



Extra Room Self Storage, Land adjacent to The Redgate

LANDSCAPE AND VISUAL APPRAISAL

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1. INTRODUCTION

- 1.1. This Landscape and Visual Appraisal (LVA) has been prepared by Studio 413 Ltd, on behalf of Extra Room Self Storage in support of a planning submission for the development of a 1,351m² extension to the existing storage facility off Atherstone Road (the 'site' – see Figure 1). Photographs taken to illustrate the site and context are contained within Figures 7-11 and should be referred to throughout this appraisal.
- 1.2. This LVA provides a brief outline of the landscape and visual baseline conditions of the site and its relevant context. This includes an outline of the Physical Landscape of the site, such as the site context, topography, land use and existing vegetation, and the Perceptual Landscape including the landscape character, local and long-distance views and visibility of the site, and an overall site and context analysis.
- 1.3. A brief overview of potential effects that may arise through the development proposals are also highlighted, however to be verified these would need to be assessed fully through a subsequent Landscape and Visual Impact Assessment (LVIA).
- 1.4. Landscape and visual resources are closely related but are separate issues and are considered under independent appraisals:

- Landscape effects are the result of a change to the fabric, character, or quality of the landscape as a result of development. They do not have to be seen.

Therefore, the landscape study area encompasses the area physically and directly affected by any proposed development, and the immediate surrounding landscape setting.

- Visual effects result from a change in views.

Therefore, the study area for the visual appraisal has been considered by way of desk study and field study. A preliminary visual appraisal has been developed together with review of topography, aerial photography, and OS mapping.

2. METHODOLOGY

- 2.1. The methodology for this Preliminary Landscape and Visual Appraisal has been based upon best practice guidance presented in the Guidelines for Landscape and Visual Impact Assessment, Third Edition 2013 (GLVIA3) (Routledge, 2013).
- 2.2. It should also be noted that this report is an outline appraisal, and not a full landscape appraisal or LVIA. However, guidance provided in GLVIA3 for landscape appraisals will be followed where appropriate. GLVIA3 Guidelines state (3.2):

"As a standalone 'appraisal' the process is informal and there is more flexibility, but the essence of the approach – specifying the nature of the proposed change or development; describing the existing landscape and the views and visual amenity in the area that may be affected; predicting the effects,

although not their likely significance; and considering how those effects might be mitigated – still applies.”

- 2.3. As noted in Section 1.4 of this document, and as advised in the GLVIA3, the separate but interlinked nature of landscape and visual information requires each subject to be assessed separately.
- 2.4. The following methodology, based on that described in the GLVIA3, has been followed to determine the baseline conditions and appraisal of the landscape effects - the change to the fabric, character or quality of the landscape as a consequence of the proposed development:
 - A brief desk-top study of relevant information, local planning designations and existing character assessments has been undertaken (see Sections 5.0 and 6.0). Local planning designations provide important indicators of the level of value or importance society places upon the effected place, as well as aspirations for any potential development.
 - A field survey of the site to further understand landscape character, identify key landscape features and ascertain landscape condition and value.
 - Consider any potential significant landscape effects that may arise through any development proposals.
- 2.5. The following methodology, based on that described in the GLVIA3, has been followed to determine the baseline conditions and appraisal of the visual effects - changes in what people are likely to see as a consequence of the proposed development.
 - Undertake an initial desk-top study to document designated and protected landscapes and features (see Section 3.0) and scope out potential views of the site and proposals.
 - Complete a field survey to:
 - Visit the site and look out from it to determine if there are any noteworthy prominent viewpoints to be considered; and
 - Identify any additional potential views from areas such as housing, footpaths, viewpoints, and feature buildings that may be considered (see Section 7.0).
 - Consider any potential significant visual effects that may arise through any development proposals.

Field survey

- 2.6. The field survey for the Baseline Appraisal was undertaken on 19 May 2023. The weather conditions were clear with good visibility.

Assumptions and Limitations

- 2.7. The baseline assessment has been carried out using information made available at the time of the assessment. The assessment and the prediction of impacts of the Development are based on this available information and the methodology aims to provide an objective, fair and realistic assessment of impacts upon the Landscape and Visual resource. Professional judgement has been drawn upon, where necessary, to inform the assessment.
- 2.8. Only safely publicly accessible areas have been assessed within the study area, and therefore not all potential receptors and views may have been able to be identified, recorded and assessed. The assessment of visual effects has been undertaken from outside property boundaries and assumptions have been made about the types of room and about the types and importance of views obtained from these rooms.
- 2.9. Every effort has been made to ensure the photographs and locations within the assessment are representative of the site and local area. Photographs of representative viewpoints were taken in May and therefore do not represent worse case views. However, professional judgment has been used to consider how the views would be altered in winter when deciduous vegetation would be without leaves.

3. THE SITE AND CONTEXT

The Site

- 3.1. The site (refer to Figure 1) is located in Hinckley and Bosworth District in the County of Leicestershire. The site is bounded to the south by Watling Street (A5) which defines the boundary between Hinckley and Bosworth District and North Warwickshire District (refer to Figure 2). The site lies approximately 650m south-east of the settlement of Fenny Drayton and approximately 1.75km north-west of the western fringe of Nuneaton.
- 3.2. The site is approximately 1,770m² in area.

