
LANDSCAPE AND VISUAL APPRAISAL

ON BEHALF OF

RICHBOROUGH

FOR THE

PROPOSED RESIDENTIAL DEVELOPMENT

(PHASE TWO)

OF LAND NORTH OF THE

A47 NORMANDY WAY AND WEST OF A447 ASHBY ROAD,

HINCKLEY

V4 – MARCH 2024



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(ref: ZLA_1467-L-101 Rev. A)

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(ref: N2225_006F)

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Document History

Rev	Purpose	Author	Checked	Date
V1	Information	JB		27.11.2023
V2	Updated to masterplan proposal (ref: n2225_006C)	JB		22.12.2023
V3	Updated Illustrative Landscape Masterplan to reflect advancement of Ecological inputs	JB		18.01.2024
V4	Updated to masterplan proposal (ref: n2225_006F)	JB		01.03.2024



1. INTRODUCTION AND PURPOSE

Introduction

- 1.1. Zebra Landscape Architects Limited ('ZLA') was commissioned by Richborough (the 'Applicant') to undertake a Landscape and Visual Appraisal (LVA) of proposals to develop a new residential development on north of the A47 Normandy Way and West of A447 Ashby Road, Hinckley (the 'site'); see Appendix 1 of this LVA.
- 1.2. The site is located at OS Grid Reference: SP 42695 95975 (the site centre) and is situated within the administrative area of Hinckley and Bosworth Council, who function as the Local Planning Authority (the 'LPA').
- 1.3. The Applicant is submitting an outline planning application with all matters reserved except for access, for the erection of up to 415 dwellings, associated open space, drainage, landscaping and infrastructure (the 'proposed development'); see Appendix 2 of this LVA.
- 1.4. The proposed development is a second phase to a permitted scheme. The permitted scheme was for up to 475 dwellings, including public open space, land reserved for a primary school together with future expansion land (Use Class F1(a)), drainage, landscaping and associated infrastructure (LPA planning application ref: 23/00432/OUT). The two site are separated by a brook (a tributary of the River Tweed).
- 1.5. This LVA is part of a suite of documents accompanying an outline planning application for the proposed development. The site is briefly described in Section 2 of this LVA, and details how the proposed development has been designed and planned with consideration to predicted effects on landscape character and visual amenity in the surrounding environment and neighbourhood. There is further site details given in the Design and Access Statement (DAS) which accompanies the planning application.
- 1.6. This report has been prepared by a Chartered Landscape Architect and a Professional Member of Landscape Institute with experience in landscape design and planning in the development sector. All drawings referenced within this assessment are in Appendices of the LVA.

The Purpose of this Landscape Visual Appraisal

- 1.7. The purpose of this LVA is to identify the baseline conditions of the site and surrounding area and to determine those landscape and visual characteristics that might inform the design of the development proposals, including recommendations for mitigation. It then provides an appraisal of the landscape and visual effects predicted to arise from the development of the site as follows:
 - Landscape fabric, when there is physical change to components of the landscape; landform, land use or land cover;
 - Landscape character, caused by changes in the key characteristics and qualities of the landscape; and
 - Visual amenity caused by changes in the appearance of the landscape as a result of Development.



1.8. This report is set out in the following sections:

- Site description and analysis is presented in Section 2 of the LVA, and is based on our field-based assessment from the Autumn of 2021, and more recently in February 2022 when representative photography was undertaken.
- Project Description and Landscape Mitigation Measures – This describes the elements of the proposed Development with the potential to cause effects on landscape fabric, landscape character and/or visual amenity. The site selection and design reiteration measures incorporated into the final design to help mitigate potential impacts are also outlined, this is contained in Section 3 and 4 of the LVA.
- Baseline of Field Based Assessment – The landscape and visual character of the site and its setting is provided, establishing receptors within the study area with theoretical visibility of the proposed Development; see Section 5.
- Assessment Criteria – This section identifies the relevant guidance used to carry out the assessment, consultation to date, viewpoint selection and defines the study area; this is contained in Section 4. The detailed methodology can be found in Appendix 6.
- Relevant Landscape Related Planning Policy and Published Landscape Character Information - The main planning policies, guidance, and background documents relevant to this appraisal including the supplementary planning guidance on published landscape character studies; see Section 7 and 8.
- Potential for Predicted Effects – An assessment of potential effects on the landscape and visual receptors identified in the baseline assessment, drawing upon a combination of representative and specific viewpoints to demonstrate the potential effects as a result of the proposed Development; see Section 9 and 10.
- Summary of Findings – This section provides an overview of the proposed Development in its landscape and visual context, drawing out the key findings of the assessment and concluding on the acceptability of the proposed Development in landscape and visual terms; see Section 11, with a Conclusion at Section 12.

1.9. This application represents a submission for an outline planning consent for a new residential development, which is based on the Illustrative Masterplan prepared by the Masterplanning team of Nineteen47 (ref: n2225-006F; see Appendix ZLA 2). See Section 2 of this LVA for a summary of the application site and Section 3 for a summary of the development proposal.



2. THE SITE

Overview

- 2.1. The site for the development proposal is situated at OS Grid Reference: SP 42695 95975 (the site centre). The Site Context plan (ref: ZLA_1467-L-101) illustrates the site's context in terms of landscape designations; see Appendix ZLA 1.
- 2.2. The site is situated north of Normandy Way, and is a relatively long and thin and runs parallel to this road leading down to Stoke Road on the western periphery of the site, beyond which there is a modest area of the site (single field); see Image ZLA 2.1:

Image ZLA 2.1: Aerial photograph of the site area on the northern outskirts of Hinckley town. Source: Google Earth 2021



Landscape Fabric

- 2.3. The following landscape fabric is noted:
 - The site constitutes eight interconnecting fields managed for livestock pasture north of the A47 Normandy Way and west of the A447 Ashby Road. This land parcel is found to the north of the town centre.
 - Internally, there are mature hedgerows (native species), scattered hedgerow trees (broadleaf species) which broadly define each field, as well as a small tree groups scattered around the site's northern edge with the neighbouring Hinckley and Bosworth Community Hospital.
 - The brook (a tributary of the River Tweed) is situated running along the site's western boundary. This watercourse separates the site from the Hinckley Phase 1 site (LPA planning application ref: 23/00432/OUT) to the west.



- The site is enclosed by the following physical features:
 - North: Mature native field hedgerows with scattered hedgerow trees along the northern site boundary. These hedgerows outgrown and gappy in places. There is open fields beyond managed as livestock pasture.
 - East: A mixed boundary of native hedgerow with a limited number of scattered trees and small tree groups with a varied enclosure of adjoining residential properties and the Hinckley and Bosworth Community Hospital, which would be extensively tree'd around its enclosure.
 - South: Defined by groups of extensive broad leaf, native trees and native scrub understorey. Beyond which there is a vegetated verge of native scrub running alongside Normandy Way with a ditched feature. Normandy Way (main vehicle route) runs parallel to the site with extensive urban built form situated on this route.
 - West: There is a line of native scrub and mature broadleaf trees along the brook on the eastern site boundary. There is open fields beyond managed as livestock pasture.

