



Gladman Developments Ltd

Land West of Shenton Lane, Market Bosworth

LANDSCAPE AND VISUAL APPRAISAL

August 2024

FPCR Environment and Design Ltd

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1.0 INTRODUCTION

- 1.1 This Landscape and Visual Appraisal (LVA) has been carried out for Land West of Shenton Lane, Market Bosworth by FPCR Environment and Design Ltd (FPCR). The purpose of this LVA study is to provide an assessment of the likely landscape and visual effects of the proposed development. The landscape and visual effects have been considered in relation to the proposals detailed in the planning application.
- 1.2 FPCR is a multi-disciplinary environmental and design consultancy with over 60 years' experience of architecture, landscape, ecology, urban design, masterplanning and environmental impact assessment. The practice is a member of the Landscape Institute and Institute of Environmental Management and Assessment and is frequently called upon to provide expert evidence on landscape and visual issues at Public and Local Plan Inquiries.

Site Location

- 1.3 The site is situated to the southwest of Market Bosworth, located between Shenton Lane and the adjacent settlement edge (York Close/ Stanley Road). The Site is bound by the residential edge to the northeast and northwest. Existing allotments and Shenton Lane form the eastern boundary with Witherstitch Lodge Stables and agricultural land beyond. To the south and southwest are open agricultural fields. Boundaries consists of existing hedgerow and trees with a variety of treatments evident at the settlement edge.
- 1.4 Figures 1 and 2 show the location and context of the site.

Proposed Development

- 1.5 The proposed development is a residential development for up to 100 dwellings and associated open space including play area, SuDS and new hedgerow, tree and shrub planting.

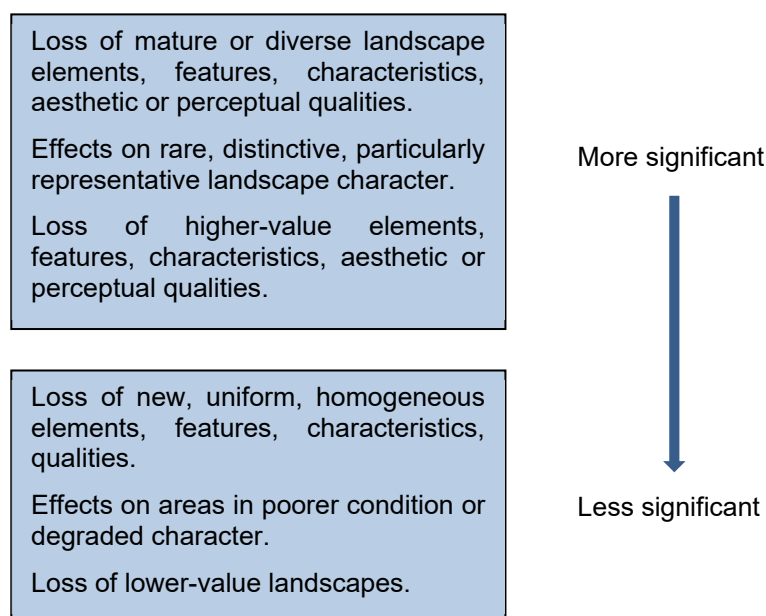
2.0 METHODOLOGY

- 2.1 This LVA has been prepared based upon the Guidelines for Landscape and Visual Impact Assessment, third edition (GLVIA3), published by the Landscape Institute and the Institute of Environmental Management and Assessment, in 2013. The assessment of Landscape Value also takes account of guidance in Landscape Institute Technical Guidance Note 02-21 "Assessing landscape value outside national designations".
- 2.2 In summary, the GLVIA3 states:
- "Landscape and Visual impact assessment (LVIA), is a tool used to identify and assess the significance of and the effects of change resulting from development on both landscape as an environmental resource in its own right and on people's views and visual amenity."* (GLVIA3 paragraph 1.1.)
- 2.3 There are two components of LVIA:
- *"Assessment of landscape effects; assessing effects on the landscape as a resource in its own right;*
 - *Assessment of visual effects: assessing effects on specific views and on the general visual amenity experienced by people."* (GLVIA3 paragraph 2.21.)
- 2.4 The GLVIA3 states:
- "LVIA can be carried out either as part of a broader EIA, or as a standalone 'appraisal' of the likely landscape and visual effects of a proposed development..."*
- *As a standalone 'appraisal' the process is informal and there is more flexibility, but the essence of the approach – specifying the nature of the proposed change or development; describing the existing landscape and the views and visual amenity of the area that may be affected; predicting the effects, although not their likely significance; and considering how those effects might be mitigated – still applies".* (GLVIA paragraph 3.2)
- 2.5 The components of this report include: baseline studies; description and details of the landscape proposals and mitigation measures to be adopted as part of the scheme; and identification and description of likely effects arising from the proposed development.
- 2.6 In terms of baseline studies, the assessment provides an understanding of the landscape that may be affected, its constituent elements, character, condition and value. For the visual baseline, this includes an understanding of the area in which the development may be visible, the people who may experience views, and the nature of views.

Assessment of Landscape Effects

- 2.7 GLVIA3 states that *"An assessment of landscape effects deals with the effects of change and development on landscape as a resource"* (GLVIA3 paragraph 5.1).
- 2.8 The baseline landscape is described by reference to existing published Landscape Character Assessments and by a description of the site and its context.
- 2.9 A range of landscape effects can arise through development. These can include:
- Change or loss of elements, features, aesthetic or perceptual aspects that contribute to the character and distinctiveness of the landscape;

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



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

Assessment of Visual Effects

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

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

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

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

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

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

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

- *“The scale of the change in the view with respect to the loss or addition of features in the view and changes in its composition, including proportion of the view occupied by the proposed development;*
- *The degree of contrast or integration of any new features or changes in the landscape with the existing or remaining landscape elements and characteristics in terms of form, scale and mass, line height, colour and texture;*
- *The nature of the view of the proposed development, in terms of the relative amount of time over which it will be experienced and whether views will be full, partial or glimpses” (GLVIA3 paragraph 6.39).*

2.21 The geographical extent of the visual effect in each viewpoint is likely to reflect:

- The angle of view in relation to the main activity of the receptor;
- The distance of the viewpoint from the proposed development;
- The extent of the area over which the changes would be visible.

2.22 As with landscape effects, the duration of the effect could be short to long term or permanent and the same definitions apply.

2.23 GLVIA3 states that there are no hard and fast rules about what makes a significant effect, and there cannot be a standard approach since circumstances vary with the location and context and with the type of proposal, but the following points should be noted;

- *Effects on people who are particularly sensitive to changes in views and visual amenity are more likely to be significant*
- *Effects on people at recognised and important viewpoints or from recognised scenic routes are more likely to be significant*
- *Large-scale changes which introduce new, non-characteristic or discordant or intrusive elements into the view are more likely to be significant than small changes or changes involving features already present within the view. (GLVIA3 paragraph 6.44)*

2.24 The criteria used in this appraisal are set out in Appendix A.

Overall Landscape and Visual Effects

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

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

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

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

3.0 PLANNING POLICY

National Planning Policy Framework (NPPF, December 2023)

- 3.1 The NPPF sets out the Government's economic, environmental and social planning policy and in combination these policies give the Government's vision of sustainable development. The NPPF emphasises the need for well-designed places, promoting healthy and safe communities and conserving and enhancing the natural environment.
- 3.2 Regarding landscape and green infrastructure, the Natural Environment section of the NPPF provides a policy context for the countryside and green infrastructure. The key objectives include protecting and enhancing valued landscapes and, minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures.
- 3.3 Paragraph 180 states at part a) that planning policies and decisions should protect and enhance valued landscapes and goes on to clarify that this should be in a manner commensurate with their statutory status or identified quality in the development plan. Part b) states that planning policies and decisions should recognise *"the intrinsic character and beauty of the countryside"*.
- 3.4 Paragraph 181 advises that:

"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".
- 3.5 Paragraph 182 goes on to add:

"Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to these issues". And

"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."
- 3.6 The site is within an undesignated landscape with no special protected status. The character of the site and its immediate context is assessed within this report to help inform decisions regarding *"the intrinsic character and beauty of the countryside"*. The potential to enhance green infrastructure networks is also considered.

Planning Practice Guidance (PPG)

- 3.7 The PPG was first published on 6th March 2014 and is a regularly updated online planning resource which provides guidance on the NPPF and the planning system. The NPPF continues to be the primary document for decision making.

Local Planning Policy

The Local Plan 2006 – 2026, Hinckley & Bosworth Borough Council

- 3.8 The Local Plan consists of a number of Development Plan Documents (DPDs) which now replace the 'saved' policies of The Local Plan, 2001.
- 3.9 DPD documents comprising The Local Plan 2006 – 2026 are as follows:
- *Core Strategy DPD*
 - *Site Allocations & Development Management Policies DPD*
 - *Hinckley Town Centre Area Action Plan (AAP) DPD*
 - *Earl Shilton & Barwell AAP DPD*

Core Strategy DPD, Adopted December 2009

- 3.10 The Core Strategy is the key Development Plan Document (DPD) in the Local Plan 2006 - 2026 (formerly Local Development Framework (LDF)) providing the vision and spatial strategy for the borough.
- 3.11 Key policies of relevance to the site and the proposals are as follows:

Policy 7: Key Rural Centres

- 3.12 The Council will:

"To support the Key Rural Centres and ensure they can provide key services to their rural hinterland, the council will:

- *Support housing development within settlement boundaries that provides a mix of housing types and tenures as detailed in Policy 15 and Policy 16.*
- *Support development under Policy 17: Local Needs.....*
- *Require development to be of the highest environmental standards in line with Policy 24."*

Policy 11: Key Rural Centres Stand Alone

- 3.13 Market Bosworth is included as one of the Key Rural Centres Stand Alone, representing settlements outside the National Forest and away from the edge of Leicester that provide services to their rural hinterlands.
- 3.14 Amongst other objectives, the policy seeks to consolidate and improve existing services within the villages and maintaining the strong sense of individual settlement identity.
- 3.15 Specifically, with regards to **Market Bosworth**, the policy seeks to:

"To support the local services in Market Bosworth and maintain rural population levels the council will:

- *Allocate land for the development of a minimum of 100 new homes. Developers will be required to demonstrate that the number, type and mix of housing proposed will meet the needs of Market Bosworth, taking into account the latest Housing Market Assessment and local housing needs surveys where they exist in line with Policy 15 and Policy 16.*
- *Support additional employment provision to meet local needs in line with Policy 7.*

- Support the role of Market Bosworth as a tourist destination in its own right and linked to the Bosworth Battlefield and Ashby Canal Corridor in line with Policy 23.
- Support the improvement of the GP facilities in Market Bosworth to support the increase in population, to be delivered by the PCT and developer contributions.
- Address the existing deficiencies in the quality, quantity and accessibility of green space and play provision in Market Bosworth as detailed in the council's most up to date strategy and the Play Strategy. New green space and play provision will be provided where necessary to meet the standards set out in Policy 19."

Policy 19: Green Space and Play Provision

3.16 The Policy states:

"The following standards will be used in relation to green space and play provision in the borough to ensure all residents have access to sufficient, high quality, accessible green spaces and play areas:

Quantity

Equipped Children's Play Space - A minimum of 0.15 ha/1000 population (excluding buffer zones)

Casual/Informal Play Space - A minimum of 0.7 ha/1000 population

Outdoor Sports Provision – A minimum of 1.6 ha/1000 population

Accessible Natural Green Space - A minimum of 2 ha/1000 population

In areas with populations under 1000 people, a pro-rata approach will be used.

Accessibility

District Parks and Green Spaces - All households should be within 5 kilometres of an open space of at least 10 hectares which provides general facilities for recreational activity within a landscaped setting

Neighbourhood Parks and Green Spaces - All households should be within 600 metres of an open space of between 1 and 10 hectares which provide general facilities for recreational activity within a landscaped setting

Local Parks and Green Space - All households should be within 400 metres of an open space of between 0.2 - 1.0 hectare which provide facilities for recreation within a localised area, catering for the specific informal needs of the local community

Incidental/Amenity Green Space - All household should be within 300 metres of a small formal or informal area of open space

The above standards will be used to determine:

- a) Where improvements are needed to existing green spaces and play areas*
- b) Where new provision of green spaces and play areas are required to support existing and new residents and workers in the borough*

Standards need to be assessed according to their geographical context and in rural areas and smaller settlements with lower populations these standards may be difficult to achieve.

In such cases access to provision in larger neighbouring settlements should be identified and accessibility improved where practical."

Policy 20: Green Infrastructure

- 3.17 The policy identifies priorities for implementation of green infrastructure network. With relevance to the Market Bosworth the policy states:

"the following strategic interventions will be supported:

Western Zone

- *Improved connections between Market Bosworth and Bosworth Water Trust – Provide safe pedestrian (and possibly cycle paths) to connect Market Bosworth and the Bosworth Water Trust and improve access between the canal, the Water Park and Market Bosworth*
- *Disused Railway Line - Nuneaton to Market Bosworth Multifunctional Corridor - Develop this route into a multifunctional corridor, linking into the southern zone...*
- *Bagworth to Market Bosworth Multifunctional Corridor - Create a multifunctional corridor following two stream corridors to connect the National Forest with the borough's other main tourist and biodiversity asset around Market Bosworth. Particular biodiversity improvement measures could include the widening of the stream corridor by negotiating a buffer along the stream corridor with landowners. The link would also complement the Leicestershire Round and Ivanhoe Way, whilst Barlestone could become a stopping point en route, increasing the potential for capturing tourist revenue.*

Detailed descriptions of the strategic interventions outlined above are contained in the Hinckley & Bosworth Green Infrastructure Strategy. Developers will be required to contribute to the delivery of these interventions through developer contributions and/or provision of land where appropriate.

Development that would compromise the delivery of the Green Infrastructure Network will not be permitted."

Site Allocations and Development Management Policies DPD

- 3.18 Formally adopted on 12th July 2016 the DPD forms part of the Local Plan 2006 to 2026 and identifies sites for various uses including housing, employment, retail, open space and community facilities in order to deliver the aims, vision and objectives of the Core Strategy. In addition, the DPD contains 25 development management policies which will be used to assess planning applications over the plan period.

- 3.19 Policies of relevance to the proposals include:

Policy DM4: Safeguarding the Countryside and Settlement Separation

- 3.20 The Policy states:

"To protect its intrinsic value, beauty, open character and landscape character, the countryside will first and foremost be safeguarded from unsustainable development. Development in the countryside will be considered sustainable where:

.....

- 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...”

Policy DM8: Safeguarding Open Space, Sport and Recreational Facilities

3.21 The Policy states:

“Planning permission will not be granted for proposals resulting in the loss of land or buildings in recreational or sporting use and areas of open space, as identified in the most recent Open Space, Sport and Recreational Facilities Study, except where:

a) A replacement of an equivalent typology is provided, as defined by the most recent Open Space, Sport and Recreational Facilities Study, in an appropriate location serving the local community; or

b) It is demonstrated that there is a surplus of recreational land, facilities or open space of the same typology exceeding the needs of the local community; or

c) The development of a small part of a larger site in recreational use would result in the enhancement of recreational facilities on the remainder of the site, or on a nearby site serving the same community....”

Policy DM9: Safeguarding Natural and Semi-Natural Open Spaces

3.22 The policy states:

“All developments within or affecting Natural and Semi-Natural Open Spaces should seek to retain and enhance the accessibility of the space and its recreational value whilst ensuring the biodiversity and conservation value is also enhanced.

Development within areas of Natural and Semi-Natural Open Space, as defined on the policies map, will only be considered appropriate where:

a) The proposal relates to the enhancement of the area for recreational purposes and only where this does not lead to the loss or damage of the area’s biodiversity value; or

b) It relates to the enhancement of the area’s biodiversity or conservation value; or

c) It would promote the establishment and enhancement of pedestrian footpaths and cycle ways; or

d) If within the National Forest, it contributes to the delivery of the National Forest Strategy in line with Core Strategy Policy 21; and

e) If within a Green Wedge, it protects its role and function in line with Core Strategy policies 6 and 9.”

Policy DM10: Development and Design

3.23 The policy considers design principles to ensure good design across the borough and states:

“Developments will be permitted providing that the following requirements are met:

- a) *It would not have a significant adverse effect on the privacy and amenity of nearby residents and occupiers of adjacent buildings, including matters of lighting, air quality (including odour), noise, vibration and visual intrusion;*
- b) *The amenity of occupiers of the proposed development would not be adversely affected by activities in the vicinity of the site;*
- c) *It complements or enhances the character of the surrounding area with regard to scale, layout, density, mass, design, materials and architectural features;*
- d) *The use and application of building materials respects the materials of existing, adjoining/neighbouring buildings and the local area generally;*
- e) *It incorporates a high standard of landscaping where this would add to the quality of the design and siting;*
- f) *It maximises opportunities for the conservation of energy and resources through design, layout, orientation and construction in line with Core Strategy Policy 24;*
- g) *Where parking is to be provided charging points for electric or low emission vehicles are included where feasible;*
- h) *An appropriate Sustainable Drainage Scheme is submitted to and approved by the relevant Authority. Schemes should incorporate wildlife areas, ponds, swales and permeable paving where appropriate;*
- i) *It maximises natural surveillance and incorporates the principles of Secured by Design and has considered the incorporation of fire safety measures.*

In exceptional circumstances where outstanding, innovative design is demonstrated (particularly where high levels of sustainability are an integral feature), applications will be considered favourably, even where this may result in some limited conflict with the above criteria.”

Market Bosworth Neighbourhood Plan 2014 – 2026, Adopted

- 3.24 The Market Bosworth Neighbourhood Plan has been formally adopted
- 3.25 The following policies are of relevance to landscape and visual matters and the proposed development:

Policy CE1: Character and Environment

- 3.26 This policy is aimed at achieving the objective: *sensitive development respecting the Character of Market Bosworth* and states:

“The following areas are designated as Local Green Space:

Policy CE1a: All new development within Market Bosworth should be in keeping with its Character Area with regards to scale, layout and materials to retain local distinctiveness and create a sense of place. Where new development would be visible from an adjacent Character Area it should be sensitive to the principal characteristics of that area. Innovative or outstanding design will be supported if it raises the overall quality of the Character Area. The boundaries of the Character Areas are shown on the Character Areas Map....

Policy CE2: Local Green Space

- 3.27 The policy is aimed at achieving the following objective: *Protect and enhance existing open spaces and amenity* and states:

“The following areas are designated as Local Green Space:

- *Silk Hill area; and*
- *The wide verge including a line of mature oak trees on the west side of Sutton Lane.*

The boundaries of the above Local Green Spaces are shown on the Green Spaces Map

New development that is incompatible with the importance of the Local Green Space as an attractive publicly accessible area will not be allowed unless there are very special circumstances where the benefits of the development clearly outweigh any harm.”

Policy CE3: Important Views and Vistas

- 3.28 The policy is aimed at achieving the following objective: *Protect and enhance existing open spaces and important landscape characteristics*, and states:

*“Development that harms important views into or vistas out of Market Bosworth will be resisted. The location and direction of these views and vistas are indicated on the Views and Vistas map
.....*

New development will not be supported if it has a significantly adverse impact on an important view or vista.”