Boundaries

- 3.3. The site is bounded by an existing building and service yard to the east. The proposed development is an extension to the existing facility.
- 3.4. The southern boundary is defined by a palisade fence, beyond which lies a mixed species hedge and ditch, separating the site from Watling Street.
- 3.5. The western boundary is defined at a palisade fence and a newly planted landscape buffer, approximately 3m wide.
- 3.6. The northern boundary is defined by a palisade fence.

Context

- 3.7. Immediately to the north of the proposed site lies a garden area associated with the adjacent private dwelling, Red Gate House.

- 3.8. Immediately east of Atherstone Road lies The Royal Redgate public house and its associated car park.
- 3.9. To the south of Watling Street lies a linear belt of mature trees, interspersed with occasional residential properties.
- 3.10. Beyond these immediate the immediate setting the land use is generally arable farmland with occasional detached farmsteads.
- 3.11. The site is currently accessed from Atherstone Road and Watling Street.

Topography

- 3.12. The topography of the proposed site is generally flat and lies at a height of circa 80m AOD.
- 3.13. To the south of Watling Street the land falls gently to the River Anker corridor, before rising again to approximately 85m AOD at the extent of the study area (refer to Figure 3).
- 3.14. Land to the north rises gently, with a high point of approximately 100mm AOD to the north-east and 90m AOD at the northern edge of Fenny Drayton.
- 3.15. To the west lies a local shallow ridgeline at approximately 85m AOD.

Hydrology and Water Features–

- 3.16. The River Anker lies approximately 575m south of the proposed site.

Land Use

- 3.17. Land use within the study area is predominantly agricultural interspersed with small woodland blocks.
- 3.18. The site itself is an area of unused open ground with a recently planted soft landscape buffer to the south and western boundaries.

Public Rights of Way

- 3.19. Designated Public Rights of Way (PRoW) are shown on Figure 4.
- 3.20. There is no public access onto the proposed site. The following PRoW routes has been identified in the immediate vicinity of the site:

Approximately 300m west of the site Bridleway (T42) links Glebe Farm with Watling Street.

Approximately 800m west of the site Public Footpath (T44) links Drayton Lane in the north to Watling Street in the south.

- 3.21. Further afield, further public rights of way have been identified, however given the landform, intervening features and distance from the site, none of these are likely to be sensitive receptors.

Transport

3.22. The local highway network includes the following routes in close proximity to the site:

- Watling Street (A5) dissects the study area from the north-west to the south-east.
- Atherstone Road (A444), to the east of the proposed site connects Watling Street in the south and defines the eastern edge of Fenny Drayton in the north.
- To the south of the A5, Weddington Lane (A444) connects the A5 with Nuneaton, approximately 2km to the south-east.

Settlements

3.23. The southern fringe of Fenny Drayton lies approximately 625m north of the proposed site.

Farmsteads

3.24. A number of farmsteads are located in the vicinity including:

- Glebe Farm – 330m to the north-west
- Lodge Farm – 600m to the north
- Top Leather Mill Farm – 600m to the south-west

Individual Properties

3.25. The number of residential properties potentially impacted by the proposed development are limited. Properties in the immediate vicinity include:

Red Gate House – lies beyond the existing building directly north of the proposed site, with its rear garden and curtilage extending to the area immediately north of the proposed development site. The dwelling is orientated east to west, with rear windows facing west.

The Royal Redgate public House – lies immediately beyond Atherstone Road to the east.

Glebe Farm – lies approximately 330m to the north-west.

Cycle Network

3.26. No National or Regional cycle routes have been identified in the study area.

Designated sites

3.27. The proposed site is not located within a Nationally Designated Landscape; it is not within a National Park or Area of Outstanding Natural Beauty. There are no Listed Buildings, Scheduled Ancient

Monuments, or Sites of Special Scientific Interest within the Site, however, the following were identified surrounding the application site (See Figure 5):

Scheduled Monuments

3.28. The study determined that within 1.5km of the site the following Scheduled Monuments have been identified:

- The remains of chapel in Lindley Park List Entry No. 1005075 - approximately 1.5km to the east

Grade 1 Listed properties

3.29. The study determined that no Grade I Listed properties are located within 1.5km of the proposed site.

Grade II* Listed Properties

3.30. The study determined that within 1.5km of the proposed site the following Grade II* Listed Buildings were identified:

- Church of St Michael, Church Lane, Fenny Drayton List Entry No. 1361313 – approximately 1250m to the north.
- Church of St Theobold and Saint Chad List Entry No. 1034744 – approximately 750m to the south.

Grade II listed Properties

3.31. The study determined that within 1.5km of the proposed site the following Grade II Listed Buildings were identified:

- Group of two chest tombs approximately 5m north of organ chamber of church of St Theobold and St Chad List Entry No. 1185309 – approximately 750m to the south.
- Chest tomb approximately 1.5m south of chancel of Church of St Theobold and St Chad List Entry No. 1034745 – approximately 750m to the south.
- Fenny Drayton George Fox Monument, George Fox Lane List Entry No. 1188518 – approximately 885m to the north.
- Fenny Drayton The Firs, 11 Church Lane List Entry No. 1074186 – approximately 1.25km to the north.
- Ice House at SP 3470 9456 List Entry No. 1034746 – approximately 1.35km to the south-west.

Landscape Sensitivity

3.32. Although a landscape has some intrinsic sensitivity, in Landscape Assessment, landscape sensitivity is specific to the location in question (in terms of value) and also to the particular project or

development that is being proposed (in terms of the susceptibility of a landscape to the specific type of development).