Neighbouring Land Uses

- 2.4. The site is situated on the urban edge of Hinckley, with extensive residential development to the south beyond Normandy Way (A47) stretching south west-west along the route of this roadway, and further residential development running along the Ashby Road (A447), with the settlement of Barwell beyond the A447 roadway.
- 2.5. Beyond this, there is open countryside to the north, north west and west of the application site. The proposed development is a second phase to a permitted scheme for up to 475 dwellings, including public open space, land reserved for a primary school together with future expansion land (Use Class F1(a)), drainage, landscaping and associated infrastructure (LPA planning application ref: 23/00432/OUT). The implementation of this permitted scheme would further emphasis the peri-urban location of the application site.
- 2.6. The Land uses neighbouring the application are noted as follows:
 - North:
 - To the north of the site, there is open countryside. The landform and landscape fabric is similar to that of the site with medium rectangular fields enclosed by mature native hedgerows with scattered broadleaf trees. These neighbouring fields are managed for livestock pasture. These fields run between the site and the outlying local vehicle route (Rogues Lane) which is approximately 0.5km north of the site, along which, there scattered farmsteads (Frith House Farm, Highfields Farm and I C Fields Farm) and nucleated dwellings.
 - North East:
 - Open countryside extends to the north east of the site and is found both side of the Ashby Road (A447). Landform is gently undulating, slopes down from the junction of Rogues Lane/Ashby Road/Hinckley Road. This landform slopes down to Brook Hill Farm circa 107m AOD, and the route of the River Tweed circa 100-105m AOD generally. Beyond this landform gently rises towards the outlying village of Stapleton.



- East:
 - Landform rises east of the site (circa 122m AOD around Ashby Road). Ashby Road is approximately 0.35km north east of the site. There is extensive residential dwellings (up to two and a half storey height) and the Bosworth Community Hospital (up to two storey height) on this route. Intervening land is managed for livestock pasture within rectilinear, medium scaled fields with native hedgerows and native broadleaf trees scattered within their line.
- South East to South West:
 - Normandy Way runs along the southern edge of the site. The combination of landform, field hedgerows and groups of extensive trees along the southern edge of the site (extending to the south western edge with Stokes Road) is sufficient to substantially filter the site from view when passing along this route.
 - There is extensive residential development on the southern opposite side of Normandy Way. These dwellings are predominantly two storey in scale, and have an urban character and layout.
 - To the south west, there is further urban built form situated off Normandy Way including a large supermarket with car parking. There is an extensive industrial/business park (Sunnyside) with built form of up to 10-12 metres height approximately, including office buildings, warehousing, employment buildings and fast food/roadside services.
- West:
 - Landform west of the site is similar to that of the western site area (circa 105m AOD), which itself is lower than the central area of the site, circa 118m AOD. The field is enclosed by an extensive boundary of native hedgerow and broadleaf native trees. Beyond which there is an existing gated vehicle access with wetland area. Landform west of the site is similar, with a medium scale field pattern managed for arable crop production and livestock pasture.
 - The brook which encloses the site runs on a north to south trajectory with an extensive tree line of native broadleaf trees and native scrub vegetation. Between the site and Rogues Lane (local vehicle route, approximately 0.8km) landform rises (circa 118m AOD) and fields of a medium scale, enclosed by robust native hedgerows with scattered native broadleaf hedgerow trees. There is farmstead (name unknown) approximately 0.2km of the site.
 - In the wider landscape to the west, there are a small number of outlying villages situated on landform gently risen to circa 120m AOD/125m AOD. These villages are located in open countryside characterised by arable and pastoral land, small woodland plantations, as well as a regular pattern of linear field hedgerows with belts of hedgerow trees.

2.7. Along Normandy Way there is an extensive pedestrian route with a local cycle route. This route is south of the carriageway. Normandy Way is a local spine road for accessing the town of Hinckley, as well as wider towns such as Barwell, Earl Shilton and Nuneaton; respectively 0.6km north east, 4.5km north east and 6km south west of the site.



Landform within the Site

2.8. In its general sense, landform within the site slopes from east to the south west north western site edge with the brook (a tributary of the River Tweed); circa 125m AOD to 110m AOD respectively. Landform around the site's boundaries are as follows:

- Northern boundary: 119m AOD (north east) to 107m AOD (north west), with landform generally of similar landform around the outlying farmstead of Highfields Farm and Frith House Farm (with 0.5km north-north west of the site) at 118m AOD to 114m AOD respectively.
- Eastern boundary: Generally, the eastern site boundary adjoins the grounds of the Hinckley and Bosworth Community Hospital and existing residential development located on the Ashby Road and; circa 123m AOD to 125m AOD. The Ashby Road (A447) is located east of the site, with landform gently undulating towards the outlying settlement of Barwell; circa 11m AOD along the Hinckley Road (approximately 0.8km north east to east of the application site).
- Southern boundary: Landform along the southern boundary slopes from 125m AOD to 110m AOD along the brook (a tributary of the River Tweed). Landform slopes westerly along this boundary, which generally accord to the landform through which the Normandy Way road passes. Long standing residential development is situated south of the Normandy Way, which is situated in gently undulating landform circa 115m AOD to 120m AOD.
- Western boundary: landform along the western boundary slopes from 110m AOD at Normandy way in the south west to 107m AOD to the north western corner. Landform beyond the western edge rises through the Phase 1 site to approximately 118m AOD within the adjoining field.

Summary

- 2.9. The site affords no public access within its quantum – with no Public Access Lane, Public Right of Way or Permitted Route. The site is located in open countryside north of Normandy Way on the northern edge of Hinckley town. There is a limited network of Public Rights of Way within the wider open countryside, but no Public Footpaths pass along the site's boundaries.
- 2.10. The site is managed for livestock pasture, and contains typical features such as medium scale rectilinear field pattern and undulating landform. The fields area enclosed by native hedgerows and scattered broad leaf trees. However, it was noted there is a degree of degradation of landscape character noted on site including outgrown and gappy hedgerows, limited scattered hedgerow trees, direct views across the urban setting of the site including the effects of the A47 Normandy Way, road signage and road lighting set on high columns.
- 2.11. To the south west of the application site, Normandy Way continues along the urban edge, whereby the site is overlooked by existing industrial, commercial and employment buildings (i.e., Wheatfield Way and Bradleyfield), with existing residential areas situated beyond around Maidenfield Lane and Tudor Road.
- 2.12. To the north and west of the site, built form and development in the wider open countryside is dispersed and nucleated. The open countryside beyond the application site is defined by open agricultural fields, field hedgerows, scattered hedgerow trees, woodland spinneys and extensive tree lines along watercourses (including the tributary of the River Tweed and the River Tweed).
- 2.13. Whist there is intervisibility across the wider open countryside from the higher landform of the site, views out to the countryside are largely limited to the north, with views to the west influenced by the route of the Normandy Way and existing development along this roadway, and further into Hinckley town.