- 3.29 Section 6.1p of the Neighbourhood Plan includes a number of views which have been identified *“as important in defining the characteristics of the town. They highlight the transition from rural landscape to the town centre and create the sense of place.”*

- 3.30 The Neighbourhood Plan includes an Important View, View 9. looking north along Shenton Lane, towards the residential edge of Market Bosworth. The following description for View 9 states:

“The map shows the view commencing from a point next to Witherstitch Lodge Stables bordered by established trees. As you move along the view, local allotments are located on the left, then residential dwellings including the site and remains of the original Poor House become apparent. This is an important view as it is the location of local rural business and reminders of the past in the form of the Poor House. This uphill view is another example of the unique setting of Market Bosworth, with the close proximity of farmed countryside and grazing land so close to the historic core.”

- 3.31 Proposed development will be located to the western parcel, adjacent to the existing settlement edge with the eastern parcel retained for Green Infrastructure. As a result of the topography of the western parcel (falling towards the residential edge) and the existing and proposed tree planting and vegetation to the eastern parcel, views along Shenton Lane towards the settlement would be screened therefore preserving Important View 9.

Policy CE4: Trees

- 3.32 The policy is aimed at achieving the following objective: *Conserve and enhance important trees and wooded areas*, and states:

“Mature trees and woodland should be protected wherever possible. Development that will result in the loss of or damage to Protected Trees and Woodlands (as defined in the glossary) will not be permitted unless a satisfactory scheme for the replacement of lost trees or mitigation of any damage to the landscape is agreed.”

Policy CE5: Landscape of the wider parish

- 3.33 The policy is aimed at achieving the following objective: *Conserve and enhance the distinctive landscape outside the settlement boundary*, and states:

“In the open countryside outside the settlement boundary, new development will only be permitted

a. where it contributes to the local economy

b. for the re-use or extension of an existing building or

c. for sport or recreation or

d. For new dwellings in the circumstances identified in paragraph 55 of the Framework.

In all cases development will only be permitted where it does not cause harm to the landscape or biodiversity of the countryside that cannot be effectively mitigated”

Policy CE6: Building and Development

- 3.34 The policy is aimed at achieving the following objective: *Provide affordable housing with local people given priority*, and states:

- 3.35 Policy BD1: Affordable Housing is of relevance to the proposals and states:

“All residential developments of 11 dwellings or more should provide 40% affordable homes on-site where:

a. All on-site affordable housing is prioritised for those with a local connection as prescribed by the Local Connection Criteria.

b. Affordable housing is evenly spread across a development site in small clusters of four to six dwellings.

Developments of 6-10 dwellings will be required to make an equivalent cash payment commuted until after the completion of the dwellings on the site. In all cases, where it can be demonstrated that the required level of the affordable housing contribution is not viable through a viability assessment, reduced affordable housing provision will be considered.”

Other Relevant Strategies, Guidelines or Documents

The Good Design Guide SPD, Hinckley and Bosworth Borough Council, 2020

- 3.36 The SPD considers the way in which well planned developments can make a positive contribution to the built environment. The guide outlines the council's design principles of relevance to all scales of development and prepared in order to raise the design quality of development within the borough whilst ensuring that the local identity and heritage is also enhanced.

- 3.37 Local policy highlights key themes of relevance to the borough and provide the context for developing good design, including:

“• Ensuring that design of new development reflects its location.

- *Understanding the requirement for settlements to respond to differing levels of developmental pressure.*
- *Responding to the architectural legacy and spatial form of individual settlements as influenced by their historic development including the influence of medieval agricultural farming origins and later industrial growth, which are significant within the Borough.*
- *Understanding the relationship between a settlement and its landscape character, and the influence this might have on the spatial considerations of design."*

Open Space, Sport and Recreational Facilities Study (October 2016)

- 3.38 In 2016, an Open Space Sports and Recreational Facilities Study was prepared to update the 2011 study.
- 3.39 The study assesses open spaces within the borough by parish, and includes an assessment of quality, quantity and accessibility.
- 3.40 There are 27 open spaces within Market Bosworth Parish which comprise a number of different open space typologies. The quantity of each open space typology was recorded in order to identify deficiencies. There is a good distribution of natural and semi-natural open space, amenity green space and allotments within the parish and the SPD sets out the accessibility standards for the various typologies represented. The study also considered quality of open space setting a target for all open space typologies to be 80%.
- 3.41 The SPD offers the following conclusions in relation to Market Bosworth:
- "Market Bosworth meets the provision standards for all open spaces with the exceptions of facilities for young people. This was highlighted as an issue in the previous Open Space Study. The parish council was consulted at the time and the representative for the parish council found that there are limited young people within the settlement and therefore a lack of demand for facilities. Furthermore, all residents have access to informal open space, which means that there are opportunities for informal recreation in the settlement. Demand for facilities for young people within Market Bosworth should therefore be monitored and new provision provided if demand is sufficient.*
- There are a number of open spaces which fall below the recommended quality target of 80% these are mainly amenity green spaces and areas of play for children.*
- Amenity green space can play a valuable role in providing informal recreational opportunities for children and young people providing a place to meet and socialise with friends. As Market Bosworth has a lack of facilities for young people it is important that amenity green space within the village is of a higher quality and informal facilities for young people is encouraged.*
- On the whole access within Market Bosworth is well distributed. There is poor access for young people."*

Play Pitch Strategy and Action Plan (March, 2019)

- 3.42 The Play Pitch Strategy and Action Plan, prepared by Hinckley and Bosworth Borough Council, (HBBC) working in partnership with Sport England, and the National Governing Bodies of Sport, provides an assessment of the provision and quality of existing playing pitch facilities in the borough.

- 3.43 Each sport considered is assessed on the basis of supply, demand, adequacy of provision and key issues for strategy to address.

Hinkley and Bosworth Green Infrastructure Strategy (July 2020)

- 3.44 The Green Infrastructure Strategy was prepared by LUC on behalf of Hinckley and Bosworth Borough Council to ensure that the existing GI network is protected, strengthened and expanded to deal with future challenges.
- 3.45 The site falls outside the boundaries of the National Forest, Charnwood Forest and Stones Countryside Management Project.
- 3.46 The strategy has three key aims:
- *to review the extent to which GI assets (both 'green' and 'blue') are functioning well;*
 - *to identify where there are existing and anticipated future gaps in GI provision; and,*
 - *to set out what actions and interventions could enhance the current provision.*
- 3.47 The Strategy has been updated since 2008 as a result of the increased emphasis on the importance of Green Infrastructure in relation to health, wellbeing and climate change resilience.
- 3.48 The Six GI themes, as set out in the document are Landscape, Townscape and Historic Environment, Biodiversity, Active Travel, Open Space, Play and Recreation, Carbon Sequestration and Water Resources.
- 3.49 Market Bosworth falls within the Western GI Zone:
- 'Western GI Zone: a green and open landscape character with scattered settlements to the west, with a wealth of cultural and tourist assets but generally quite low biodiversity value (with important exceptions including two SSSIs and extended blue infrastructure corridors).'*
- 3.50 Several Key issues and Opportunities are set out in relation to the six themes. Under Biodiversity, opportunities for habitat connectivity are set out including hedgerow reinstatement and planting more diverse species of trees. Also included is the sympathetic management of green spaces for biodiversity. Also highlighted is the need for nature-based play opportunities.

Green Wedge Review (2011)

- 3.51 The aim of the Green Wedge Review was to assist the Council in determining the boundary of the green wedge.
- 3.52 It assessed the two green wedges within the Borough, namely the Rothley Brook Meadow Green Wedge and Hinckley/Barwell/Earl Shilton/Burbage Green Wedge.
- 3.53 Market Bosworth and the site do not fall within either Green Wedge identified within the review and Local Plan Proposals Map. As such, the review will not be considered further in this report.

The 6Cs Green Infrastructure (GI) Strategy, 2010

- 3.54 Substantial growth within the East Midlands region, especially in the 6C's sub-region, has driven the need for a strategic approach to provision of Green Infrastructure (GI) as well as to maximise the potential of GI to bring about multifunctional benefits.
- 3.55 The 6Cs sub-region encompasses the following local authority areas:

- *Derbyshire – Derby, Amber Valley, Erewash and South Derbyshire;*
 - *Leicestershire – Leicester, Blaby, Oadby & Wigston, Harborough, Melton, Charnwood, Hinckley & Bosworth and North West Leicestershire; and*
 - *Nottinghamshire – Nottingham, Gedling, Rushcliffe, Broxtowe and Ashfield (the Hucknall wards only).*
- 3.56 The Strategy comprises 6 volumes, including:
- *Volume 1: Sub-Regional Framework;*
 - *Volume 2: Action Plan;*
 - *Volumes 3-6: provide the supporting analysis and evidence of the level, type and distribution of GI needed to support sustainable development in the 6Cs sub-region.*
- 3.57 The Strategy is to be used in conjunction with local GI studies and strategies to support the delivery and management of high-quality GI within the 6Cs sub-region, as well as to inform the preparation of spatial plans at the local level.
- 3.58 GI Strategy is to be undertaken at two levels:
- *Sub-Regional level – to assess strategic GI requirements required to meet the needs of growth across the whole 6Cs sub-region.*
 - *City-scale level – to provide more focussed assessments of GI requirements which relate to the main settlements earmarked for growth (the principal urban areas and sub-regional centres)...*
- 3.59 The GI concept applies across the whole of the 6Cs sub-region, and it can occur at any scale. The intention is to ensure that the integrity of the overall Strategic GI Network is not compromised by inappropriate development and land management.
- 3.60 The proposed Strategic GI Network identifies locations where targeting investment in GI is most likely to deliver multiple benefits across a range of key environmental, social and economic policy areas.

A Survey of Important Trees and Hedgerows in the Parish of Market Bosworth, 2018

- 3.61 The survey was undertaken by Market Bosworth Parish Council, following responses made as part of the neighbourhood planning process, in which residents identified the characteristics of Market Bosworth they valued most. Of these was the need to identify the opportunity to afford protection for trees beyond the Conservation Area to include the whole of the parish.
- 3.62 The survey divides the parish into 14 rural areas in addition to the Conservation Area and the area within the Settlement Boundary. Trees and hedgerows were surveyed along all public roads, footpaths, towpaths, and bridleways with the aim to identify the potential impact of any loss of trees and hedgerows on the landscape character of the parish.
- 3.63 The criteria for classifying 'important' trees and hedgerows were:
- "1. Significant contribution towards:*
- 1.1 the 'wooded hilltop' characteristic of Market Bosworth*
 - 1.2 breaking up building roofline*

1.3 the vista looking out from Market Bosworth

2. An important, multi-species or ancient hedgerow

3. An important, mature or veteran tree

4. A potential Local Wildlife site

5. A wildlife corridor"

- 3.64 Criteria 1 is subjective whilst criteria 2-5 are more technical and require validation by relevant experts.
- 3.65 This report makes recommendations for protecting the local rural landscape and identifies the need for future work. The report identifies all the important trees which should be protected by tree preservation orders.

4.0 BASELINE CONDITIONS

Landscape Character

National Character

- 4.1 National Character Area (NCA) profiles have been prepared by Natural England for the 159 NCAs defined across England. These NCA profiles include a description of the natural and cultural features that shape the landscape, how the landscape has changed over time, the current key drivers for ongoing change, and a broad analysis of each area's characteristics. Figure 4A illustrates the NCAs and other defined character areas within the context of the site.
- 4.2 At this very broad landscape scale, the site lies within Natural England's National Character Area (NCA) 94: Leicestershire Vales. This NCA covers a very extensive landscape area, stretching from the town of Hinckley in the west to Leicester in the northeast and southwards towards Market Harborough and Lutterworth and therefore covers a very extensive landscape area. Extracts from the profile of this NCA are included at Appendix D.
- 4.3 The Key Characteristics for the NCA are:
- *An open landscape of gentle clay ridges and valleys....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..*
 - *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 A number of Statements of Environmental opportunity are considered.
- 4.5 Those of relevance to landscape and visual matters relating to the site and its context includes:
- 4.6 SEO 1: *Protect and appropriately manage the strong historic character and heritage and the geological assets within the rural and urban landscapes, maintaining the evidence of past land use and connections between agriculture, settlement pattern and topography, as well as the significant*

places and events that took place within the area, so that the area can be enjoyed by all. Ensure that development is fully integrated into and informed by the landscape.

- 4.7 Of relevance to the site, the following are considered towards achieving the objectives of the SEO, include:
- *“Conserving remaining areas of historic designed parkland, typically on the edge of the area and next to the more wooded landscapes.... protect important features such as veteran trees and by planting replacement trees of appropriate species in keeping with historic landscape character.*
 - *Maintaining remaining areas where Tudor and Parliamentary enclosure survives, in particular in the east where there is less 20th-century influence and where hedgerows are currently low but well maintained.*
 - *Encouraging the use of traditional ‘Midlands-style’ hedge laying to manage hedgerows, improving their structure and biodiversity value and strengthening landscape character.*
 - *Using the understanding and knowledge of the distribution and location of settlements across the area to encourage and enable better informed and complementary designs for development and urban expansion.*
 - *Encouraging the use of locally sourced building materials in the repair and conservation of notable and historic buildings and in new developments within villages and smaller towns.*
 - *Ensuring that green infrastructure is incorporated into new and existing development, providing accessible greenspace, protecting valuable heritage assets and increasing biodiversity in urban areas.”*
- 4.8 SEO 2: *Manage, conserve, and enhance the woodlands, hedgerows, streams, and rivers in both rural and urban areas, to enhance biodiversity and recreation opportunities; improve water quality benefit soil quality; and limit soil erosion.*
- 4.9 The following objective is of relevance to the site:
- *“Seeking to introduce sustainable urban drainage systems in new and existing developments and next to the major roads throughout the area, to help regulate water flows (reducing the risk of flooding in urban areas) and to trap pollutants (preventing them from reaching main rivers and streams).”*
- 4.10 SEO 3: *Increase, manage and enhance the recreational assets, principally the rights of way network, country parks Improve access to these assets and the open countryside from ... surrounding rural communities and provide green infrastructure to help improve people’s health and wellbeing.*
- *“Objectives of relevance to the site, include:*
 - *Creating access to high-quality urban greenspace...*
 - *Creating natural links to the wider countryside to encourage the spread of species and thus enhance adaptation to climate change....*
 - *Creating extensive new planting on the edges of residential and other development to mitigate visual impact.... while avoiding sensitive sites.”*

Hinckley and Bosworth Landscape Character Assessment, September 2017

- 4.11 The Hinckley and Bosworth Landscape Character Assessment has been undertaken at a District/Borough level. Consisting of 2 parts, the assessment updates and replaces the previous Hinckley and Bosworth Borough Landscape Character Assessment, published in 2006.
- 4.12 The landscape of the borough has been divided into ten landscape character areas.
- 4.13 The site falls within Landscape Character Area C: Bosworth Parkland within the more general Agricultural Parkland Landscape Type, comprising rolling farmland and estate parkland with scattered trees and woodland around former agricultural villages. Extracts from the profile of this LCA are included at Appendix D.
- 4.14 Key Characteristics of the LCA are described as follows:
- “1) Rolling farmland and parkland with gentle slopes which rise and fall reaching a high point around the town of Market Bosworth.*
- 2) Scattered trees, woodlands and smaller fields of pasture around settlements add interest to the regular pattern of enclosure fields divided by low hawthorn hedges.*
- 3) A rural and peaceful character with development limited to scattered farm buildings and historic settlements well-integrated into the landscape by vegetation and small scale of buildings.*
- 4) Parkland of Bosworth Park with avenue trees and Bosworth Hall country estate.*
- 5) Recreation and tourism- Market Bosworth Country Park and a good network of public footpaths and routes popular with cyclists. Destinations include Market Bosworth, the Battlefield Visitor Centre, the Battlefield Line Railway and the Ashby Canal.*
- 6) Bosworth Battlefield has strong heritage associations.*
- 7) Historic villages of Cadeby and Sutton Cheney, with attractive red brick buildings and farm cottages, have a strong relationship with the surrounding agricultural landscape.*
- 8) Market Bosworth provides an important focus within the area and St Peter’s church provides a key landmark.”*
- 4.15 Key Sensitivities and Values are described as follows:
- “1) Historic value and associations with the nearby Bosworth Battlefield.*
- 2) Bosworth Hall and Park which has a strong sense of place as a result of the intact parkland and features of historic interest. Bosworth Country Park is a valuable recreational resource.*
- 3) Earthworks at the old village of Ambion are a reminder of a much older history.*
- 4) The rural character and relative sense of tranquillity. The rural settlement pattern of small linear villages and scattered farmsteads provide continuity with their agricultural origins.*
- 5) Mature trees and ancient woodland are an important habitat for many species including bats and birds. Hedgerows and trees are important features, creating structure and pattern to the landscape.*
- 6) The Ashby Canal is a valued landscape asset, particularly as a recreation and biodiversity resource as well as a reminder of the areas industrial heritage*

7) The quintessential East Midlands landscape of mixed farming with pasture, arable and ridge and furrow providing a strong sense of place as well as field patterns, country houses, canals and rivers. The attractive villages and small towns feature many notable older buildings including Market Bosworth and its landscape setting of fields and trees.

8) The rural setting and views to the church spire in Market Bosworth."

4.16 A number of Landscape Strategies are proposed, including:

"1) Promote the strong historic character and heritage including connections with the Battle of Bosworth and important medieval settlement remains.

2) Encourage the use of traditional 'Midlands-style' hedgelaying to manage hedgerows, improving their structure and biodiversity value and strengthening landscape character.

3) Maintain the rural character of the landscape, ensuring development responds sensitively to the landscape context.

4) Enhance and manage the diversity of parkland meadows, and retain features such as estate fencing and open roadsides with grass verges.

5) Maintain views to the church spire on the wooded skyline at Market Bosworth and rural views and setting of Market Bosworth.

6) Maintain and enhance the recreational assets including rights of way network and canal. Maintain positive management of the Ashby Canal and seek opportunities to extend and enhance areas of wetland habitat.

7) Create new and conserve existing notable habitats, in particular lowland wood pasture and parkland, wet woodland and grazing marsh."

4.17 The assessment considers the urban and townscape character of the fourteen principal settlements within Hinckley and Bosworth and the key characteristics are identified, together with recommended management strategies intended to protect and promote local distinctiveness and unique townscape qualities.

4.18 Urban Character Area (UCA) 6: Market Bosworth covers the majority of the settlement area. Although the site is not located within this area, it lies within close proximity along the southern edge of the UCA.

4.19 Key Characteristics of UCA 6: Market Bosworth, are described as follows:

"1) Hilltop settlement that is well-integrated with the surrounding rural landscape with woodland, mature trees and extensive parkland.

2) Setting provided by the open countryside and farmland of the surrounding landscape which lends a rural and peaceful character and permeates into the town.

3) The historic core of the town focussed around Market Place, has a unique character with a diverse mix of architecture but a strong sense of unity.

4) A compact streetscape comprising narrow pavements, winding roads and jitties or alleyways.

5) Generally small scale, with buildings fronting directly onto the street or bounded by low walls or railings.

6) A more loose-knit urban grain towards the edges of the town where trees and open spaces create a gradual transition between town and countryside.

7) Well-vegetated character provided by mature trees and hedges and green spaces.

8) Red brick, tiled roofs, tall chimneys, arched and white Georgian style windows, often terraced properties. Landmark buildings are often stone.

9) Strong historic character which is reinforced by Bosworth Hall and its parkland setting.”

4.20 Key Sensitivities and Values include the following:

“1) The distinctive character and historic value of the market place including the historic buildings and the historic link between the town, Bosworth Hall and parkland and the surrounding agricultural landscape and Bosworth Battlefield.

2) Small scale and compact form of the buildings and alleyways in the historic core.

