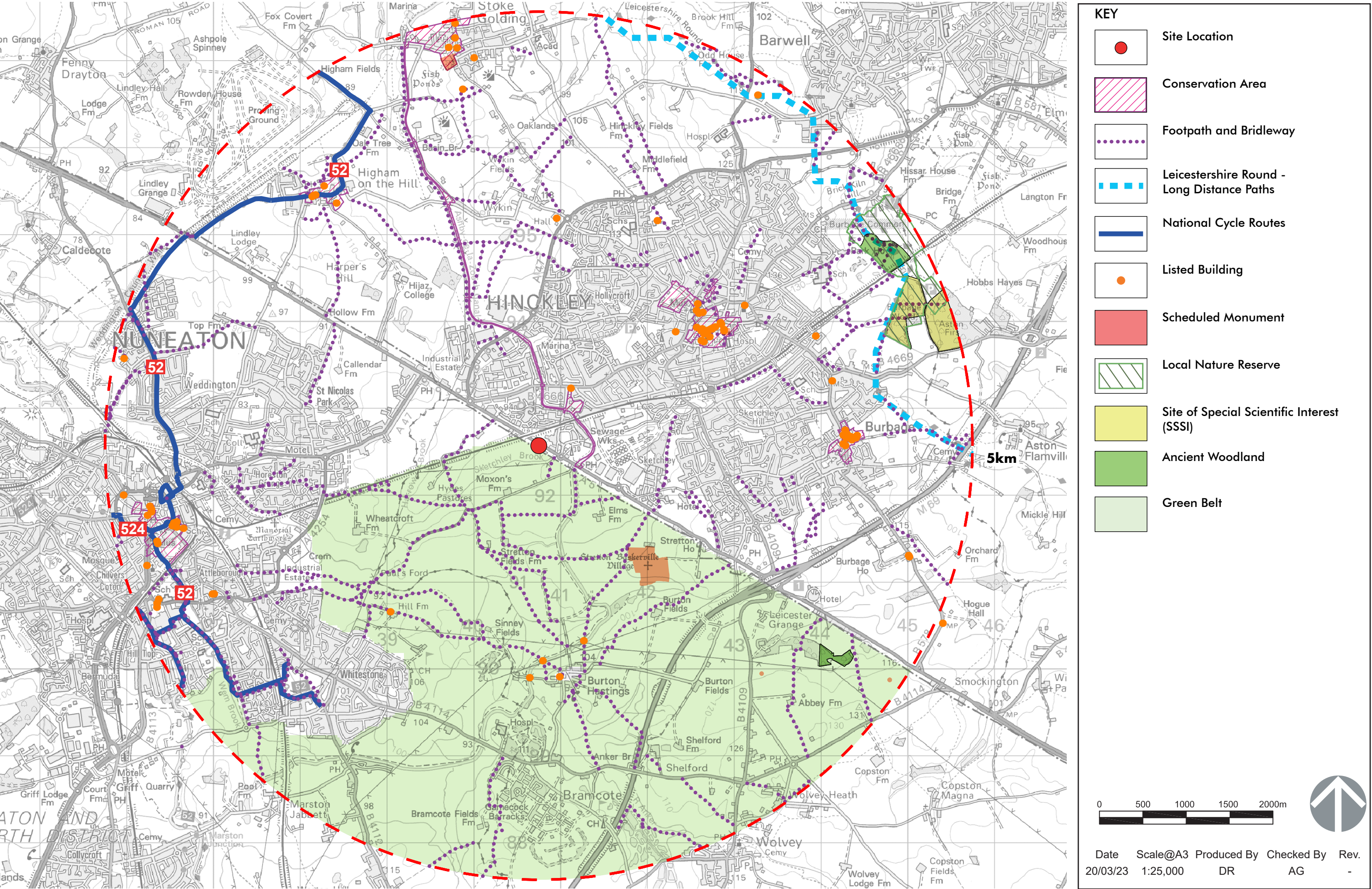


Figure 7 Landscape Principles

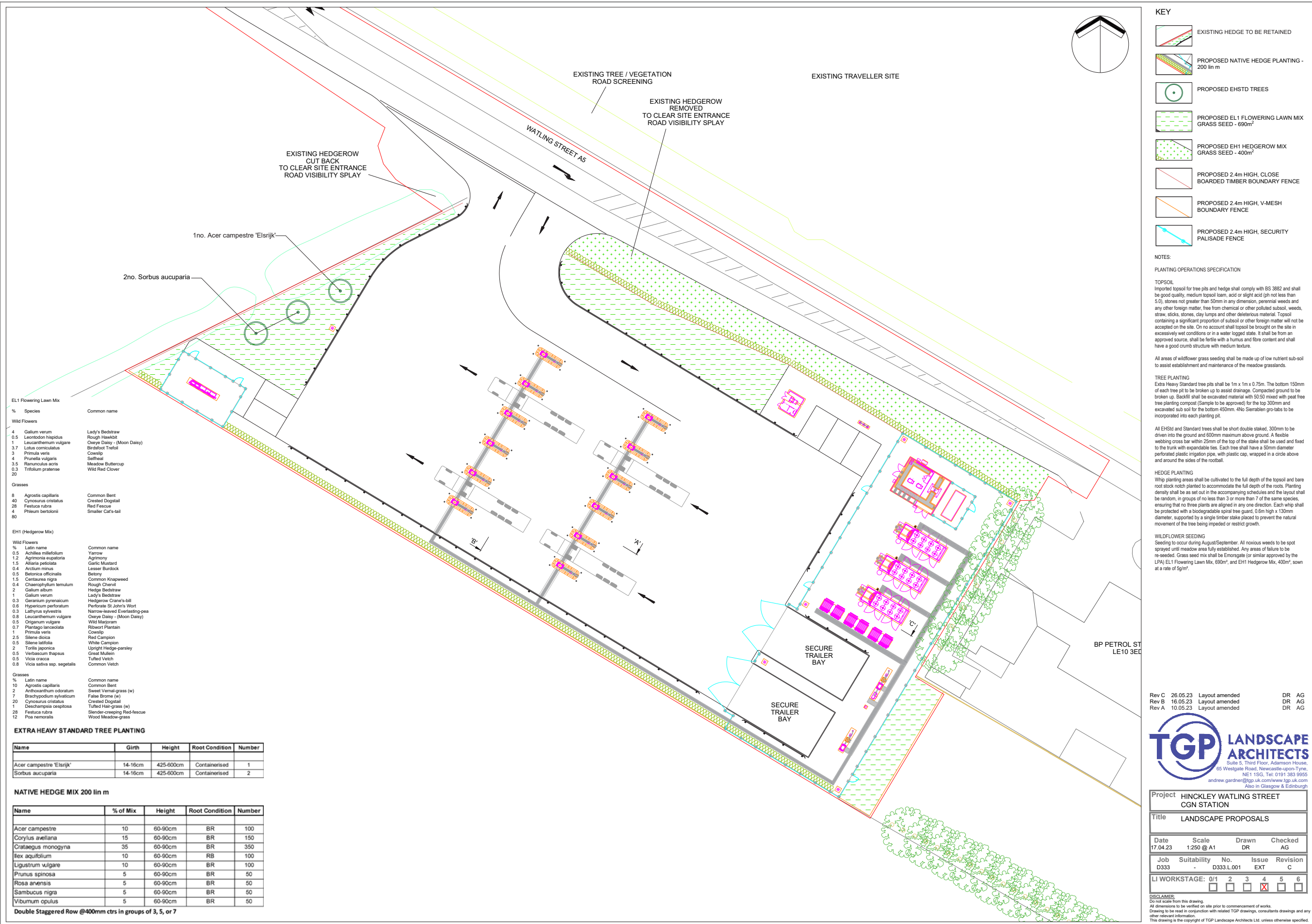
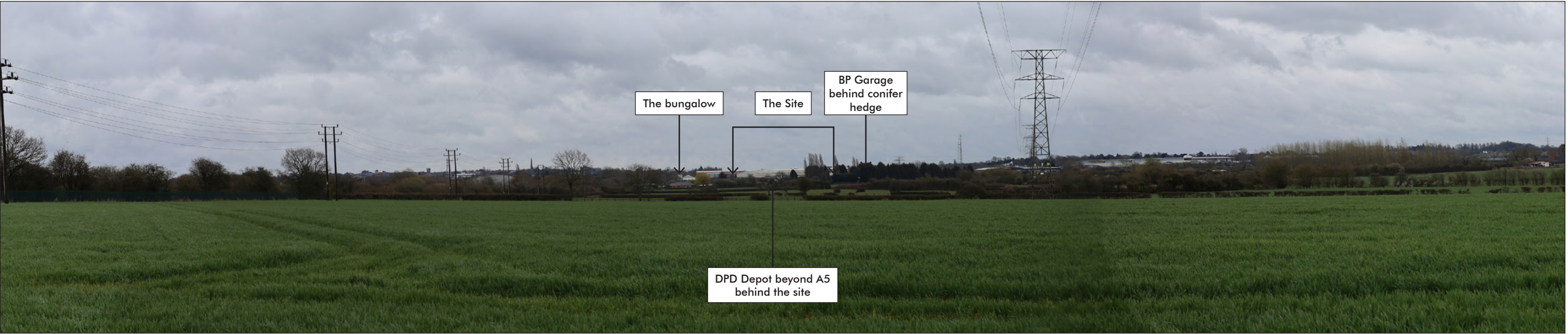


Figure 8- Viewpoint 1 Public Right of Way north east of Hydes Pastures south of bridge over the railway



Viewpoint Information

Grid Reference	E439698, N292289
Viewer Height	1.65m
Included Angle	70°
Distance to centre of site	1089m
Camera Used	Canon EOS R5 (50mm fixed focal length lens)

