



## Land at Ashby Road, Hinckley

Landscape and Visual Impact Assessment

Client: Davidsons Developments Limited

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- Appendix 1 Landscape and Visual Impact Assessment Methodology
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## 1 INTRODUCTION

- 1.1 This landscape and visual impact assessment (LVIA) has been carried out by Golby + Luck Landscape Architects following instruction by Davidsons Developments Limited to assess, in landscape and visual terms, the land to the east of Ashby Road, Hinckley (the Site); see **GL2469 F1** and **F2**.
- 1.2 The following assessment has been carried out in accordance with the Guidelines for Landscape and Visual Impact Assessment - Third Edition (2013), published by the Landscape Institute and Institute of Environmental Management and Assessment (GLVIA). An assessment methodology is set out in **Appendix 1**.
- 1.3 This assessment is supported by a series of drawings that identify:
  - Site location and context;
  - Planning policy and designation context;
  - Topography; and
  - Landscape Character.
- 1.4 This assessment also includes a series of representative views that have been taken from publicly accessible locations including the public highway, public rights of way, and public access land. Site work was carried out in March 2025 with limited leaf cover.
- 1.5 In the production of this appraisal reference has been made to the following documents and information:
  - Ministry of Housing, Communities & Local Government - National Planning Policy Framework - 2024 (the NPPF);
  - Hinckley & Bosworth Borough Council – Local Development Framework Core Strategy adopted December 2009 (the Core Strategy);
  - Hinckley & Bosworth Borough Council – Local Plan 2006-2026 Site Allocations and Development Management Policies DPD adopted July 2016 (the DPD);
  - Hinckley & Bosworth Borough Council – Landscape Character Assessment 2017 (the HB LCA);
  - Hinckley & Bosworth Borough Council – Hinckley/Barwell/Earl Shilton/Burbage Green Wedge Review April 2020 (the HB GWR);



- Hinckley & Bosworth Borough Council (prepared by LUC) – Hinckley and Bosworth Green Infrastructure Strategy July 2020 (HB GIS);
- Leicester and Leicestershire Planning Authorities – Leicester and Leicestershire Green Wedge Review Joint Methodology July 2011 (the Joint Methodology)
- Landscape Institute and Institute of Environmental Management and Assessment – Guidelines for Landscape and Visual Impact Assessment – Third Edition – 2013 (the GLVIA);
- Landscape Institute – Technical Guidance Note 02/21 – Assessing landscape value outside national designations 2021 (the TGN 02/21);
- The National Heritage List – Historic England
- Leicestershire County Council public rights of way (online mapping);
- DEFRA Magic Database;
- Ordnance Survey information Explorer 1:20,000 and Street Plus 1:10,000;
- Google Earth aerial photography; and
- The Old Maps online historic mapping archive ([www.old-maps.co.uk](http://www.old-maps.co.uk))



## 2 SITE CONTEXT AND DESCRIPTION

- 2.1 The Site is located at the north-east edge of Hinckley comprising two arable fields located to the east of Ashby Road extending to approximately 5.53 hectares; see **GL2469 F1** and **F2**.
- 2.2 The Site is bound to the west by the A447 Ashby Road and associated residential properties and Hinckley and Bosworth Community Hospital, and to the south by existing residential property gardens and the allotment site accessed from the A47 Normandy Way.
- 2.3 To the north and east, the Site is bound by native field boundary hedgerows and tree cover with an open setting of arable farmland beyond that extends north and east towards Hinckley Road and the southern settlement edge of Barwell.
- 2.4 In terms of settlement, Hinckley is the principal settlement within the Borough located approximately 18km to the south-west of Leicester City. The settlements of Hinckley and Burbage are located to the north of the M69 motorway comprising a large urban area primarily comprising residential development with an area of commercial development at the western edges of both settlements.
- 2.5 To the north-east of Hinckley are the conjoined settlements of Barwell and Earl Shilton and to the west is the settlement of Nuneaton located within the adjoining county of Warwickshire.
- 2.6 Beyond the main urban areas there are a number of smaller settlements that include Higham-on-the-Hill, Stoke Golding and Dadlington to the north of Hinckley. To the east of Hinckley and Burbage set beyond the M69 are the settlements of Stoney Stanton, Sapcote, Sharnford, and Aston Flamville. To the south of Hinckley and Burbage are the settlements of Burton Hastings, Bramcote and Wolvey.
- 2.7 The Site is located adjacent to an extension of ribbon development to the north of the A47 Normandy Way with the Hinckley and Bosworth Community Hospital that is located at the gateway to the settlement at Ashby Road.
- 2.8 In terms of infrastructure, the M69 passes to the south of Hinckley and Burbage connecting with Leicester to the north-east and Coventry to the south-west. The Cross-Country Railway passes between Hinckley and Burbage providing what is effectively the boundary between the two settlements. The A47 Normandy Way passes to the south of the Site providing a highway boundary that has guided the northern expansion of Hinckley.



Beyond the main roads the local setting of the Site is defined by a number of more minor roads and lanes that provide access between the main urban areas and wider villages.

- 2.9 In terms of land use, the Site comprises an area of arable farmland that is typical of much of the wider farmland setting to main urban areas that include a mixture of arable and pastoral management set within a geometric field pattern of medium scale. There is an increase in pasture and reduction in field size at the southern edge of Barwell, and a change in field pattern at Elmesthorpe associated with the former Land Settlement Association displaying a wayside settlement character.
- 2.10 To the east of Burbage is Burbage Common and the wider woodland setting of Sheepy Wood, Burbage Wood and Aston Firs.
- 2.11 Other land uses include the allotments to the south of the Site, Hinckley Golf Course to the east of Hinckley, and the Hinckley Rugby, Tennis and Football Clubs located at Leicester Road between Hinckley and Barwell.
- 2.12 In terms of vegetation cover, the immediate setting of the Site is typical of the wider farmland setting comprising native field boundary hedgerows with intermittent tree cover typically comprising Oak and Ash. Hedgerows are generally low cut with some evidence of gaps and fragmentation. Along Ashby Road there is a wide roadside verge with mature tree cover comprising Oak and Sycamore. The more landscape at the immediate setting of the settlement is varied presenting a more domesticated setting of ornamental trees and shrubs. To the south the boundaries of the A47 Normandy Way are defined by mixed native scrub that appears to have been planted following the construction of the highway.
- 2.13 Minor roads and lanes are typically lined with hedgerows and intermitted tree cover. Local watercourses are often vegetated typically defined by meandering routes at odds with the geometric pattern of fields. Woodland cover is limited to occasional copse and thickets. Major areas of woodland are limited to the landscape to the east of Burbage.
- 2.14 In terms of landform and water features, the local setting of landform is typical of the rolling landscape of the Leicestershire Vales. The main urban areas of Hinckley and Barwell are located on higher ground set above the wider localised valley settings of the River Tweed to the north forming part of the wider catchment of the River Sence and River Anker, and the Thurlaston Brook to the east forming part of the wider catchment of the River Soar; see **GL2469 F4**.



2.15 The Site sits at approximately 120m above ordnance datum (AOD) with the main urban area to the south rising to approximately 125m AOD. The northern edge of the Hinckley is characterised by a series of ridges with localised valleys extending north towards the valley setting of the River Tweed. Barwell is located on the same ridge as Hinckley and the Site, forming an elevated plateau of land that extends between the two settlements rising towards the centre of Barwell at approximately 125m AOD.

2.16 In terms of access and recreation, the Site is maintained as private farmland and does not provide any access or recreation function. Local public rights of way include footpath U43 that passes between Ashby Road and Hinckley Road across the northern boundary of the Site; see **GL2469 F2**. To the east of the Site public footpath U44 crosses between Hinckley and Barwell between Barwell Lane and Waterfall Way. The Leicestershire Round follows public bridleway U109 and public footpath U8 between Burbage Common and Barwell, before heading west from Barwell following public footpaths U37 and U37.

2.17 To the south of the Site is an allotment set between the southern boundary of the Site and the A47 Normandy Way. Hinckley Golf Course and the rugby/tennis/football club provide public leisure facilities set alongside Leicester Road between Hinckley and Barwell.

2.18 In terms of designation, the Site is located within the Green Wedge (GW) that extends between Hinckley and Barwell and to the east of Burbage; see **GL2469 F3**. This is a functional planning designation. Beyond this the Site is not covered by any landscape designation that would suggest an increased value or sensitivity and is not covered by any statutory or non-statutory designation that would prohibit its development for residential purposes.

2.19 The Site is remote from the Conservation Areas associated with Hinckley and Barwell and is remote from any other designated heritage assets. The closest Listed Building to the Site is the Grade II Barwell House Farmhouse approximately 345m to the north.

2.20 There are a number of areas of land locally designated as open space, sport and recreation facilities. This includes the allotments that adjoin the southern boundary of the Site. Burbage Common to the east of Burbage is designated as an area of natural and semi-natural open space. Burnage Wood and Aston Firs just to the south of Burbage Common is a designated Site of Special Scientific Interest (SSSI).

2.21 To the north of the Site and west of Barwell a large tract of land is designated as a Sustainable Urban Extension (SUE).



### 3 LANDSCAPE PLANNING CONTEXT

The Site is located within the jurisdiction of Hinckley and Bosworth Borough Council (the Local Authority) with planning policy set out under the Core Strategy and DPD.

#### National Planning Policy Framework 2024 (the NPPF)

3.1 The Department for Communities and Local Government issued the most recent update to the National Planning Policy Framework in December 2024. The Framework sets out the national planning policy for achieving sustainable development that includes the economic, social and environmental objectives. This assessment is primarily concerned with the policies relating to the environmental objective set out under paragraph 8(c) that states:

*"an environmental objective - to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy."*

3.2 Paragraph 10 of the NPPF sets out the presumption in favour of sustainable development stating:

*"So that sustainable development is pursued in a positive way, at the heart of the Framework is a **presumption in favour of sustainable development** (paragraph 11)."*

3.3 Paragraph 11 of the NPPF sets out the application of decision making:

*"Plans and decisions should apply a presumption in favour of sustainable development.*

*For **plan-making** this means that:*

- a) *all plans should promote a sustainable pattern of development that seeks to: meet the development needs of their area; align growth and infrastructure; improve the environment; mitigate climate change (including by making effective use of land in urban areas) and adapt to its effects;*
- b) *strategic policies should, as a minimum, provide for objectively assessed needs for housing and other uses, as well as any needs that cannot be met within neighbouring areas<sup>6</sup>, unless:*



- i. *the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for restricting the overall scale, type or distribution of development in the plan area<sup>7</sup>; or*
- ii. *any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.*

For **decision-taking** this means:

- c) *approving development proposals that accord with an up-to-date development plan without delay; or*
- d) *where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:*
  - i. *the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or*
  - ii. *any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole."*

3.4 Footnote 7 of the NPPF sets out a list of identified areas or assets of particular importance that includes habitat sites as listed under paragraph 187 of the NPPF, Sites of Special Scientific Interest (SSSI), Green Belt, Local Green Space, Areas of Outstanding Natural Beauty (AONB), National Parks (NP), Heritage Coast (HC), irreplaceable habitats, designated heritage assets including assets listed under footnote 75 of the NPPF, and areas at risk of flooding and coastal change.

3.5 The Site is not located within or adjoining any such designation.

3.6 Section 12 of the NPPF sets out policy in relation to achieving well-designed places. Paragraph 135 states that planning decisions should ensure that developments:

- a) *"will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*
- b) *are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;*



- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
- f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users<sup>49</sup>; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience."

3.7 Section 15 of the NPPF is concerned with conserving and enhancing the natural environment. Paragraph 187 of the NPPF states that planning decision should contribute to and enhance the natural environment by:

- a) "protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);
- b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;
- c) maintaining the character of the undeveloped coast, while improving public access to it where appropriate;
- d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;
- e) preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever



*possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans; and*

- f) remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate."*

3.8 The following assessment will consider the value of features and assets associated with the Site and its local setting alongside and assessment of its susceptibility to the development proposal. This will provide an understanding of landscape sensitivity that will inform the overall assessment of landscape effects.

3.9 Paragraph 188 of the NPPF states:

*"Plans should: distinguish between the hierarchy of international, national and locally designated sites; allocate land with the least environmental or amenity value, where consistent with other policies in this Framework; take a strategic approach to maintaining and enhancing networks of habitats and green infrastructure; and plan for the enhancement of natural capital at a catchment or landscape scale across local authority boundaries."*

3.10 The Site is not covered by any international, national, or local landscape designation.

3.11 Paragraph 189 of the NPPF identifies the landscapes with the highest status of protection stating:

*"Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to these issues. The conservation and enhancement of wildlife and cultural heritage are also important considerations in these areas, and should be given great weight in National Parks and the Broads. The scale and extent of development within all these designated areas should be limited, while development within their setting should be sensitively located and designed to avoid or minimise adverse impacts on the designated areas."*

3.12 The Site is not located within any such designation, or on land that would be considered to provide a setting to any such designation.



### **Hinckley & Bosworth Local Development Framework Core Strategy 2009**

3.13 The Site is located beyond the Settlement Boundary within the GW that extends between Hinckley/Barwell/Earl Shilton/Burbage that is subject to Policy 6 of the Core Strategy.