3) Distinctive and interesting architecture including the range of vernacular materials used for buildings, boundaries and public realm which creates a sense of unity.

4) Green spaces and features which penetrate the historic core including Bosworth Country Park, the parkland around Bosworth Hall and scattered small woodlands and mature trees which create a transition to the surrounding landscape as well as multifunctional environmental benefits, leisure and visual amenity.

5) The rural setting which lends a distinctive character as well as recreational and visual amenity value.

6) Views to and from the surrounding landscape are important to the character of the town with a number of vistas to the Battlefield.

7) The wooded skyline and church spire is a landmark feature in views from the surrounding farmland.”

4.21 Townscape Strategies identified include:

“1) Prioritise local distinctiveness in every element of change and future development.

2) Ensure that new development is carefully designed to respect its surroundings and setting.

3) Maintain the well-integrated appearance of the town in the wider landscape through maintaining the pattern of building heights which mean that trees are the dominant features and the rooftops are only visible in filtered views, with the church spire remaining as a landmark feature above the wooded skyline.

4) Encourage opportunities to enhance biodiversity including connecting clusters of woodland and natural management along the canal corridor.

5) Promote recreation and tourism focussed on the natural assets such as the canal corridor and historic assets.

6) Encourage opportunities to enhance safe pedestrian/ cycling connections including between Market Bosworth and Bosworth Water Trust and the Ashby Canal. There may be potential to improve access on existing routes close to Market Bosworth such as the gated roads at Sutton Lane between Market Bosworth and Sutton Cheney.”

Hinckley and Bosworth Landscape Sensitivity Assessment, September 2017

- 4.22 This assessment reviews and updates the existing landscape character evidence base and provides an updated landscape character assessment and landscape sensitivity assessment.
- 4.23 The landscape character assessment is to be read as context to the landscape sensitivity assessment.
- 4.24 The site does not fall within any of the Assessment Areas, although part of the LCA within which the site is located falls within Assessment Area 15: Bosworth Battlefield. However, this lies at a considerable distance from the site and is separated by intervening vegetation and topography. As such, the assessment will not be considered further in this report.

Market Bosworth Neighbourhood Plan (2014 - 2026), Indicative Character Areas

- 4.25 The adopted Market Bosworth Neighbourhood Plan describes the landscape comprising the designated Neighbourhood Planning Area in terms of seven indicative character areas (ICA).
- 4.26 Although the site is not covered by an indicative character area, it lies adjacent to ICA D: Suburban Residential, which covers the developed area to the north-west of Shenton Lane.
- 4.27 ICA E: Historic Core, covers an area of the town to the north of the site, separated from the ICA beyond the adjacent cemetery and paddocks.
- 4.28 Character Area D: Suburban Residential, forms the largest bulk of built form in the settlement, comprising suburban residential dwellings.
- 4.29 Three main residential estates comprising the ICA, include:
- The 1960/70/80s residential estates to the southwest of the historic core including properties along Station Road
 - Cedar Drive residential estate to the south of the historic core
 - Residential properties on Moorland Close, Barton Road, Back Lane and Harcourt Spinney to the north and west of the historic core.
- 4.30 The following characteristics define ICA D and include:
- Dominated by detached and semi-detached, two storey dwellings
 - Long open aspect front gardens provide a sense of openness
 - Wide, open aspect grassed verges at road entrances
 - Public open spaces dividing housing
 - Well proportioned, uniform plots with properties set back from the pavement
 - Garages and Driveways.

Designations

- 4.31 The site is not covered by any local or national landscape designations e.g. National Parks, AONB's, Special Landscape Areas, AGLV's etc. Figure 3 illustrates to location of the landscape / landscape related designations.

- 4.32 Market Bosworth Conservation Area and a number of Listed Buildings within its boundary lie approximately 200m to the northeast of the site covering the majority of the historic core. The nearest Listed Buildings, namely the Grade II Listed House on Sutton Lane and the Grade II Listed 'The Old Rectory' that lie approximately 400m and 425m to the north-east, respectively. The scheduled monument, comprising Roman foundations to the east of Barton Road, lies approximately 720m to the north-east of the CA boundary.
- 4.33 Market Bosworth Country Park extends over a vast tract of land approximately 480m to the east of the settlement edge and Bosworth Registered Battlefield covers a large area of the landscape to the south, containing a smaller area comprising Bosworth Battlefield Country Park, located approximately 1.9km to the south of the site.

Topography

- 4.34 The following should be read in conjunction with Figure 5.

Context – Landform

- 4.35 Settlement at Market Bosworth lies along a raised landform within the local landscape, which continues to rise predominately towards the north and east.
- 4.36 Landform slopes down westwards towards Ashby de la Zouch Canal and the valley of the River Sence, crisscrossed by its tributaries and dotted with water bodies, including Bosworth Water Park.

Site - Landform

- 4.37 The topography across the site rises in a north easterly direction from 108m to 120m Above Ordnance Datum (AOD).

Site and Immediate Context

- 4.38 An assessment of landscape character of the site and its immediate context has been carried out, providing a finer level of assessment than the published studies.
- 4.39 Market Bosworth is town located in Leicestershire, approximately 20km from the city of Leicester. The settlement lies on a high point within rolling farmland, encircled by major infrastructural routes, including the River Sence and River Anker to the south and west, the M1 and M42 major road corridors as well as major railway routes. The countryside surrounding the site is further criss-crossed with rail and road corridors, rivers and Ashby de la Zouch Canal which is approximately 0.9km from the site. The Battlefield Line heritage railway line operated by the Shackerstone Railway Society, runs south-east to north-west to the west of the settlement area, between Shackerstone via Market Bosworth to Shenton in Leicestershire. Land use is predominantly agricultural farmland, interspersed with woodland and wooded copses and areas of former parkland. The rural settlement pattern includes small linear villages and scattered farmsteads which provides continuity with their agricultural origins. Main urban centres within the wider landscape surrounding the site include Leicester City located to the east; Birmingham and Tamworth to west; Burton on Trent, Swadlincote and Ashby de la Zouch to north-west; Hinckley, Nuneaton and Coventry to south; and Derby to the North. The landscape is rich in heritage and recreational opportunities, including Bosworth Registered Battlefield and Park to the south; Market Bosworth Country Park to the east; and Market Bosworth Conservation Area and historic core to

the north, including St Peters Church. Close to the site's eastern boundary, there are proposals for a new residential development of up to 90 dwellings with associated open space, located on land between Shenton Lane and Sutton Lane.

- 4.40 There are no footpaths within the site, with the nearest being PRow S72/6 which is located to the northwest of the site boundary and links York Close to Coton Priory / Priory Lane.
- 4.41 The surrounding landscape has a well vegetated character, comprising farmland frequently interspersed with woodland blocks, field boundary hedgerows and tree belts associated with water courses and rural lanes. The well vegetated landscape in combination with landform serves to truncates views across parts of the landscape, limiting intervisibility in places. Where woodland occurs along higher ground, this serves to enclose parts of the landscape from the wider context.
- 4.42 The site comprises of 5.61 hectares of arable land and is located to the southeast of Market Bosworth. The site consists of two fields which are separated by a line of existing vegetation. The site boundary consists of native hedgerow and tree vegetation which serves to screen the site from the east and Shenton Lane, but less so from the north / northwest. The site slopes from the north-western corner adjacent to York Close up towards the eastern corner along Shenton Lane.

Landscape Value

- 4.43 In terms of "landscape value" it is appropriate to examine the role of the site and its immediate context in terms of the range of local factors set out in the GLVIA3 (Box 5.1, page 84), 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.
- 4.44 Landscape Designations: The site is not covered by any designations at the national or local levels.
- 4.45 Market Bosworth Country Park, Market Bosworth Conservation Area and associated Listed Buildings lie to the northeast.
- 4.46 Bosworth Battlefield lies to the south, comprising a registered battlefield site.
- 4.47 Landscape Quality (Condition): Landscape comprising the site and its immediate surroundings, is representative of the character area within which it sits. Landform within the site forms part of the wider characteristically rolling farmland to the south of the village, rising north-eastwards towards the settlement edge to meet the main body of the settlement located along higher ground within the local landscape. Existing boundaries are relatively intact, particularly along the east and south-western boundaries represented by hedgerow and tree planting. Site boundaries are less intact along its north-western boundaries, comprising scrub and post and wire fencing as well as hedgerow.
- 4.48 There is a high degree of intervisibility between the site and the developed edge to the north with wide ranging distant views over the rolling farmland landscape to the south.
- 4.49 Views to the east are limited by intervening vegetation along road corridors combined with built form, dense vegetation, woodland and landform.
- 4.50 Scenic Quality: The site has a semi-rural and peaceful character both influenced by the settlement edge location along which it sits and the wider rolling farmland to the south and parkland to the east. As such, the landscape within which the site sits serves as the transition between the village to the north and the wider predominately agricultural landscape to the south and west.

- 4.51 The village is well integrated into its landscape context, such that dense tree and woodland blocks and copses interspersed throughout the farmland to the south and west as well as country park to the east, serves to screen and soften views towards the settlement edge from the wider landscape to the south to some degree.
- 4.52 Sloping topography along which the site sits, permits long distance views over the landscape to the west. Scattered trees and dense woodland, serve to enclose parts of the landscape to the east and west of the site. This in combination with landform, serves to truncate views further east and west.
- 4.53 Rarity and Representativeness: The site comprises a medium sized regular shaped parcel of arable land located at the edge of the settlement, between Shenton Lane, Stanley Road and York Close. Adjacent land use includes farm buildings to the east and southwest, residential buildings within the conservation area to the north and further east lies Market Bosworth Country Park
- 4.54 Overall, the site is representative of the wider farmland to the south and west of the settlement, although influenced by adjacent urban edge land uses, most notably settlement within Market Bosworth to the north.
- 4.55 Conservation Interest: The site is of limited conservation interest and comprises arable land and boundary vegetation.
- 4.56 Hedgerow bounds the northern, eastern, southern, and western boundaries; a hedgerow with tree planting lies roughly 50m from the eastern boundary within the site. Existing allotment plots are situated to the north-east within the site boundary.
- 4.57 Recreational Value: The site is not currently publicly accessible, located between Shenton Lane, Stanley Road and York Close.
- 4.58 Perceptual Aspects: The site forms a small part of the agricultural landscape setting to the south of the settlement, with a relatively rural and tranquil character.
- 4.59 Associations: The landscape surrounding the site and Market Bosworth has a number of historical associations which include Bosworth Registered Battlefield, comprises a large tract of landscape to the south within which lies the Scheduled Monument associated with the deserted medieval village of Ambion.
- 4.60 The Scheduled Monument comprising Roman foundations to the east of Barton Road is located within the landscape to the northeast of the settlement.
- 4.61 Market Bosworth Conservation Area covers the main area of the settlement including the historic core. The spire of the Grade II* Church of St Peter serves as a visual landmark within the landscape to the north-east.
- 4.62 In conclusion and having appraised the above factors it is judged that the site and the immediate landscape is of **Medium - High** landscape value.

Visual Baseline

- 4.63 A visual appraisal has been undertaken for the site. This has explored the nature of the existing visual amenity of the area and sought to establish the approximate visibility of the site from surrounding locations and receptors. A series of photo viewpoints have been selected which support this analysis.
- 4.64 Photographs have been taken to illustrate a view from a specific vantage point, or to demonstrate a representative view for those receptors that are moving through the landscape, e.g. rights of way users. The photographs may demonstrate varying degrees of visibility and include both short- and long-range views. The photographs were taken on the 8th of November 2020 and seasonal differences have been considered when determining the visual effects on these receptors.

Photo Viewpoints

- 4.65 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 Figure 7-17 illustrates the photo viewpoints. They are briefly described below.

Viewpoint 1

- 4.66 This viewpoint represents what can be seen by users of Shenton Lane which runs along the site's eastern boundary. To the left of the viewpoint a tall hedge and trees limited views of the site. The existing allotments can be seen to the centre of the viewpoint and the existing properties off Shenton Lane which have full views of the site to the left.

Viewpoint 2

- 4.67 This viewpoint is included, as it appears to be an Important View (View 9) as identified in the Market Bosworth Neighbourhood Plan. This viewpoint represents users of Shenton Lane and what can be seen from Witherstitch Stables driveway. Tall hedges and trees create partial views of the site which can be seen intermittently from this viewpoint. A partial view of the sites inner north-east boundary can be seen through a gate access point in the centre of the viewpoint.

Viewpoint 3

- 4.68 This viewpoint represents the road and pedestrian users of Priory Lane. From here, users can see PRow S72/6, and the western settlement edge of Market Bosworth which is partially screened by the undulating landform. The existing trees and hedgerows of the south-western site boundary can partially screen views of the rest of the site which slopes away to the north-west. Views of existing development in Market Bosworth including St. Peters Church Spire continue behind the site to the centre right of the viewpoint.

Viewpoint 4

- 4.69 This viewpoint represents users of PRow S72/6. From here, users can see the existing settlement extent of Market Bosworth in the background with the site's vegetation along the eastern boundary in the foreground. Due to the landform sloping away from the viewpoint, views of the site are limited, however the properties off Shenton Lane and Northumberland Avenue can be seen from this point.

Viewpoint 5

- 4.70 This viewpoint is located further along PRoW S72/6. From here footpath users can see the existing block of woodland to the left, followed by the existing settlement edge of Market Bosworth which is gradually screened by existing vegetation and hedgerows. The site can be partially seen from here, sloping towards York Close/ Stanley Road in the centre of the viewpoint, blocked intermittently by the existing vegetation along the site's eastern boundary.

Viewpoint 6

- 4.71 This represents users of PRoW S72/6. From here, footpath users can see the existing settlement edge of York Close to the left, along with existing vegetation at the bottom of the valley which screens views of the rest of the existing development edge. The vegetation on the eastern site boundary creates partial views of the site beyond which slopes up towards Shenton Lane.

Viewpoint 7

- 4.72 This viewpoint represents users and residents of Stanley Road. From here, the site is partially visible through gaps in the existing properties and existing vegetation. The site slopes away upwards towards existing vegetation along Shenton Lane.

Viewpoint 8

- 4.73 This viewpoint represents the users of Weston Drive heading south towards the site. From here, users can see the site above and through the gaps of the properties along Stanley Road. The existing vegetation screens Shenton Lane.

Viewpoint 9

- 4.74 This viewpoint represents users of Northumberland Avenue. From this viewpoint, the existing properties front garden vegetation and the existing vegetation along the northern site boundary prevent the site from currently being visible. This is also a result of the landform sloping away to the west, which results in only being able to see the field which borders the site to the east.

Viewpoint 10

- 4.75 Viewpoint 10 represents users of footpath S55/1, which runs adjacent to Market Bosworth Cemetery, between Sutton Lane and Shenton Lane. To the left of the viewpoint users can see rolling pasture land, partially screened by existing hedgerows and trees. Witherstitch lodge and its associated buildings screen the southern boundary of the site on Shenton Lane, and the existing properties on Shenton Lane screen the Northern boundary. The existing hedgerows and trees which line Shenton Lane prevent any clear views of beyond the site boundary.

Viewpoint 11

- 4.76 This viewpoint represents users of Sutton Lane, a road with restricted vehicle access. From here, the existing vegetation along Sutton Lane prevents any views of the site, as only the treetops of the vegetation along Shenton Lane are visible.

Viewpoint 12

- 4.77 This viewpoint represents users of PRoW S74/3 as it passes through farmland to the southeast of Bosworth Country Park adjacent to Woodhouse Farm. The view looks northwest towards Market

Bosworth towards the site and continues over arable farmland in the foreground, terminating in views of dense woodland and tree belts in the middle distance.

Viewpoint 13

- 4.78 This viewpoint represents users of PRoW S74/3 further towards Ambion Lane. From here, users can see rolling farmland with woodland blocks associated with Bosworth Country Park, as well as St Peters Church Spire and Nursery Barn which is situated south of the site boundary. The site from this viewpoint is not visible due to the landform sloping away on the other side of Nursery Barn / Priory Lane.

Viewpoint 14

- 4.79 This viewpoint represents users looking north from Bosworth Battlefield Visitors Centre car parking. From here, rolling farmland interspersed with field hedgerows and trees lead towards Market Bosworth. To the left, Nursery Barn can be seen next to a woodland block and to the centre St Peter's Church Spire is visible on the horizon. To the right of the view, Market Bosworth Country Park and its associated woodland blocks can be seen. Intervening landform and vegetation serve to prevent views towards Market Bosworth and the site.

Viewpoint 15

- 4.80 This viewpoint represents users of Bosworth Road / Sutton Lane heading north towards Market Bosworth. From here, only the existing vegetation along Shenton Lane is visible, as intervening landform and vegetation prevent any further views of the site. Witherstitch Lodge Stables and its associated buildings also serve to screen the eastern site boundary

Viewpoint 16

- 4.81 Taken looking east along York Close from the edge of PRoW S72/6, this viewpoint represents that of pedestrians using the footpath, vehicle users of York Close and residents to York Close. The viewpoint illustrates the existing settlement edge and the point of access to the Site from York Close. The viewpoint illustrates the existing housing consisting of 2 storey detached properties on medium sized plots.

Summary of Visual Baseline

- 4.82 The baseline analysis results in a number of reasoned conclusions which are summarised below:
- The majority of views towards the site and its boundaries are gained by adjacent receptors to the north, east and west, including residents, vehicular and pedestrian users of Shenton Lane; residents of housing along the western edge; pedestrian users of the PRoW S76/6; and users of Priory Lane;
 - Long distance views of the site and its boundaries are gained from select locations from receptors to the south, such as Ambion Lane and from the visitor's entrance to Bosworth Battlefield, as well as from locations along the PRoWs network within the farmland to the north of Ambion Lane;
 - Views of the site and its boundaries from receptors further east of Sutton Lane are prevented by dense vegetation along the lane and that associated with Market Bosworth Country Park beyond in combination with intervening landform to the east.

- Views of the site from the historic core are prevented by intervening built form associated with Market Bosworth;

5.0 LANDSCAPE PROPOSALS

Introduction

- 5.1 The development proposals are described in the Design and Access Statement and other information accompanying the planning application. The existing landscape resource and the visual receptors and amenity of the site have been considered by the planning and design process and have informed the resultant scheme. This approach has entailed collaboration between landscape, urban design, ecological and other professionals. The landscape components of the scheme are an important integral part of the proposals.

Landscape Design and GI Objectives

- 5.2 The key objectives of the landscape and GI proposals for the scheme are to:
- Retain and supplement existing boundary hedgerows with additional native species planting and to provide areas of POS and new planting adjacent to site boundaries beyond which new housing is set back, softening the edge between development and countryside.
 - Provide areas of recreational POS through which pedestrian and cycle routes will pass, connecting to the existing PRoW network and green infrastructure (GI), enhancing accessibility across the site and local area as well as habitat value and biodiversity;
 - Enhanced pedestrian connections will forge connections between the site and the surrounding context, including the wider PRoW network, historic core to the north, and wider countryside including Market Bosworth Country Park to the east;
 - Increase accessibility across the site and provide for new areas of open space and play;
 - Provide SuDS and attenuation features within areas of open space, as well as across the development to serve as flood and surface water attenuation and also enhance habitat value across the site.