- 3.33. Consequently, to inform a detailed assessment of impacts, landscape sensitivity needs to be determined with reference to the value of the landscape and its susceptibility to change.

Landscape Value

- 3.34. In terms of "landscape value" it is appropriate to examine the role of the sites and their immediate context in terms of the range of local factors set out in LI TGN 02-21, and summarised in the methodology. This considers the landscape in terms of a range of factors as set out below. As a starting point, landscape designations have been considered.

Landscape Designations

- 3.35. The site and its wider landscape context are not subject to any national landscape designations.

Natural Heritage

- 3.36. Natural England have designated an area of Woodland and Parkland BAP Priority Habitat associated with Caldecote Hall, approximately 650m south-west of the site.

In addition, a number of Deciduous Woodland Priority Habitat have been designated in the study area, together with a Traditional Orchard Priority Habitat approximately 975m north-west of the proposed site.

Cultural Heritage

- 3.37. The site is not designated for its heritage value, or in the zone of influence of elements of known heritage interest.

Landscape Condition

- 3.38. The site consists of an area of open ground, enclosed with a dominant palisade fence on three sides. Overall, the landscape condition of the site is poor.

Associations

- 3.39. There are no identified particular associations with the land, in terms of people, events or the arts.

Distinctiveness

- 3.40. The site has an identity reflecting mostly influences around it and does not contribute positively to the wider landscape character.

Recreational Value

- 3.41. The area around the sites contains a number of footpaths and bridleways, allowing views of the landscape and the settlements. It is an area that is likely to be used for local recreation, rather than a more attractive area that would draw visitors.

Perceptual (Wildness and tranquillity)

- 3.42. The area is not wild or tranquil.

Functional aspects

- 3.43. The area has no particular functional role in terms of floodplains, or natural systems, or as a particular part of a Green Infrastructure network.
- 3.44. In conclusion and having appraised the above factors it is judged that the site and the immediate landscape is of low landscape value.

Landscape Susceptibility

- 3.45. Landscape susceptibility to change is the ability of a landscape to accommodate change without undue consequences for the maintenance of the baseline situation. In this context, the term landscape receptors can be expanded to cover character areas, particular landscape character types or an individual landscape element or feature. Landscape susceptibility will vary in response to the specific landscape that is being considered and to the nature or type of change that may occur.
- 3.46. The site is generally well defined to the north, south and east by existing manmade features.
- 3.47. Land use of the immediate surroundings includes residential and industrial uses, beyond which is predominantly agricultural.
- 3.48. There is the opportunity to retain and improve existing vegetated boundaries, reducing the overall susceptibility.
- 3.49. Based on the above assessment the susceptibility of the landscape to change has been assessed as medium.

4. THE DEVELOPMENT PROPOSALS

- 4.1. In summary, the proposed development will comprise the following:
- An extension of the existing buildings on the western side.
 - The extension is proposed to be approximately 36m deep x 36m wide and approximately 10.5m high to the ridge.

- The proposed extension will consist of a brick plinth and metal sheet cladding to match the existing building.

5. LANDSCAPE PLANNING POLICY CONTEXT

- 5.1. This section outlines planning policies and guidance that are of direct relevance to the Baseline Appraisal.

National Planning Policy Framework (2021)

- 5.2. The National Planning Policy Framework (NPPF) (Ministry of Housing, 2021) sets out the Government's planning policies for England and how these are expected to be applied. It states,

"The purpose of the planning system is to contribute to the achievement of sustainable development." (para. 7)

- 5.3. Paragraph 8 states that:

"Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (...)" including an environmental objective – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy."

- 5.4. Furthermore, the NPPF notes that,

"Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities." (para. 126); and

"...Significant weight should be given to:

a) development which reflects local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes; and/or

b) outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings." (para. 134)

Local Planning Policy Framework

Hinckley and Bosworth Borough Council Local Development Framework Core Strategy 2009

- 5.5. The site lies within Hinckley and Bosworth district. The development plan for the site comprises the Hinckley and Bosworth Borough Council Local Development Framework Core Strategy 2009. (Hinckley & Bosworth Borough Council, 2023)

- 5.6. The site is not covered by any statutory or non-statutory designations.
- 5.7. The Local Plan sets out the Council's strategy for the growth of the district up to 2026.
- 5.8. The proposed site falls outside of any settlement boundary and is defined as countryside.

Adopted July 2016 Local Plan 2006 -2026 Site Allocations and Development Management Policies DPD

- 5.9. The Site Allocations and Development Management Policies Document (DPD) (Hinckley & Bosworth Borough Council) allocates land to deliver the development requirements outlined in the Hinckley and Bosworth Core Strategy such as housing, employment, recreation, green spaces, community uses and leisure uses. In addition, it also includes development management policies which apply across the borough, and which will be used when determining planning applications.