3.14 The first part of this policy sets out acceptable land uses within the GW that does not include residential development. The second part of this policy sets out criteria for any land use and associated development stating the following requirements:

- a) *"Retain the function of the Green Wedge"*
- b) *"Retain and create green networks between the countryside and open spaces within the urban areas"*
- c) *"Retain and enhance public access to the Green Wedge, especially for recreation and"*
- d) *"Should retain the visual appearance of the area"*

3.15 Policy 20 of the Core Strategy is concerned with Green Infrastructure setting out a number of strategic interventions that includes the in the Southern Zone the Hinckley/Barwell/Earl Shilton/Burbage GW stating:

*"Maintain the green wedge between Hinckley and Barwell as it plays an important environmental and landscape protection role. Look to develop it into a large scale recreational asset to service the Sustainable Urban Extensions and residents living in North Hinckley."*

### **Hinckley & Bosworth Site Allocations and Development Management Policies DPD 2016**

3.16 Policy DN4 of the DPD is concerned with safeguarding the countryside and settlement separation. The policy seeks to:

*"To protect its intrinsic value, beauty, open character and landscape character, the countryside will first and foremost be safeguarded from unsustainable development."*

3.17 The first part of this policy sets out development considered sustainable within the countryside. This does not include residential development. The second part of this policy sets out a criteria-based test for new development within the countryside stating:



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

3.18 The Site is located within the GW beyond the Settlement Boundary where criteria (i) to (iv) are effective (excluding Core Strategy Policy 9 as the Site is not located in the Rothley Brook Green Wedge). The Site is not located within the National Forest meaning that criteria (v) is not effective.



## 4 LANDSCAPE AND VISUAL BASELINE

- 4.1 The following section of this assessment considers the baseline landscape setting of the site covering issues relating to character and appearance. When considering character, published landscape character documents have been referenced alongside a more detailed consideration of the Site and Study Area (measured from the centre of the Site with a radius of approximately 1.5km).
- 4.2 When considering the appearance of the site a number of representative views have been identified through field work that provide an accurate representation of its visual setting. Views have been taken from publicly accessible locations, and for each the likely receptors have been identified.

### Landscape Character

- 4.3 At a National level Natural England has divided England into 159-character areas. The Site and its immediate setting are located at the boundary of NCA94 – Leicestershire Vales; se. The key characteristics of NCA94 are identified as:
  - *"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."*

4.4 The key characteristics of this NCA that are present in the landscapes associated with the Site and Study Area include the gentle clay ridges and valleys, the mixed arable and pastoral farmland setting, woodland derived from copse and waterside tree cover and some diversity in hedgerow cover, the large settlement of Hinckley and small towns, and imposing churches are present but not experienced in the local setting of the Site.

4.5 At a local level the HB LCA identifies the Site as being located in the Burbage Common Rolling Farmlands landscape character area (LCA F). To the north of Normandy Way and west of Ashby Road is the Stoke Golding Rolling Farmland landscape character area (LCA E); see **GL2469 F5**. Both areas are identified as forming part of the Rolling Farmland landscape character type. The key characteristics of LCA F are identified as:

- *"Large scale, gently rolling arable and pasture farmland with local variations in topography influenced by small streams.*
- *Burbage Common and ancient woodland is of national and local importance as an ecological and recreational resource.*
- *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.*
- *Open landform and lack of tree cover allows for expansive and distant views to edge of settlement, often situated on the skyline, and punctuated by major infrastructure.*
- *Public rights of way including the Leicestershire Round, concentrated around Burbage Common and extending outside the borough into Blaby.*
- *Green Wedge providing separation between Hinckley and Barwell and green infrastructure to the cluster of settlements of Burbage, Hinckley, Barwell and Earl Shilton."*

4.6 These characteristics are generally considered to be typical of the Study Area and Site. The HB LCA also identifies key sensitivities and values for LCA F:

- *"Burbage Common provides natural and recreational interest, of particular value in close proximity to urban areas, as are nearby sports facilities and public rights of way.*
- *Woodland and mature trees provide biodiversity and visually screen nearby development. Woodland spinneys, streams and small water bodies in and around Lutterworth Road provide naturalistic and recreation interest.*
- *The generally rural character and undeveloped landscape of the Green Wedge which forms an important gap between Hinckley and Barwell and a green infrastructure link to the wider landscape in the north.*
- *Low hedgerows and hedgerow trees surrounding fields reflect the parliamentary enclosure field pattern and form part of the overall ecological network connecting with mature woodland planting, some of which is ancient.*
- *Isolated farmsteads scattered through the farmland landscape reflect the agricultural origins.*



- *Extensive visibility and long distance views across open expanses of rolling farmland are sensitive as any change/development has the potential to be widely visible.*
- *The area east and south of Burbage provides a rural setting to the historic settlement.*
- *Uncluttered views of church spires in the nearby ridge top settlements (e.g. Burbage) provide an important sense of place."*

4.7 The sensitivities and values relevant to the Study Area and Site include the rural setting, although this is an area of settled farmland and cannot be described as undeveloped, the presence of the Green Wedge, and the character and pattern of hedgerows and fields.

4.8 The HB LCA also sets out landscape strategies for LCA F:

- *"Encourage the use of traditional 'Midlandsstyle' hedge laying to manage hedgerows, improving their structure and biodiversity value and strengthening landscape character. Restore hedgerow trees.*
- *Respect and enhance the essentially rural character of the landscape. Ensure any new and existing development is integrated into the landscape such as ensuring built form is orientated to provide broken rooflines and integrated with woodland copses.*
- *The Sustainable Urban Extension to the southeast of Earl Shilton should aim to create a distinct new and contemporary identity and character(s) whilst responding to the existing context.*
- *Maintain the gap between Hinckley and Barwell as a multifunctional green corridor incorporating recreation.*
- *Maintain and enhance the recreational assets including Burbage Common and rights of way.*
- *Create new and conserve existing notable habitats, in particular deciduous woodland and unimproved acid grassland.*
- *Consider a strategic scale woodland planting initiative (e.g. linked to the National Forest) to help screen nearby urban development.*



- *Consider the opportunity for using the historic parkland of the Burbage House estate as a framework for new green infrastructure links across the area and into nearby settlements. "*

4.9 Most relevant to the Study Area and Site is the strategy to maintain the gap between Hinckley and Barwell as a multifunctional corridor incorporating recreation.

4.10 LCA E extends across the rolling farmland setting to the north and north-west of Hinckley, Barwell and Earl Shilton. It comprises a mixed arable and pastoral farmland setting with a medium scale rectilinear field pattern defined by clipped native hedgerows and predominantly Oak and Ash tree cover scattered intermittently throughout the hedgerows. LCA E has a more limited relationship with the main settlements, except for its southern fringes, defined by the smaller villages of Stoke Golding, Higham on the Hill, Dadlington, and Stapleton. The rural character, views of church spires, Ashby Canal and Bosworth Battlefield comprise some of this landscape key sensitivities.

4.11 A landscape sensitivity assessment was completed for the Borough (LUC 2017). The landscape sensitivity assessment excludes the GW, this is assumed to be on the basis that the policy position of the Core Strategy and DPD does not seek to direct development within this designation. The landscapes at the northern fringes of Hinckley, Barwell, and Early Shilton were assessed as part of this study and found to be of medium to high sensitivity to residential development.

4.12 It is important to complete an assessment of landscape value as part of the baseline assessment. The factors set out under Table 1 of TGN 02/21 provide a basis for determining landscape value

4.13 The following assessment of value considers the Site and Study Area. For the purposes of this assessment the Study Area extends to approximately 1.5km from the Site to include the local setting of the Leicestershire Vales, LCA F, the northern fringes of Hinckley, and south-west fringes of Barwell forming part of LCA E.

Table 1 – Assessment of Landscape Value

Contributing Factor	Evaluation	Site	Study Area
Natural heritage	The hedgerow and tree cover of the Site are its primary natural heritage assets, but these are both common and widespread in the local landscape setting and not considered to be of notable value. The existing land use is	Medium to Low	Medium to High



	<p>one of intensive farming land management and does not promote the natural heritage value of the Site.</p> <p>In terms of the wider study area, this comprises a mixture of modern settlement surrounded by traditional farmland where natural heritage value manifests in its network of hedgerows, tree cover and vegetated watercourses. Individual elements of increased value include Burbage Common and associated area of woodland to the south.</p>		
Cultural heritage	<p>The Site comprises an area of open farmland set between areas of modern settlement with associated infrastructure. The Site does not contain or adjoin any designated or non-designated heritage assets, historic landmarks or designed landscapes, or notable views of heritage assets.</p> <p>The Study Area includes the Conservation Areas located deep within the urban areas of Hinckley and Barwell that do not share an immediate relationship with the local landscape setting of the Site. The Grade I listed St Mary's Church is located to the east of the Study area but again separated from the Site and wider Study Area by intervening settlement. Beyond this there are no notable historic landmarks or designed landscapes.</p>	Medium to Low	Medium
Landscape Condition	<p>The Site comprises an area of arable farmland that is the subject of intensive agricultural management. The tree and hedgerow cover associated with the Site is considered to be of medium condition.</p> <p>The wider Study Area includes a landscape of farmland framed by the fringes of modern settlement with associated infrastructure. The structure of the landscape within the Study Area is therefore considered to be weekended with the presence of detracting elements.</p>	Medium	Medium
Associations	<p>There are no known associations between the Site/Study Area and well-known literature, poetry, art, TV/film or music. There is also no evidence of associations with science/technical achievements, historic events or notable/famous people.</p>	Low	Low
Distinctiveness	<p>The landscape of the Site is not considered to be particularly distinctive. The Site is located at the gateway to Hinckley when arriving/leaving the settlement along Ashby Road, but its features and character do not respond to this in any way to increase its value in landscape terms. The features of the Site are not rare or unusual and do not make a strong contribution to local distinctiveness.</p>	Medium to Low	Medium



	The landscape of the Study Area comprises farmland set within a framework of modern settlement. To the north, beyond the settlement, the strength of character of the landscape increases becoming more distinct due to the reduced influence of the modern settlement and associated infrastructure.		
Recreational	<p>The Site is maintained as private farmland and does not provide any public access or recreational function.</p> <p>The wider setting of farmland within the Study Area is crossed by a network of public rights of way that provide access from the surrounding settlement to the countryside that will be locally valued. There are also a number of recreational and leisure assets that include the golf course, rugby, tennis and football clubs.</p>	Low	Medium to High
Perceptual (Scenic)	<p>The Site comprises an area of reasonably attractive farmland, but this is tempered by the immediate setting of modern settlement and associated infrastructure.</p> <p>The wider Study Area is not dissimilar. To the north over distance from the settlement the rural (scenic) quality of the landscape improves. Likewise, to the east in around the wooded setting of Burbage Common the landscape becomes more contained with limited interference from the settlement and associated infrastructure.</p>	Medium to Low	Medium to High
Perceptual (Wilderness and tranquillity)	<p>There is no sense of wilderness associated with the Site and Study Area. The sense of tranquillity increases over distance from the settlement and associated infrastructure, and within the more contained wooded setting around Burgage Common.</p>	Low	Medium
Functional	<p>The Site is designated as an area of Green Wedge and whilst this is a functional planning designation it is clear from the published landscape assessments that the distinct and separate characters of Hinckley and Barwell is locally valued. Beyond this the Site serves the function of productive farmland.</p> <p>Some of the wider Study Area also falls within the designated Green Wedge, and like the Site is maintained as productive farmland. There is also an increase in leisure and recreation function.</p>	Medium to High	Medium to High



4.14 In summary, the assessment of value set out in Table 1 indicates that the Site is generally considered to be of medium value. The wider Study Area is generally assessed as being of medium to high value.

### **Visual Setting**

4.15 The following section of this assessment considers the appearance of the site and wider setting referencing a number of representative views. A summary of each view is set out with an assessment of value that is determined with reference to:

- Planning designations specific to each view;
- Views that are important to the special qualities of a designated landscape, or recorded in published documentation;
- Views recorded as being important to cultural heritage assets;
- Views recorded in guidebooks or on maps, and/or where special provision has been made in the landscape for the appreciation of a view; and
- Judgements made on site as to the specific quality of a view.

4.16 The potential visual envelope of the Site can be summarised as:

- Open views from the immediate setting of Ashby Road and associated fronting properties to the west;
- Open and filtered views from the access road grounds and eastern façade of Hinckley and Bosworth Community Hospital to the west of the Site;
- Open views from public footpath U43 to the north of the Site;
- Open views from Hinckley Road and associated properties to the north and east of the Site;
- Possible filtered views from the allotments and a short section of the A47 Normandy Way to the south of the Site;
- Possible filtered views from a small number of properties (mainly views from upper floor windows) to the south of the Site fronting the A47 Normandy Way;



- Possible filtered views from short sections of Rogue's Lane to the north-west of the Site; and
- Open and filtered views from sections of the public rights of way network to the north of the Site (north of Rogue's Lane and west of Ashby Road)

4.17 The following table summarises each representative view making an assessment of value; see **GL2469 F6 to F10**. View locations are identified on the site location plan; see **GL2469 F2**.