- 2.14. Within these views, the urban context, built form and the transient movement of vehicles along the A47 is prevailing which reinforces the perception of the site on the urban edge. In these situations, there is intervisibility between the site and the industrial/commercial built form off the A47 including McDonalds, Morrisons, Wickes store and officing. To the east, there is discernibility of existing residential dwellings along the Asby Road (A447) and also the built form at the Hinckley and Bosworth Community Hospital.
- 2.15. From a landscape and town character perspective, these urban land uses definitely contribute to the site's perception as urban edge. The site rises up to the higher landform along the site's edge. This landform represents an approximate edge between land that is clearly 'undulating arable and pasture farmland with gentle valleys' to that which has an increasingly strong association with the town.
- 2.16. Settlement and built form within the open countryside is typically 'sporadic farmsteads on the outer edges, within a strong rural setting.' When on site, especially in the winter months (November 2023), one is aware of the presence of the surrounding urban related uses, albeit on the edge of the town, on a strong road frontage, rather than feeling divorced from it, in the open countryside.
- 2.17. This helps define a transition from open countryside (in a landscape sense) to the built edge of Hinckley. Consequently, the site has a stronger relationship with the town rather than the wider open countryside, and perceived as having an equivalence to the neighbouring urban land uses in a spatial sense.



3. THE PROPOSED DEVELOPMENT

- 3.1. The Applicant is submitting an outline planning application with all matters reserved except for access, for the erection of up to 415 dwellings, associated open space, drainage, landscaping and infrastructure (the 'proposed development'); see Appendix 2 of this LVA.
- 3.2. The following briefly summarises the development proposal as demonstrated within the Illustrative Masterplan:
- Dwellings of predominantly two storey in height, with some 'pepper-potting' of up to 2.5 storey at nodal points within the lower southern site area to not exceed two and a half storeys, and of similar density to the existing settlement pattern;
 - Access to the development will be via a new traffic island and access from Normandy Way on the southern site edge;
 - Main vehicle route through the scheme from the new traffic island, with secondary and tertiary routes radiating from;
 - Combined pedestrian and cycle route across the proposed scheme;
 - Formal public open space and informal pocket parks through the scheme;
 - Green corridor routes running through the scheme for pedestrian and cycle friendly movement, and linkage to the wider urban area and open countryside beyond the boundary of the site;
 - SUDs attenuation basins and swales; and
 - Public open space including the provision children's play areas, formal and informal landscape treatment, ecological betterment and habitat creation.
- 3.3. The DAS supporting this application provides full details of the development proposals, and proposed schedule of implementation.
- 3.4. The proposed development is a second phase to a permitted scheme for up to 475 dwellings, including public open space, land reserved for a primary school together with future expansion land (Use Class F1(a)), drainage, landscaping and associated infrastructure (LPA planning application ref: 23/00432/OUT). The two sites are separated by a brook (a tributary of the River Tweed).

Mitigation Measures

- 3.5. In siting the proposed development, the physical constraints of the site and existing development patterns surrounding the site have been taken into consideration in order to minimise the potential for the proposed development to break skylines and represent prominent new structures in views towards the site, into the town of Hinckley, and outwards around the wider open countryside.
- 3.6. The landscape and visual sensitivities of the site have been influential in the development of the Illustrative Masterplan (Appendix ZLA 2). The masterplan proposals were developed iteratively with the findings of our field-based assessment, and our initial assessment of the likely landscape and visual effects of the proposal by working collaboratively with the wider project team including the Masterplanning team.



- 3.7. With consideration of the foregoing, recommendations for the architectural form and vernacular of the proposed development have been integrated into the architectural design and the overall layout of the site (N.B. Landscaping and landscape mitigation is considered further in this section of the LVA).
- 3.8. The prescription of the building heights for each proposed dwellings, and the relative finished floor level ('FFL') for each proposed unit have been tested through on-site assessment, so that the proposal is not substantially greater, and is reflective of the pattern of current residential built form on the northern edge of Hinckley.
- 3.9. Specifically, neighbouring the site to the eastern edge (i.e., Ashby Road (A447) and the height of the Hinckley and Bosworth Community Hospital, as well as the existing residential development south of the Normandy way (i.e., Drakes Way and Nelson Drive) at circa. 125m AOD, 115m AOD and 111m AOD respectively.
- 3.10. These measures contribute to offsetting the likely landscape and visual effects by reducing visual prominence and overall discernibility of the proposal, and are considered to be 'embedded' within the Illustrative Masterplan (Appendix ZLA 2).
- 3.11. Embedded mitigation measures also extends to the following:
- The proposed new residential dwellings have been deliberately arranged within the main body of the site area, enabling land within the periphery of the site to be developed for retaining existing landscape fabric, new landscaping and the provision of Public Open Space.
 - The new residential built form will be set inside and set back from the northern site boundary. This enables new built form to be situated at lower topography below that of the open countryside beyond the site.
 - The southern edge of the site has been arranged so that new development is set within the existing field pattern, creating a soft development edge to the and immediately south east of the site, which will be developed in the future by others.
 - Development set back from the western edge would also protect the existing brook (a tributary of the River Tweed), and this set back affords the opportunity for proposed attenuation features and creating opportunity to retain a proportion of the existing field pattern to compliment that retained west of the brook (either as is, or as part of the initial phase of development).
 - Generally, the proposed scheme does not require the amalgamation of fields. The existing field pattern is retained, and development integrated within, and new access routes provided at natural opening or gappy, degraded sections of the existing hedgerow structure where protection of tree fabric is not a restriction. This measure retains the structure and scale of the landscape at this location, and through the following measures affords the scheme mitigation benefits:
 - The primary streets are generally oriented north east to south west through the length of the site enabling the opportunity for extensive tree planting within the street's layout. This tree planting will run through the core of the development breaking up the mass of the scheme and filtering views of the proposed built form.
 - Secondary and tertiary routes and private driveways are shorter in length and afford the opportunity for tree planting to further break up the mass of development and filter views of the scheme. These routes interconnect with proposed green corridors



throughout the scheme for further tree planting and green infrastructure for a similar effect.

- Building heights have been restrained to those similar to the site's context with existing residential development, or less than along Ashby Road (A447) and the Hinckley and Bosworth Community Hospital, which are situated within the higher landform of the application site. These buildings provide the parameter of development, by which built form would be situated at a lower level, or arranged in a manner to reduce their discernibility against the wider environment of built form.



4. LANDSCAPE MITIGATION AND ENHANCEMENT MEASURES

Strategy for Landscape Mitigation

4.1. Landscape mitigation measures have been developed through consideration of the host landscape character for the proposed development, as well as reviewing the arboriculture and ecological assessments (which support this planning application). These provide an appropriate solution for a development that offsets and / or reduces landscape and visual effects, and if practicable, enhances the local landscape fabric.

- The retained field pattern through its existing field hedgerows and hedgerow trees enables the formation of green corridors running through the scheme of proposed scheme. These corridors will retain existing landscape fabric, and affording new tree planting, native structure planting and ecological betterment.
- These route are integral to the green infrastructure strategy enabling safe pedestrian and combined pedestrian and cycling routes. These routes break up the (perception) of development mass.
- The green corridor following existing hedgerow lines which predominantly run through the land parcel, and generating a regular grid form to the layout of the scheme, which is reflective of the field pattern locally to the area which is typically 'mall to medium scale rectilinear field pattern divided by low hedgerows and mature hedgerow trees typical of parliamentary enclosure.'
- The frequency and scale of hedgerow planting affords regular green corridors and spaces through the scheme, which in some cases, might be less frequent. This affords opportunity for landscape fabric to break up the development mass, whilst enabling a pedestrian and cycle friendly environment.
- Development is set within the northern site quarter to reduce the discernibility of new built form across the wider open countryside. This enables new publicly accessible public open space and the formation of a soft edge to the scheme (N.B. Rather than relying on broad, extensive sections of landscape buffer planting).
- This measure is extended along the western quarter of the site, where the lowest landform occurs. Whilst development is set on marginally rising landform to the east of this green margin, the development of the space as a soft margin to the scheme with new tree planting and wider public open space, enables views of the proposed scheme to be filtered.
- New green corridors running into these spaces, would retain and enhance tree cover along their routes, which in combination with the northern and western margins, breaks down the perception of development when seen from the wider town's edge (in particular from the south), and also when passing along the A47 Normandy Way from the west.