Date
28/03/2023

Paper
A3

Location Plan

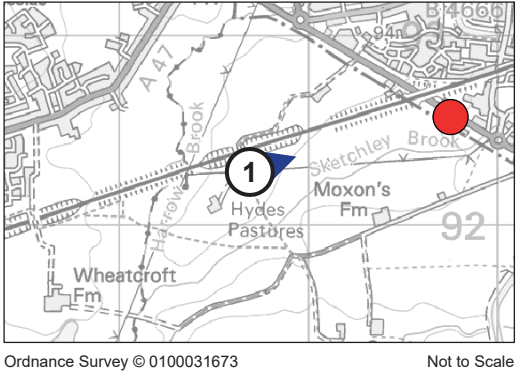


Figure 9- Viewpoint 2 Hydes Lane between Moxon Farm and the A5



Viewpoint Information

Grid Reference	E440779, N292147
Viewer Height	1.65m
Included Angle	70°
Distance to centre of site	423m
Camera Used	Canon EOS R5 (50mm fixed focal length lens)

Date
28/03/2023

Paper
A3

Location Plan

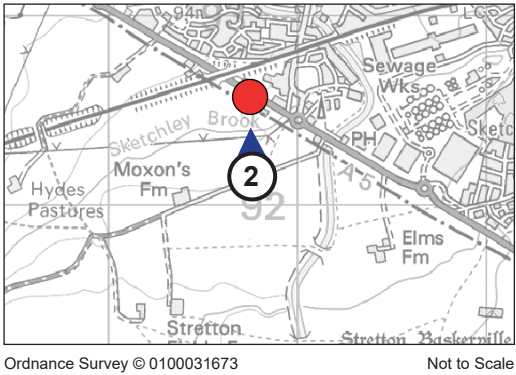


Figure 10- Viewpoint 3 Hill Farm



Viewpoint Information

Grid Reference	E439104, N290652
Viewer Height	1.65m
Included Angle	70°
Distance to centre of site	2527m
Camera Used	Canon EOS R5 (50mm fixed focal length lens)

Date
28/03/2023

Paper
A3

Location Plan

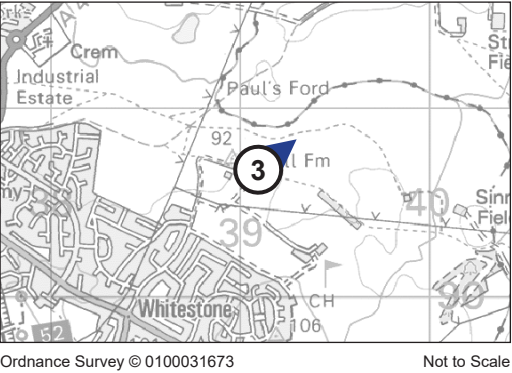


Figure 11- Viewpoint 4 Public Right of Way



Viewpoint Information

Grid Reference	E441723, N291364
Viewer Height	1.65m
Included Angle	70°
Distance to centre of site	1548m
Camera Used	Canon EOS R5 (50mm fixed focal length lens)

Date
28/03/2023

Paper
A3

Location Plan

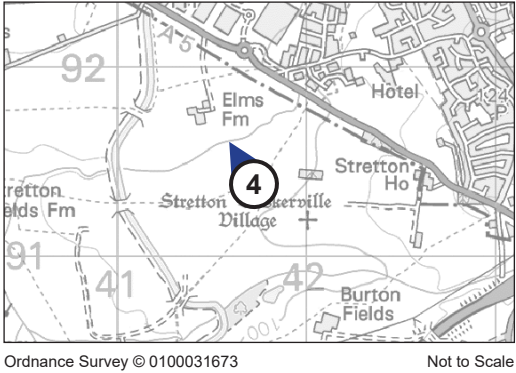


Figure 12- Viewpoint 5 Permissive Right of Way over canal bridge north of Burton Hasting



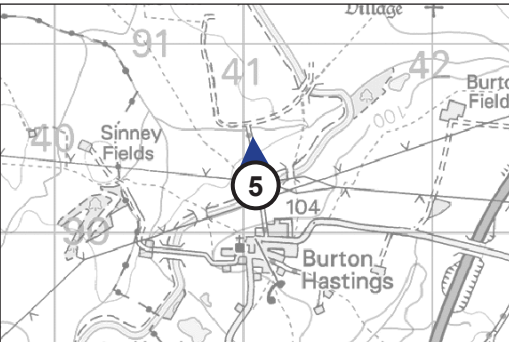
Viewpoint Information

Grid Reference	E441114, N290244
Viewer Height	1.65m
Included Angle	70°
Distance to centre of site	2353m
Camera Used	Canon EOS R5 (50mm fixed focal length lens)

Date
28/03/2023

Paper
A3

Location Plan



Ordnance Survey © 0100031673 Not to Scale

DOCUMENT INFORMATION AND CONTROL SHEET

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Document Status and Approval Schedule

Issue	Status	Description	Prepared by Signed/Dated	Reviewed by Signed/Dated
V1	Draft	Landscape Visual Appraisal	25/04/23 Jan Falkingham	26/04/23 AG Director
V2	FINAL	Landscape Visual Appraisal	12/05/23 Jan Falkingham	12/05/23 AG Director
V3	FINAL	Landscape Visual Appraisal	26/05/23 Jan Falkingham	26/05/23 AG Director
V4	FINAL	Landscape Visual Appraisal	30/05/23 Jan Falkingham	30/05/23 AG Director

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