Table 2 – Summary of representative views and assessment of sensitivity

View	Distance	Description	Value	Receptors and Susceptibility	Visual Sensitivity
1	15m	Taken from Ashby Road looking across the immediate setting of the highway towards the open arable setting of the Site seen in the backdrop of Barwell beyond. From this location there is an open appreciation of the arable farmland setting of the Site with associated tree and hedgerow cover.	Medium	Receptor groups include users of the local highways that are considered to be of medium to low susceptibility to the change.	Medium to Low
A	25m	Open and filtered views from the properties fronting Ashby Road to the west of the Site. The roadside trees will provide some filtering of views that will otherwise provide an open appreciation of the farmland setting of the Site and the wider farmland setting that extends towards Barwell to the east.	Medium	Receptor groups include private residents that are considered to be of high susceptibility to the change.	Medium to High
2	15m	Taken from Ashby Road looking north towards the western boundary of the Site where there is a combination of open and filtered views looking across the open arable farmland setting of the Site	Medium	Receptor groups include users of the local highways that are considered to be of medium to low susceptibility to the change.	Medium to Low
3	0m	Taken from the north-west corner of the Site at the junction of Ashby Road and public footpath U43. From this location there is an open appreciation of the arable farmland setting of the Site with associated tree and hedgerow cover, seen in the wider context of Barwell and to the east and Hinckley to the south and west.	Medium	Receptor groups include users of the local highways that are considered to be of medium susceptibility to the change and walkers that are considered to be of high susceptibility to change.	Medium to High
B	15m to 140m	A combination of open and filtered views from the entrance, parking area and eastern façade of the Hinckley and Bosworth Community Hospital. From this location there is an open appreciation of the Site from the highway access, with views becoming channelled moving into the grounds of the hospital by the boundary vegetation cover and housing to the south.	Medium	Receptor groups include visitors and patients are the Hinckley and Bosworth Community Hospital that are considered to be of medium susceptibility to change.	Medium
4	260m	Taken from the junction of Ashby Road and Hinckley Road looking south across the immediate open farmland setting towards the Site. From this location the Site is viewed	Medium	Receptor groups include users of the local highways that are	Medium to Low



		in the backdrop of the existing settlement extending along Ashby Road. To the south there is a glimpsed view of the housing to the south of the A47.		considered to be of medium to low susceptibility to the change.	
C	0m to 90m	Possible open and filtered views from the allotments to the south of the Site, a short section of the A47 Normandy Way and associated properties fronting the A47. The majority of the southern boundary of the Site is heavily vegetated with a gap at its eastern extent allowing a more open appreciation of the Site.	Low	Receptor groups include users of the allotments, the A47 and views from upper floor of properties to the south of the A47 that are considered to be of medium to low susceptibility to the change.	Medium to Low
5	240m	Taken from public footpath U43 looking west across the open setting of farmland that extends between Barwell and Hinckley. From this location there is an open appreciation of the farmland setting that extends between the settlements. The Site is viewed in the immediate backdrop of the settlement to the west of Ashby Road.	Medium	Receptor groups include walkers that are considered to be of high susceptibility to the change.	Medium to High
D	225m to 390m	Possible open and filtered views of the Site from the properties to the north of Hinckley Road looking south-west across the setting of open farmland that extends between Barwell and Hinckley.	Medium to Low	Receptor groups include private residents that are considered to be of high susceptibility to the change.	Medium
6	400m	Taken from the rural lane setting of Rogue's Lane looking south-east across an open setting of arable farmland towards the Site. From this location views into and across the Site are restricted by the intervening landform and vegetation cover. Views exist towards the roofscape of the existing properties at Ashby Road and the hospital.	Medium	Receptor groups include users of the local highways that are considered to be of medium susceptibility to the change.	Medium
7	750m	Taken from public footpath T99 looking south across an open setting of farmland towards the Site and northern fringes of Hinckley. To the south-east there is a view towards Barwell House (Grade II Listed Building) and Bosworth House Farm. There are filtered views towards the Site seen in the distance in the backdrop of the established settlement.	Medium	Receptor groups include users of the public right of way that are considered to be of high susceptibility to the change.	Medium to High
8	925m	Taken from public footpath T99 in the immediate context of footpath U37 (the Leicestershire Round) and Old House Farm. From this location there is an open appreciation of the immediate farmland setting with filtered views towards the Site that is seen in the context of the established settlement. To the south-east there is a view towards Barwell House (Grade II Listed Building).	Medium	Receptor groups include users of the public right of way and private views from an individual property that are considered to	Medium to High



				be of high susceptibility to the change.	
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## 5 DEVELOPMENT PROPOSAL

5.1 This is an outline planning application for the erection of up to 103 residential dwellings (all matters reserved except for access), with access off Ashby Road, public open space and associated infrastructure.

### Landscape Strategy

5.2 The landscape strategy has been informed by the baseline setting of the Site that has identified the following constraints:

- The role of the Site in forming part of the GW that extends between Hinckley and Barwell, notably the degree to which the Site functions in providing separation between these settlements;
- The role of the Site in forming part of the landscape setting at the Ashby Road gateway to the Hinckley;
- The existing setting of tree and hedgerow cover associated with the Site;
- The visual setting of public footpath U43 to the north of the Site;
- The visual setting of the properties fronting Ashby Road to the west of the Site; and
- The wider visual setting of the Site when viewed from Barwell to the north-east and open setting of farmland to the north.

5.3 The identified landscape constraints have been considered as part of the iterative design process resulting in the following development strategy:

- Retain and safeguard the existing framework of tree and hedgerow cover associated with the Site. Limit highway access points to minimise loss of existing hedgerow cover, and allow space for the reinforcement of the Site's landscape setting. Notably ensure space for succession planting that will replace the existing structure of mature tree cover;
- Secure a scale and form of residential development (heights and appearance) consistent with the established settlement, and ensure that the proposed housing does not extend any further along Ashby Road than the existing housing to the west (noting the most northern development is the hospital Site that has a different character and function);



- Set new housing back from the northern boundary of the Site to safeguard the immediate setting of public right of way U43, and secure space that will allow for generous structural landscaping measures capable of softening the appearance of housing when seen from the public footpath;
- Set new housing back from the eastern boundary of the Site, notably the northern section of this boundary to again allow for generous structural landscaping measures capable of softening the appearance of housing when seen from the public footpath and from the edge of Barwell;
- Secure a layout that fronts out and positively engages with its public realm and key views from public rights of way to avoid the perception of poor design with development “backing on” to key views/approaches; and
- Ensure the proposed greenspace network allows for play and recreation opportunities that can be integrated with the wider landscape/GW setting;

5.4 The proposed greenspace network has been identified in the supporting illustrative layout extending to approximately 2.38 hectares (approximately 43% of the Site area); see **Appendix 1**.

5.5 This in turn provides space to secure an appropriate scheme of structural landscaping, and the ability to secure the mandatory 10% net gain in biodiversity.

#### Development Framework

5.6 The development framework is illustrated in the supporting planning layout. The highway access is proposed from Ashby Road at the western boundary of the Site running east across the Site with a single access point into the eastern field. As part of the access proposal a new cycleway/footpath link is proposed that will require the cutting back and removal of a limited amount of hedgerow at the Ashby Road frontage. This loss can be mitigated through replacement planting measures within the Site.

5.7 Housing is proposed to front Ashby Road, and to the north of the access will front a private drive with development set back within the Site allowing space for new tree planting measure to the frontage. Within the Site the development is arranged to frame the retained Category A Oak tree set within a green that will be bound by the retained field boundary hedgerow to the east. The housing to the north is proposed as a perimeter block layout so that the proposed dwellings front footpath U38 to the north and Barwell to the north-east.



5.8 Development in the eastern field within the Site fronts out onto the eastern and southern boundaries to safeguard and retain the existing tree and vegetation cover. At the southern boundary development is setback to safeguard the immediate setting of the allotments to the south.

5.9 The proposal promotes a traditional range of family housing, typically comprising 2-storey properties with some elements of 2.5-storey. Ridge heights are expected to be approximately 9.5m in height.

#### Landscape Framework

5.10 It is envisaged that the landscape framework will include the following elements:

- The retention, safeguarding, and reinforcement of the Site's boundary tree and hedgerow cover. Retained hedgerows will be infilled and reinforced with an appropriate mix of native shrubs and trees, and where appropriate can be laid to a Midland style in accordance with the landscape strategy for LCA F;
- Within the greenspace at the northern and eastern boundaries of the Site areas of mixed native shrub planting will be planted adjacent to the retained hedgerows with tree planting to secure a landscape buffer to the adjoining areas of farmland. This will be managed into a small copse or thicket consistent with local landscape character;
- New native hedgerows and tree planting will be secured at the immediate boundary of the new housing areas defining the transition between the residential environment and greenspace;
- New tree planting will be secured at the western boundary of the Site to complement the treed character of Ashby Road;
- The access road into the Site will be tree lined to secure an attractive setting to the new residential landscape;
- The greenspace will be managed as a combination of amenity grassland to accommodate access and recreation alongside area of species rich grassland to increase biodiversity and the extent of terrestrial habitat within the Site; and
- The proposed SuDS pond will be managed as areas of permanent and ephemeral water with associated emergent vegetation and wet grasslands.



5.11 It is envisaged the establishment and maintenance of the proposed landscape framework will be secured through the delivery of a Habitat Management and Monitoring Plan (HMMP).



## 6 ASSESSMENT OF LIKELY LANDSCAPE AND VISUAL EFFECTS

### Landscape Effects

- 6.1 The following table considers the susceptibility of the receiving landscape to the proposed changes taking into consideration its individual elements and overall appearance and condition. Judgements of susceptibility are then combined with value as identified in the baseline assessment to identify an overall sensitivity.
- 6.2 A judgement is then made as to the likely magnitude of effect. This includes the consideration of the features and elements of the site to be affected; the size or scale of those effects; the geographic extent of the effects; and the duration and reversibility of the effect.
- 6.3 The sensitivity of the receiving landscape is then considered against the likely magnitude of effect to make an overall judgement of significance.



Table 3 – Assessment of likely landscape effects

Character Area/Receptor	Sensitivity	Magnitude of effect	Short-term effect (Year 1)	Long-term effect (Year 15)
The Site	<p>The Site comprises a landscape with a moderate strength of character and condition and a moderate tolerance for the proposed change given its relationship with the settlement. The Site and its immediate setting is assessed as having a medium susceptibility to the proposed change, and in overall term is assessed as being of medium landscape sensitivity.</p>	<p><b>Short-term:</b> In the short-term the proposal will result in the expansion of modern settlement across approximately 60% of the Site transforming its setting from open farmland to modern housing with associated highways, drainage and greenspace. The proposal will alter some of the key characteristics of the Site, but it will not introduce new or discordant elements into its immediate setting. There will be some loss of key elements/features that includes the loss of farmland and limited hedgerows. This is likely to result in a high magnitude of change at a Site level. The nature of the change will be direct, permanent, and adverse.</p> <p><b>Long-term:</b> In the long-term the structural landscaping measures will have begun to mature extending across the new areas of greenspace that comprise approximately 40% of the Site. This in turn will soften the appearance of the new housing within the Site and aid its assimilation in the local landscape setting. The new structural planting will reinforce the existing vegetation cover in a way that is sympathetic to local character and help to secure an improved landscape edge than currently exists at the settlement edge when viewed from the north and west. Over time the likely magnitude of change will reduce to medium, but the nature of change will remain direct, permanent, and adverse.</p>	Major to Moderate adverse	Moderate adverse



The Study Area	<p>The Study Area presents as a landscape with a varied strength of character and condition. The landscapes within the Study Area comprises settlement, farmland, and woodland interspersed with infrastructure and leisure/sports facilities. The Study Area is assessed as having a medium susceptibility to the proposed change, and is overall term is assessed as being of medium to high landscape sensitivity.</p>	<p><b>Short-term:</b> In the short-term the proposal will result in a relatively small expansion of the modern settlement within the Site, extending across a small part of the Study Area. Given the scale and nature of the Study Area this change will not be perceptible across its entirety. The proposed change will not introduce a new or discordant element into the landscape setting but will result in an alteration to its existing features. This is likely to result in a low magnitude of change. The nature of the change will be indirect, permanent, and adverse.</p> <p><b>Long-term:</b> In the long-term the structural landscaping measures will have begun to mature extending across the new areas of greenspace that comprise approximately 40% of the Site. This in turn will soften the appearance of the new housing within the Site and aid its assimilation in the local landscape setting. The new structural planting will reinforce the landscape setting of the Site and is likely to secure an improved landscape setting than currently exists at the settlement edge. Over time the likely magnitude of change will reduce to very low, and the nature of change will remain indirect, permanent, and adverse.</p>	Moderate to Minor adverse	Minor adverse
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### **Visual Effects**

- 6.4 The following table considers the magnitude of effect the development is likely to have on each of the identified representative views that includes the consideration of the features and elements of the site to be affected; the size or scale of those effects; the geographic extent of the effects; and the duration and reversibility of the effect.
- 6.5 The sensitivity of the visual receptor is then considered against the likely magnitude of effect to make an overall judgement of significance.