Landscape and Green Infrastructure (GI) Proposals

- 5.3 The landscape and GI proposals for the scheme are detailed in the Design and Access Statement accompanying the planning application. In summary these proposals include:
- The provision of land dedicated to landscape, GI, public open space, play and habitat related proposals.
 - The provision of new areas of Public Open Space (POS) located adjacent to site boundaries and incorporating new tree and shrub planting;
 - The retention of hedgerows and trees along boundaries;
 - The provision of attenuation basins and associated planting located at the low point of the site to the north and north-east.
 - The provision of new hedgerow and tree planting to boundaries and within areas of POS; and

- The provision of new footpath and cycle ways through areas of POS.

Landscape Management

- 5.4 All of the landscape areas and public open space features will be managed and maintained. This would be achieved through the implementation of a comprehensive Landscape Management Plan (LMP), to ensure the successful establishment and continued thriving of the landscape proposals.

6.0 LANDSCAPE AND VISUAL EFFECTS

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

Landscape Effects

Construction

- 6.2 Construction activities within the site will have greatest effect upon the character of the site and the immediate landscape. Localised changes in landform and site vegetation will be inevitable to accommodate site access, internal access roads as well as the SuDS ponds to the north-west. However, overall landscape features will remain unaltered.
- 6.3 Effects will be temporary and endure over the short term.

Operation (following Completion)

- 6.4 The following provides a summary of the landscape effects assessment included at Appendix B.

National Character Area - NCA 94: Leicestershire Vales

- 6.5 Landscape effects vary across this extensive NCA of which the site forms only a very small part.
- 6.6 The proposals are limited to a parcel of farmland located adjacent to the existing settlement edge of Market Bosworth and comprise a small amount of built form, POS and new tree and hedgerow planting.
- 6.7 To the north and northeast, the site is influenced by existing housing along the settlement edge. To the south and west lies rolling farmland and to the east lies a well treed lane and dense vegetation associated with Market Bosworth Country Park.
- 6.8 Built form will be located to the western parcel, set back from site boundaries particularly to the south and east beyond areas of POS and planting. This will serve to integrate new housing within the wider landscape framework at the edge of the settlement and retain the transition between the urban area and countryside.
- 6.9 Overall, the proposals will result in the addition of a very small amount of built form at the edge of the existing settlement and will have no more than **Negligible** effects upon the extensive NCA over both the long and short term.

Hinckley and Bosworth Landscape Character Assessment, September 2017

LCA C: Bosworth Parkland

- 6.10 The proposals will affect only a small part of this larger LCA, comprising a medium regular shaped parcel of farmland adjacent to the existing settlement edge. The proposals will retain and enhance boundary vegetation such as hedgerow and trees and will provide for new areas of POS and planting, setting development back from site boundaries and locating it towards the existing developed edge to the north and west, in proximity to York Close, Stanley Road, and

Northumberland Avenue. The parcel located adjacent to Shenton Lane will be retained for Green Infrastructure with additional tree planting located to the eastern edge.

- 6.11 Public Open Space, new planting and Play will be located to the south-western boundary of the western parcel and the southern parcel.
- 6.12 Over time, new planting to site boundaries and within areas of POS will serve to integrate new housing within the well vegetated landscape framework at the edge of the settlement and reduce impact on the countryside and parkland setting particularly to the east, whilst retaining the connection with the farmland to the south, including views towards the settlement and landmark Spire of St Peters as well as towards the landscape comprising Bosworth Battlefield to the south.
- 6.13 Further to this, the proposals provide the opportunity to enhance the local and wider PRoW network and provide new connections between the site and the countryside beyond, including Market Bosworth Country Park to the east. Recreational value and access across the site will be enhanced through the creation of new areas of POS, play and planting.
- 6.14 Overall, landscape effects are considered to be no more than **Moderate Adverse** over the short term, reducing to **Minor Adverse** over the long terms as planting along site boundaries and within area of POS within the site, mature.

UCA 6: Market Bosworth

- 6.15 The site falls outside of this UCA. However, the site forms part of the wider open countryside and farmland setting of Market Bosworth, which lends a rural and peaceful character to the settlement. The landscape within which the site sits also plays a role in maintaining a gradual transition between the town and countryside.
- 6.16 The proposals will serve to maintain the transition between town and countryside through locating development to the western parcel, adjacent to the existing settlement edge and retaining the eastern parcel for GI, maintaining the rural character of Shenton Lane.
- 6.17 New housing will be set back from site boundaries beyond retained and enhanced boundary planting as well as areas of POS and new planting. Public Open Space is located to the south western boundary of the western parcel which serves to maintain the transition towards the countryside to the south.
- 6.18 Over time as planting matures, new development within the site will become well integrated into the surrounding well vegetated landscape framework at the edge of the settlement. As the landform within the site descends to the northwest, new development will not form a dominant feature in the local landscape and will not break the wooded skyline nor will it detract from local landmark features such as the spire of St Peter's Church to the northeast.
- 6.19 In this way, the proposals will also contribute to townscape strategies 1-6 by responding to local character and distinctiveness by maintaining the well treed setting of the settlement and transition between town and countryside particularly to the south.
- 6.20 The proposals will also enhance the PRoW network and access to the countryside through the provision of new pedestrian and cycle routes through areas of accessible POS within the site. Recreational opportunities will be enhanced through the provision of areas of POS as well as play.

- 6.21 Overall, landscape effects arising from the proposals upon the UCA are considered to be no more than **Minor Adverse** over the short term, reducing to **Negligible** over the long term as planting to site boundaries and within areas of POS mature.

Market Bosworth Neighbourhood Plan, 2014-2026

Indicative Character Areas (ICA's)

- 6.22 The site lies adjacent to two ICA's as identified within the Market Bosworth Neighbourhood Plan.
- 6.23 It is unlikely that the proposals will have any discernible effect over the short and long-term owing to the distance of separation, separated by existing built form to the north and west of the site.
- 6.24 Therefore, likely landscape effects are likely to be **Negligible to None** over both the short and long term.

Site and Immediate Context

- 6.25 The site occupies a medium and small parcel of farmland adjacent to the existing settlement edge of Market Bosworth.
- 6.26 Site boundaries comprise hedgerow and trees as well as sections of post and rail and wire fencing. Shenton Lane bounds the site to the east, whilst the existing settlement edge of Market Bosworth bounds the site to the north and northwest. To the east, south and west lies open farmland with Market Bosworth Country Park situated approximately 480m to the east and Market Bosworth Battlefield site approximately 1.9km to the south.
- 6.27 Witherstitch Lodge Stables and paddocks lies to the east off Shenton Lane, beyond which lies rolling farmland and Market Bosworth Country Park.
- 6.28 The proposals will replace a medium parcel of farmland with a modest area of new housing, set back from retained and enhanced boundary vegetation. Further to this, new areas of Public Open Space and planting will be incorporated, located to the southern boundary and eastern field parcel. Development will be restricted to the western parcel only, adjacent to the settlement edge.
- 6.29 Over time, as new planting matures, this will set the development within a robust landscape framework of retained and proposed vegetation at the edge of Market Bosworth. By setting new development back from site boundaries, beyond areas of Public Open Space and planting, and retaining the eastern parcel for Public Open Space this will maintain the transition between the town and countryside and its relatively tranquil and rural setting, particularly along Shenton Lane
- 6.30 Overall, likely landscape effects arising from the proposals on the site and the immediate surroundings are likely to be **Major to Moderate Adverse** over the short-term reducing to **Moderate / Minor Adverse** over the long term.

Site Landscape Features and Characteristics

Landform

- 6.31 Landform will remain largely unchanged once the proposals are built, apart from localised changes to accommodate for the access road and the SuDS pond to the north-west.
- 6.32 Therefore, likely landscape effects are likely to be no more than **Minor Adverse** over the short and long term.

Vegetation

- 6.33 The majority of boundary hedgerow and tree planting will be retained and supplemented as part of the proposals. New Green Infrastructure to enhance the existing boundaries and eastern field will notably increase and enhance the sites vegetation.
- 6.34 Over time, as planting to boundaries and within the site matures, this will serve to set the proposals within a robust landscape framework of retained and proposed GI, bringing benefits to the local landscape and enhancing habitat value across the site.
- 6.35 Therefore, likely landscape effects are likely to be no more than **Minor Adverse** over the short term, with benefits over the long term to the GI and habitat value of the sites and local landscape.

Water Features

- 6.36 There are no water features within the site. The proposals will provide for SuDS pond within an area of POS along the north-western and northern boundary of the site. Landscape effects arising from the proposals are likely to be **Negligible to None** over both the short and long term with localised **benefits** to the site and immediate landscape over the long term.

Visual Effects

Visual Envelope (VE)

- 6.37 The VE (Figure 6) of the proposed development identifies the surrounding land from within which views towards any part of the proposed development are likely to be possible. The VE is not however, an indicator of the effect of the proposed development on the view but simply, its visible extent in the surrounding landscape.
- 6.38 A hand drawn VE for the proposed development was initially prepared based upon the local topography context and proposed building heights. This has then been reviewed on site and refined to take account of the visual 'screening' provided by buildings, trees and other features.
- 6.39 The VE of the proposed development covers farmland to the east, south and west of the site, as well as the built form comprising the main body of the settlement at Market Bosworth, which prevents intervisibility between the site and the landscape to the north. Existing built form along the north / northwest site boundary encloses the site from wider views from Market Bosworth. The tree belt along Sutton Lane as well as dense vegetation within Market Bosworth Country Park, in combination with the locally undulating topography, serves to limit views of the site from the east.
- 6.40 There is a degree of intervisibility between the site and the wider landscape to the south, extending to Bosworth Battlefield visitors entrance and car park.
- 6.41 Significant woodland blocks and riparian tree belts scattered throughout the agricultural landscape to the south, as well as field boundary vegetation, together limit views to some extent.

Construction

- 6.42 Construction activities within the site will have greatest effect upon adjacent receptors such as residents of housing along the north / north-western site boundary; and pedestrian users of the PRoW S72/6.
- 6.43 There are likely to be full close-range views of construction activities within the site from these receptors. However, these will be temporary and occur over the short term.

- 6.44 Views of construction activities within the site will also be visible in views towards the southern edge of Market Bosworth for users of Tinsel Lane, Shenton Lane and Ambion Lane as well as pedestrian users of select locations along the PRoW network to the south of the site. However, where views of construction works are visible from the landscape to the south, these will be seen at a distance and form a very small part of the wider views towards the landscape to the north in the context of the developed edge of Market Bosworth. Any adverse effects will be temporary and experienced over the short term.

Operation (following Completion)

- 6.45 The following provides a summary of the visual effect's assessment included at Appendix C.

Residential Properties and Settlement

- 6.46 Residential receptors with the majority of views towards the proposed development include properties along York Close, Stanley Road and Northumberland Avenue.
- 6.47 The closest visual receptors are the residents of the houses along York Close, Stanley Road, and Northumberland Avenue which directly back onto the Site. Views from these properties will vary dependant on orientation, fenestration and boundary treatment. The majority of properties to this edge are 2 storey detached houses on medium sized plots with a mixture of boundary treatments evident. Views will be possible for some residents at ground floor and from rear gardens although, some residents already experience the settlement edge within existing views. The magnitude of change to the views will vary with individual aspects. Any open views would however be altered by the proposed development. Development would be designed in accordance with the requirements set out in The Good Design Guide SPD (Hinckley and Bosworth Borough Council), however the open aspect to the rear of these existing properties would be lost. The properties with open boundaries are likely to have a higher magnitude of visual change. Boundary vegetation would be retained and attenuation ponds are proposed adjacent to some of the property boundaries which would provide an offset in these locations.
- 6.48 Overall, visual effects experienced by residents on York Close, Stanley Road and Northumberland Avenue are assessed as **Major/ Moderate Adverse** at completion. Green Infrastructure is not proposed to all the existing boundaries between the settlement edge and proposed development therefore effects are unlikely to notably reduce in some areas however where the attenuation basins are located, planting would be implemented reducing effects to **Moderate Adverse**.
- 6.49 Views of development from properties to Shenton Lane would be largely screened as a result of landform, existing retained vegetation and proposed vegetation. The landform of the western field falls towards the settlement edge restricting views from Shenton Lane. This is with the exception of 3 properties which are located adjacent to the western field and would therefore have views of proposed development.
- 6.50 Visual effects for receptors to Shenton Lane including Witherstitch Lodge Stables, a bungalow and 3 barns are assessed as **Minor Adverse** reducing to **Negligible** in the long term. For properties further north to Shenton Lane at the edge of Market Bosworth which are located adjacent to the western field, effects are assessed as **Major/ Moderate Adverse**.
- 6.51 The landscape opens up to the south and west of the site, however there is sparse and sporadic isolated settlement, and the farmland is interspersed with field boundary vegetation. As a result,

there are few residential receptors to the south and where views of the proposals occur these will be limited and filtered by intervening vegetation and seen at a distance.

- 6.52 Residents with secondary views on Sutton Lane are likely to experience no more than **Minor Adverse/ Negligible** effects over the short term, reducing to **Negligible** long term.

Public Rights of Way (PRoW) and Other Footpaths etc

- 6.53 Views of the proposals from the surrounding PRoW network will be predominately limited to PRoW S72/6, which passes relatively near to the site's western boundary where it meets at York Close. From PRoW S74/3 to the southeast, the existing vegetation along Shenton Lane and the nature of the long-distance views result in the site being only partially visible. Existing housing, landform and vegetation prevent views of the site from any footpaths north of the site, and dense vegetation and landform prevent views from the east including Market Bosworth Country Park.
- 6.54 Full mid-range views of new housing within the site are likely from the PRoW S72/6 as it passes northeast from Coton Priory to York Close, however vegetation associated with the site's western boundary and the sloping nature of the site prevents full views of the site and proposals from the PROW.
- 6.55 Overall, visual effects are considered to be **Moderate Adverse** for PRoW S72/6 as it passes near site's northwest corner, meeting at York Close. Effects are likely to reduce as planting to the site boundaries and within the strip of POS adjacent to the western boundary matures, resulting in no more than **Minor Adverse** effects over the long-term.
- 6.56 Users of PRoW S55/1 which links Shenton Lane to Sutton Lane and runs along the northern boundary of Market Bosworth Cemetery is likely to have limited views of the proposals, due to the existing hedgerow along the footpath and dense vegetation along Shenton Lane.
- 6.57 Long distance views of the site and proposals are likely to be possible for users at a number of points along PRoW 274/3 to the southeast. Where views of new housing within the site occur, these will comprise partial to glimpsed views towards the developed edge of Market Bosworth to the south of which lies the site. New housing will be perceived as a very small addition of built form in wider views towards the settlement. Proposed planting along the southern boundary in addition to the existing vegetation along Shenton Lane will serve to soften and screen the appearance of new built form in views from the PROWs to the south.
- 6.58 Users of the PRoWs network to the east and west of the site are not likely to experience any discernible effects arising from the proposals over both the short and long-term owing to the screening effects of intervening features within the landscape.
- 6.59 Users of the PRoW S74/3 to the southeast and PRoW S55/1 to the east are considered to experience no more than **Minor Adverse** effects over the short term, reducing to no more than **Negligible** effects over the long term.

Roads & Transport Users

- 6.60 Potential views towards the site and the proposed development from the surrounding road network will mainly be from users travelling along Shenton Lane as it passes directly adjacent to the site's eastern boundary. Users of Priory Lane, Western Drive and Sutton Lane will also have views of the site but to a lesser extent.

- 6.61 The Market Bosworth Neighbourhood Plan includes an Important View, View 9. Looking north along Shenton Lane, towards the residential edge of Market Bosworth. The eastern most field has been retained for Green Infrastructure with additional tree planting proposed to the eastern boundary with Shenton Lane. Proposed development is restricted to the western field. This part of the Site slopes to the west, towards the existing settlement edge. As a result of the landform and existing and proposed planting, views of development would be screened from Shenton Lane. This would preserve the rural nature of the Lane and would not impact on Important View 9.
- 6.62 Users travelling north along Sutton Lane are unlikely to perceive new built form within the site due to the existing vegetation which lines Sutton Lane in addition to the vegetation along Shenton Lane. Witherstitch stables and its associated buildings also serve to screen the site from Sutton Lane. Development would also be restricted to the western parcel adjacent to the existing settlement edge.
- 6.63 Users travelling east along Tinsel Lane/ Priory Lane are likely to see glimpses of new built form through the gaps and gates in the existing hedgerow as they travel towards Shenton Lane. The existing vegetation along the western boundary in addition to the landform which slopes away serve to partially screen the site. This, in addition to the proposed strip of POS and planting along the western boundary with further mitigate the impact of the new built from Tinsel Lane/ Priory Lane.
- 6.64 Users of Western Drive are likely to have partial to full views of the proposed built form as they head south towards Stanley Road. The site becomes less visible as users travel further south due to the landform sloping down and the houses along Stanley Road partially screening the site.
- 6.65 Visual effects for these receptors are likely to be **Moderate Adverse** over the short term.
- 6.66 There are limited views towards the site from users heading north from Market Bosworth Battlefield to the south of the site. These comprise long distance views over the vast tract of sloping farmland to the north and towards the settlement edge of Market Bosworth, adjacent to which the site sits.
- 6.67 Once built, new housing within the site maybe perceivable to the south of the existing edge. However, views towards new housing within the site will form only a very small part of the wider view towards the existing housing to the south of Market Bosworth. Once mature, new planting to boundaries and within the area of planting to the South and west of the site will serve to integrate new built form within the landscape context to the south.
- 6.68 Overall, visual effects for users of the lane which leads to Market Bosworth Battlefield will be no more than **Minor Adverse** at completion, reducing to **Negligible** over the long term, as planting to site boundaries matures.

Other Visual Receptors:

Market Bosworth Country Park

- 6.69 The dense vegetation along both Sutton Lane and Shenton Lane in addition to the mature avenue trees and woodland corpses of Market Bosworth Country Park serve to prevent views towards the site and proposals from the east.
- 6.70 Therefore, once built it is unlikely that there will be views of new housing within the site and as such visual effects are considered to be no more than **Negligible to None** over the short and the long term.

Bosworth Battlefield Visitor's Centre

- 6.71 Limited long-distance views towards the site and the proposals can be gained from certain points along the visitors centre access road and car park entrance to the Registered Battlefield.
- 6.72 Where views of new housing within the site occur, these form only a very small part of the wider view towards Market Bosworth. Further to this, new built form will be set back from the site's southern and eastern boundary beyond planting which overtime will serve to soften and screen built form in the view as well as integrate new housing within the surrounding landscape framework.
- 6.73 Overall, visual effects are likely to be no more than **Negligible/ None** at completion reducing over the long term.

7.0 SUMMARY AND CONCLUSIONS

- 7.1 The site occupies a small and medium sized parcel of grazing land which extends to the south of the settlement edge of Market Bosworth. Landform within the site slopes gently north-westward and is located adjacent to existing residential development along York Close, Stanley Road and Northumberland Avenue.
- 7.2 Site vegetation is restricted to site boundaries and a central vegetated strip, comprising clipped hedgerow, field trees and scrub. Dense vegetation and mature trees along Shenton Lane serve to enclose the site and restrict views from more distant locations.
- 7.3 To the north and west, existing built form prevent views further in these directions.
- 7.4 Owing to the sloping landform and vegetation along Tinsel Lane/ Priory Lane there are limited views across the farmland to the south.