- Development set back from the western edge would also protect the existing brook (a tributary of the River Tweed), and this set back affords the opportunity for proposed attenuation features, as well as providing a route of existing ridge and furrow through the public open space for place making and interest.
 - The margin of retained ridge and furrow has been aligned to where the features in generally most prevailing, and the scheme devised around that as a parameter.
 - The combination with the wider fields outside of the site, or those retained as part of Phase 1 scheme to the west, would create a perception of the prevailing field pattern retained locally to the site, giving a continuity to the wider open countryside. This creates an open, undeveloped corridor linking the town with the open countryside.
 - The southern edge of the site has been arranged so that new development is set within the existing field pattern, giving opportunity to retain and enhance the existing landscape fabric as part of the wider public open space and green infrastructure strategy, as well as creating a soft development edge to the and immediately south east of the site, which would be developed in the future by others.
- 4.2. The combination of these factors has iteratively guided the layout of the site, as well as the landscape proposals for the development, as indicated within the drawn Illustrative Landscape Masterplan (see Appendix ZLA 4). This drawing demonstrates the indicative landscape mitigation and enhancement strategy which supports this planning application. Furthermore, these principles will be instrumental in developing the detailed design for the discharge of planning conditions post approval at the Reserved Matters stage. Landscape enhancement measures are considered below.

Strategy for Landscape Enhancement

- 4.3. In the Hinckley and Bosworth Borough Landscape Character Assessment (published September 2017) the Local Planning Authority identifies the site to be situated within a landscape character area which recommends maintaining and enhancing the fabric of the host landscape character area. The Local Planning Authority has published the following landscape guidelines for this host landscape character area (see Section 7 of this LVA for further details):
- *'Encourage the use of traditional 'Midlands style' hedgelaying to manage hedgerows, improving their structure and biodiversity value and strengthening landscape character.*
 - *Maintain the rural character of the landscape. Ensure development is fully integrated into and informed by the landscape with its rural, harmonious pattern of small villages which are well-integrated in the landscape, and local vernacular styles and materials. Conserve the rural gap between Stoke Golding and Dadlington.*
 - *The Sustainable Urban Extension to the north of Barwell should aim to create a distinct new and contemporary identity and character(s) whilst responding to the existing context.*
 - *Maintain views to church spires and towers e.g. on the wooded skyline at Stoke Golding and long distance views to other churches in surrounding villages. Conserve rural views and setting of settlements.*



- *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.*
- *Create new and conserve existing notable habitats, in particular deciduous woodland and mesotrophic grassland.*
- *Encourage tree planting to regenerate mature/ veteran trees as they come to the end of their lives.*
- *Improve the integration of settlement edges such as north of Barwell, e.g. with planting and use of materials appropriate to the rural character.'*

4.4. Drawing on this LVA and the forgoing technical information, and in collaboration with the consulting Ecologist for this proposal (Preliminary Ecological Assessment, dated: November 2023), several green infrastructure and ecological enhancements have been integrated into the proposed development. The focus of these measures is less about screening and filtering views, rather, the enhancement of the local landscape character and the site's habitat value, into which the scheme would be integrated.

4.5. The illustrative landscape strategy for the proposed scheme is illustrated in Appendix ZLA 4 (see ZLA_1467-L-200 Rev. B), and these measures are summarised as follows:

- The scheme would sit inside the gentle ridgeline north of the application site, which would reduce its discernibility across the wider open countryside, which is noted for its 'uncluttered rural views', and whose sensitivities include its sense of 'rural character' and the 'gap between 'Stoke Golding and Dadlington (which) is important in retaining the 'village' character and distinctiveness of the settlements.'
- The retention of open, undeveloped space along the northern edge of the application site, offsetting development into the site within a lower landform. This space would create:
 - An extensive area of green space and afford public access for landscape amenity and provide new tree planting to buffer the scheme from the wider open countryside to the north, creating a soft landscape edge.
 - The provision of this space would nestle development within the lower site area, and so set back development within the scheme. The combination of a marginally lower landform, and the provision of an open space buffer to this edge serves to offset and reduce the discernibility of new built form from the open countryside beyond, as well as creating a green backdrop to the scheme, so new housing does not break the skyline.
- New built form has been deliberately arranged within the main body of the site area, enabling land within the periphery of the site to be developed for retaining existing landscape fabric, new landscaping and the provision of Public Open Space.
- Setting development inside the eastern edge, stepping new built form within the periphery of the site, and using the space for a community allotment. This act as a soft edge to the scheme.
- Development set back from the western edge would also protect the existing brook (a tributary of the River Tweed), and this set back affords the opportunity for proposed attenuation features and creating opportunity to retain a proportion of the existing field pattern to compliment that retained west of the brook (either as is, or as part of the initial phase of development).



- The retention of open, undeveloped space to the western edge to create a significant corridor along the brook (a tributary of the River Tweed), and link to the wider open countryside beyond the ridgeline landform beyond.
 - To create a number of substantial green corridors through the scheme. This enables the retention and enhancement of field hedgerows and tree planting. This approach fits development into field parcels, and does not require field amalgamation, which could increase the perception of openness through the scheme.
 - These areas would focus on establishing semi-natural and natural green space, and afford space for new tree planting. A system of Swales would feed through the core of the scheme into the attenuation lagoons creating opportunities for further habitat creation, placemaking and amenity.
 - One of the primary green corridors would retain the landform of the ridge and furrow (where prevailing at the site) for interest and for creating an interesting sense of place.
- 4.6. The combination of these factors has iteratively guided the site layout, as well as the landscape proposals for the development (see Landscape Strategy (ref: ZLA_1467-L-200 Rev. B) in Appendix ZLA 5, which formed the concept for developing the illustrative landscape enhancement and mitigation proposals contained in Appendix ZLA 4. Furthermore, these principles will be instrumental in developing the detailed design for the discharge of planning conditions post approval.
- 4.7. The result of this collaborative working is a proposed masterplan scheme which protects and integrates existing landscape fabric, as well as new planting and other habitat creation that conserves and enhances local landscape character, and seeks to add betterment to the wider ecological network through diversity of landscape fabric and habitat.
- 4.8. Further to this, ZLA recommends the following three points:
- To endeavour that existing and new landscape elements are appropriately managed to ensure establishment and long-term management for effective mitigation of the proposal in the long term;
 - This management strategy will ensure a long-term landscape and ecological management plan for retained landscape fabric and new planting within the scheme, including the eastern site area which will be managed as a community orchard re-established rare and endangered local fruit tree species (of local importance to Gloucestershire and the local area of the Severn Vale);
 - To develop appropriate landscape proposals for individual plots within the development, including planting of native hedgerows, shrubs and tree species of local importance, and where practicable, allow for fruit trees (species of local importance), and where practicable, and of local provenance. This will ensure continuity of the overall scheme, preservation of landscape mitigation measures as well as habitat enhancement.
- 4.9. In combination, the establishment of these measures serves to reduce the potential for landscape and visual effects on the identified baseline receptors. These proposals however go further; through maturation, they contribute to the protection and enhancement of typical features characteristic of the local landscape. Further to this, ZLA recommends the following two points:
- The proposed scheme would seek to enhance the existing hedgerow, field edges and trees where retained, as well as the grassland within the greenfield within the northern and western site quarter. Informal open space will afford new structural landscaping with a mix of native trees, shrubs and meadow grassland for diversity of ecosystems and habitat creation, and protect visual amenity;