Table 5 – Assessment of likely visual effects

View	Magnitude of effect	Short-term effect (Year 1)	Long-term effect (Year 15)
1, 2 & A	<p><b>Short-term:</b> In the short-term from this location there will be a combination of open and filtered views of the proposed housing within the Site, seen in the immediate context of Ashby Road. The proposed highway access will be visible with associated engineering works and limited vegetation removal. However, given the immediate relationship between residents/road users and the proposed housing the magnitude of change is likely to remain high.</p> <p><b>Long-term:</b> In the long-term the existing hedgerow will have been reinforced and managed to an increased height, and new tree planting measures will have begun to mature at the frontage of the Site to soften and filter views of the new housing. The magnitude of change is likely to reduce to medium to low.</p>	Major to Moderate adverse	Moderate to Minor adverse
3	<p><b>Short-term:</b> In the short-term from this location there will be an open view of the proposed housing development within the Site, seen in the wider context of modern housing at Ashby Road. The housing will extend across the south-west quadrant of the immediate field with the wider field set out as open space with an attenuation pond, play area and structural planting. The magnitude of change is likely to be high.</p> <p><b>Long-term:</b> In the long-term the structural planting measures in the immediate field within the Site will have begun to mature, alongside the reinforcement of the immediate hedgerow cover and new tree planting measures at the boundaries of the Site to soften and filter views of the new housing. The magnitude of change is likely to reduce to medium.</p>	Major to Moderate adverse	Moderate adverse
B	<p><b>Short-term:</b> In the short-term the new housing within the Site will be visible to visitors within the grounds and parking area of the hospital site, and possible channelled and filtered views may exist from the eastern face of the building. The magnitude of change is likely to be low.</p> <p><b>Long-term:</b> In the long-term the structural planting measures in the immediate field within the Site will have begun to mature, alongside the reinforcement of the immediate hedgerow cover and new tree planting measures at the boundaries of the Site to soften and filter views of the new housing. The magnitude of change is likely to reduce to very low.</p>	Moderate to Minor adverse	Minor adverse
4	<p><b>Short-term:</b> In the short-term from this location there will be an open appreciation of housing development within the Site, seen in the immediate backdrop of existing residential development extending along Ashby Road. The magnitude of change is likely to be medium.</p>	Moderate to Minor adverse	Minor adverse



	<b>Long-term:</b> In the long-term the structural planting measures at northern and eastern boundaries of the Site will have begun to mature softening and filtering views of the new housing and securing a reinforced landscaped edge to the settlement. The magnitude of change is likely to reduce to low.		
C	<p><b>Short-term:</b> In the short-term from this location there may be restricted open and filtered views of housing development within the Site. The magnitude of change is likely to be low.</p> <p><b>Long-term:</b> In the long-term reinforcement planting at the southern boundary of the Site will have begun to mature softening and filtering views of the new housing. The magnitude of change is likely to reduce to very low.</p>	Moderate to Minor adverse	Minor adverse
5	<p><b>Short-term:</b> In the short-term from this location there will be an open appreciation of housing development within the Site, seen in the immediate backdrop of existing residential development extending along Ashby Road. The magnitude of change is likely to be medium.</p> <p><b>Long-term:</b> In the long-term the structural planting measures at northern and eastern boundaries of the Site will have begun to mature softening and filtering views of the new housing and securing a reinforced landscaped edge to the settlement. The magnitude of change is likely to reduce to low.</p>	Major to Moderate adverse	Moderate to Minor adverse
D	<p><b>Short-term:</b> In the short-term from this location there will be an open/filtered appreciation of housing development within the Site, seen looking across the foreground setting of Hinckley Road in the immediate backdrop of existing residential development extending along Ashby Road. The magnitude of change is likely to be medium.</p> <p><b>Long-term:</b> In the long-term the structural planting measures at northern and eastern boundaries of the Site will have begun to mature softening and filtering views of the new housing and securing a reinforced landscaped edge to the settlement. The magnitude of change is likely to reduce to low.</p>	Moderate adverse	Minor adverse
6	<p><b>Short-term:</b> In the short-term from this location there may be possible open and filtered views of the new housing roofscape in the northern part of the Site. The magnitude of change is likely to very low.</p> <p><b>Long-term:</b> In the long-term structural landscaping measures in the northern part of the Site will have begun to mature further filtering views of the new housing roofscape . The magnitude of change is likely to reduce to negligible.</p>	Minor adverse	Negligible
7	<b>Short-term:</b> In the short-term from this location there will be filtered views of the new housing within the Site set in the immediate backdrop of the existing settlement extending alongside Ashby Road. The magnitude of change is likely to be very low.	Moderate to Minor	Negligible



	<b>Long-term:</b> In the long-term the structural planting measures at northern and eastern boundaries of the Site will have begun to mature softening and filtering views of the new housing and securing a reinforced landscaped edge to the settlement. The magnitude of change is likely to reduce to negligible.		
8	<b>Short-term:</b> In the short-term from this location there will be heavily filtered views of the new housing within the Site set in the immediate backdrop of the existing settlement extending alongside Ashby Road. The magnitude of change is likely to be negligible.  <b>Long-term:</b> In the long-term the structural planting measures at northern and eastern boundaries of the Site will have begun to mature softening and filtering views of the new housing and securing a reinforced landscaped edge to the settlement. The magnitude of change is likely to remain negligible.	Negligible	Negligible



## Green Wedge

6.6 It is important to consider issues relating to the GW, but given this is a functional planning designation these are considered separately to the assessment of landscape and visual effects.

6.7 The functions of the Green Wedge are identified in the Leicester and Leicestershire Green Wedge Review and Joint Methodology 2011 as:

- preventing the merging of settlements;
- guiding development form;
- providing a 'green lung' into urban areas; and
- acting as a recreational resource.

6.8 The review continues by setting out a definition for each function, identifying existing Green Wedges and setting out a methodology for review. In the Hinckley/Barwell/Earl Shilton/Burbage Green Wedge Review carried out by the Local Authority in 2020, the Site is identified in Area A – South of Hinckley Road and north of Normandy Way; see **GL2469 F5**. In relation to Area A and the local setting of the Site that review states at paragraphs 5.3 and 5.4:

*"The area is used predominately for agricultural purposes and the road that runs alongside the area links Hinckley to settlements such as Market Bosworth. The site rises upwards slightly to Hinckley Road, Barwell. Two settlements are visible from Ashby Road including, Barwell and Hinckley which are within walking distance. Hinckley and Bosworth Community Hospital overlooks the area and there is a bus stop adjacent.*

*If development were to occur in this area it would have a significant visual impact due to the openness of the area to the east of Ashby Road. It provides an important visual amenity between the settlements of Hinckley and Barwell and there is no visual break between the two. Furthermore this area contains one of the narrowest points of green wedge separating the two settlements."*

6.9 The general conclusion of the Green Wedge Review identified Area A as performing an important separation function between Hinckley and Barwell, in part concentrated by the narrow nature of the existing gap between the settlements at this point. It also identifies the importance of this part of the GW in providing a green lung.



6.10 The following paragraphs consider each of the GW function and likely effect of the proposal.

*Function 1 – Preventing the merging of settlements*

6.11 The definition of this function is:

*"Green wedges will safeguard the identity of communities within and around urban areas that face growth pressures. The coalescence of settlements should be considered in terms of both physical separation and the perception of distance between the settlements."*

6.12 The development of the Site will result in the loss of open land that currently forms part of the GW extending between Hinckley and Barwell but will not result in their physical coalescence. In terms of physical reduction this will result in the existing gap between settlement edges reducing, but this reduction will not exceed the existing narrowest gap between Hinckley and Barwell that extends between 30 Harwood Drive (Hinckley) and the development at the south-west corner of extant planning application 21/00695/FUL (Barwell) at approximately 360m where the separation function is maintained; see **GL2469 F5**.

6.13 In addition to issues relating to physical coalescence it is also important to consider the perception of coalescence. Policy 6(d) of the Core Strategy requires development to retain the visual appearance of the area relative to the function of the GW. In terms of perceived coalescence, the extension of the settlement will be openly visible from Ashby Road, public footpath U43, and Hinckley Road to the north of the Site. However, from each location (except for the section of Ashby Road at the eastern boundary of the Site) there will remain an open appreciation of farmland extending east between the new edge of Hinckley and Barwell.

6.14 Moving east and looking back at the Site from the eastern extent of public footpath U43 and Hinckley Road, the extension of the settlement will be viewed in the backdrop of existing settlement, and the loss of open land less apparent.

6.15 When moving between the settlements, either by road or public footpath, there will remain a clear appreciation of leaving one settlement, moving through an open and undeveloped landscape setting and entering another settlement.

6.16 The proposal will include new structural landscaping measures at the northern and western boundaries of the Site that over time will mature to secure an improved landscaped edge



to the settlement at Hinckley Road. Whilst in the short-term the development will result in the introduction of new housing at the edge of Hinckley, and to varying degrees the perceived reduction of the gap extending between Hinckley and Barwell, in the long-term this effect will be mitigated through the creation of stronger landscape edge to the settlement retaining the overall visual appearance of the area (i.e. two settlements clearly separated by intervening open farmland).

6.17 It is likely that the proposal will result in a moderate (short-term) to minor (long-term) conflict with this function, but physical separation will be maintained between the settlements as well as a clear sense of their separate character and identities.

*Function 2 – Guiding development form*

6.18 The definition of this function is:

*"Green wedges will guide the form of new developments as urban areas extend. Consideration will be given to designating new green wedges or amending existing ones where it would help shape the development of new communities such as potential sustainable urban extensions."*

6.19 It is generally accepted that given the relationship between GW designation and main urban areas they are often located in highly sustainable locations where there is pressure to accommodate new development. For this reason, GW policy is not a barrier to development and is subject to review as part of the development plan making process. It is therefore the case that GW areas may be required to adapt to accommodate major development such as sustainable urban extensions or accommodate smaller development proposals where limited conflict with the functions of the GW can be demonstrated/balanced against the benefits of securing new housing.

6.20 The Site shares a close relationship with the existing settlement edge and is linear in form, hugging the edge of the settlement that extends along Ashby Road. Within the Site the proposed development form has sought to respond to its setting, aligning the northern boundary of housing development with the existing building line to the west. Development is set back within the Site away from the public footpath to the north, allowing space for new structural planting measures that will be capable of securing an improved landscape edge to the settlement than currently exists. The extent of development within the Site has also been carefully considered to ensure the reduction in the gap between the settlement boundaries of Hinckley and Barwell is not less than its current narrowest point.



- 6.21 The proposal will not impact the current accessibility of the GW from either settlement, and in the long-term will retain the visual appearance of the area. The proposal will also secure new areas of accessible greenspace and recreational facilities in accordance with policy requirements.
- 6.22 The Site is situated within the GW creating moderate to minor conflict with this function, but the scale and form of development within the Site has been guided by the local setting of the GW and requirements of Policy 6 of the Core Strategy.

*Providing a Green Lung into urban areas*

- 6.23 The definition of this function is:

*"Green wedges will provide communities with access to green infrastructure and the countryside beyond. They are distinct from other types of open space in that they provide a continuous link between the open countryside and land which penetrates into urban areas."*

- 6.24 Arguably, this GW does not penetrate the urban area, it instead borders the urban area extending between two settlements. It is therefore questionable the degree to which this part of the GW provides the function of a green lung in the same way as for instance the River Soar that extends deep into the urban area of Leicester City and its surrounding suburbs.
- 6.25 The development of the Site would not in any way break the continuous link between the countryside and land that penetrates the urban area, nor would it disrupt access for local communities to green infrastructure and the countryside beyond.
- 6.26 The proposal seeks to retain and reinforce the network of hedgerows and tree cover within the Site as part of a new network of greenspace with structural planting measures that over time will contribute to the green infrastructure of the local area.
- 6.27 Any conflict with this function of the GW would be extremely limited.

*Acting as a recreational resource*

- 6.28 The definition of this function is:

*"Green wedges will provide a recreational resource. This could include informal and formal facilities now and in the future. Public access will be maximised."*



- 6.29 The proposed development will secure new accessible greenspace and associated recreation facilities, but this provision is made as a policy requirement of all new housing development. The proposed greenspace and recreation facilities will be connected to the wider GW allowing access to these facilities beyond the immediate community of the proposed development.
- 6.30 The proposal will retain public access to the GW and will secure new recreational facilities that can be accessed by the local community, but these facilities are a policy requirement of all new housing regardless of the Site's setting within the GW.
- 6.31 There will be no conflict with this function.



## 7 SUMMARY AND CONCLUSIONS

7.1 In summary this landscape and visual impact assessment (LVIA) has set out a clear and transparent assessment of the baseline resource applicable to the Site, and an assessment of the likely landscape and visual effects of the development proposals.

7.2 The Site is located at the north-east edge of Hinckley comprising two arable fields located to the east of Ashby Road extending to approximately 5.53 hectares.

7.3 The Site is located within the Green Wedge that extends between Hinckley and Burbage with relevant policy set out under Policy 6 of the Core Strategy and DN4 of the DPD. Beyond this the Site is not covered by any landscape designation that would suggest an increased value or sensitivity and is not covered by any statutory or non-statutory designation that would prohibit its development for residential purposes.

7.4 The baseline assessment of landscape character identifies the Site as being located in the Leicestershire Vale National Character area (NCA94) and Burbage Common Rolling Farmlands local landscape character area (LCA F). This is a landscape of gently rolling clay ridges with traditional setting of mixed arable and pastoral farmland. The Site sits in the immediate setting of the urban area of Hinckley with the neighbouring settlement of Barwell to the north-east.

7.5 The baseline assessment of landscape character includes an assessment of value that identified the Site as medium landscape value, and wider Study area medium to high value.

7.6 The baseline visual assessment identified a potential visual envelope extending to:

- Open views from the immediate setting of Ashby Road and associated fronting properties to the west;
- Open and filtered views from the access road grounds and eastern façade of Hinckley and Bosworth Community Hospital to the west of the Site;
- Open views from public footpath U43 to the north of the Site;
- Open views from Hinckley Road and associated properties to the north and east of the Site;



- Possible filtered views from the allotments and a short section of the A47 Normandy Way to the south of the Site;
- Possible filtered views from a small number of properties (mainly views from upper floor windows) to the south of the Site fronting the A47 Normandy Way;
- Possible filtered views from short sections of Rogue's Lane to the north-west of the Site; and
- Open and filtered views from sections of the public rights of way network to the north of the Site (north of Rogue's Lane and west of Ashby Road)

7.7 The baseline assessment considered a number of representative views and private visual receptor groups, combining the value attributed to the visual setting and sustainability of each receptor group to change to make an overall assessment of visual sensitivity.