Landscape Summary

- 7.5 A medium parcel of grazing land will be replaced with a modest amount of new housing located adjacent to the existing settlement edge to the north and west of the site. The proposals will mitigate against adverse effects arising from the development. For instance, development will be set back from most site boundaries, boundary vegetation will be retained, and supplemented, new areas of POS and tree planting will be provided adjacent to boundaries. Overtime, once planting to site boundaries and within POS matures, this will integrate new housing within the landscape context at the edge of the settlement and maintain the transition between town and country. Further to this, the proposals will bring benefits to the local and wider GI network, enhance the PRoW network and accessibility across the site and the wider countryside, as well as enhancing habitat value and biodiversity across the site and local area.
- 7.6 Landscape effects arising from the proposals upon the landscape character at the national, regional scales varies as the site forms only a very small part of the wider character area. As such, landscape effects the national level would be **Negligible** over north the short and long term.
- 7.7 However, landscape effects upon the landscape character at the district scale are likely to be **Moderate / Minor Adverse** at completion, although new planting to site boundaries and within adjacent areas of POS will serve to reduce landscape effects to minor adverse over the long term, once planting matures.
- 7.8 Landscape effects of the proposals on the landscape comprising the site and its immediate surrounding are considered to be **Major / Moderate Adverse** over the short term, reducing to **Moderate / Minor Adverse** over the long term as planting along site boundaries and within areas of POS mature.
- 7.9 Landscape effects of the development upon the site's landscape features result in no more than **Minor Adverse / Negligible** over both the short and long term with some **Minor Beneficial** effects over the long term due to the provision of SuDS and new planting to site boundaries and within areas of POS.

Visual Summary

- 7.10 The majority of visual effects resulting from the development will be experienced by adjacent receptors to the north, east and west, representing, residents of housing along Shenton Lane, York Close, Stanley Road and Northumberland Avenue. Views from these properties vary significantly

with the boundary treatment. The magnitude of change to the views will vary with individual aspects. Any open views would however be restricted by the proposed development and the open aspect would be lost, resulting in the visual effects at completion likely to be **Major / Moderate Adverse**. For the other main receptors including road users of Shenton Lane, Tinsel Lane/ Priory Lane, Weston Drive and Sutton Lane; pedestrian users of the PRoW S72/6, the visual effects at completion are likely to be **Moderate/ Minor Adverse** over the short term and long term, although new planting proposed to site boundaries and within adjacent areas of POS will serve to soften and screen views of new housing within the view as experienced by these receptors.

- 7.11 There are a limited number of select views from receptors within the landscape to the south, including road and pedestrian users of Bosworth Battlefield entrance road (PRoW S74/3) and entrance to the visitors parking (Leicestershire Round LDWA); and pedestrian users of PRoW S55/1 between Shenton Lane and Sutton Lane.
- 7.12 Visual effects experienced by these receptors are likely to be no more than **Minor Adverse** at completion, reducing to **Negligible** over the long term once planting to site boundaries and within areas of POS mature.

Conclusion

- 7.13 Overall, it is considered that the proposals are of a scale and layout that would not result in unacceptable landscape or visual effects over the long term. The modest amount of development proposed is acceptable in the context.
- 7.14 Views of the proposals are restricted to a limited number of receptors, predominately within close proximity to the site and its boundaries with a number of long-distance views permitted from a limited number of receptors within the distant landscape to the south.
- 7.15 It is considered that the development will not be out of character within its settlement edge location which includes existing residential buildings and will employ mitigation measures to reduce any adverse effects arising from the development and effectively integrate the development into its landscape context.



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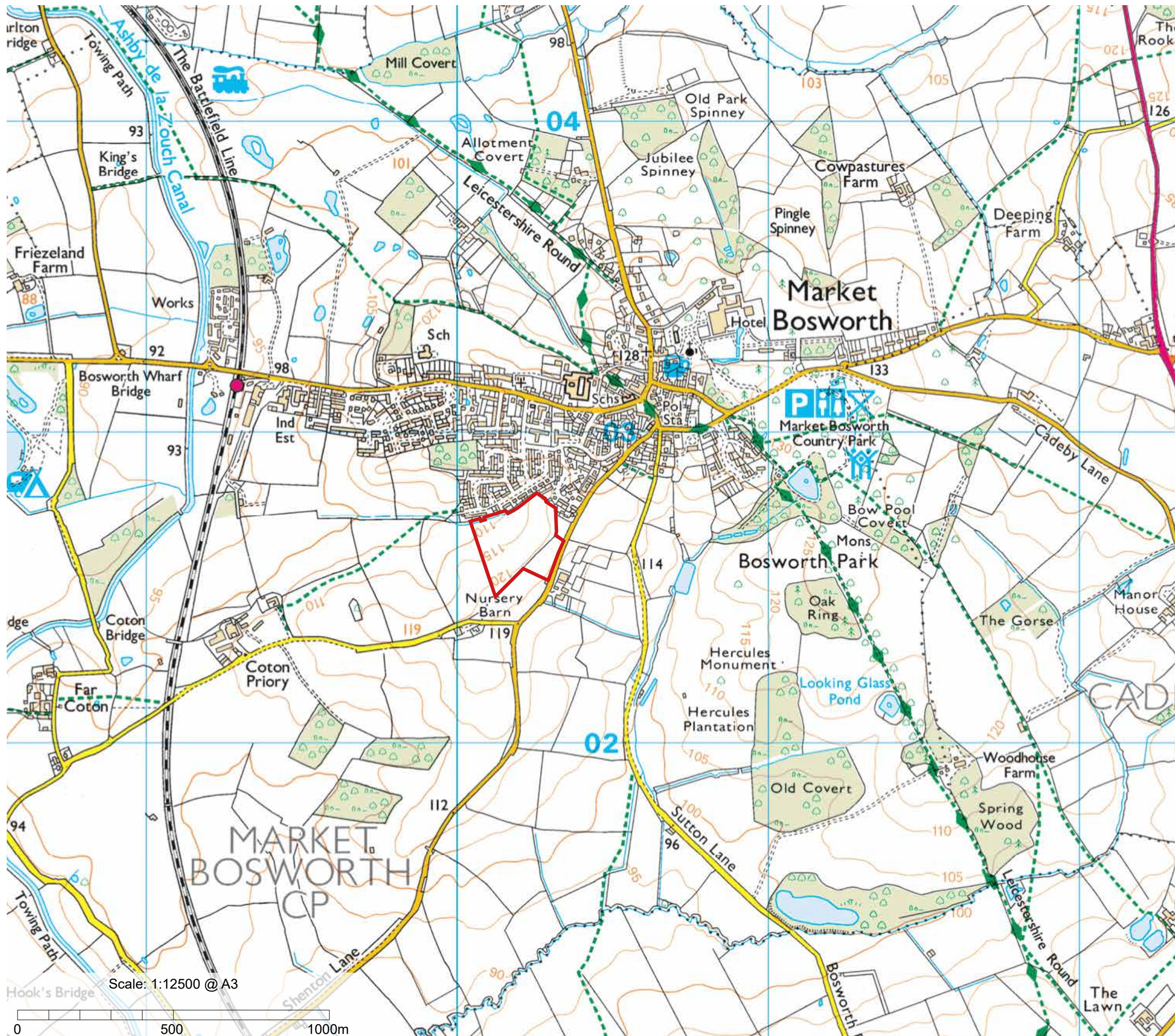
Site Boundary



client
Gladman Developments Ltd
project
Land West of Shenton Lane,
Market Bosworth
drawing title
VISUAL APPRAISAL

scale
1:25,000 @ A3
drawing / figure number
drawn
AJF / TCM
issue date
June 2024
rev

Figure 1



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client
Gladman Developments Ltd

project
Land West of Shenton Lane,
Market Bosworth

drawing title
SITE LOCATION

scale
1:12,500 @ A3

drawn
AJF / TCM

issue date
June 2024

rev
-

Figure 1a



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Site Boundary



client
Gladman Developments Ltd
project
Land West of Shenton Lane,
Market Bosworth

drawing title
AERIAL PHOTOGRAPH

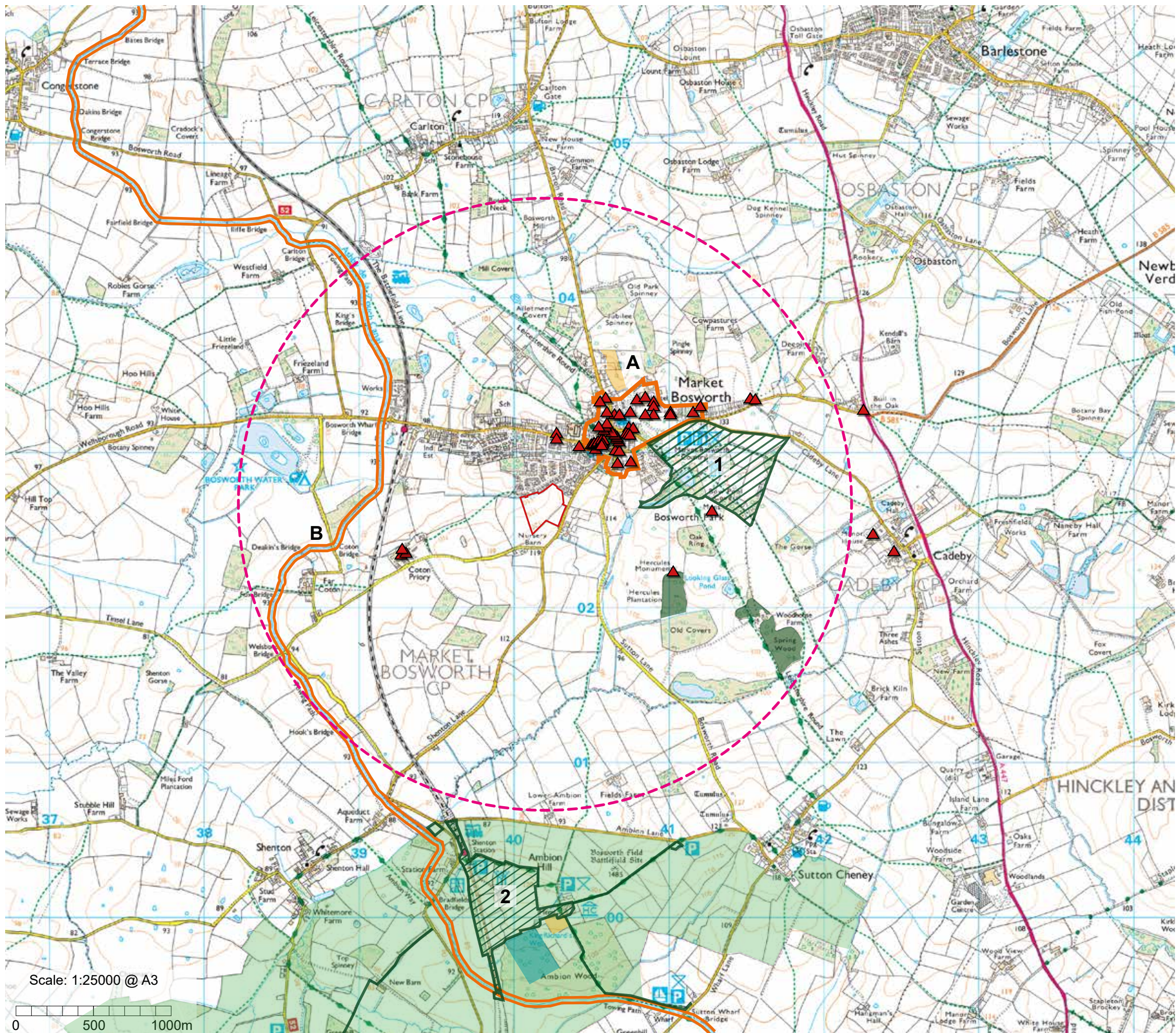
scale
1:12,500 @ A3
drawing / figure number

drawn
AJF / TCM

issue date
June 2024
rev



Figure 2



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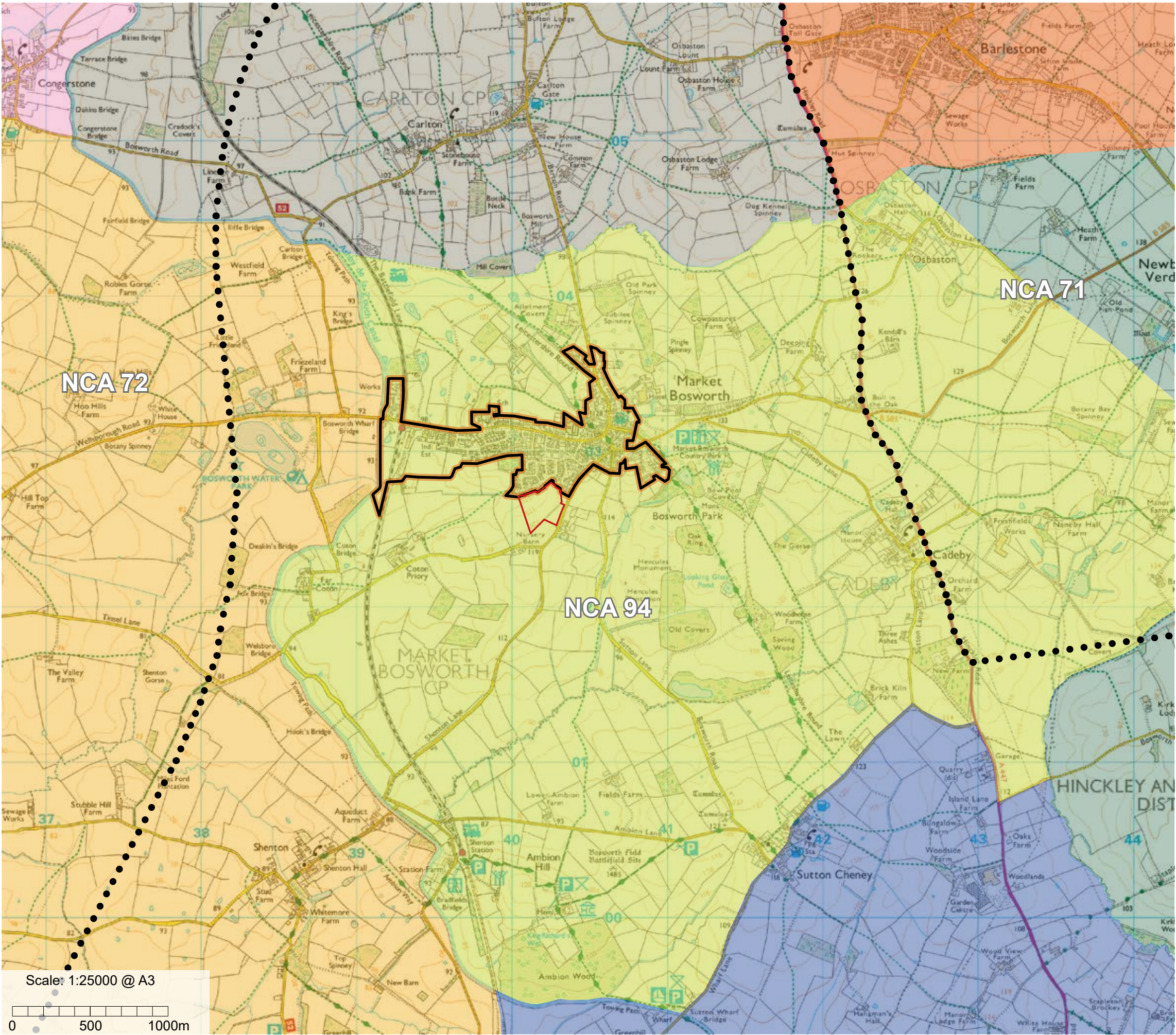
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- Site Boundary
- Conservation Area:
A. Market Bosworth
B. Ashby Canal
- Listed Buildings within approximately
2km of the Site
- 2km Radius
- Ancient Replanted Woodland
- Ancient & Semi-Natural Woodland
- Scheduled Monument (SAM)
- Country Park:
1. Market Bosworth Park
2. Bosworth Battlefield
- Registered Battlefield

client
Gladman Developments Ltd
project
Land West of Shenton Lane,
Market Bosworth
drawing title
DESIGNATIONS

scale
1:25,000 @ A3
drawing / figure number
drawn
AJF / TCM
issue date
June 2024
rev

Figure 3



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- Site Boundary
- National Character Area Boundary:
NCA 94: Leicestershire Vales
NCA 72: Mease/Sence Lowlands
NCA 71: Leicestershire & South Derbyshire Coalfield
- Hinckley & Bosworth Borough Landscape Character Assessment (2017)
- Landscape Charcter Areas (LCA)
 - LCA B: Charnwood Fringe Settled Forest Hills
 - LCA C: Bosworth Parkland
 - LCA D: Newbold and Desford Rolling Farmland
 - LCA E: Stoke Golding Rolling Farmland
 - LCA G: Sence Lowlands
 - LCA J: Barton Village Farmlands
 - LCA I: Gopsall Parkland
- Urban Charcter Areas
 - UCA 6: Market Bosworth

client

Gladman Developments Ltd

project

Land West of Shenton Lane,
Market Bosworth

drawing title

LANDSCAPE CHARACTER

scale

1:25,000 @ A3

drawn

AJF / TCM

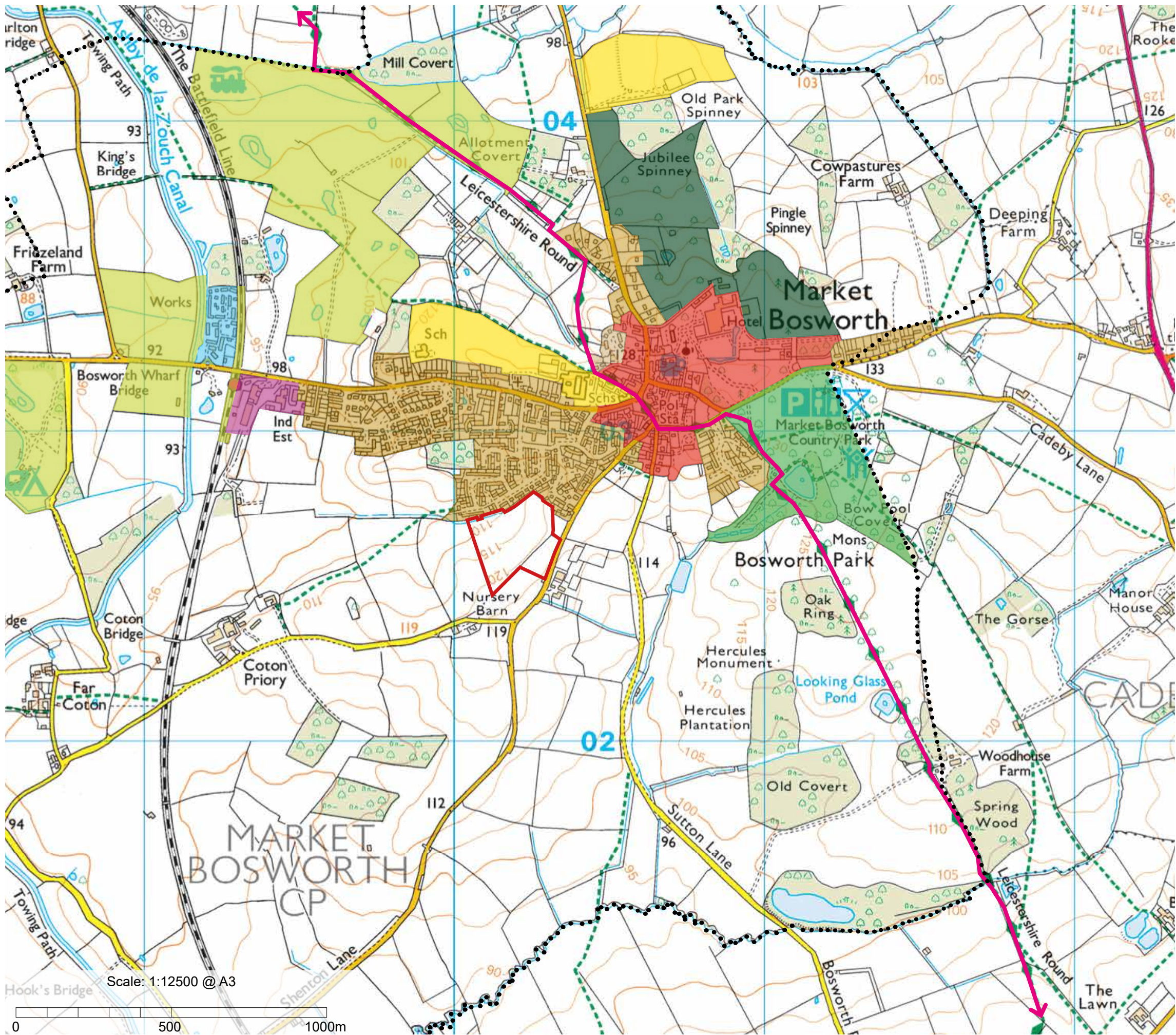
issue date

June 2024

rev

fpcr

Figure 4



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- Site Boundary
- Neighbourhood Development Plan Boundary
- Leicestershire Round Long Distance Footpath