- New public open space with enhanced grassland, retained hedgerow and tree fabric, as well as new community orchard planting to be planted with locally important species. This area would link with the western edge, whereby a substantial area of public open space would be provided running along the western quarter of the site as a landscaped margin. This soft edge would accommodate an attenuation system, and would form links into the core of the new neighbourhood along new green corridors. The western edge (and the main green corridor) have been designed so as to retain sections of the existing ridge and furrow landform for interest;
- To endeavour that existing and new landscape elements are appropriately managed to ensure establishment and long-term management for effective mitigation of the proposal in the long term; and
- To develop appropriate landscape proposals for individual plots within the development, including planting of native hedgerows, shrubs and tree species of local importance, and where practicable, allow for fruit trees (species of local importance), and where practicable, local provenance. This will ensure continuity of the overall scheme, preservation of landscape mitigation measures as well habitat enhancement, along with enhancing local landscape character.

4.10. Accordingly, the development of the proposal, will ensure the long-term management of the site's landscape fabric, affording betterment for visual amenity, and wildlife of the area.

4.11. Overall, the outline landscape proposals reflect the policy guidance, and develop the objectives of the Landscape Visual Appraisal and the Biodiversity Management Strategy and in doing so, emphasise the core functions required of a high quality mixed use and residential scheme.

4.12. The developed landscape will provide benefits to the existing community and thus generate support for the development at the planning stage, while providing shared facilities during the building out of the scheme, supporting the integration of the existing and new communities. Ease of build-out has also been considered at an early stage in the design, with self-contained amenity space provision for each of the main phases.

Construction Phase

4.13. It is envisaged that the development proposal would be delivered in a number of phases (subject to market demand). Given the foregoing, the following activities and elements have the potential to cause a temporary direct effect on the landscape fabric of the application site, and an indirect effect, on the landscape and visual amenity of the study area:

- Erection of, and visual effect, of temporary site hoarding / fencing to enclose the site, and tree protection fencing (to accord to BS 5837: 2012) within the site, and along its boundaries;
- Temporary portacabin structures for site welfare and office, and vehicle parking area;
- Earthworks excavation for the formation of construction levels, and the protection of the existing brook during the construction phase through protective fencing along its route;



- Construction of the new access route;
- Construction of site structures; and
- HGV deliveries to site and movement of vehicles on site.

4.14. All ground disturbances would be confined as far as practicable and working widths during construction operations would be restricted resulting in a minimal interference with existing soil structures and habitats.

Construction Mitigation

4.15. The details of construction methods, timing and phasing are not known at this stage; however, this appraisal has assumed a reasonable worst-case scenario. The following measures should be implemented and adhered to during the temporary construction phase:

- An approved Arboriculture Method Statement (AMS) incorporating best practice guidance set out in British Standard 5837: 2012 Trees in Relation to Design, Demolition and Construction could be adopted, which would ensure retained trees and other vegetation are not adversely affected during the construction process;
- Visual screening, such as hoardings, should be adopted around sections of the site boundary to protect more sensitive visual receptors in close proximity, including residential receptors immediate to the site's boundaries and beyond Normandy Way, and users of this route, who have the greatest potential to be affected by the project;
- Construction works that create dust would be kept to a minimum within proximity of residential receptors and receptors in close proximity to the site, particularly the northern and eastern boundaries; and
- The small number of existing residents who live adjacent to the site would be more sensitive to construction lighting. Mitigation measures for construction lighting are likely to include directional fittings and restricted hours of operation, and if requested by the LPA, could be outlined within the Lighting Strategy for the project.



5. SUMMARY OF THE FIELD BASED ASSESSMENT

Definition of the Study Area

- 5.1. To establish the baseline context of the site and its surroundings, and to assess the potential limit of material effects, the study area has been considered at two geographical scales:
- Initially, a broad 'study area' was adopted, the extent of which is illustrated on Plan ZLA_1467-L-101 and corresponds with ZLA_1467-L-102 (Appendix 3), which is formed mainly on a desk-based study. This broad study area enabled the geographical scope of the appraisal to be defined based on the site's environmental planning context and the extent of views to and from the site; and
 - After undertaking a field-based assessment, this broad study area was redefined to the land area most likely to experience landscape and visual effects. The extent of this detailed study area is 2km as illustrated on plan ZLA_1467-L-102 (Appendix 3).
- 5.2. Through on-site observations, a zone of primary visibility (ZPV) has been identified. This was done through visiting publicly accessible locations, walking PRow and driving the local road network. From this, ZLA have determined a zone by which the site can be discernible, and which would normally be close-ranging in distance from the site.

Zone of Primary Visibility

- 5.3. This primary zone of visibility is where representative viewpoints are assessed, and whilst there may be views from the wider area beyond the primary zone, views are less open, and likely to be filtered, or to an extent screened by existing landscape features, built development or landform.
- 5.4. A field-based observations were undertaken during late autumn (mid-November 2023). ZLA visited publicly accessible locations, walking PRow and driving the local road network. From this work, ZLA have determined a zone by which the site is discernible, and which would normally be close-ranging in distance from the site.
- 5.5. This primary zone of visibility is where representative viewpoints are assessed, and whilst there may be views from the wider area beyond the primary zone, views are less open, and likely to be filtered, or to an extent screened by existing landscape features, built development or landform.
- 5.6. Given our observation on site, we note the following influences:
- North:
- 5.7. Landform along the north edge of the application site is situated at 119m AOD (north east) to 107m AOD (north west). Landform north of the site's edge is generally similar to that of the wider open countryside beyond.
- 5.8. Between the site's edge and Rogues Lane, landform is similar to the site area i.e., Highfields Farm and Frith House Farm are situated at 118m AOD to 114m AOD respectively, and the route of Rogues Lane is circa 133m AOD to 118m AOD. Landform beyond Rogues Lane gently undulates down to the River Tweed at circa 100m AOD, a further 1km distance from the site.