7.8 The baseline assessment has been used to inform the landscape strategy for the Site identifying the following key constraints:

- The role of the Site in forming part of the GW that extends between Hinckley and Barwell, notably the degree to which the Site functions in providing separation between these settlements;
- The role of the Site in forming part of the landscape setting at the Ashby Road gateway to the Hinckley;
- The existing setting of tree and hedgerow cover associated with the Site;
- The visual setting of public footpath U43 to the north of the Site;
- The visual setting of the properties fronting Ashby Road to the west of the Site; and
- The wider visual setting of the Site when viewed from Barwell to the north-east and open setting of farmland to the north

7.9 This in turn has informed the development strategy for the Site and landscape framework that will secure the following:

- The retention safeguarding and reinforcement of the Site's boundary tree and hedgerow cover. Retained hedgerows will be infilled and reinforced with an appropriate mix of native shrubs and trees;



- Within the greenspace at the northern and eastern boundaries of the Site areas of mixed native shrub planting will be planted adjacent to the retained hedgerows with tree planting to secure a landscape buffer to the adjoining areas of farmland. This will be managed to be into a small copse or thicket consistent with local landscape character;
- New native hedgerows and tree planting will be secured at the immediate boundary of the new housing areas defining the transition between the residential environment and greenspace;
- New tree planting will be secured at the western boundary of the Site to complement the treed character of Ashby Road;
- The access road into the Site will be tree lined to secure an attractive setting to the new residential landscape;
- The greenspace will be managed as a combination of amenity grassland to accommodate access and recreation alongside area of species rich grassland to increase biodiversity and the extent of terrestrial habitat within the Site; and
- The proposed SuDS pond will be managed as areas of permanent and ephemeral water with associated emergent vegetation and wet grasslands

7.10 The proposed greenspace network has been indicated in the supporting illustrative layout extending to approximately 2.38 hectares (approximately 43%p of the Site area).

7.11 The assessment of landscape effects at a Site level has identified an adverse effect of major to moderate significance in the short-term. In the long-term this level of effect is identified as remaining adverse and reducing to moderate significance.

7.12 The assessment of landscape effect at a Study Area level identified an adverse effect of moderate to minor significance in the short-term. In the long-term this level of effect is identified as remaining adverse and reducing to minor significance.

7.13 The assessment of visual effects has identified short-term adverse effects of major to moderate significance associated with receptors groups at the immediate boundaries of the Site including users of Ashby Road and private residential view from existing properties, and users of the public footpath U43 to the north of the Site. This level of effect will continue in the long-term in views from the immediate setting of Ashby Road but will reduce to an

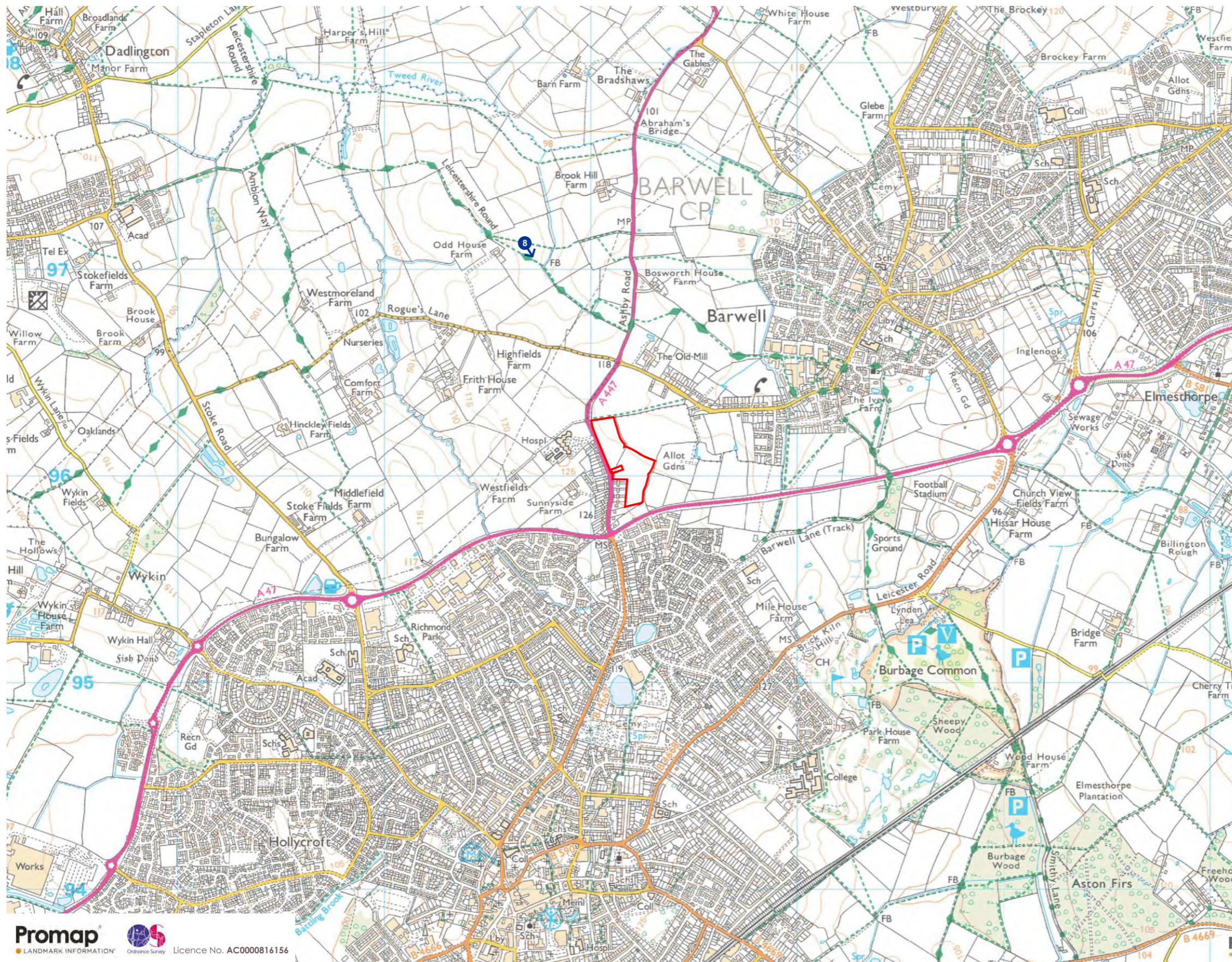


adverse effect of moderate to minor significance in views from the wider footpath network as the structural planting measures take effect.

- 7.14 Beyond the immediate setting of the Site, short-term adverse visual effects on local receptor groups range between moderate and negligible significance. In the long-term this level of effect remains adverse and reduces to minor and negligible significance.
- 7.15 In terms of Green Wedge, this assessment has considered the local setting of the Site in relation to each Green Wedge function and identified moderate to minor conflict with the function the seek to prevent the merging of settlements and guiding development form, minimal conflict with any green lung function, and no conflict with the recreational resource function.



## Figures



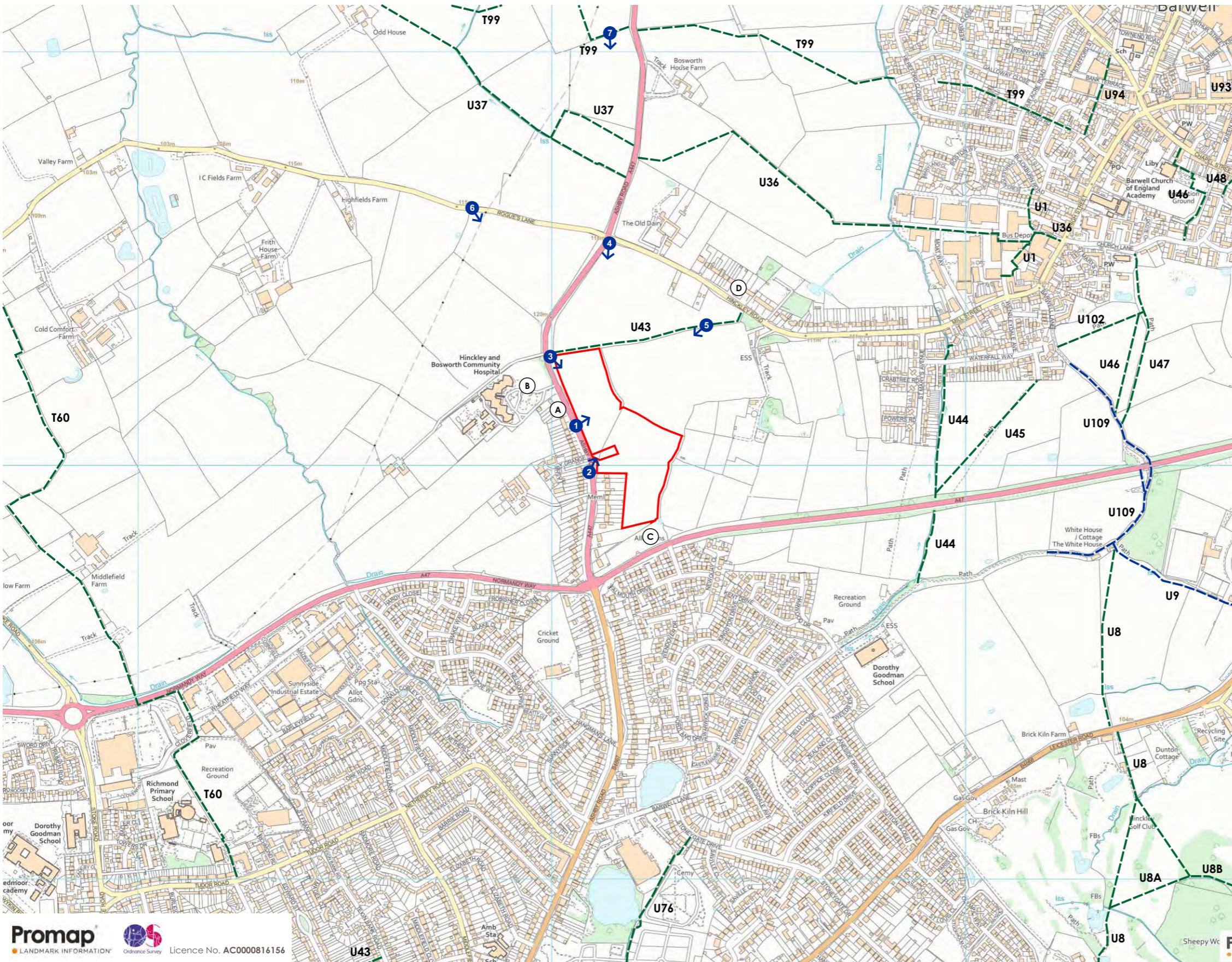
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### Key

- Site boundary
- Photographic view locations

Number/Figure  
**GL2469 F1**  
Scale  
1:20000@A3  
Date  
24/04/2025  
Checked  
AL  
Project  
Land East of Ashby Road  
Hinckley  
Drawing title  
Site Context  
Client  
Davidsons Developments Limited



North

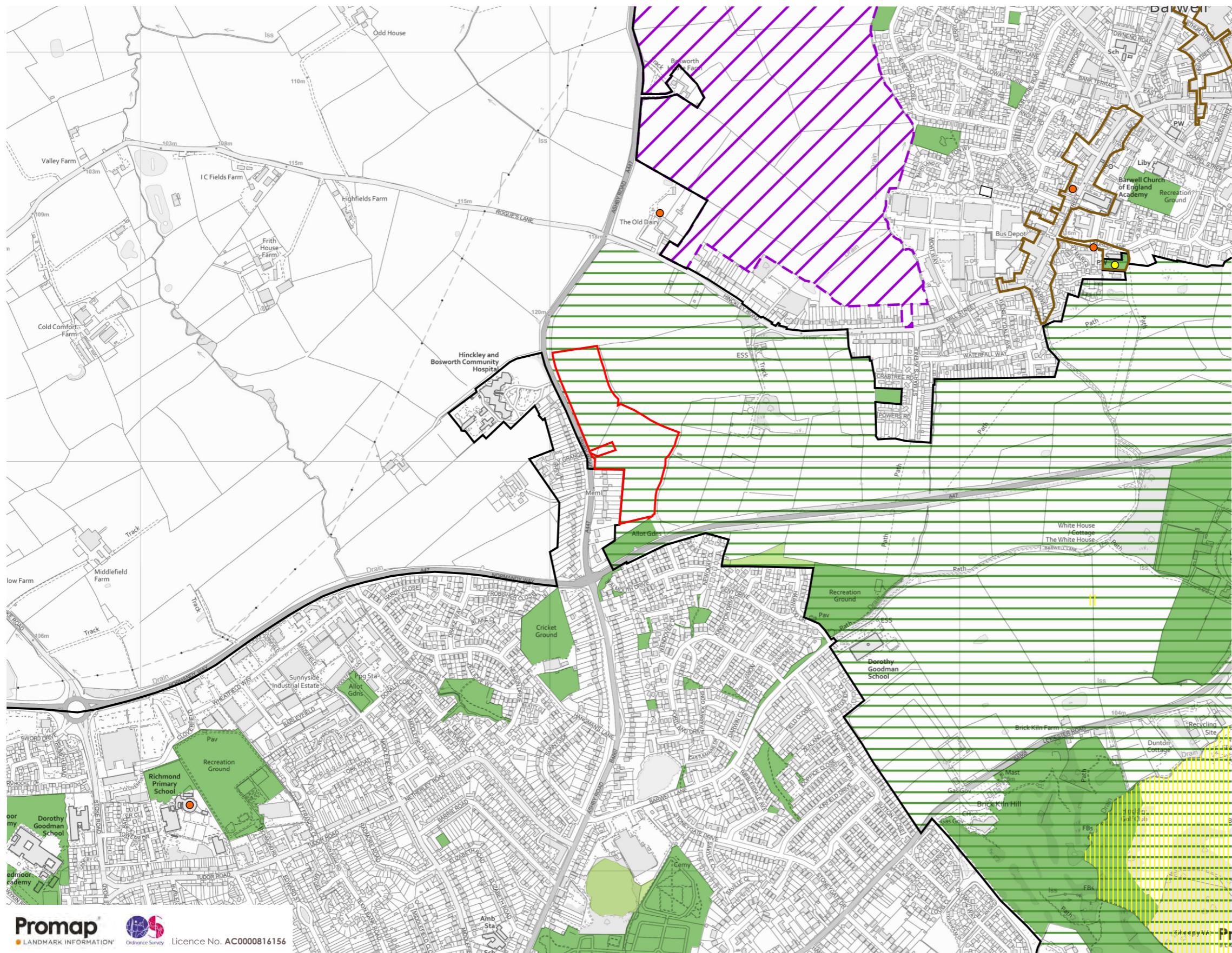
tel: 01530 265688 | email: info@golbyandluck.co.uk | web: www.golbyandluck.co.uk