Policies that are most relevant to a study of landscape and visual matters are summarised below:

Policy DM4: Safeguarding the Countryside and Settlement Separation

This policy states that land development in the countryside will be considered sustainable where: '

The proposal involves the change of use, re-use or extension of existing buildings which lead to the enhancement of the immediate setting'

and

- i) It does not have a significant adverse effect on the intrinsic value, beauty, open character and landscape character of the countryside; and*
- ii) It does not undermine the physical and perceived separation and open character between settlements; and*
- iii) It does not create or exacerbate ribbon development;*

Policy DM10: Development and Design

This policy states that developments will be permitted providing the following requirements are met:

- a) It would not have a significant adverse effect on the privacy and amenity of nearby residents and occupiers of adjacent buildings, including matters of lighting, air quality (including odour), noise, vibration and visual intrusion;*
- c) It complements or enhances the character of the surrounding area with regard to scale, layout, density, mass, design, materials and architectural features;*
- d) The use and application of building materials respects the materials of existing, adjoining/neighbouring buildings and the local area generally;*

- e) *It incorporates a high standard of landscaping where this would add to the quality of the design and siting;*
- h) *An appropriate Sustainable Drainage Scheme is submitted to and approved by the relevant Authority. Schemes should incorporate wildlife areas, ponds, swales and permeable paving where appropriate;*

6. LANDSCAPE CHARACTER (BASELINE)

- 6.1. Landscape character is defined as a distinct and recognisable pattern of elements that occur consistently in a particular type of landscape. Patterns in the landscape including vegetation cover, land use, connectivity, heritage and cultural associations, activity, or tranquillity, combine together to create landscape character. It is important that this is considered so that a full understanding of the site and its surroundings can be achieved. During the site visit, the landscape of the site and wider study area were appraised in relation to the established National, Regional (County) Landscape Character Areas.
- 6.2. Existing studies outlining landscape character have been summarised below. This, together with the field survey carried out, provides the baseline conditions for the landscape appraisal.

National Landscape Character Areas

- 6.3. The site is within the NCA Character Area 72 Mease/Sence Lowlands (England N. , 2023), which covers a large area of land stretching from Nuneaton and Hinckley in the south-east to Burton upon Trent to the north-west.
- 6.4. The relevance of the NCA to the particular features of the site and its setting are limited and it is considered more instructive to consider landscape character at a local level. This report therefore looks therefore looks in detail at the regional landscape character assessment.

Regional Landscape Character – East Midlands Regional Landscape Character Assessment

- 6.5. Landscape character at a county level is described in the East Midlands Regional Character Assessment Leicester (Natural England, 2010).
- 6.6. The site is located within an area identified as '5A; Village Farmlands'. The key characteristics of the Village Farmlands are:
- *Gently undulating lowlands, dissected by stream valleys with localised steep slopes and alluvial floodplains;*
 - *Moderately fertile loamy and clayey soils with impeded drainage over extensive till deposits on higher ground and gravel terraces bordering main rivers;*
 - *Mixed agricultural regime, with localised variations but with a predominance of either dairy farming on permanent pastures, or arable cropping;*

- *Small and moderately sized broadleaved woodlands and copses, often on sloping land; extensive new areas of planting associated with The National Forest;*
- *Hedgerows and frequent oak and ash trees along hedgelines and streams contribute to well treed character of landscape;*
- *Moderately sized well maintained hedged fields across rolling landform create patchwork landscape of contrasting colours and textures;*
- *Extensive ridge and furrow and small historic villages linked by winding lanes contribute to historic and rural character of the landscape; and*
- *Localised influence of large estates*

However, as with the NCA, the extent of the LCA's and landscape character types (LCT's) are such that key characteristics found in the vicinity of the site are likely to be well represented across the wider area. As such, changes at a site-specific level arising from the proposed development will be small in scale and are unlikely to impact upon landscape character as defined at the regional level.

Local Landscape Character – Hinckley & Bosworth Borough Landscape Character Assessment

- 6.7. More locally, the site lies within the area covered by the Hinckley and Bosworth Borough Landscape Character Assessment (LCA, 2017) (Hinckley & Bosworth Borough Council, 2023)
- 6.8. The site sits wholly within the landscape character area G: Sence Lowlands, of which the key relevant characteristics are:
- *Flat to gently rolling lowland vale landscape with rounded clay ridges and shallow valleys giving rise to extensive and open views.*
 - *Presence of surface water in rivers and streams (including the River Sence) and frequent streams, field ponds and ditches as well as the visitor attractions of the Ashby Canal, Bosworth Water Park and Marina.*
 - *Well-ordered agricultural landscape with a regular pattern of rectilinear fields of typical Parliamentary enclosure lined by low hedgerows with mature hedgerow trees.*
 - *A network of rural roads and lanes are lined by ditches and wide grass verges, with the main A444 running north south through the area.*
 - *A rural and tranquil character.*
 - *Spired and towered churches form prominent landmarks in the open landscape.*
 - *A rural dispersed settlement pattern of linear villages, scattered farmsteads and barns.*
 - *Small villages with strong sense of place and local vernacular of red brick.*

- *Bosworth Battlefield has strong heritage associations.*

6.9. There are key sensitivities and values identified by the LCA which include:

- *Rural character with a lack of significant intrusions or light pollution resulting in a sense of 'remoteness' and tranquillity.*
- *Dispersed settlement pattern of small historic villages with a strong sense of local distinctiveness and attractive local vernacular of red brick and historic buildings*
- *Biodiversity value of the grass verges and species-rich grassland which is important in this area which is increasingly dominated by agricultural intensification*
- *The relatively intact field boundary pattern, areas of remnant ridge and furrow and medieval field pattern and the hedgerows with hedgerow trees which add texture and interest to the landscape*
- *Church spires and towers which form distinctive landmarks in a rural setting, and are prominent in extensive views across the landscape*