Market Bosworth Neighbourhood Plan (2014 - 2026)

Indicative Character Areas (ICA)

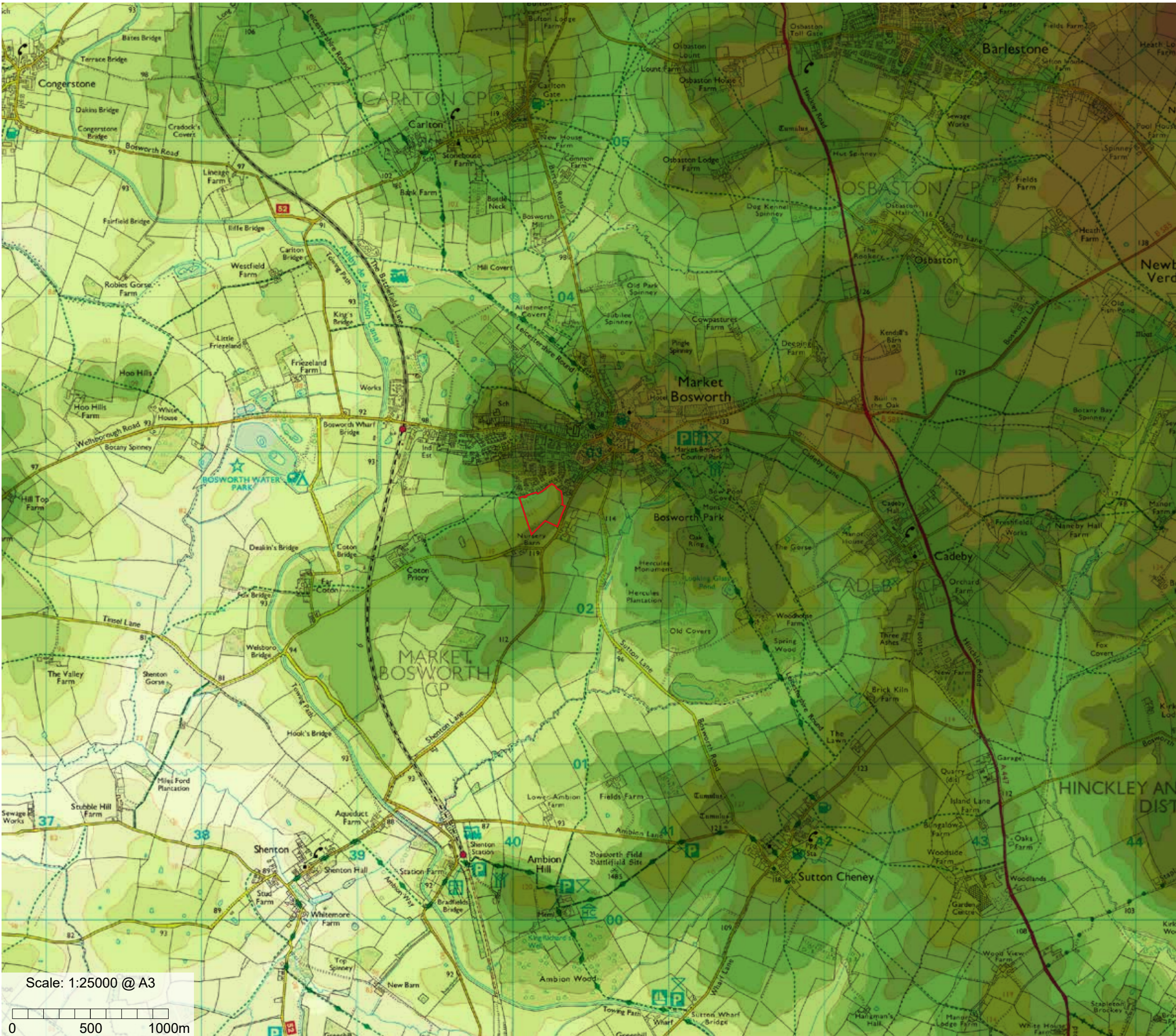
- ICAA: Leisure & Tourism
- ICA B: Industrial
- ICA C: Education
- ICA D: Suburban Residential
- ICA E: Historic Core
- ICA F: Ancient Parkland
- ICA G: Country Park
- ICA H: Post-2000 Development

client
Gladman Developments Ltd
project
Land West of Shenton Lane,
Market Bosworth

drawing title
SITE LOCATION

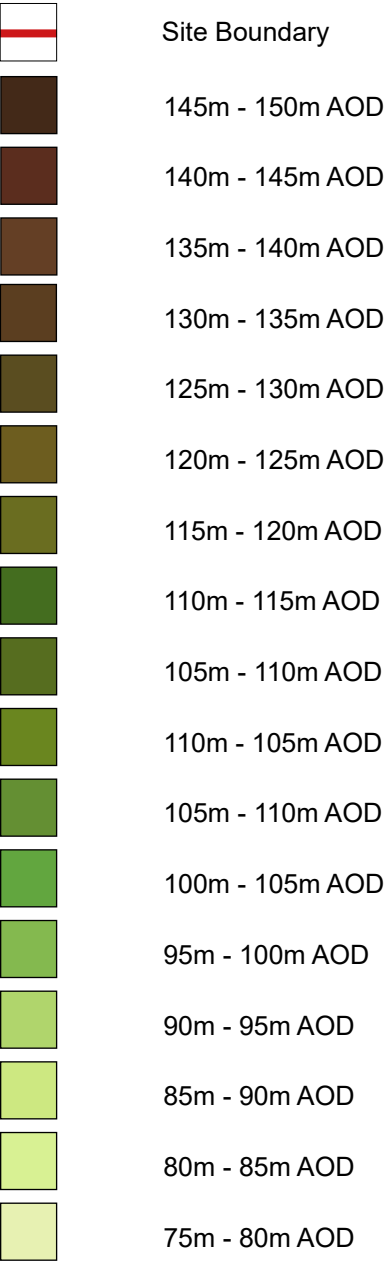
scale
1:12,500 @ A3
drawing / figure number
drawn
AJF / TCM
issue date
June 2024
rev

Figure 4a



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client
Gladman Developments Ltd

project
Land West of Shenton Lane,
Market Bosworth

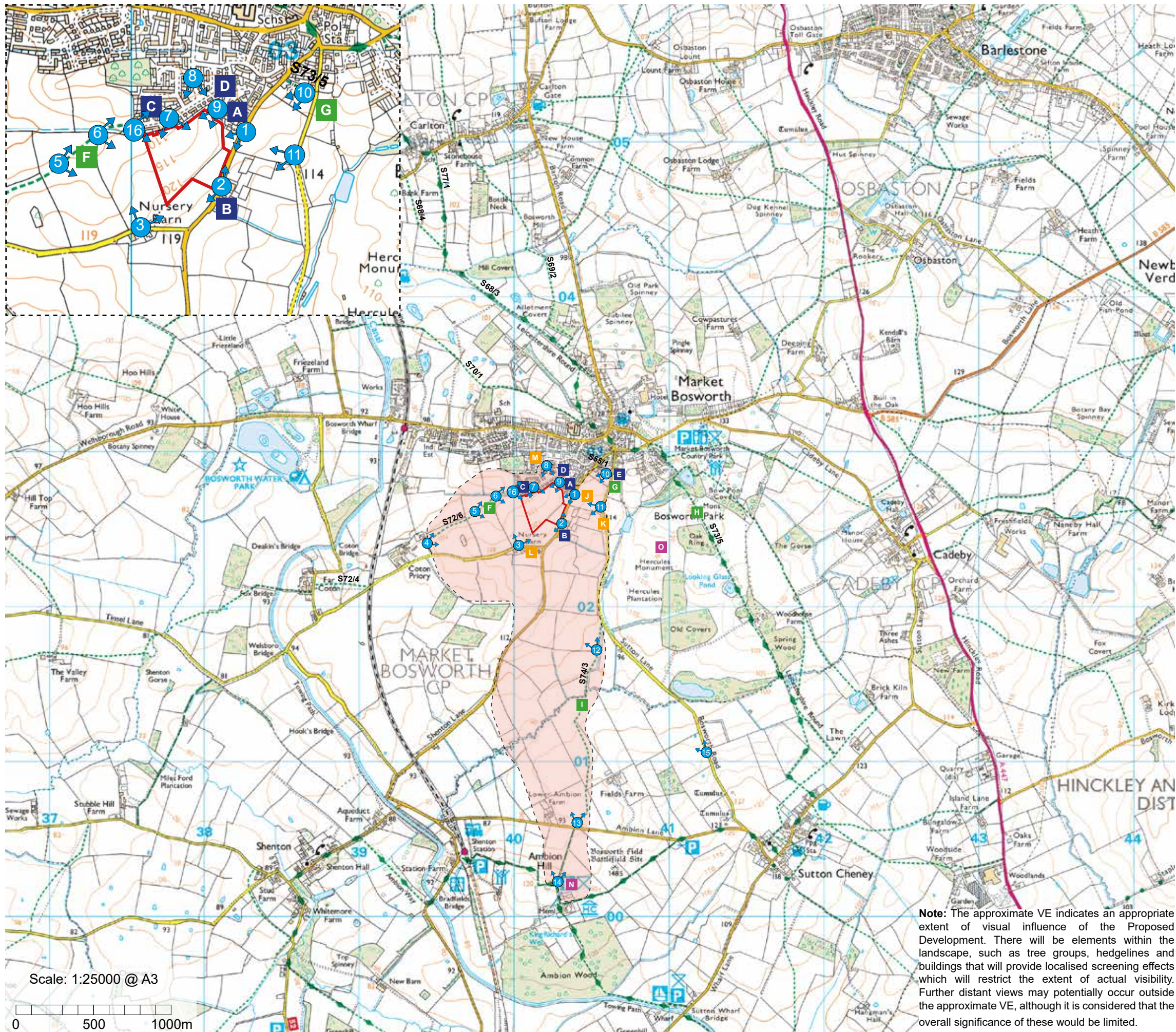
drawing title
TOPOGRAPHY

scale
1:25,000 @ A3

drawn
AJF / TCM

issue date
June 2024

drawing / figure number
Figure 5



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-  Site Boundary
-  Footpath / Bridleway Reference
-  Photoviewpoint Locations
-  Approximate Visual Envelope (VE)

Visual Receptor Locations

- Residential Receptors**
 - A Properties off Shenton Lane
 - B Property on Shenton Lane
 - C Properties along York Close and Stanley Road
 - D Properties along Northumberland Avenue
 - E Properties of Sutton lane
- Public Rights of Way Receptors**
 - F Users of footpath number S72/6
 - G Users of footpath number S55/1
 - H Users of footpath number S73/5
 - I Users of footpath number S74/3
- Road Receptors**
 - J Users of Shenton Lane
 - K Users of Sutton Lane
 - L Users of Priory Lane/ Tinsel Lane
 - M Users of Weston Drive
- Other Receptors**
 - N Users of Bosworth Field Battlefield Site
 - O Users of Market Bosworth Country Park

Note: The approximate VE indicates an appropriate extent of visual influence of the Proposed Development. There will be elements within the landscape, such as tree groups, hedgelines and buildings that will provide localised screening effects which will restrict the extent of actual visibility. Further distant views may potentially occur outside the approximate VE, although it is considered that the overall significance of these would be limited.



Photo Viewpoint 1: View south west from Shenton Lane, adjacent to the properties off Shenton Lane



Photo Viewpoint 1: View continued



Photo Viewpoint 1
Date & time of photo: 08 Nov 2021, 12:10
Camera make & model, & sensor format:
Canon EOS 6D, FFS
Horizontal Field of View: 87°
Direction of View: 225°, bearing from North

Printing note: To give the correct viewing distance the sheet should be printed at a scale of 1:1 on A1. To be viewed at comfortable arms length.

Visualisation Type: Type 1
Projection: Cylindrical
Enlargement factor: 100%

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Photo Viewpoint 2: View west from Shenton Lane, adjacent to the site



Photo Viewpoint 2: View Continued



Photo Viewpoint 2
Date & time of photo: 08 Nov 2021, 12:15
Camera make & model, & sensor format:
Canon EOS 6D, FFS
Horizontal Field of View: 87°
Direction of View: 274°, bearing from North

Printing note: To give the correct viewing distance the sheet should be printed at a scale of 1:1 on A1. To be viewed at comfortable arms length.

Visualisation Type: Type 1
Projection: Cylindrical
Enlargement factor: 100%

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Photo Viewpoint 3: View from Priory Lane, south west from the site.



Photo Viewpoint 3: View continued



Photo Viewpoint 3
Date & time of photo: 08 Nov 2021, 12:20
Camera make & model, & sensor format:
Canon EOS 6D, FFS
Horizontal Field of View: 87°
Direction of View: 48°, bearing from North

Printing note: To give the correct viewing distance the sheet should be printed at a scale of 1:1 on A1. To be viewed at comfortable arms length.

Visualisation Type: Type 1
Projection: Cylindrical
Enlargement factor: 100%

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Photo Viewpoint 4: View east from Prow 272/6



Photo Viewpoint 4: View continued

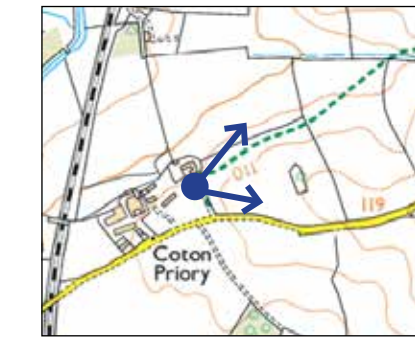


Photo Viewpoint 4
Date & time of photo: 08 Nov 2021, 12:31
Camera make & model, & sensor format:
Canon EOS 6D, FFS
Horizontal Field of View: 79°
Direction of View: 0°, bearing from North

Printing note: To give the correct viewing distance the sheet should be printed at a scale of 1:1 on A1. To be viewed at comfortable arms length.

Visualisation Type: Type 1
Projection: Cylindrical
Enlargement factor: 100%

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Photo Viewpoint 5: View North east from PRoW S72/6, west of the site



Photo Viewpoint 5: View continued



Photo Viewpoint 5
Date & time of photo: 08 Nov 2021, 12:42
Camera make & model, & sensor format:
Canon EOS 6D, FFS
Horizontal Field of View: 70°
Direction of View: 85°, bearing from North

Printing note: To give the correct viewing distance the sheet should be printed at a scale of 1:1 on A1. To be viewed at comfortable arms length.

Visualisation Type: Type 1
Projection: Cylindrical
Enlargement factor: 100%

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Photo Viewpoint 6: View south east from PRoW S72/6, west of the site



Photo Viewpoint 6: View south from...



Photo Viewpoint 6
Date & time of photo: 08 Nov 2021, 12:50
Camera make & model, & sensor format:
Canon EOS 6D, FFS
Horizontal Field of View: 98°
Direction of View: 130°, bearing from North

Printing note: To give the correct viewing distance the sheet should be printed at a scale of 1:1 on A1. To be viewed at comfortable arms length.

Visualisation Type: Type 1
Projection: Cylindrical
Enlargement factor: 100%

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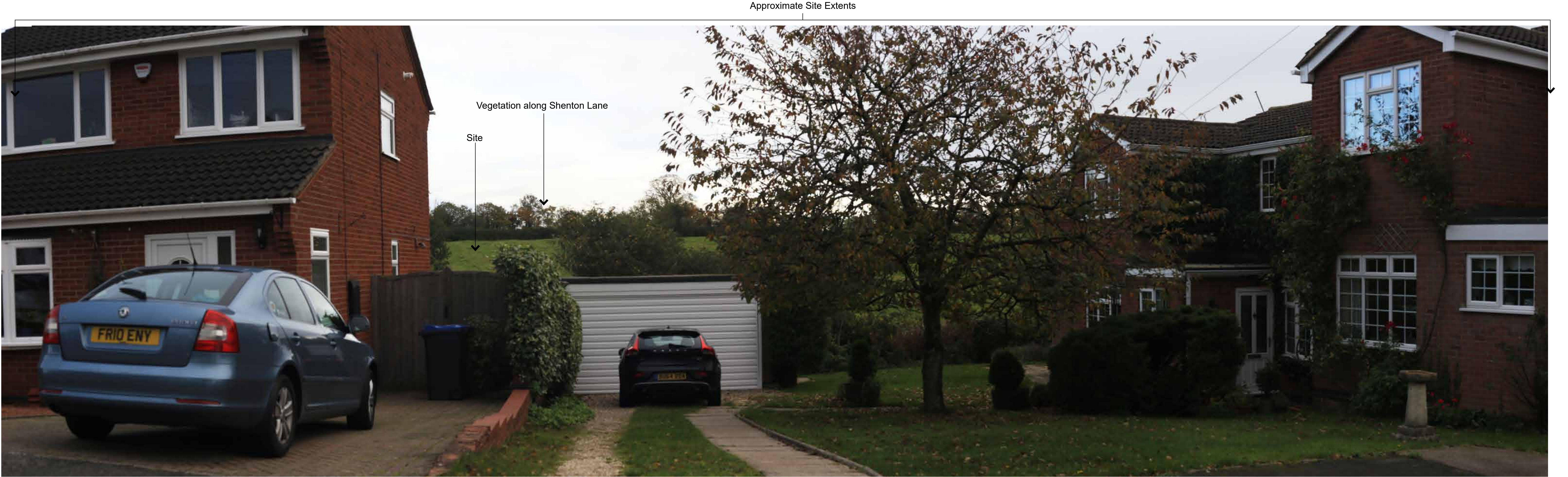