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### Key

- Site boundary
- Public footpath
- Public bridleway
- Photographic view locations
- Private receptor groups

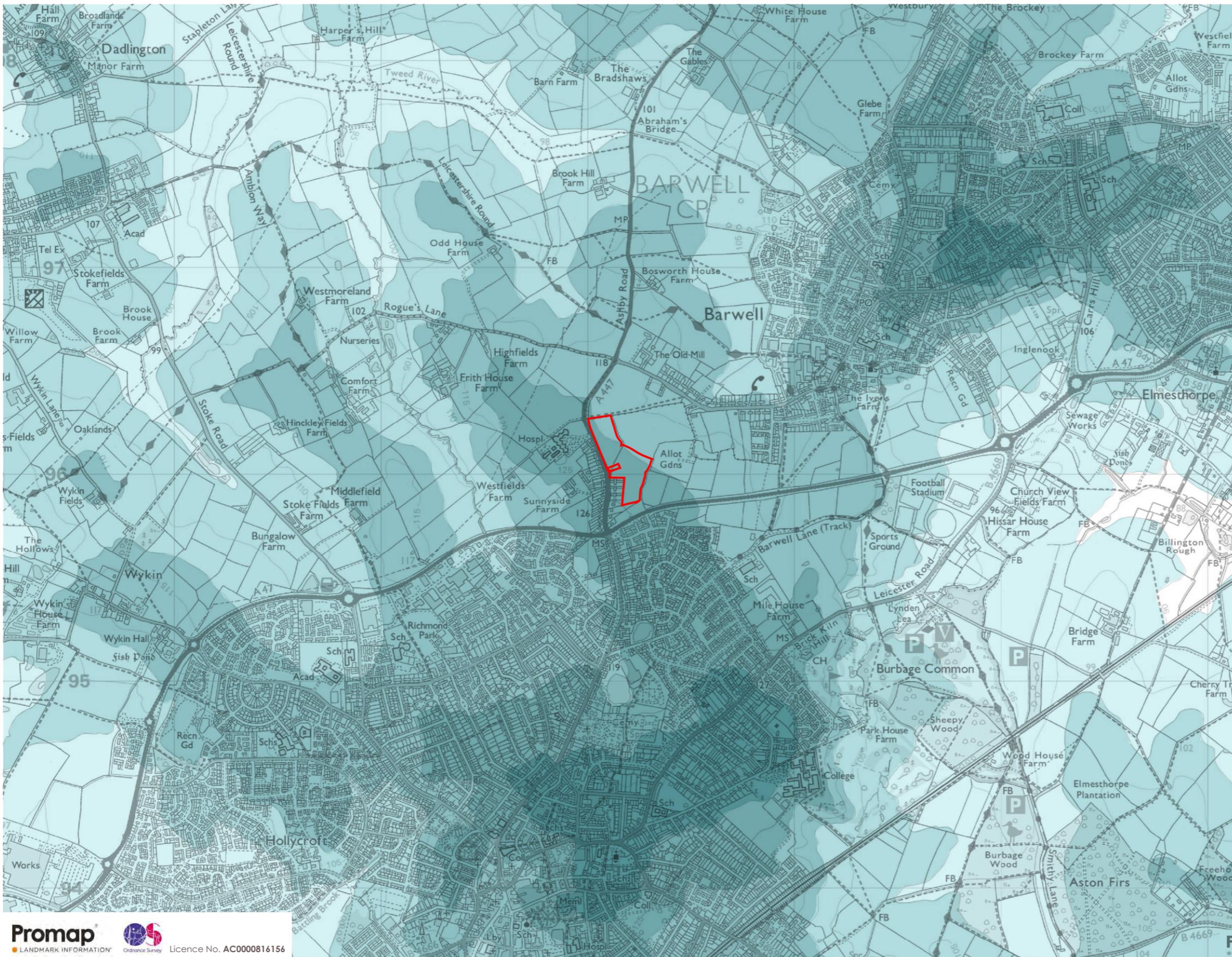
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Date  
24/04/2025  
Checked  
AL  
Project  
Land East of Ashby Road  
Hinckley  
Drawing title  
Site Location  
Client  
Davidsons Developments Limited



North

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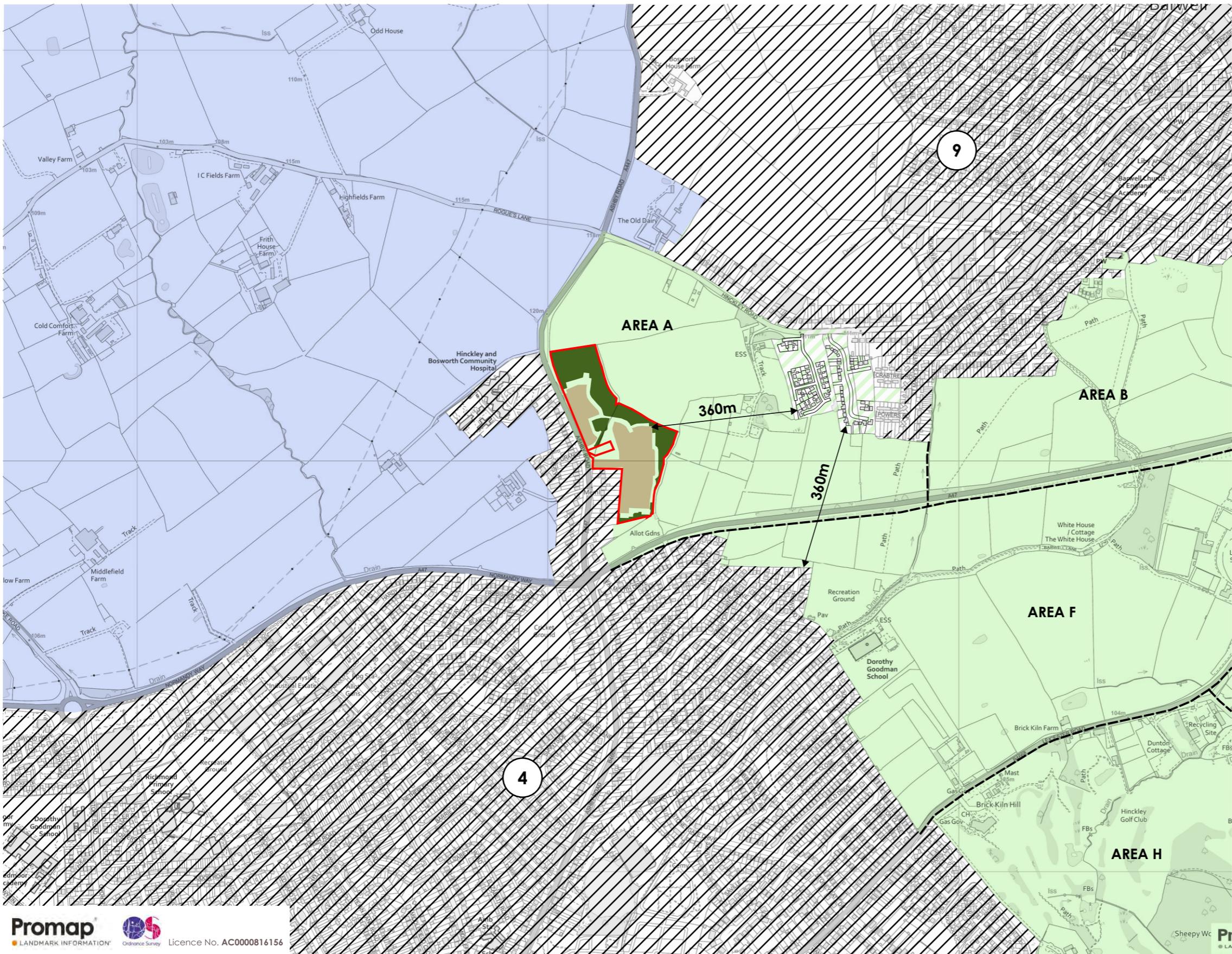
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### Key

	Site boundary
	80m to 90m AOD
	90m to 100m AOD
	100m to 110m AOD
	110m to 120m AOD
	120m to 130m AOD
	130m to 140m AOD

Number/Figure  
**GL2469 F4**  
Scale  
1:20000@A3  
Date  
24/04/2025  
Checked  
AL  
Project  
Land East of Ashby Road  
Hinckley  
Drawing title  
Topography  
Client  
Davidsons Developments Limited

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landscape architects



North

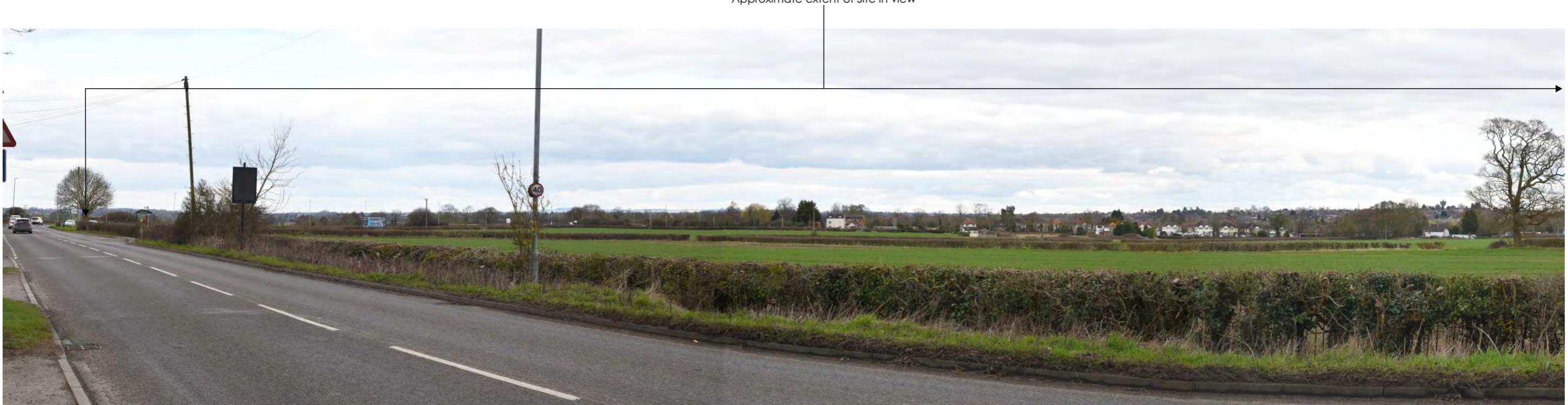
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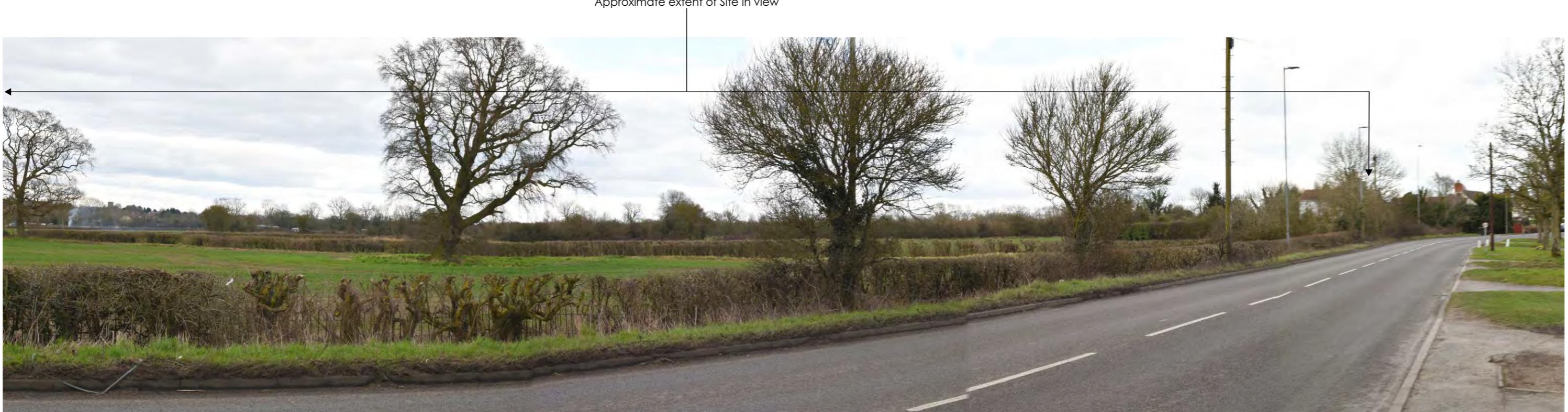


Number/Figure  
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Project  
Land East of Ashby Road  
Hinckley  
Scale  
1:10000@A3  
Drawing title  
Landscape Character  
Checked  
AL  
Client  
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View 1a - From Ashby Road approximately 15m from the site looking north-east