6.10. The LCA sets out the Landscape Strategies for the area and the key points are:

- *Retain hedgerows and replace hedgerow trees to ensure continuation when they reach the end of their life. Encourage the use of traditional 'Midlands-style' hedge laying.*
- *Conserve the open rural views including views to church spires and towers in their rural setting.*
- *Retain areas of tranquillity and rural character, ensuring that development in such areas respects the rural context.*
- *Promote recreational and cultural opportunities associated with the battlefield.*
- *Conserve the areas of semi natural neutral grassland and seek opportunities to extend and link this habitat. Retain the wide grass verges for biodiversity and enhance species diversity within them where possible.*
- *Respect and enhance the strong character of the villages, ensuring new development complements existing context with regards to scale, form, materials and boundary features.*

6.11. As noted in para. 3.1, the A5 defines the boundary between the Hinckley and Bosworth District and the North Warwickshire District. As the study area encompasses both of these it is pertinent to consider the local landscape character south of the A5 which has been assessed by North Warwickshire Borough Council.

Local Landscape Character – North Warwickshire Landscape Character Assessment

6.12. Landscape character is described in the North Warwickshire Landscape Character Assessment 2010 (North Warwickshire Borough Council)

6.13. The site is located within an area identified as '3 Anker Valley. The key characteristics of this character area are:

- *Valley landform; narrow, steep and strongly undulating to the north and an indistinct, gently sloping, broad valley to the south;*
- *Predominantly an intensively farmed arable landscape but with pockets of pastoral land around the settlements and close to the river;*
- *Peripheral settlements of Shuttington, Polesworth, Dordon, Atherstone and Mancetter and busy connecting lanes have an urbanising influence;*
- *The Coventry Canal and River Anker wind discretely through the valley, often only evident by the many hump back bridges;*
- *Busy transport corridors include the A5, the M42 and the West Coast main rail line;*
- *Relatively tranquil parkland and rural character around Grendon Park and Caldecote Hall;*
- *An open landscape with few areas of woodland and pockets of riparian scrub and regenerating woodland on former colliery sites;*
- *Mining subsidence has resulted in the wetland flashes at Alvecote and Pooley Country Park;*
- *In the north Alvecote Priory and Alvecote Marina;*
- *Recreation at Dobbies Nursery;*
- *Wide open views across the valley from the upper slopes.*

Landscape Character of the proposed site

6.14. Through the fieldwork and desktop studies the landscape character of the site has been assessed, and can be summarised as follows:

- The northern, southern and western boundaries of the proposed site are defined by a 2.4m high palisade security fence. Additionally, a newly planted landscaper buffer lies immediately inside the southern and western boundaries.
- The existing site is unsurfaced.
- An existing building and associated service yard defines the immediate eastern boundary.

7. EXISTING VISUAL AMENITY

7.1. Through desk and field-based studies, key visual receptor locations have been identified. These viewpoints represent the views of the main visual receptors considered likely to experience views of

the development. Although the photographs are representative of views experienced from each location, it should be noted that it does not extend to assessing individual receptors and describing the nature and potential change of each view.

Representative Viewpoints and Visual Receptors

- 7.2. A visual appraisal has been undertaken for the sites. This has explored the nature of the existing visual amenity of the area and sought to establish the approximate visibility of the site from surrounding locations and receptors. A series of photo viewpoints have been selected which support this analysis.
- 7.3. The locations from which viewpoints are shown were from publicly accessible land. The viewpoint locations are considered to best represent potential receptors to which the assessment refers. Site work was undertaken in May 2023 when deciduous trees and shrubs were predominantly in leaf and therefore consideration has also been given to the potential differences in views that may occur when the trees shrubs are dormant.
- 7.4. 'Photo Viewpoints', as referred to in this report are 'Type 1 Visualisations' or 'Annotated Viewpoint Photographs', as referred to in the Landscape Institute Technical Guidance Note on 'Visual Representation of Development Proposals' (TGN 06/19) (Landscape Institute).

Photographic Viewpoints

- 7.5. An assessment of the likely visual effects of the proposed development upon surrounding receptors is detailed in the subsequent section. Figure 6 details the location of the Photo Viewpoints and Figures 7-11 illustrates the photo viewpoints. These are briefly described below.

Viewpoint 1 – View from Bridleway T42 (Figure 7)

- 7.6. The view towards the proposed site is predominantly agricultural. A mature woodland block immediately south of the A5 forms a dominant feature in the view. Red Gate House and the existing building adjacent to the site are the main notable manmade features, however, form a small proportion of the view.

Viewpoint 2 - View from A5 on approach to the Redgate Junction (Figure 7)

- 7.7. The attention of users of the A5 is generally focussed on the road ahead and the approaching junction. Brief glimpsed views of the proposed site and Red Gate House beyond, are available on approach to the Redgate Junction where the existing field boundary vegetation allows. To the north of Red Gate House the landscape is dominated by mature tree cover.

Viewpoint 3 – View from A5 on approach to junction with Atherstone Road (Figure 8)

- 7.8. The immediate foreground is dominated by the highway. On the approach to the junction with Atherstone Road the existing building adjacent to the proposed site and The Royal Redgate public house are dominant features in the view. A relatively narrow view over an agricultural field, with the horizon defined by the mature trees bounding Bridleway T42 are afforded.