- 5.9. The route of Rogues Lane is sunken with extensive field hedgerows limiting sights across the wider open countryside beyond this narrow lane.
- 5.10. The intervening agricultural fields are managed predominantly for pasture, and are generally, regular in shape and of medium scale. The fields are defined by linear hedgerows within scattered hedgerow trees (Oaks), which creates a layered effect within the landscape when look to and from the application site.
- 5.11. The route of the River Tweed is extensive tree'd and vegetated, with landform rising gently towards the outlying settlement of Stapleton. This landform rises through a similar landform with regular field patterns, hedgerow and hedgerow trees.
- 5.12. Zone of Primary Visibility – Summary to the North: Given the foregoing, the discernibility of the application site is generally very limited, if not indiscernible to the north. The effect of intervening hedgerows and hedgerow trees create a layered effect which filter views generally towards the edge of Hinckley around Hinckley Road and Ashby Road. This is demonstrated by the limited discernibility of the existing Hinckley and Bosworth Community Hospital which bounds the north eastern edge of the site.
- 5.13. Landform within the site slopes generally north to south west, and is situated below the landform outside of the site to its northern edge. Consequently, the application site is not seen wholesale from this direction.
- North East:
- 5.14. Generally, the north eastern site boundary adjoins the grounds of the Hinckley and Bosworth Community Hospital and existing residential development located on the Ashby Road and; circa 123m AOD to 125m AOD.
- 5.15. The combined effect of the community hospital and the existing residential development along Ashy Road (A447) running along the north eastern-eastern periphery of the site restricts direct views towards the site. The site is also situated away from the Ashby Road, by circa 0.35km with tow intervening agricultural fields. The curtilage of the community hospital is extensively treed, and the combined effect of the hospital's built form and residential development is sufficient to screen direct views of the application site.
- 5.16. Beyond the Ashby Road (A447), there is a stretch of open countryside between Ashby Road and Barwell (i.e., Hinckley Road). Landform within this small number of fields gently slopes away from the Ashby Road i.e., 120m AOD to 110m AOD. The combined effect of landform, field hedgerow vegetation and also intervening built form along the Ashby Road, is sufficient to screen the site from direct view. Beyond Hinckley Road, there is an extensively urban around (Barwell), and the combined effect of a lower landform and intervening residential built form is sufficient to screen the site from view.
- 5.17. Beyond Barwell, landform falls away circa 3km distance from the site; see the plotted Zone of Theoretical Visibility (plan ref: ZLA_1467-L-102, Appendix ZLA 4).
- 5.18. Zone of Primary Visibility – Summary to the North East: Given the foregoing, the Zone of Primary Visibility is restricted, and given the intervening built form, and sloped level change through the site, there is little if any opportunity to see the site. Those land uses and residential dwellings neighbouring the site, have the potential to see the site. However, the site is not seen wholesale, and where discernible, it is substantially filtered by intervening tree components.



East:

- 5.19. The combined effect of the existing built form along the Ashby Road (A447) and the sloped landform through the application, is sufficient to screen the site from direct view. Beyond Ashby Road, landform gently slopes to the east to meet the settlement edge of Barwell i.e., St Mary's Avenue. The intervening fields are of a small to medium scale and enclosed by extensive field hedgerows with hedgerow trees (Oak) and a small number of tree groups. The combined effect is sufficient to screen the application site from direct view.
- 5.20. The route of the A47 Normandy Way is extensively enclosed by large tree belts which restricts views across the wider open countryside. The combined effect of these tree belts, the existing allotments off the A47 and residential development along the A447 is sufficient to screen the site from view.
- 5.21. Zone of Primary Visibility – Summary to the East: Given the foregoing, there is little if any opportunity to see the site. Those land uses and residential dwellings neighbouring the site, have the potential to see the site. However, the site is not seen wholesale, and where discernible, it is substantially filtered by intervening tree components.

South East to South:

- 5.22. Landform along the southern boundary slopes from 125m AOD to 110m AOD along the brook (a tributary of the River Tweed). Landform slopes westerly along this boundary, which generally accord to the landform through which the Normandy Way road passes. Long standing residential development is situated south of the Normandy Way, which is situated in gently undulating landform circa 115m AOD to 120m AOD.
- 5.23. Beyond the initial 1km distance from the site, generally landform slopes away to a lower level; see the plotted Zone of Theoretical Visibility (plan ref: ZLA_1467-L-102, Appendix ZLA 3). Given this, there is no opportunity to see the application site due to intervening landform. Landform beyond this, around Burbage Common, is lower, and consequently the effect of the intervening landform will screen the site from direct view.
- 5.24. The route of the Normandy Way (A47) runs along the south eastern periphery of the site, and affords direct views of the site. Beyond this, there is scope to see the application site from the immediate residential neighbourhoods located off this route. These dwellings are predominantly two storey in scale. However, the site is not seen wholesale, and where discernible, it is substantially filtered by intervening tree components.
- 5.25. Zone of Primary Visibility – Summary to the South East to South: Given the foregoing, there is very limited opportunity to see the site. The users of the A47 are likely to have direct views of the site. The immediate residential areas have the opportunity to see the site, but the effect of intervening residential development substantially filters, if not screens direct views of the site. Views from these residential dwellings are likely to be from the upper floor residential rooms, and views may be direct and oblique.

South West:

- 5.26. As above. Views are limited to along the A47 which passes along the outer edge of the town with commercial and employment buildings and land uses. Landform within the wider field area to the south west rises above the site, and screens direct views of the application site from around Stoke Fields Farm and Stoke Road.
- 5.27. Landform rises to the west of Stoke Road, and whilst the field pattern has a layered landscape fabric of hedgerow and hedgerow trees, there are broad views across to the application site. However, the combination of distance and the intervening landform reduces the overall extent of the site that can be seen. The site is not seen wholesale with views limited the eastern quarter of the site where it neighbours existing built form along the Ashby Road (A447).



- 5.28. Zone of Primary Visibility – Summary to the South West: Given the foregoing, the application site has a very limited Zone of Primary Visibility, which aligns predominantly with the route of the A47 Normandy Way within circa 0.5km distance of the site.

West:

- 5.29. Landform along the western boundary slopes from 110m AOD at Normandy way in the south west to 107m AOD to the north western corner. Landform beyond the western edge rises through the Phase 1 site to approximately 118m AOD within the adjoining field.
- 5.30. Zone of Primary Visibility – Summary to the West: Given the foregoing, the Zone of Primary Visibility is very limited, being restricted by existing landform and built form which channels views along the route of the A47 Normandy Way primarily. In many situations, the site is not seen wholesale due to landforms falling from north to south west.

North West:

- 5.31. Landform along the north edge of the application site is situated at 119m AOD (north east) to 107m AOD (north west). Landform north of the site's edge is generally similar to that of the wider open countryside beyond.
- 5.32. Between the site's edge and Rogue Lane, landform gently slopes lower to the site area i.e., IC Fields Farm and Cold Comfort Farm at circa 112m AOD and 100m AOD. The intervening agricultural fields are managed predominantly for pasture, and are generally, regular in shape and of medium scale. The fields are defined by linear hedgerows within scattered hedgerow trees (Oaks), which creates a layered effect within the landscape when look to and from the application site.
- 5.33. Beyond Rogues Lane, landform undulates with some small higher field areas. There is a limited scope to see across to the application site. However, the combined effect of intervening field hedgerows and landform is sufficient to substantial filter, if not screen the application site. Where there is sight of the application site, the site is not seen wholesale, rather it is the upper sloped areas on the eastern edge.
- 5.34. Where the site is seen, it is in combination with the existing residential built form and community hospital along the Ashby Road (A447) and the existing residential, commercial and employment built form on Normandy Way (A47).
- 5.35. Zone of Primary Visibility – Summary to the North West: Given the foregoing, there is limited scope to see the site within the initial 1km distance of the site. The fall of the site's landform is sufficient that the site is not seen wholesale, and screened by intervening landform. Where the site is seen from the wider area, it is glimpsed and not seen wholesale. Overall, there is a limited Zone of Theoretical Visibility, which is generally glimpsed views.