Photo Viewpoint 7: View east from Stanely Road, adjacent to the site

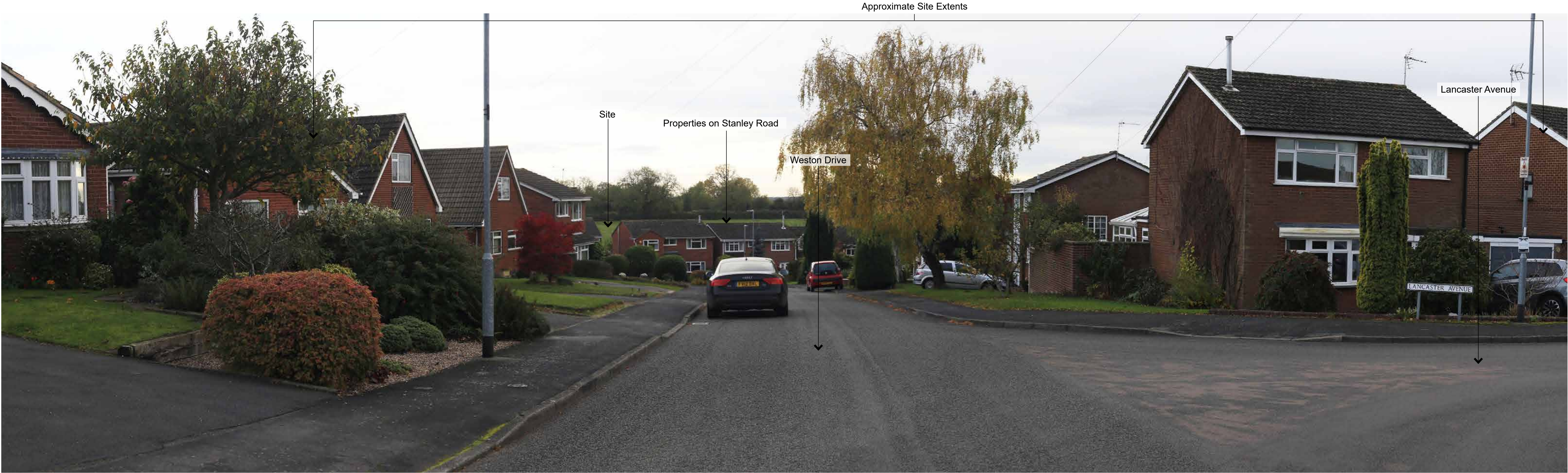


Photo Viewpoint 8: View south from Weston Drive

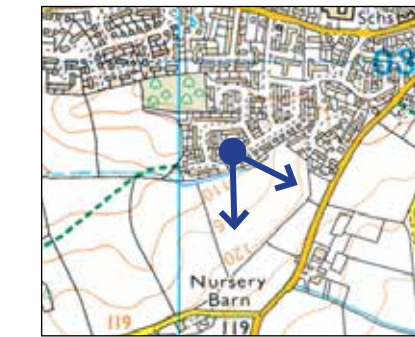


Photo Viewpoint 7
Date & time of photo: 08 Nov 21, 1:03
Camera make & model, & sensor format:
Canon EOS 6D, FFS
Horizontal Field of View: 87°
Direction of View: 155°, bearing from North

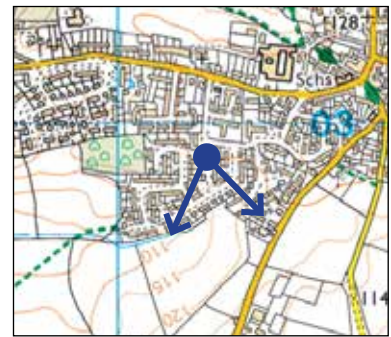


Photo Viewpoint 8
Date & time of photo: 08 Nov 2021, 1:10
Camera make & model, & sensor format:
Canon EOS 6D, FFS
Horizontal Field of View: 87°
Direction of View: 0°, bearing from North

Printing note: To give the correct viewing distance the sheet should be printed at a scale of 1:1 on A1. To be viewed at comfortable arms length.

Visualisation Type: Type 1
Projection: Cylindrical
Enlargement factor: 100%

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Photo Viewpoint 9: View south west from Northumberland Avenue, adjacent to the site



Photo Viewpoint 9: View continued



Photo Viewpoint 9
Date & time of photo: 09 Nov 2021, 1:10
Camera make & model, & sensor format:
Canon EOS 6D, FFS
Horizontal Field of View: 87°
Direction of View: 190°, bearing from North

Printing note: To give the correct viewing distance the sheet should be printed at a scale of 1:1 on A1. To be viewed at comfortable arms length.

Visualisation Type: Type 1
Projection: Cylindrical
Enlargement factor: 100%

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Photo Viewpoint 10: View south west from PRoW S55/1



Photo Viewpoint 10: View continued



Photo Viewpoint 10
Date & time of photo: 08 Nov 2021, 1:20
Camera make & model, & sensor format:
Canon EOS 6D, FFS
Horizontal Field of View: 230°
Direction of View: 0°, bearing from North

Printing note: To give the correct viewing distance the sheet should be printed at a scale of 1:1 on A1. To be viewed at comfortable arms length.

Visualisation Type: Type 1
Projection: Cylindrical
Enlargement factor: 100%

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Photo Viewpoint 11: View west from Sutton Lane



Photo Viewpoint 12: View north west from PRoW S74/3



Photo Viewpoint 11
Date & time of photo: 08 Nov 2021, 1:30
Camera make & model, & sensor format:
Canon EOS 6D, FFS
Horizontal Field of View: 87°
Direction of View: 266°, bearing from North



Photo Viewpoint 12
Date & time of photo: 08 Nov 2021, 1:40
Camera make & model, & sensor format:
Canon EOS 6D, FFS
Horizontal Field of View: 87°
Direction of View: 320°, bearing from North

Printing note: To give the correct viewing distance the sheet should be printed at a scale of 1:1 on A1. To be viewed at comfortable arms length.

Visualisation Type: Type 1
Projection: Cylindrical
Enlargement factor: 100%

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Photo Viewpoint 13: View north from PRoW S74/3

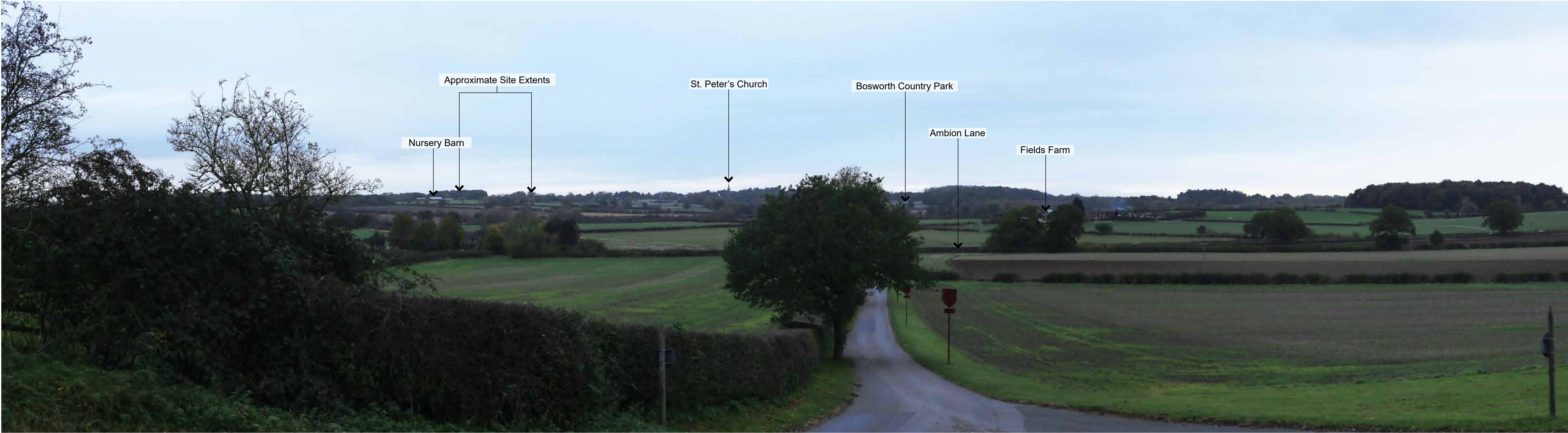


Photo Viewpoint 14: View north from lane to Market Bosworth Battlefield Site



Photo Viewpoint 15: View north west from Bosworth Road / Sutton Lane



Photo Viewpoint 16: View east along York Close



Photo Viewpoint 15
Date & time of photo: 08 Nov 2021,02:10
Camera make & model, & sensor format:
Canon EOS 6D, FFS
Horizontal Field of View: 87°
Direction of View: 290°, bearing from North



Photo Viewpoint 16
Date & time of photo: 20 June 2024,10:14
Camera make & model, & sensor format:
Canon EOS 6D, FFS
Horizontal Field of View: 87°
Direction of View: 90°, bearing from North

Printing note: To give the correct viewing distance the sheet should be printed at a scale of 1:1 on A1. To be viewed at comfortable arms length.

Visualisation Type: Type 1
Projection: Cylindrical
Enlargement factor: 100%

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Appendix A

Landscape and Visual Appraisal – Methodology and Assessment Criteria

Introduction

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

Landscape

Landscape Sensitivity

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

Landscape Value

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

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

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

Landscape Susceptibility to Change

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

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

Magnitude of Landscape Effects

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

Scale or Size of the Degree of Landscape Change

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

Geographical Extent

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

Duration

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

Reversibility

Reversibility	Definition
Irreversible	The development would be permanent and the assessment site could not be returned to its current/ former use.

Reversible	The development could be deconstructed/ demolished and the assessment site could be returned to broadly its current/ historic use (although that may be subject to qualification depending on the nature of the development).
------------	---

Visual

Sensitivity of Visual Receptors

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

Visual Susceptibility to Change

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

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

Value of Views

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

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

Magnitude of Visual Effects

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

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

Level of Effect

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

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

APPENDIX B: LANDSCAPE EFFECTS TABLE (LET)

Landscape Receptor and Reference	Judged Sensitivity of Landscape			Judged Magnitude of Landscape Effect				Description/ Notes	Overall Effect at Construction Phase	Overall Effect Upon Completion	Overall Effect at 15 Years Post Completion
	Susceptibility to Change	Landscape Value	Overall Sensitivity	Scale or Size of the Degree of Change including degree of contrast/ integration) at Stages of Project	Where applicable, are the Effects Reversible?	Geographical Extent	Duration		Major Moderate Minor Negligible None	Major Moderate Minor Negligible None	Major Moderate Minor Negligible None
	High Medium Low	High Medium Low	High Medium Low	High Medium Low Negligible None	Yes No N/A	Extensive Moderate Minimal Negligible	Long term Medium term Short term		Adverse Beneficial	Adverse Beneficial	Adverse Beneficial
National Landscape Character											
Natural England, National Character Area Profile (NCA) NCA 94 Leicestershire Vales	Varies across this extensive NCA	Varies across this extensive NCA	Varies across this extensive NCA	Construction: Negligible Completion: Negligible Year 15: Negligible	No	Negligible	Long Term	The landscape comprising the site and its immediate surrounding are characteristic of this part of the larger NCA within which it forms only a very small part. These include: the open landscape; gentle clay ridge and valley; mixed land use including arable and pasture land; wooded character; diverse levels of tranquillity; imposing spired churches; individual fine houses; and a rich historic landscape including the Bosworth Battlefield. The proposals provide the opportunity to contribute to the aims of SEO 1, namely to ensure that 'development is fully integrated and informed by the landscape'. The proposals will retain and supplement existing boundary hedgerow and trees where possible and will set development back from site boundaries beyond POS and new tree and shrub planting. New development will be located adjacent to the developed edge new and existing GI framework will, over time, serve to integrate new built form into the surrounding landscape context at the edge of the settlement and provide physical connections with the surrounding landscape via new pedestrian links. The proposals will contribute to the aims of SEO2, through the provision of a SuDS pond located within the low point of the site to the south-west. Further to this, the proposals will contribute to SEO3, through the provision of new pedestrian and cycle links as well as new areas of POS, planting and play, serving to enhance the surrounding PROW network and access to the countryside including Market Bosworth Country Park to the east. Overall, effects arising from the proposals will be limited to a very small area of farmland at the edge of the existing settlement. Existing planting will be retained where possible and new planting and areas of POS will serve to integrate the development into the surrounding landscape context. The proposals will bring benefits to the site and local area including enhanced recreation opportunities and habitat value.	Minor Adverse / Negligible	Negligible	Negligible / Minor Beneficial [to recreation & biodiversity / habitat value.]
Landscape Character Assessment (LCA): County/District											

APPENDIX B: LANDSCAPE EFFECTS TABLE (LET)											
Landscape Receptor and Reference	Judged Sensitivity of Landscape			Judged Magnitude of Landscape Effect				Description/ Notes	Overall Effect at Construction Phase	Overall Effect Upon Completion	Overall Effect at 15 Years Post Completion
	Susceptibility to Change	Landscape Value	Overall Sensitivity	Scale or Size of the Degree of Change including degree of contrast/ integration) at Stages of Project	Where applicable, are the Effects Reversible?	Geographical Extent	Duration		Major Moderate Minor Negligible None	Major Moderate Minor Negligible None	Major Moderate Minor Negligible None
	High Medium Low	High Medium Low	High Medium Low	High Medium Low Negligible None	Yes No N/A	Extensive Moderate Minimal Negligible	Long term Medium term Short term		Adverse Beneficial	Adverse Beneficial	Adverse Beneficial
County/ District LCA Character Area and/ or Type Hinckley and Bosworth Landscape Character Assessment, September 2017 LCA C: Bosworth Parkland LCT: Agricultural Parkland	High	High / Medium	High / Medium	Construction: Medium Completion: Medium Year 15: Medium / Low	No	Minimal	Long Term	The landscape comprising the site and its immediate surroundings is representative of the larger LCA (C: Bosworth Parkland), comprising rolling farmland, with Market Bosworth occupying higher ground within the landscape. Overall, the landscape has a rural and peaceful character with scattered trees and woodland pasture. Market Bosworth Country Park occupies a large area and there is a good network of PROWs. The landscape is rich in heritage with the spire of St Peter's Church serving as a key landmark feature in the local landscape. Key sensitivities and value of the LCA is considered to include the following: rich historic heritage, sense of place, intact parkland and recreational resources, rural character and sense of tranquillity, hedgerows and trees lend a strong structure and pattern to the landscape, representative of a quintessential east midlands mixed farming landscape including pasture and arable land as well as ridge and furrow. Overall, the landscape comprising the LCA is considered to have a strong sense of place. The proposals will affect only a small part of this larger LCA, comprising a medium regular shaped parcel of farmland adjacent to the existing settlement edge. The proposals will retain and enhance boundary vegetation such as hedgerow and trees and will provide for new areas of POS and planting, setting development back from site boundaries and directing it towards the existing developed edge to the north and west. A large area of POS, SuDS, new planting and Play will be located to the southern and eastern boundaries. Over time, new planting to site boundaries and within areas of POS will serve to integrate new housing within the well vegetated landscape framework at the edge of the settlement and reduce impact on the countryside and parkland setting particularly to the east, whilst retaining the connection with the farmland to the south west, including views towards the settlement and landmark Spire of St Peters as well as towards the landscape comprising Bosworth Battlefield to the south. Further to this, the proposals provide the opportunity to enhance the local and wider PROW network and provide new connections between the site and the countryside beyond, including Market Bosworth Country Park to the east. Recreational value and access across the site will be enhanced through the creation of new areas of POS, play and planting.	Moderate Adverse	Moderate / Minor Adverse	Minor Adverse

APPENDIX B: LANDSCAPE EFFECTS TABLE (LET)

Landscape Receptor and Reference	Judged Sensitivity of Landscape			Judged Magnitude of Landscape Effect				Description/ Notes	Overall Effect at Construction Phase	Overall Effect Upon Completion	Overall Effect at 15 Years Post Completion
	Susceptibility to Change	Landscape Value	Overall Sensitivity	Scale or Size of the Degree of Change including degree of contrast/ integration) at Stages of Project	Where applicable, are the Effects Reversible?	Geographical Extent	Duration		Major Moderate Minor Negligible None	Major Moderate Minor Negligible None	Major Moderate Minor Negligible None
	High Medium Low	High Medium Low	High Medium Low	High Medium Low Negligible None	Yes No N/A	Extensive Moderate Minimal Negligible	Long term Medium term Short term		Adverse Beneficial	Adverse Beneficial	Adverse Beneficial
Hinckley and Bosworth Landscape Character Assessment, September 2017 Continued... UCA 6: Market Bosworth	Medium	Medium	Medium	Construction: Medium / Low Completion: Low Year 15: Negligible	No	Minimal	Long Term	The site falls just outside of the Urban and Townscape Character Area UCA 6: Market Bosworth. However, the site forms part of the wider open countryside and farmland setting of Market Bosworth which lends a rural and peaceful character to the settlement. The site lies to the south of Market Bosworth Conservation Area (CA) characterised by loose-knit urban form towards the settlement edges and where trees and open space provide a gradual transition between the town and countryside. The proposals will serve to maintain this transition through locating a small amount of development adjacent to the existing settlement edge to the north and west, represented by housing to the south of the CA. New housing will be set back from site boundaries beyond retained and enhanced boundary planting as well as areas of POS and new planting. Over time as planting matures, new development within the site will become well integrated into the surrounding well vegetated landscape framework at the edge of the settlement. As the landform within the site descends south westwards, new development will not form a dominant feature in the local landscape and will not break the wooded skyline nor will it detract from local landmark features such as the spire of St Peter's Church to the north. In this way, the proposals will also contribute to townscape strategies 1-6 by responding to local character and distinctiveness by maintaining the well treed setting of the settlement and transition between town and countryside particularly to the south / south-east. The proposals will also enhance the PROW network and access to the countryside through the provision of new pedestrian and cycle routes through areas of accessible POS within the site. Recreational opportunities will be enhanced through the provision of areas of POS as well as play.	Moderate / Minor Adverse	Minor Adverse / Negligible	Negligible

APPENDIX B: LANDSCAPE EFFECTS TABLE (LET)

Landscape Receptor and Reference	Judged Sensitivity of Landscape			Judged Magnitude of Landscape Effect				Description/ Notes	Overall Effect at Construction Phase	Overall Effect Upon Completion	Overall Effect at 15 Years Post Completion
	Susceptibility to Change	Landscape Value	Overall Sensitivity	Scale or Size of the Degree of Change including degree of contrast/ integration) at Stages of Project	Where applicable, are the Effects Reversible?	Geographical Extent	Duration		Major Moderate Minor Negligible None	Major Moderate Minor Negligible None	Major Moderate Minor Negligible None
	High Medium Low	High Medium Low	High Medium Low	High Medium Low Negligible None	Yes No N/A	Extensive Moderate Minimal Negligible	Long term Medium term Short term		Adverse Beneficial	Adverse Beneficial	Adverse Beneficial
Hinckley and Bosworth Landscape Sensitivity Assessment, 2017	n/a	n/a	n/a	n/a	n/a	n/a	Long Term	The site falls outside of the study area. As such, this assessment will not be considered further.	n/a	n/a	n/a
Market Bosworth Neighbourhood Plan, 2014-2026 Indicative Character Areas (ICA's)	n/a	n/a	n/a	n/a	n/a	n/a	Long Term	The site lies adjacent to two ICAs: ICA D: Suburban Residential, which covers the developed area to the north-west of Shenton Lane; and ICA E: Historic Core, which covers the developed area to the north beyond the adjacent burial ground and paddock. The site falls outside of these ICAs and is not representative of these character areas, comprising farmland at the edge of the settlement.	n/a	n/a	n/a
Landscape Character: Site and Immediate Context											