Viewpoint 4 - View from A5 on approach to junction with Atherstone Road (Figure 8)

- 7.9. Similar to Viewpoint 3. However, the view is slightly further east and the existing building adjacent to the proposed site and The Royal Redgate public house are screened by the mature trees bounding the A5 to the north.

Viewpoint 5 - View from Atherstone Road on approach to the Redgate Public House (Figure 9)

- 7.10. The mature woodland immediately south of the A5 and roadside vegetation on Atherstone Road are dominant features in the view. The woodland block defines the majority of the horizon in the view. The foreground is dominated by Atherstone Road and the agricultural field beyond. The existing building adjacent to the proposed site, Red Gate House and The Royal Redgate public house are all visible features.

Viewpoint 6 - View from Atherstone Road adjacent to entrance to Lodge Farm (Figure 9)

- 7.11. The foreground is dominated by Atherstone Road and its associated hedged boundaries. The woodland block immediately south of the A4 defines the majority of the horizon, however further extensive views are available to the west of the woodland. The existing building and Red Gate House are obvious features in the view.

Viewpoint 7 - View from Atherstone Road adjacent to Hunters Lodge (Figure 10)

- 7.12. The foreground is dominated by Atherstone Road and its associated hedged boundaries. The view is predominantly agricultural in character with the middle distance defined by the woodland block immediately south of the A5 forming a dominant feature. Extensive views to the southwest are afforded. The ridgelines of the existing building adjacent to the proposed site and Red Gate House are visible.

Viewpoint 8 - View from footpath T44 (Figure 10)

- 7.13. The is generally agricultural in character. Hedged field boundaries and occasional mature trees define the middle distance, with the distant horizon formed by areas of woodland. The upper storey of Glebe Farm is partially visible in the centre of the view. Due to the intervening landform the proposed site is not visible.

Viewpoint 9 - View from rear of properties on the southern side of Fox's Covert, Fenny Drayton (Figure 11)

- 7.14. The foreground and middle distance are characterised by open fields defined by managed hedgerows with individual and groups of trees. The existing building adjacent to the proposed site and Red Gate House are partially visible in the middle distance but form a small proportion of a wider extensive view.

Viewpoint 10 - View A5 on approach to Redgate Junction (Figure 11)

- 7.15. The view is dominated by the A5 and its associated hedged boundaries. Lighting columns and road signage, together with a telegraph pole create a number of obvious vertical elements in the view. Beyond the A5, to the north, glimpsed views of agricultural fields are available, filtered by individual

and groups of mature trees. The existing building adjacent to the proposed site and The Royal Redgate House are partially visible beyond the existing trees, but are neither a dominant or obvious feature in the view.

Summary of Visual Baseline

7.16. The baseline analysis results in several reasoned conclusions which are summarised below:

- Visibility of the proposed site is very restricted from the south by the existing woodland block bounding the A5. Consequently, no sensitive receptors have been identified beyond the A5 to the south.
- Sensitive residential receptors are limited to Red Gate House and to a lesser extent Glebe Farm. The proposed development may be visible from some first floor windows of properties on the southern fringe of Fenny Drayton, however the views are not direct, may be filtered in part and given distance and the scale in change of the view, these are not considered sensitive.
- The majority of patrons of The Royal Redgate public house arriving by car are likely to use the car park to the rear and rear entrance. Users of the beer garden are unlikely to experience any impact due to visual protection afforded by the building itself.
- Limited views from PROW have been identified, with the most sensitive being views from Bridleway T42. However, it should be noted that this route is a no through route and therefore the number of users is likely to be limited.
- Motorists on the Watling Street (A5) and Atherstone Road (A444) experience views of the proposed site on the immediate approach.
- Overall, the majority of views of the proposed development are from the highway network, however most road users are likely to be focussed on the road ahead and not their surroundings, which therefore lowers the sensitivity.

8. APPRAISAL OF POTENTIAL LANDSCAPE AND VISUAL EFFECTS

8.1. As noted in para 1.4 of this document, and as advised in the GLVIA3 Guidelines, the separate but interlinked nature of landscape and visual information requires each subject to be assessed separately.

Potential Impacts

8.2. Although a landscape has some intrinsic sensitivity, different landscapes may contain various elements and features that would respond differently to change, subject to the type of the development. Therefore, to reliably inform the analysis of impacts, judgements should be made with reference to the changes arising from a specific type of development. The following section sets out the likely causes of impacts which would occur in relation to the specific type of development proposed (i.e. small scale industrial development).

8.3. Causes of temporary impacts during construction which may give rise to impacts on landscape and visual receptors can include:

- Earthworks operations;
- Presence of lifting equipment;
- Construction vehicles, plant and equipment;
- On-Site accommodation (welfare facilities), temporary parking and materials storage; and
- Building undergoing construction.

8.4. Causes of permanent impacts which may give rise to impacts on landscape and visual receptors may include:

- New building

Landscape Effects

8.5. The proposed site is not a designated landscape and likely landscape effects will be concerned with the physical changes to the site. Landscape effects will also be concerned with the perception of these changes and subsequent effect on the character of the landscape.

8.6. During construction there would be some short-term adverse landscape effects, resulting from the construction work. These might include filtered views of construction machinery and stored construction materials, and traffic and activity associated with construction. None of these effects would be of greater significance than the effects arising through the operational phase of the development as described below.