Zone of Primary Visibility: Overall Summary

- 5.36. The combination of these physical features, landform, built form and landscape fabric determines the Zone of Primary Visibility for the application site. This 'ZPV' is located largely to local setting of the application site on the southern side of the landform which defines the site's northern edge, and inside the existing built form along the Ashby Road (A447). In many cases, the site is experienced on route along the A47 Normandy Way, which passes the southern periphery of the site.
- 5.37. There is scope to see the application site from within the neighbouring residential area and commercial/employment land uses along this south to south western area of the A47's route. However, the discernibility of the site soon diminishes, or becomes substantially filtered, if not screened rapidly with distance from the A47 roadway.



- 5.38. Given the minor geographical area of the ZPV for the site, it is frequently experienced as land below the ridgeline landform to the north, with views enclosed by urban development on the A447 and A47 routes. This gives the site a peri-urban location on the edge of the town.
- 5.39. Additionally, the landform to the south, west and north west, further reduces the opportunity to experience the site. Within the open countryside to the west and northwest, the effect of intervening built form and the layered effect of field hedgerows and hedgerow trees, permits only glimpsed views (against the wider urban backdrop of the town and the A447).
- 5.40. The application site represents land situated along the edge of the town, and given the foregoing physical elements, constrains the site's overall discernibility across the otherwise open plain landscape, resulting a Zone of Primary Visibility predominantly to that within the southern edge of the village, or approaching the village at its gateway.
- 5.41. Where the application site can be seen, it experienced as having a stronger relationship with its peri-urban setting, rather than the wider open countryside of arable and pasture fields, gentle valleys sloping with hedgerows and mature hedgerow trees.
- 5.42. This analysis has determined the selection of representative viewpoints for the undertaking of this appraisal. Viewpoints have been selected to demonstrate then discernibility of the applications site, as well as from those locations, where the site is substantially filtered, if not screened – so demonstrating this influence on the ZPV also of these physical features and landform.



6. ASSESSMENT CRITERIA

- 6.1. This LVA has involved desk study, field work, data processing and analysis as well as interpretation using professional judgement undertaken by a Chartered Landscape Architect during November 2023 and based on best practice guidance ¹.
- 6.2. Typically, a 15-year time horizon is used as the basis for conclusions about the residual levels of effect. Fifteen years is a well-established and accepted compromise between assessing the shorter-term effects (which may often be rather 'raw' before any proposed mitigation has had time to take effect) and an excessively long time period.

Judging Overall Significance

- 6.3. A judgement is reached, based on the assessment, as to whether an effect is significant or not. Those degrees of effects that are considered to be significant by the assessor for this LVIA are judged to be effects that are either Major or Major/ Moderate.
- 6.4. GLVIA3 Statement of Clarification 1/13 (2013)¹ notes that: 'Concerning 'significance', it is for the assessor to define what the assessor considers significant...Depending on the means of judgment and terminology (which should be explicitly set out), effects of varying degrees of change (or levels of change), may be derived. The assessor should then establish (and it is for the assessor to decide and explain) the degree or level of change that is considered to be significant.' (GLVIA3 Statement of Clarification).

Significance of Landscape Effects

- 6.5. GLVIA3 states, at paragraph 5.56, 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. At opposite ends of the spectrum it is reasonable to say that:

- *Major loss or irreversible negative effects, over an extensive area, on elements and/ or aesthetic and perceptual aspects that are key to the character of nationally valued landscapes are likely to be of the greatest significance;*
- *Reversible negative effects of short duration, over a restricted area, on elements and/ or aesthetic and perceptual aspects that contribute to but are not key characteristics of the character of landscapes of community value are likely to be of the least significance and may, depending on the circumstances, be judged as not significant;*
- *Where assessments of significance place landscape effects between these extremes, judgements must be made about whether or not they are significant, with full explanations of why these conclusions have been reached.'* (GLVIA3 paragraph 5.56.)

¹ *Guidelines for Landscape and Visual Impact Assessment, Third Edition (Landscape Institute and Institute of Environmental Management and Assessment 2013)*



Significance of Visual Effects

6.6. GLVIA3 states, at paragraph 6.44, 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. In making a judgement about the significance of visual effects 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).'

Selection of Representative Viewpoints

6.7. Given the foregoing, representative viewpoints have been selected to reflect the principle that this appraisal is to examine the 'worst case' scenario (with the field-based assessment for these undertaken during winter-time (mid-November 2023)). In selecting these viewpoints, ZLA has been conscious of appraising the site from all points of the compass, as well as within a range of distances to the site, as well as testing the development proposals from a range of receptor types.

6.8. A list of the selected viewpoints and their reasons for selection is provided in Table ZLA 6.1. The location of these representative viewpoints is shown on plan ZLA_1467-L-102 (Appendix 3) and is reflective of the observations made on site (and within the open countryside) by ZLA as noted in Section 5 above.

6.9. In a general sense, landform within the site slopes from east to the south west north western site edge with the brook; circa 125m AOD to 110m AOD respectively. A tributary of the River Tweed runs along the western site edge.

6.10. Generally, landform around the site's context is as follows:

- The northern quarter of the site is found between 119m AOD (north east) to 107m AOD (north west). To the north beyond the site boundary, landform gentle undulates to the outlying farmsteads of the site, around Highfields Farm and Frith House Farm (with 0.5km north-north west of the site);
- Landform rises to the eastern site quarter, where the site neighbours the existing residential development (situated on the Ashby Road (A447)) and the grounds of the Hinckley and Bosworth Community Hospital. The eastern quarter of the site is situated above the wider site area to the south and west;
- Landform slopes from east to west generally, and landform along the western edge rises from the south west to the north west; circa 107m AOD to 118m AOD. An existing brook runs along western boundary, this is a tributary of the River Tweed. Landform rises west of the brook through the neighbouring pastoral fields to a local high spot of circa 118m AOD.

6.11. The topographical position of each viewpoints is indicated below for information. A list of the selected viewpoints and their reasons for selection is provided in Table 6.1 overleaf. The location of representative viewpoints is illustrated on plan ZLA_1467-L-102 (Appendix ZLA 3).