View 1b - From Ashby Road approximately 15m from the site looking south-east

Approximate extent of Site in view

Approximate extent of Site in view

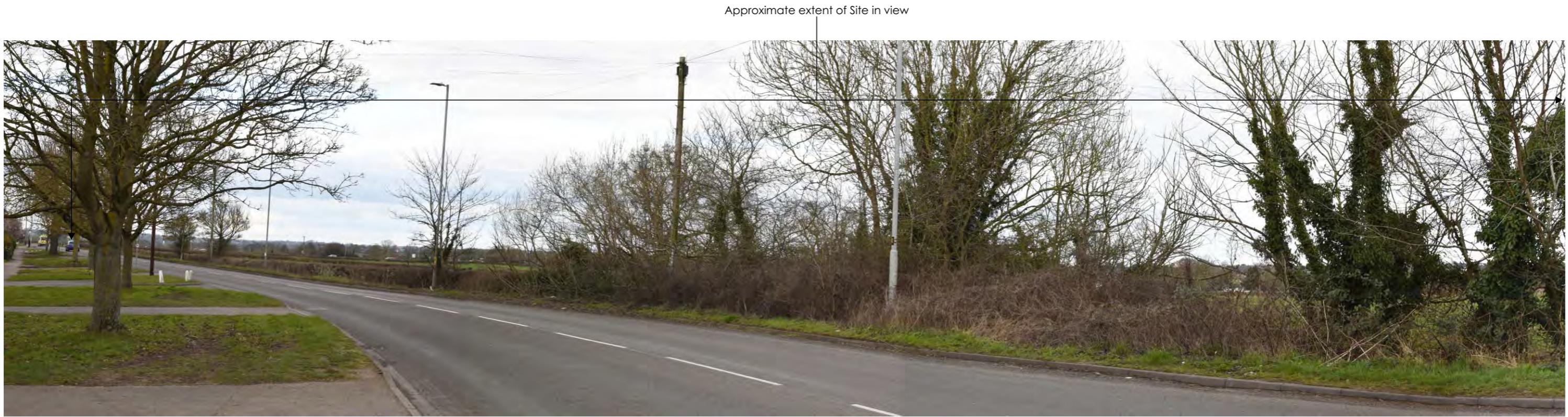
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Number/Figure  
**GL2469 F6**  
Scale  
NTS@A3  
Date  
24/04/2025  
Checked  
AL  
Project  
Land East of Ashby Road  
Hinckley  
Drawing title  
**Photographic View**  
1  
Client  
Davidsons Developments Limited

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View 2 - From Ashby Road approximately 15m from the site looking north



View 3 - From Ashby Road at the north-west boundary of the site at the junction with public footpath U43 looking south-east

Number/Figure  
**GL2469 F7**  
Scale  
NTS@A3  
Date  
24/04/2025  
Checked  
AL

Project  
Land East of Ashby Road  
Hinckley

Drawing title  
**Photographic Views  
2 & 3**

Client  
Davidsons Developments Limited

North



View 4 - From the junction of Ashby Road and Hinckley Road approximately 260m from the site looking south



View 5 - From public footpath U43 approximately 240m from the site looking west

North

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Approximate extent of Site in view

Number/Figure  
**GL2469 F8**  
Scale  
NTS@A3  
Date  
24/04/2025  
Checked  
AL

Project  
Land East of Ashby Road  
Hinckley

Drawing title  
**Photographic Views**  
**4 & 5**

Client  
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View 6 - From Rogue's Lane approximately 400m from the site looking south-east



View 7 - From public footpath T99 approximately 750m from the site looking south

Approximate extent of Site in view

Approximate extent of Site in view

Number/Figure  
**GL2469 F9**  
Scale  
NTS@A3  
Date  
24/04/2025  
Checked  
AL

Project  
Land East of Ashby Road  
Hinckley  
Drawing title  
**Photographic Views  
6 & 7**  
Client  
Davidsons Developments Limited

North



View 8 - From public footpath T99 adjacent to footpath U37 (Leicestershire Round) and Old House Farm approximately 925m from the site looking south-east

North

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Number/Figure  
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Scale  
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Date  
24/04/2025  
Checked  
AL

Project  
Land East of Ashby Road  
Hinckley  
Drawing title  
**Photographic View**  
8  
Client  
Davidsons Developments Limited

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# Appendix 1

## Landscape and Visual Appraisal Methodology



## 8 LANDSCAPE AND VISUAL IMPACT ASSESSMENT METHODOLOGY

- 8.1 This assessment/appraisal methodology is based on the guidance set out in the:
- 8.2 'Guidelines for Landscape and Visual Impact Assessment' 2013 published by the Landscape Institute and the Institute of Environmental Management and Assessment (GLVIA), and Technical Guidance Note 02/21 – Assessing landscape value outside national designations 2021 published by the Landscape Institute (TGN 02/21).
- 8.3 The following terms are used throughout the assessment and are defined in the GLVIA as:

**Landscape:** An area, as perceived by people, the character of which is the result of the action an interaction of natural and/or human factors.

**Landscape Character:** A distinct, recognisable and consistent pattern of elements in the landscape that makes one landscape different to another, rather than better or worse.

**Landscape Effects:** Effects on the landscape as a resource in its own right.

**Landscape Receptors:** Defined aspects of the landscape resource that have the potential to be affected by a proposal.

**Landscape Value:** The relative value that is attached to different landscapes by society. A landscape may be valued by different stakeholders for a whole variety of reasons.

**Magnitude** (of change): A term that combines judgements about the size and scale of the effect, the extent of the area over which it occurs, whether it is reversible or irreversible and whether it is short or long term in duration.

**Mitigation:** Measures designed to avoid, reduce, remedy or compensate for landscape or visual effects (not taken from GLVIA).

**Sensitivity:** A term applied to specific receptors, combining judgements of the susceptibility of the receptor to the specific type of change or development proposal and the value related to that receptor.

**Significance:** A measure of the importance or gravity of the environmental effect, defined by significance criteria specific to the environmental topic. The use of the word significance in this assessment/appraisal is replaced by the word importance, a measure of the importance to be placed on an identified effect in the planning decision making process. This is to avoid conflict and confusion with the use of the word significance and



the identification of "significant effects" in the framework of Environmental Impact Assessment (EIA).

**Visual Amenity:** The overall pleasantness of the views people enjoy of their surroundings, which provides an attractive visual setting or backdrop for the enjoyment of activities of the people living, working, recreating, visiting or travelling through the area.

**Visual effects:** Effects on specific views and on the general visual amenity experienced by people.

**Visual Receptors:** Individuals and/or defined groups of people who have the potential to be affected by the proposal.

### Landscape Baseline

8.4 The landscape baseline seeks to establish the value associated with the site, its local landscape setting, and its associated features. To understand value the assessment considered several factors when describing the site context and location that includes:

- Land use;
- Vegetation;
- Topography;
- Water features;
- Public access; and
- Local key characteristics

8.5 Landscape planning designation and published landscape assessments are used to inform the landscape baseline.

8.6 As part of the landscape baseline an assessment of value is made. Box 5.1 in the GLVIA sets out a range of factors that can help in the identification of valued landscape and therefore inform a judgement as to their sensitivity. This has been updated in TNG 02/21 that sets out the following factors and definitions under Table 1:

- **Natural heritage:** Landscape with clear evidence of ecological, geological, geomorphological or physiographic interest which contribute positively to the landscape.
- **Cultural heritage:** Landscape with clear evidence of archaeological, historical or cultural interest which contribute positively to the landscape.



- **Landscape condition:** Landscape which is in a good physical state both with regard to individual elements and overall landscape structure.
- **Associations:** Landscape which is connected with notable people, events and the arts.
- **Distinctiveness:** Landscape that has a strong sense of identity.
- **Recreational:** Landscape offering recreational opportunities where experience of landscape is important.
- **Perceptual (Scenic):** Landscape that appeals to the senses, primarily the visual sense.
- **Perceptual (Wilderness and tranquillity):** Landscape with a strong perceptual value notably wildness, tranquillity and/or dark skies.
- **Functional:** Landscape which performs a clearly identifiable and valuable function, particularly in the healthy functioning of the landscape.

8.7 TGN 02/21 provides the following guidance on the practical application of these factors:

- The factors to be considered are not fixed as they need to be appropriate to the particular project and location. It is recommended that the factors used to assess landscape value in a particular assessment are, where appropriate, discussed with the relevant planning authority or statutory consultees.
- The indicators of value should be reviewed on a case-by-case basis, taking into account what they contribute (positively or negatively) to a specific landscape. The relative importance to be attached to each indicator is likely to vary across different landscapes. Once evidence for each factor has been collated and assessed, it is important to step back and judge the overall 'weight of evidence' in coming to an overall judgement on landscape value.
- There are likely to be overlaps between the factors, as well as overlaps with other specialist studies for example in relation to natural and cultural factors. These overlaps should be acknowledged and considered when presenting conclusions on the overall value of the landscape.
- While condition/intactness of a landscape is one factor that can influence value, poor landscape management should not be a reason to deny a landscape a valued status if other factors indicate value. Deliberately neglecting an area of



landscape and allowing its condition to deteriorate should not be allowed to diminish its value in a planning context.

- When assessing landscape value of a site as part of a planning application or appeal it is important to consider not only the site itself and its features/elements/characteristics/qualities, but also their relationship with, and the role they play within, the site's context. Value is best appreciated at the scale at which a landscape is perceived – rarely is this on a field-by-field basis.
- Landscape function can influence value, but the presence of a spatial designation (e.g. Green Belt or Green Gap) is not in itself an indicator of high landscape value.
- The presentation of information about landscape value should be proportionate to the task at hand.
- Landscape value, and the way in which landscapes are valued by people, is a dynamic process, and can change over time. Any value assessment will be a snapshot in time.

8.8 At varying levels communities and individuals will have differing perceptions as to the value of a landscape. However, for the purposes of landscape assessment it is important to set out a reasoned hierarchy of criteria for assessing value. Value is essentially concerned with the importance or rarity of a landscape and its ability to be substituted or replicated. Value can be categorised as follows:

- **Very High Landscape Value** – landscapes of great importance or rarity that would have limited potential for substitution or replication. Such landscapes will include features and characteristics that combine to create areas of outstanding landscape quality with a value that extends to a national/regional level. Such landscape will generally be identified by designation but not exclusively or may be undesignated but provide a critical setting to a highly valued landscape/features such as National Parks, Area of Outstanding Natural Beauty, Grade I and II\* Listed Buildings and/or Registered Parks and Gardens;
- **High Landscape Value** – landscapes of regional/local value that are of good condition with a strong strength of character with some potential for substitution or replication. This will include landscapes with strong local cultural associations, and landscapes with high concentrations of designated features in close proximity (such as heritage assets) where the landscape between them makes an important contribution to their setting and interrelationship;



- **Medium Landscape Value** – landscapes of local value that are of moderate condition with a moderate strength of character with potential for substitution or replication. Such landscapes will have a cohesive and recognisable character. They may provide the wider setting to locally valued features but will not be important to their special interest. These landscapes may also have detracting elements that are notable but not dominant;
- **Low Landscape Value** – landscapes of local value with a weakening condition and strength of character considered to be of more limited value or rarity that can be enhanced or restored. Such landscapes will be declining through lack of management resulting in the fragmentation and weakening of its character. These landscapes are unlikely to be designated with detracting elements and/or will have been eroded/modified; and
- **Very Low Value** - landscapes of local value with a very weak condition and strength of character considered to be of limited value or rarity that can be enhanced or restored. Such landscapes will have declined through lack of management resulting in the fragmentation and weakening of its character. These landscapes are unlikely to be designated with detracting elements and/or will have been eroded/modified.

### Visual Baseline

8.9 In establishing the visual baseline, a series of representative views towards the site covering a range of visual receptors will have been identified through field survey work. The selected viewpoints can typically cover three types of views that are described in the GLVIA as:

- **Representative viewpoints** – selected to represent the experience of different types of visual receptor, where large numbers of viewpoints cannot be included individually and where the significant effects are unlikely to differ;
- **Specific viewpoints** – chosen because they are key and sometimes promoted viewpoints within the landscape, including for example specific local visitor attractions, viewpoints in areas of particularly noteworthy visual and/or recreational amenity such as landscape with statutory landscape designations, or viewpoints with particular cultural landscape associations. Specific views include those from recreational spaces, cemeteries, public footpaths, open access land, and promoted trails.



- **Illustrative viewpoints** – chosen specifically to demonstrate a particular effect or specific issues, which might, for example, be the restricted visibility at certain locations.

8.10 Not all of these types of viewpoints will be present or need to be considered in all of the assessment. The majority of viewpoints will be representative but not exclusively. All of the viewpoints considered are taken from publicly accessible locations. The likely effect of the development proposal on private locations, such as houses, is made through professional judgement based on views from publicly accessible locations nearby.

8.11 The representative views are described as part of the visual baseline assessment and consider the following criteria:

- Location of the viewpoint;
- Type of existing view;
- Distance between the observer and the site; and
- Extent and context of the site and/or likely view of development proposal observed.

8.12 With specific regard to the extent of the site/development observed the following descriptions are used:

- Open views – uninterrupted views into the site;
- Filtered views – views partially obstructed by vegetation, landform, built-form or combinations of each; and
- Glimpsed views – fleeting views of the site afforded through a break in vegetation cover, from field access gates, views from a transport route where intervening landform/vegetation cover provide an intermittent appreciation of the site, or from within the urban area where the site is glimpsed between breaks in the intervening built-form.