8.7. The development proposals would change the character of the site from an area of open ground to that associated with an industrial building, extending the character of the existing development approximately 36m to the west.

8.8. The character of the proposed site is judged to have a medium susceptibility to change and a low value.

8.9. The proposed site is not a designated landscape and likely landscape effects will be concerned with the physical changes to the site.

8.10. Development would have a limited effect on the character of the immediate site context due to the current use of the site and the existing development to either side.

8.11. Therefore, as the area is not deemed sensitive it will result in the scale of change in the local landscape character will be negligible.

Visual Effects

- 8.12. The likely visual impacts associated with the proposed development will be limited to a small number of receptors in the immediate and local context of the proposed site.
- 8.13. During construction there would be some short-term visual effects, resulting from the construction work, and views to partially completed works and associated activity. None of these effects would be of greater significance than the visual effects arising upon completion.
- 8.14. The effects on visual amenity vary depending on distance from the development, the nature of existing views and the degree of screening provided by the topography, vegetation and built form.
- 8.15. Visual receptors with a high susceptibility to change are limited to the single residential dwelling, Red Gate House, beyond the northern boundary of the site. The foreground of existing views from the property in a westerly direction are likely to be dominated by the existing building adjacent to the proposed site and therefore the view is judged to be of low value. The nature of the proposed development is such that the proportion of industrial buildings in the foreground will be increased and therefore the magnitude of change is assessed as being medium.
- 8.16. Sensitive views from the PRoW network are limited to the Bridleway (T42) west of the proposed site. The susceptibility to change is judged to be medium and the value of the view is judged to be medium. However, the extent of change in the view is small and therefore the magnitude of change is assessed as being low. The magnitude will be reduced in time as the newly planted landscape buffer matures.
- 8.17. Users of the local road network, namely Watling Street (A5) and Atherstone Road (A444) are likely to experience views of the proposed development on the immediate approach towards the proposed site. However, as noted in para. 7.16, most road users are likely to be focussed on the road ahead and not their surroundings, which therefore lowers the sensitivity. The value of the views are generally considered to be low and the magnitude of change varies between medium to negligible. Medium magnitude is likely in close proximity to the proposed development ranging to negligible for more distant glimpsed views.
- 8.18. The baseline appraisal has not identified any Listed buildings or Scheduled Ancient Monuments that are deemed sensitive to the proposed development.

9. SUMMARY AND CONCLUSION

- 9.1. The Baseline Landscape and Visual Appraisal of the proposed development site and was undertaken in accordance with accepted best practice guidance where applicable.
- 9.2. A study of the landscape and visual components of the site and the local area was undertaken through desktop study and a field visit.
- 9.3. The main landscape and visual implications of the proposed development and their potential impacts were identified to:
- Assess the landscape and visual baseline of the site and surrounding area; and

- Demonstrate the likely Landscape and Visual effects associated with the potential development of the site by providing a general evaluation of the potential landscape and visual impacts relating to the proposals.

- 9.4. The proposed site is not subject to any designations and does not contain features which have significant landscape value.
- 9.5. The proposed development will result in a change to the site through the removal of an area of open ground and the construction of a new industrial building. The site boundaries are well defined and the newly planted landscape buffer to the southern and western boundaries will mature over time.
- 9.6. The proposed site has existing built form to the immediate eastern boundary, and a busy 'A' road beyond its southern boundary.
- 9.7. Overall, the proposed development will result in limited impacts at a localised level. The scale and form of the proposed development is likely to result in impacts which are limited to the site area and its immediate context only. In the wider landscape, potential views of the proposals are limited and generally screened by topography, the existing built form and existing vegetation.
- 9.8. A range of landscape and visual receptors have been tested and impacts have been identified for both landscape character and for visual receptors. The impacts identified as part of this process highlight that the greater degree of impact relates to those receptors adjacent to or within close proximity to the site only.
- 9.9. Given the limited significant landscape and visual effects, the context of the site in close proximity to existing built form and acknowledging the limited impact on the rural aspects of the landscape, the likely landscape and visual effects of the proposed development are considered to be negligible and therefore acceptable in landscape and visual terms.

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APPENDIX 1

Methodology and Assessment Criteria and Definitions

The methodology for the Landscape and Visual Appraisal (LVA) undertaken for the proposed development is detailed in the LVA report. The following information should be read in conjunction with this methodology.

As advised in the Guidelines for Landscape and Visual Impact Assessment (3rd Edition) (GLVIA3), the judgements made in respect of both landscape and visual effects are a combination of an assessment of the sensitivity of the receptor and the magnitude of the landscape or visual effect. The following details the definitions and criteria used in assessing sensitivity and magnitude for landscape and visual receptors.

Where it is determined that the assessment falls between or encompasses two of the defined criteria terms, then the judgement may be described as High/ Medium or Moderate/ Minor etc. This indicates that the assessment lies between the respective definitions or encompasses aspects of both.

Landscape

Landscape Sensitivity

Landscape receptors are assessed in terms of their 'Landscape Sensitivity'. This combines judgements on the value to be attached to the landscape and the susceptibility to change of the landscape from the type of change or development proposed. The definition and criteria adopted for these contributory factors is detailed below.

There can be complex relationships between the value attached to landscape receptors and their susceptibility to change which can be especially important when considering change within or close to designated landscapes. For example, an internationally, nationally or locally valued landscape does not automatically or by definition have a high susceptibility to all types of change. The type of change or development proposed may not compromise the specific basis for the value attached to the landscape.