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Landscape Receptor and Reference	Judged Sensitivity of Landscape			Judged Magnitude of Landscape Effect				Description/ Notes	Overall Effect at Construction Phase	Overall Effect Upon Completion	Overall Effect at 15 Years Post Completion
	Susceptibility to Change	Landscape Value	Overall Sensitivity	Scale or Size of the Degree of Change including degree of contrast/ integration) at Stages of Project	Where applicable, are the Effects Reversible?	Geographical Extent	Duration		Major Moderate Minor Negligible None	Major Moderate Minor Negligible None	Major Moderate Minor Negligible None
	High Medium Low	High Medium Low	High Medium Low	High Medium Low Negligible None	Yes No N/A	Extensive Moderate Minimal Negligible	Long term Medium term Short term		Adverse Beneficial	Adverse Beneficial	Adverse Beneficial
Site and Immediate Context	High	Medium	High / Medium	Construction: High Completion: High / Medium Year 15: Medium / Low	No	Moderate	Long Term	The site forms part of the wider field network to the south and west of the existing settlement edge and serves as the landscape setting to Market Bosworth. The site comprises a medium sized regular shaped parcel of farmland, bound to the west by York Close and Stanley Road and to the east by Shenton Lane. Farmland extends south and west of the site. Existing housing lies to the north and west, namely along the southern extent of the CA and along Shenton Lane. The well treed and wooded character associated with Sutton Lane and Market Bosworth Country Park to the east, serves to enclose the landscape and departs from the open rolling farmland character to the south west and within which the site sits. The site is closely associated with the existing urban edge which influences its character to the north and west. The proposals will locate the new housing to the north and west of the site parcel, adjacent to existing housing along the southern edge of the CA. New housing will be set back from retained and supplemented site boundary vegetation, beyond areas of POS and new planting. A large area of POS will be located to the south eastern and south western boundaries of the Site. Over time, as new planting matures, this will serve to set the development within a robust landscape framework of retained and proposed vegetation at the edge of Market Bosworth. Setting development back from site boundaries and including a large area of POS will serve to lessen the effects of new housing on the immediate and surrounding landscape character and aid the transition between the settlement and the countryside, particularly to the south and east, including the relatively rural and tranquil setting of the tree lined Sutton Lane and the densely vegetated parkland beyond.	Major Adverse	Major / Moderate Adverse	Moderate / Minor Adverse
Site Landscape Features/ Characteristics											

APPENDIX B: LANDSCAPE EFFECTS TABLE (LET)											
Landscape Receptor and Reference	Judged Sensitivity of Landscape			Judged Magnitude of Landscape Effect				Description/ Notes	Overall Effect at Construction Phase	Overall Effect Upon Completion	Overall Effect at 15 Years Post Completion
	Susceptibility to Change	Landscape Value	Overall Sensitivity	Scale or Size of the Degree of Change including degree of contrast/ integration) at Stages of Project	Where applicable, are the Effects Reversible?	Geographical Extent	Duration		Major Moderate Minor Negligible None	Major Moderate Minor Negligible None	Major Moderate Minor Negligible None
	High Medium Low	High Medium Low	High Medium Low	High Medium Low Negligible None	Yes No N/A	Extensive Moderate Minimal Negligible	Long term Medium term Short term		Adverse Beneficial	Adverse Beneficial	Adverse Beneficial
Site Landscape Features <i>Landform</i>	Medium	Medium	Medium	Construction: Medium Completion: Medium / Low Year 15: Low	No	Moderate	Long Term	Landform within the site slopes gradually south-westwards from a high point within the north-east of the site to a low point to the south-west of the site, adjacent to York Close. Development will be restricted to the south-western parcel, relating closely to the existing settlement edge. The landform in this parcel slopes gently towards the settlement edge providing a level of containment. The eastern parcel will be retained for Green Infrastructure providing an offset to Shenton Lane and softening the edge of the development area. During construction, there will be some localised changes to the landform in order to accommodate site access and internal access roads. Further localised changes will be required in order to accommodate the SuDs pond to the south-west..	Moderate Adverse	Minor Adverse	Minor Adverse / Negligible
Site Landscape Features <i>Woodland, Trees, Hedgerows and Vegetation</i>	High	High	High	Construction: Medium / Low Completion: Low Year 15: Low / Negligible	No	Moderate	Long Term	The majority of boundary hedgerow and trees will be retained and supplemented with new hedgerow and tree planting in order to integrate the development within a strong landscape framework at the edge of the settlement as well as contributing to the strong vegetated character and pattern of the immediate landscape. New development will be set back from site boundaries beyond areas of POS where possible which will incorporate new tree, hedgerow and shrub planting. A large area of POS is proposed to the eastern parcel, adjacent to Shenton Lane and will incorporate new planting. This will serve to enhance the immediate and wider GI network, and increase biodiversity and habitat value of the site and immediate landscape as well as contribute to landscape character.	Moderate / Minor Adverse	Minor Adverse	Negligible / Minor Beneficial effects (owing to increased planting along site boundaries and within areas of POS).
Site Landscape Features <i>Water Features and Watercourses</i>	n/a	n/a	n/a	Construction: Completion: Year 15:	No	Moderate	Long Term	There are currently no water features within the site or along its boundaries. The proposals provide for a SuDS pond within the low point of the site within an area of proposed POS to the south-west. This will serve to enhance biodiversity and habitat value across the site and immediate landscape.	None	None	Minor Beneficial effects (Provision of SuDS pond to the south west).

APPENDIX C: VISUAL EFFECTS TABLE (LET)													
Ref	Receptor Type, Location and photographs (including approx no. of dwellings where applicable)	Judged Sensitivity of Visual Receptor			Judged Magnitude of Visual Effects					Description/ Notes	Overall Effect at Construction Phase	Overall Effect Upon Completion (Winter)	Overall Effect at 15 Years Post Completion (Summer)
		Susceptibility to Change	Value	Overall Sensitivity	Distance from Site Boundary (or Built Development where stated) (approx. m/km)	Nature of View	Geographical Extent	Duration	Size/Scale of Visual Effect (including degree of contrast/ integration) at Stages of Project				
High	High	High		Full	Extensive	Long Term	High		Adverse or Beneficial	Adverse or Beneficial	Adverse or Beneficial		
Medium	Medium	Medium		Partial	Moderate	Medium Term	Medium						
Low	Low	Low		Glimpse	Minimal	Short Term	Low						
				None	Negligible		Negligible/ None						
Residential Properties and Settlement													
A	Properties off Shenton Lane	High / Medium	Medium	High / Medium	Adjacent to sites north east boundary	Full	Extensive	Long Term	Construction: High/ Medium Completion: High/ Medium Year 15: High/ Medium	Receptor A represents residents of a small number of properties along Shenton Lane, which are located adjacent to the site, at the settlement edge, beyond the existing allotments. Once built, it is likely that there will be medium range views from the ground and upper floors as well as outdoor spaces from the properties towards new housing located within the site. Where views of the proposals occur, new housing will be seen set back from the site's northern hedgerow fronting onto private drives. A small strip of Green Infrastructure will set proposed development back from the existing edge.	Major / Moderate Adverse	Major / Moderate Adverse	Major/ Moderate Adverse
B	Property on Shenton Lane	High / Medium	Medium	Medium/ High	50m	Glimpse	Extensive	Long Term	Construction: Low Completion: Low Year 15: Negligible	Receptor B represents residents of Witherstitch Lodge Stables, a single bungalow with 3 barns that are located adjacent to the sites eastern boundary. Proposed development is restricted to the western parcel which slopes gently away from Shenton Lane towards the existing settlement edge. The eastern field will be retained for GI with additional tree planting proposed along the eastern edge. Development would be screened for properties to Shenton Road as a result of existing and proposed vegetation and the local landform. Any glimpsed views would be filtered by vegetation.	Minor Adverse	Minor Adverse	Negligible.
C	Properties along York Close and Stanley Road	High / Medium	Medium	High / Medium	Adjacent to sites north west boundary	Partial	Extensive	Long Term	Construction: High/ Medium Completion: High/ Medium Year 15: Medium	Receptor C represents the residents of 15-20 properties along York Close and Stanley Road that are located adjacent to the sites north west boundary. Once built, there is likely to be full close range views from the ground and upper floors as well as back gardens to the rear of the properties looking towards the site. The magnitude of change to the views will vary with individual aspects. Any open views would however be restricted by the proposed development. Housing backing on to these areas would be designed in accordance with the requirements set out in The Good Design Guide SPD (Hinckley and Bosworth Borough Council), but the open aspect would be lost. The	Major / Moderate Adverse	Major / Moderate Adverse	Moderate Adverse

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		Susceptibility to Change	Value	Overall Sensitivity	Distance from Site Boundary (or Built Development where stated) (approx. m/km)	Nature of View	Geographical Extent	Duration	Size/Scale of Visual Effect (including degree of contrast/ integration) at Stages of Project				
		High Medium Low	High Medium Low	High Medium Low		Full Partial Glimpse None	Extensive Moderate Minimal Negligible	Long Term Medium Term Short Term	High Medium Low Negligible/ None		Adverse or Beneficial	Adverse or Beneficial	Adverse or Beneficial
										properties with open boundaries are likely to have a higher magnitude of visual change. Boundary vegetation would be retained, and attenuation ponds are proposed adjacent to some of the property boundaries which would provide an offset in these locations.			
D	Properties along Northumberland Avenue	High / Medium	Medium	Medium High	Adjacent to sites northern boundary	Partial	Extensive	Long Term	Construction: High / Medium Completion: High / Medium Year 15: Medium	Receptor D represents 5-10 properties along Northumberland Avenue, 2 of which are located directly adjacent to the site's northern boundary. Once built, it is likely that the properties of Northumberland Avenue will have partial close range views of the built development from the ground floors, upper floors and outdoor spaces. The magnitude of change to the views will vary with individual aspects. Any open views would however be restricted by the proposed development. Housing backing on to these areas would be designed in accordance with the requirements set out in The Good Design Guide SPD (Hinckley and Bosworth Borough Council), but the open aspect would be lost.	Major / Moderate Adverse	Major/ Moderate Adverse	Major/ Moderate Adverse
E	Properties of Sutton Lane	Medium	Medium	Medium	0.34km	Glimpse	Moderate	Long Term	Construction: Low Completion: Low/ Negligible Year 15: Negligible	Receptor E represents the residents of a property located off Sutton Lane. Once built, it is likely that the property will have partial long-range views of the built development from the ground floor, upper floor, and the front driveway/garden. Where views of the built development occur, they will be softened by the existing vegetation along Shenton Lane and the proposed POS and planting within the site.	Minor Adverse	Minor Adverse/ Negligible	Negligible
Public Rights of Way and Other Footpaths													
F	Users of footpath number S72/6	Medium	Medium	Medium	0.15km	Partial	Extensive	Long Term	Construction: Medium Completion: Medium Year 15: Low	Receptor F represents the users of PRoW S72/6 which is located to the southwest of the site boundary. The footpath is generally open as it slopes down into a undulating valley towards Market Bosworth. Users of the footpath already experience views of the existing built form within Market Bosworth. There are likely to be views	Moderate Adverse	Moderate Adverse	Minor Adverse

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		Susceptibility to Change	Value	Overall Sensitivity	Distance from Site Boundary (or Built Development where stated) (approx. m/km)	Nature of View	Geographical Extent	Duration	Size/Scale of Visual Effect (including degree of contrast/ integration) at Stages of Project				
										of the proposed housing from various points along the footpath depending on topography and vegetation, however, the development would be observed within an existing urban context, and these would be mitigated by the existing vegetation and proposed POS and planting as it matures.			
G	Users of footpath number S55/1	Medium	Medium	Medium	0.35km	Glimpse	Minimal	Long Term	Construction: Low Completion: Negligible Year 15: Negligible	Receptor G represents users of PRoW S55/1, a short section of footpath which runs adjacent to Market Bosworth Cemetery, linking Shenton and Sutton Lane. As a result of development being restricted to the western parcel and Green Infrastructure proposed to the eastern parcel, views of development would be filtered with any potential views screened once proposed vegetation matures.	Minor Adverse	Negligible	Negligible
H	Users of footpath number S73/5	High	High	High	0.72km	Glimpse / None	Negligible	Long Term	Construction: Negligible/ None Completion: Negligible/ None Year 15: Negligible/ None	Receptor H represents users of PRoW S73/5, comprising the Leicestershire Round Long Distance Walking Route (LDWA), which runs north-west to south-east through countryside to the south of Market Bosworth Country Park which lies to the east of the site. There are no views of the site as the PROW passes along higher ground to the southeast of the site due to the combined screening effects of intervening dense woodland blocks and landform, which prevent views towards the site. Once complete, views of new housing within the site are unlikely to occur along the length of the PRoW.	Negligible	Negligible	Negligible
I	Users of footpath number S74/3	High / Medium	Medium	High / Medium	0.68km	Glimpse	Negligible	Long Term	Construction: Negligible Completion: Negligible Year 15: Negligible/ None	Receptor F represents users of PROW S73/4 (Leicestershire Round LDWA) as it travels across farmland to the north of Sutton Cheney. Views towards the site and the landscape to the north are predominately prevented by intervening dense vegetation associated with woodland blocks and vegetation along the water course to the east of Sutton Lane as well as established field boundaries. The spire of St Peter's church serves as a prominent landmark on the horizon. However, the majority of built form associated with Market Bosworth,	Negligible	Negligible	Negligible/None

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		Susceptibility to Change	Value	Overall Sensitivity	Distance from Site Boundary (or Built Development where stated) (approx. m/km)	Nature of View	Geographical Extent	Duration	Size/Scale of Visual Effect (including degree of contrast/ integration) at Stages of Project				
		High Medium Low	High Medium Low	High Medium Low		Full Partial Glimpse None	Extensive Moderate Minimal Negligible	Long Term Medium Term Short Term	High Medium Low Negligible/ None		Major Moderate Minor Negligible None	Major Moderate Minor Negligible None	Major Moderate Minor Negligible None
										particularly that along the southern edge of the Conservation area to the south of which sits the site, is prevented by intervening vegetation and landform. As a result of this, once built, it is unlikely that there will be views of new built form within the site form this location.			
Road and Transport Users													
J	Users of Shenton Lane	Medium	Medium	Medium	Adjacent to the site's eastern boundary	Glimpse	Extensive	Long Term	Construction: Low Completion: Low Year 15: Negligible.	Receptor J represents road users of Shenton Lane, which runs north to south adjacent to the site's eastern boundary. The Market Bosworth Neighbourhood Plan includes an important view (View 9) adjacent to the site, looking north along Shenton Lane, towards the residential edge of Market Bosworth. Residential development will be located within the western field parcel only with the eastern field parcel reserved for Green Infrastructure. Views of development for users of Shenton Lane would be largely screened as a result of the landform and existing and proposed vegetation to the eastern parcel. As the proposed planting matures effects would be reduced further.	Minor Adverse	Minor Adverse	Negligible
K	Users of Sutton Lane	Medium	Medium	Medium	0.23km	Glimpse	Moderate/ Minimal	Long Term	Construction: Low Completion: Low/ Negligible Year 15: Negligible	Receptor K represents road users travelling along Sutton Lane. The road corridor has restricted access and is mostly used by pedestrians and cyclists being relatively tranquil with value to the local residents. Existing mature trees and hedgerow serve to lend this lane a high level of enclosure from the landscape beyond. Views of the site and its boundaries vary for users travelling along Sutton Lane, with glimpsed views of the existing vegetation along the site's eastern boundary. Proposed development will be located within the western field parcel with the eastern field parcel	Minor Adverse	Minor Adverse/ Negligible	Negligible

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		Susceptibility to Change	Value	Overall Sensitivity	Distance from Site Boundary (or Built Development where stated) (approx. m/km)	Nature of View	Geographical Extent	Duration	Size/Scale of Visual Effect (including degree of contrast/ integration) at Stages of Project				
										retained for Green Infrastructure. As a result of the west sloping field parcel, retained and enhanced vegetation and overlapping vegetation to intervening land, views from Sutton Lane would be screened.			
L	Users of Tinsel Lane/ Priory Lane	Medium	Medium	Medium	0.10km	Partial	Moderate / Minimal	Long Term	Construction: Medium Completion: Medium/ Low Year 15: Low	Receptor L represents road users travelling along Tinsel Lane/ Priory Lane. There are partial views of the western boundary as a result of the landform sloping away from the road and the vegetation along Tinsel Lane/ Priory Lane preventing further views of the rest of the site. Once built, the built development will be partially visible from certain points along Tinsel Lane/ Priory Lane, however, the proposed POS and planting in combination with the existing vegetation along the eastern edge will soften the visual impact of the development.	Moderate Adverse	Moderate Adverse/ Minor Adverse	Minor Adverse
M	Users of Weston Drive	Medium	Low	Medium / Low	50m	Partial	Extensive / Moderate	Long Term	Construction: High/ Medium Completion: Medium Year 15: Medium	Receptor M represents road users of Weston Drive. When heading down the road towards the site there are partial views of the site and its boundaries which slope up towards the east. Majority of the properties are bungalows and are orientated in the opposite direction, and the site becomes less visible when reaching the bottom of Weston Drive. Once built, the site will be partially visible from the road, with the existing houses	Major/ Moderate Adverse	Moderate Adverse	Moderate Adverse

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		Susceptibility to Change	Value	Overall Sensitivity	Distance from Site Boundary (or Built Development where stated) (approx. m/km)	Nature of View	Geographical Extent	Duration	Size/Scale of Visual Effect (including degree of contrast/ integration) at Stages of Project				
										along Stanley Road breaking up the view of ground floor of the proposed properties.			
Other Visual Receptors													
N	Users of Bosworth Field Battlefield Site	High	High	High	1.96km	Glimpse/ none	Negligible	Long Term	Construction: Negligible/ None Completion: Negligible/ None Year 15: Negligible/None	Receptor N represents visitors and employees at Bosworth Battlefield visitors centre. Views towards the site from within the registered battlefield are mostly afforded from along the visitors entrance road and entrance to the car park. Where views of the site occur, these are seen at a distance beyond a vast tract of sloping farmland interspersed with field boundary vegetation and woodland blocks, terminating in views of the exiting developed edge of Market Bosworth set on higher ground to the north. The spire of St Peters Church serves as a distinctive landmark on the horizon to the north. Once built, views of the built development are likely to be negligible from this distance and within the surrounding context, with views being screened by layers of existing vegetation as well as Witherstitch Lodge stables and its associated buildings. Further to this, new housing will be set back from site boundaries beyond areas of POS and planting, including a large area of POS. Overtime, once mature this will serve to soften and screen the appearance of built form in the view.	Negligible	Negligible/ None	Negligible/ None
O	Users of Market Bosworth Country Park	High	High	High	0.51km	None	Negligible	Long Term	Construction: Negligible/ None Completion: Negligible/ None Year 15: None	Receptor O represents users of Market Bosworth Country Park. Dense vegetation within the parkland and along its boundaries in combination with landform, serves to enclose views towards the site and the wider landscape to the west. Therefore, once built, it is unlikely that new built form	Negligible/ None	Negligible/ None	None

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		Susceptibility to Change	Value	Overall Sensitivity	Distance from Site Boundary (or Built Development where stated) (approx. m/km)	Nature of View	Geographical Extent	Duration	Size/Scale of Visual Effect (including degree of contrast/ integration) at Stages of Project				
		High Medium Low	High Medium Low	High Medium Low		Full Partial Glimpse None	Extensive Moderate Minimal Negligible	Long Term Medium Term Short Term	High Medium Low Negligible/ None		Major Moderate Minor Negligible None Adverse or Beneficial	Major Moderate Minor Negligible None Adverse or Beneficial	Major Moderate Minor Negligible None Adverse or Beneficial
										within the site will be visible from Market Bosworth Country Park.			