8.13 As part of the baseline assessment judgements must be made about the value attached to a view. Value may be attached to views that relate to designated landscapes and heritage assets. Value may also be attached through appearance in guidebooks, on maps, and through the provision of facilities specific to the enjoyment of a view such as benches or interpretation boards. Value may also be attached to views associated with heritage assets, these are often identified in heritage assessments and conservation area appraisals. Value can be categorised as:



- **Very High Visual Value** – These are the highest value views that will be promoted on maps, or local walks/guides and are likely to include notable (often designated) natural features, structures, houses, heritage assets, designed views or exceptional landscapes. These views are considered to be of national/regional value and are likely to be marked by signs, seating, or features that promote them, or recognised in works of art and literature;
- **High Visual Value** – Views from publicised vantage points, or to a landscape of notable importance, or highly popular visitor attractions where the view forms an important part of the experience or has important cultural associations. This may include particularly noteworthy views from identified trials, designated landscapes, and heritage assets. These views are considered to be of regional/local value with evidence they are regularly visited. This may also include views that provide a valuable appreciation of a landscape, for instance open and elevated panoramic views that provide a wide appreciation of a notable landscape, or conversely a focussed/channelled view of a specific feature or valued asset. Private views may include notable properties specifically designed to take advantage of a notable view;
- **Medium Visual Value** – Locally known or valued viewpoints. Views from promoted public rights of way/public access land with clear evidence of regular use. Views from regularly used rooms or living spaces. Important views from active recreation land and highways. Such views will provide a wider appreciation of the landscape and its character with few detracting elements;
- **Low Visual Value** – Views that are not published and/or where there is limited evidence of regular use, and/or views that do not provide a wider appreciation of the landscape and its character. Such views will often include modified landscapes and/or detracting elements. Views from secondary windows not forming the main living or working spaces in properties. Views of little noteworthiness from active recreation land, or highways; and
- **Very Low Visual Value** – Views that are not published and/or where there is limited evidence of regular use, and/or views that do not provide a wider appreciation of the landscape and its character. Such views will almost entirely be defined/dominated by modified landscapes and/or detracting element;

### Assessment of Landscape Effects

8.14 The initial stage of the assessment of landscape effect is to determine the susceptibility of the receptor to the proposed change, and an overall assessment of landscape sensitivity.



8.15 The following criteria are used to establish landscape susceptibility. Whilst these are typical examples it does not always follow that a site within a specific landscape designation will automatically fit with this categorization. Much will depend on the specific site conditions.

- **Very High Susceptibility** – A landscape possessing a strong and defined character of notable scenic quality, in good condition with a very low tolerance to the proposed change;
- **High Landscape Susceptibility** - A landscape possessing a defined character of good scenic quality, in good condition with a low tolerance to the proposed change;
- **Medium Landscape Susceptibility** – A landscape possessing a moderate strength character and scenic quality, in moderate condition with a moderate tolerance to the proposed change;
- **Low Landscape Susceptibility** – A landscape possessing a weak and undefined character of limited scenic quality, in poor condition with a high tolerance to the proposed change; and
- **Very Low Landscape Susceptibility** – A landscape possessing a very weak and fragmented character of very limited scenic quality, in very poor condition with a very high tolerance to the proposed change.

8.16 Judgements of value and susceptibility are then combined as an assessment of overall sensitivity. This process is guided by the sensitivity matrix set out in **Table A** in this Appendix.

8.17 The following stage of the assessment process considers the magnitude of change imposed by the proposed development on each landscape receptors. Issues that inform this judgement include:

- **Size or scale:** The amount of change resulting from the proposal to features, or key characteristics and attributes of the landscape type or area.
- **Geographic extent:** Determines the extent to which the landscape type or area will be affected by the proposed development.
- **Duration and reversibility of the landscape effect:** The timeframe, or duration of the effect by the proposed development, and whether the effect is permanent or temporary. This assessment criteria is considered separately as a temporary change may last for many years and result in a significant change relevant to the decision-making process.



8.18 The likely magnitude of change of the development proposal can be guided by the following criteria:

- **Very High Magnitude of change** – a change resulting in the total loss of character/features affecting a large geographic area or appreciated by a large number of people. This type of change will introduce new and discordant elements at odds with the established landscape character;
- **High magnitude of change** – a change resulting in the substantial loss of character/features affecting a large geographic area or appreciated by a large number of people. This type of change will introduce new and discordant elements at odds with the established landscape character;
- **Medium magnitude of change** – a change/alteration in the key characteristic of the landscape, will introduce new but not uncharacteristic attributes of the receiving landscape, and/or will result in loss, or alteration to key elements/features;
- **Low magnitude of change** – a partial change to the key characteristics of the landscape, will introduce elements that are not uncharacteristic to the attributes of the receiving landscape, and/or will result in the minor loss, or alteration to key elements/features;
- **Very Low magnitude of change** – a very limited change to the key characteristics of the landscape, will introduce elements that are not uncharacteristic to the attributes of the receiving landscape, and/or will result in the minimal loss, or alteration to key elements/features; and
- **Negligible magnitude of change** – a change in landscape character that is barely appreciable regardless of the sensitivity of the receiving landscape.

8.19 The combined judgements on the nature of the receptor (sensitivity) and the nature of the impact (magnitude) are combined to arrive at a clear and transparent judgement of significance. The significance of landscape effects is described in the assessment text and guided by the significance matrix set out in **Table B** in this Appendix.

8.20 For the purpose of this assessment, effects that are of very major, major, and major-moderate significance (highlighted in blue) are those considered particularly relevant to the planning decision making process. When considering the development of green field sites for residential or commercial development effects of this significance are not uncommon or unexpected at a site level, and should not make a development unacceptable in landscape terms per se. Moderate effects (highlighted in green) are



considered to be less relevant. Moderate/Minor, Minor, and Minimal effects are those considered least relevant to the planning decision making process and are not highlighted.

### Assessment of Visual Effects

8.21 The initial stage of the assessment of visual effect is to determine the susceptibility of the receptor to the proposed change, and an overall assessment of landscape sensitivity.

8.22 GLVIA describes the susceptibility of different visual receptors to changes in views and visual amenity as a function of:

- the occupation or activity of people experiencing the view at particular locations; and
- the extent to which their attention or interest may therefore be focussed on the views and the visual amenity they experience in particular locations.

8.23 The GLVIA goes on to categorise those receptor groups that are likely to be most susceptible to change:

- residents at home;
- people, whether residents or visitors, who are engaged in outdoor recreation, including people using public rights of way, whose attention or interest is likely to be focussed on the landscape and on particular views;
- visitors to heritage assets, or to other attractions, where views of the surroundings are an important contributor to the experience;
- communities where views contribute to the landscape setting enjoyed by the residents in the area.

8.24 Whilst this covers a number of potential visual receptors it does not automatically make them all highly susceptible to change. Susceptibility can be categorised as follows:

- **Very High Susceptibility** – Views that provide a critical understanding and appreciation of valued landscapes (most notably National Parks and AONB's), notable (and often designated) natural features, or historic structures/properties. These are very important views that have little or no tolerance to the proposed change.
- **High Visual Susceptibility** - Primary views from residential properties; users of public rights of way, informal footpaths, cycleways and public open space where the



appreciation of the wider landscape setting is critical to its function and enjoyment; visitors to local attractions and heritage/wildlife assets where views of the wider landscape are important to its setting.

- **Medium Visual Susceptibility** - Secondary/restricted views from residential properties; users of public rights of way, informal footpaths, cycleways, lanes and public open space where the appreciation of the wider landscape setting is moderately important to its function and enjoyment; and visitors to local attractions and heritage/wildlife assets where views of the wider landscape makes a contribution to their setting but are not critical to its appreciation and enjoyment;
- **Low Visual Susceptibility** – Views from outdoor sport and recreation areas where the appreciation of views is not critical to their enjoyment; or views from the workplace where the setting is not important to the quality of working life, and views from roads or footpaths where the wider landscape makes a limited contribution to their setting; and
- **Very Low Visual Susceptibility** – Views from outdoor sport and recreation areas where the appreciation of views is of little importance to their enjoyment; or views from the workplace where the setting is not relevant to the quality of working life, and views from roads or footpaths where the wider landscape make almost no contribution to their setting.

8.25 In terms of views from residential properties it is important to note that the planning system does not serve to protect private interests. The key issue in considering residential views is not whether an occupier would experience financial or other loss from development but whether such development would unacceptably affect the residential amenity of the property and associated land holding. A number of Local Authorities have adopted residential amenity standards for new development that have been specifically implemented to protect residential amenity. Where such standards exist, these will be relied upon and not replicated through further assessment.

8.26 Judgements of value and susceptibility are then combined as an assessment of overall sensitivity guided by the sensitivity matrix set out in **Table A** in this Appendix

8.27 The following stage of the assessment process considers the magnitude of change imposed by the proposed development on each visual receptor. Issues that inform this judgement include:

- **Size or scale:** This includes the loss of important features to the character and composition of the views, the degree of consistency between the proposals and



visual setting of the receiving landscape, and the extent of the view and proportion of that view the proposals are likely to influence or change.

- **Geographic extent:** The extent of the area in which the proposed change will be visible.
- **Duration and reversibility of the visual effect:** The timeframe, or duration of the effect by the proposed development, and whether the effect is permanent or temporary. This assessment criteria is considered separately as a temporary change may last for many years and result in a significant change relevant to the decision-making process.

8.28 The likely magnitude of change of the development proposal can be guided by the following criteria:

- **Very High magnitude** - a total change to the character and composition of the view, introducing new and discordant elements, completely altering its appreciation for local receptor groups.
- **High magnitude** - a substantial change to the character and composition of the view, introducing new and discordant features, substantially altering its appreciation for local receptor groups;
- **Medium magnitude** – a clearly noticeable change or contrast to the view, which will alter its character and composition through the loss or addition of new but not discordant features, altering its appreciation for local receptor groups;
- **Low magnitude** - a noticeable change or contrast to the view, seen over middle distance or resulting in a relatively small alteration in character and composition through the loss or additional new but not discordant features, altering its appreciation for local receptor groups;
- **Very Low magnitude** - a restricted change or contrast to the view, seen over long distance or resulting in a very small alteration in character and composition through the loss or additional new but not discordant features, altering its appreciation for local receptor groups; and
- **Negligible magnitude** - a change in visual character that is barely appreciable regardless of the sensitivity of the receiving landscape.
- **No change** – no part of the scheme or associated works will be discernible in the view.

8.29 The judgements on the nature of the receptor (sensitivity) and the nature of the impact (magnitude) are combined to arrive at a clear and transparent judgement of



significance. The significance of visual effects is described in the assessment text and guided by the significance matrix set out in **Table B** in this Appendix.

### Assessment Matrix

8.30 The following matrix are used to guide the assessment of sensitivity and overall importance of effects. These tables are used as a guide with final judgements set out by the assessor with a full explanation.

*Table A – Matrix of Sensitivity*

		SUSCEPTIBILITY				
		VERY HIGH	HIGH	MEDIUM	LOW	VERY LOW
VALUE	VERY HIGH	Very High	High/Very High	High	High/Medium	Medium
	HIGH	High/Very High	High	High/Medium	Medium	Medium/Low
	MEDIUM	High	High/Medium	Medium	Medium/Low	Low
	LOW	High/Medium	Medium	Medium/Low	Low	Low/Very Low
	VERY LOW	Medium	Medium/Low	Low	Low/Very Low	Very Low

*Table B – Matrix of Importance*

		SENSITIVITY				
		VERY HIGH	HIGH	MEDIUM	LOW	VERY LOW
MAGNITUDE OF CHANGE	VERY HIGH	Very Major	Very Major/Major	Major	Major/Moderate	Moderate
	HIGH	Very Major/Major	Major	Major/Moderate	Moderate	Moderate/Minor
	MEDIUM	Major	Major/Moderate	Moderate	Moderate/Minor	Minor
	LOW	Major/Moderate	Moderate	Moderate/Minor	Minor	Minor/Minimal
	VERY LOW	Moderate	Moderate/Minor	Minor	Minor/Minimal	Minimal
	NEGLIGIBLE	Negligible	Negligible	Negligible	Negligible	Negligible

8.31 All effects are considered to be of importance to the planning decision making process. The effects considered to be of most importance to the planning balance are highlighted in blue in Table B, effects of moderate importance highlighted in green, and effect of limited importance highlighted in white.



## Criteria of Other Factors Assessed

8.32 The assessment also considers the following aspects;

- **Directs and indirect effects** – direct effect effects are those directly attributable to the development. These include changes to features, character, and views. Indirect effects are those resulting indirectly from the development. These effects may result as a consequence of direct effects over distance from the site, or a sequence of change over time or distance;
- **Permanent and temporary effects** – development proposals are considered permanent or temporary (this is normally defined under the Town and Country Planning Act). Whilst this nature of effect forms part of the assessment of magnitude a temporary effect may be active for many years, and it is therefore more helpful to the decision making to simple state the duration of effects rather than include it in the assessment of magnitude. Where the duration of a temporary effect is known this should be stated in the assessment.
- **Seasonal variation** – due to the role that vegetation can play in preventing or limiting views, or influencing the character of the landscape, the difference between winter and summer needs to be considered. Assessments completed during spring and summer months should include a prediction of winter effects with limited leaf cover to ensure the worst-case scenario has been considered.
- **Beneficial, neutral, or adverse effects** - adverse effects are those that would be damaging to the quality, integrity, or key characteristics of the landscape and/or visual resource. Beneficial effects are those that would result in an improvement in the quality, integrity, or key characteristics of the landscape and/or visual resource. Neutral effects are those effect that would maintain, on balance, the existing levels of quality, integrity, or key characteristics of the landscape and/or visual resource.
- **Neutral effects** – where mitigation is effective to the point where any adverse effect is considered neutralised and/or where the development is unlikely to result in any effect on the identified receptor (i.e. no change).



# Appendix 2

N47 Illustrative Masterplan



DAVIDSONS  
HOMES

nineteen47

CHARTERED TOWN PLANNERS & URBAN DESIGNERS

Project: Ashby Road, Hinckley

Drawing Ref: D05

Scale: 1:5000

Date: 25.07.2025

Page: 1500 @ A0

J



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