Landscape Value

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

Natural Heritage	Distinctiveness
Cultural Heritage	Recreational
Landscape Condition	Perceptual (Scenic)A
Associations	Perceptual (Wildness and tranquillity)
Functional	

Landscape Value	Definition
High	Designated areas at an International or National level (including, but not limited to, World Heritage Site, National Parks, AONB's) and also considered an important component of the country's character, experienced by high numbers of tourists. Evidence of natural and cultural heritage interests which contribute positively to the landscape are prominent. Landscape condition in respect of the physical state of individual elements or overall structure is good. Landscape associations might be understood in the national. The distinctiveness of the landscape reflects a strong sense of identity. Recreational opportunities where the experience of landscape is important and/or promoted are extensive. Perceptual scenic/visual qualities are objectively considered as good. Perceptual qualities of wildness, tranquillity and/or dark skies are elevated. Elements of the landscape make a strong contribution to a clearly identifiable landscape function. Functions themselves are landscape specific.
Medium	Designated areas at a Regional or County level (including, but not limited to, green belt, regional scale parks, designated as open space or a Conservation Area in local planning documents) and also considered a distinctive component or the region/county character experienced by a large proportion of its population. Evidence of natural and cultural heritage interests which contribute positively to the landscape are apparent. Landscape condition in respect of the physical state of individual elements or overall structure is fair. Landscape associations might be understood in the local context. The distinctiveness of the landscape reflects a common sense of identity. Recreational opportunities where the experience of landscape is important and/or promoted are available. Perceptual scenic/visual qualities are objectively considered as ordinary. Perceptual qualities of wildness, tranquillity and/or dark skies are fair.

	Elements of the landscape make a fair contribution to a clearly identifiable landscape function. Functions themselves are landscape related.
Low	No formal designations but a landscape of local relevance (including, but not limited to, public or semi-public open spaces, village greens or allotments) and also green infrastructure and open spaces within residential areas likely to be visited and valued by the local community. Evidence of natural and cultural heritage interests which contribute positively to the landscape are discreet. Landscape condition in respect of the physical state of individual elements or overall structure is poor. Landscape associations which might be understood are highly localised or esoteric. The distinctiveness of the landscape reflect a generic sense of identity. Recreational opportunities where the experience of landscape is important and/or promoted are limited. Perceptual scenic/visual qualities are objectively considered as poor. Perceptual qualities of wildness, tranquillity and/or dark skies are degraded. Elements of the landscape make a limited contribution to a clearly identifiable landscape function. Functions themselves are generic.

Landscape Susceptibility to Change

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

Landscape Susceptibility to Change	Definition
High	A highly distinctive and cohesive landscape receptor, with positive characteristics and features with no or very few detracting or intrusive elements. Landscape features intact and in very good condition and/ or rare. Limited capacity to accept the type of change/ development proposed.
Medium	Distinctive and more commonplace landscape receptor, with some positive characteristics/ features and some detracting or intrusive elements. Landscape

	features in moderate condition. Capacity to accept well planned and designed change/ development of the type proposed.
Low	Landscape receptor of mixed character with a lack of coherence and including detracting or intrusive elements. Landscape features that may be in poor or improving condition and few that could not be replaced. Greater capacity to accept the type of change/ development proposed.

Magnitude of Landscape Effects

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

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

Visual

Sensitivity of Visual Receptors

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

Visual Susceptibility to Change

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

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

Value of Views

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

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

Magnitude of Visual Effects

For visual receptors, the magnitude of impact takes account of the size or scale of change and the geographical extent of the change. The size or scale of change reflects factors such as how much of the proposed development will be seen and the proportion of the existing view affected (which is related to distance); the degree of contrast or integration with the existing view; the nature of the view obtained (full, partial, glimpsed); and the position of the development relative to the viewer (angle of view). The geographical extent reflects the area of the visual receptor from where the proposed development can be seen, for example, the magnitude is likely to be higher where the development is visible from an extensive area of the receptor than a more limited part.

The table below sets out the categories and criteria adopted in respect of the Scale or Size (including the degree of contrast) of Visual Change. The distance and nature of the view and whether the receptor's view will be stationary or moving are also detailed in the Visual Effects Table.

Scale or Size of the Degree of Visual Change	Definition
High	The proposal will result in a large and immediately apparent change in the view, being a dominant and new and/ or incongruous feature in the landscape.
Medium	The proposal will result in an obvious and recognisable change in the view and will be readily noticed by the viewer.
Low	The proposal will constitute a minor component of the wider view or a more recognisable component that reflects those apparent in the existing view. Awareness of the proposals will not have a marked effect on the overall nature of the view.

Negligible/ None	Only a very small part of the proposal will be discernible, and it will have very little or no effect on the nature of the view.
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Level of Effect

The final conclusions on effects are drawn from the separate judgements on the sensitivity of the receptors and the magnitude of the effects. This overall judgement is formed from a reasoned professional overview of the individual judgements against the assessment criteria.

GLVIA3 notes, at paragraphs 5.56 and 6.44, that there are no hard and fast rules with regard to the level of effects, therefore the following descriptive thresholds have been used for this appraisal:

- **Major**
- **Moderate**
- **Minor**
- **Negligible**

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