Table ZLA 6.1: Summary of Representative Viewpoints (undertaken by ZLA in late November 2023)

View-point	Location	OS Grid Ref	Approx. Distance from Site's Centre	Reason for Selection (Topography at site circa 110m AOD to 125m AOD)
1.	View from PRoW (LPA ref: T60/2) situated to the north west to north of the application site looking south east	441530, 296738	0.73km N-NW/340 degrees, looking SE/135 degrees	Viewpoint situated on a PRoW passing through open countryside on landform similar to the application site. This viewpoint is outside of a National or local landscape designation, and is not a promoted route. The users of this PRoW would have a high susceptibility to visual change. This viewpoint demonstrates the discernibility of the site from open countryside on the outskirts of the town between Hinckley and outlying settlements. Visual sensitivity is high. Topo: 113m AOD
2.	View from the Leicestershire Way National Trail Long Distance Walking Route PRoW (LPA ref: T60/2) situated to the north west to north of the application site looking south east	441481, 297208	1.15 km N-NW/340 degrees, looking SE/135 degrees	Viewpoint situated on a PRoW passing through open countryside on landform equivalent to the highest part of the site. This viewpoint is outside of a National or local landscape designation, and is not a promoted route. The users of this PRoW would have a high susceptibility to visual change. This viewpoint demonstrates the discernibility of the site from open countryside on the outskirts of an outlying settlement. Visual sensitivity is high. Topo: 109m AOD
3.	View from PRoW (LPA ref: U33/3) situated on a local vehicle route running between Stapleton and Barwell (outlying village to Hinckley) to the north-north east of the application site	443672, 297954	1.95km N-NE/30 degrees Looking S-SW/210 degrees	Viewpoint situated on a local vehicle route outlying to Hinckley. This route is outside of a National or local landscape designation, and is not a promoted route. The users would have a medium susceptibility to visual change. This viewpoint demonstrates the discernibility of the site from open countryside. Visual sensitivity is medium. Topo: 115m AOD
4.	View from Barwell Recreation Ground on the north western edge of the settlement looking south west towards the application site b	443714, 297299	1.4km NE/45 degrees Looking SW/135 degrees	Viewpoint situated within an area of public open space on the edge of Barwell, where PRoW pass through and connect with the wider open countryside. Users of this space would have a high expectation of visual amenity and physical amenity. Visual sensitivity is high. Topo: 110m AOD



View-point	Location	OS Grid Ref	Approx. Distance from Site's Centre	Reason for Selection (Topography at site circa 110m AOD to 125m AOD)
5.	View from the Leicestershire Round National Trail Long Distance Walking Route PRoW (LPA ref: T99/6) situated to the north of the application site looking south	442658, 297148	0.95km N/00 degrees Looking S/180 degrees	Viewpoint situated on a PRoW passing through open countryside on landform equivalent to the highest part of the site. This viewpoint is outside of a National or local landscape designation, and is not a promoted route. The users of this PRoW would have a high susceptibility to visual change. This viewpoint demonstrates the discernibility of the site from open countryside outlying to the town of Hinckley. Visual sensitivity is high. Topo: 110m AOD
6.	View from the PRoW (LPA ref: T99/2) situated to the north east of the application site looking south east	442921, 297071	0.85km NE/35 degrees Looking SE/215 degrees	Viewpoint situated on a PRoW passing through open countryside on landform equivalent to the highest part of the site. This viewpoint is outside of a National or local landscape designation, and is not a promoted route. The users of this PRoW would have a high susceptibility to visual change. This viewpoint demonstrates the discernibility of the site from open countryside outlying to the town of Hinckley. Visual sensitivity is high. Topo: 106m AOD
7.	View from the PRoW (LPA ref: T99/2) situated to the north east of the application site looking south east	443120, 297042	1.1km NE/50 degrees Looking SE/230 degrees	Viewpoint situated on a PRoW passing through open countryside on landform equivalent to the highest part of the site. This viewpoint is outside of a National or local landscape designation, and is not a promoted route. The users of this PRoW would have a high susceptibility to visual change. This viewpoint demonstrates the discernibility of the site from open countryside outlying to the town of Hinckley. Visual sensitivity is high. Topo: 116m AOD
8.	View from approach to Hinckley town at the junction of Ashby Road (A447) and Hinckley Road between Hinckley town and Barwell	443131, 296535	0.65km E/70 degrees Looking W-SW/ 250 degrees	Viewpoint situated on the junction of an A road and roadway leading into the settlement of Barwell. Users of these routes would have a medium susceptibility to change, and would be travelling along these routes between settlements. The location is as one approaches or leaves Hinckley. Visual sensitivity is medium. Topo: 118m AOD



View-point	Location	OS Grid Ref	Approx. Distance from Site's Centre	Reason for Selection (Topography at site circa 110m AOD to 125m AOD)
9.	View from Public Footpath (LPA ref: U43/1) situated on the outskirts of Barwell looking west-south west towards the site, and the wider settlement edge along the Ashby Road (A447)	443420, 296404	0.75 km E-NE/75 degrees Looking W-SW/255 degrees	Viewpoint situated on the junction of an A road and roadway leading into the settlement of Barwell. Users of these routes would have a medium susceptibility to change, and would be travelling along these routes between settlements. The location is as one approaches or leaves Hinckley. Visual sensitivity is medium. Topo: 114m AOD
10.	View from the Leicestershire Round National Trail Long Distance Walking Route PRoW (LPA ref: T99/6) situated to the east of the application site passing along the settlement edge of Barwell	443952, 296022	0.95 km E/90 degrees Looking W/270 degrees	Viewpoint situated on a PRoW passing along the settlement edge of Barwell north of the A47 Normandy Way. This viewpoint is outside of a National or local landscape designation, and is not a promoted route. The users of this PRoW would have only a medium susceptibility to visual change and medium sensitivity. This is short route between the settlement and the A47 and its tranquillity is degraded as a consequence. Visual sensitivity is medium. Topo: 113m AOD
11.	View from the Leicestershire Round National Trail Long Distance Walking Route PRoW (LPA ref: T99/6) situated to the east of the application site passing along the settlement edge of Barwell	443870, 295743	0.95 km E-SE/120 degrees Looking W-NW/300 degrees	Viewpoint situated on a PRoW passing along the settlement edge of Barwell north of the A47 Normandy Way. This viewpoint is outside of a National or local landscape designation, and is not a promoted route. The users of this PRoW would have only a medium susceptibility to visual change and medium sensitivity. This is short route between the settlement and the A47 and its tranquillity is degraded as a consequence. Visual sensitivity is medium. Topo: 115m AOD
12.	View from Normandy Way (A47) roadway looking south towards the application site from the existing settlement edge	442827, 295720	0.1km S/180 degrees Looking N/0 degrees	Viewpoint situated on an A-road passing along the existing settlement edge which is extensively developed and overlooks the route. Users of this route would have at most a medium susceptibility. This viewpoint demonstrates the discernibility of the site as road users pass along this route travelling east to west around the developed town's edge (residential). Visual sensitivity is medium. Topo: 117m AOD



View-point	Location	OS Grid Ref	Approx. Distance from Site's Centre	Reason for Selection (Topography at site circa 110m AOD to 125m AOD)
13.	View from Normandy Way (A47) roadway looking south towards the application site from the existing settlement edge	442329, 295606	0.2km W-SW/255 degrees Looking E-NE/75 degrees	Viewpoint situated on an A-road passing along the existing settlement edge which is extensively developed and overlooks the route. Users of this route would have at most a medium susceptibility. This viewpoint demonstrates the discernibility of the site as road users pass along this route travelling east to west around the developed town's edge (employment and commercial land uses and built form. Visual sensitivity is medium. Topo: 112m AOD
14.	View from Normandy Way (A47) roadway looking south towards the application site from the existing settlement edge	441379, 295378	1.3km W/260 degrees Looking E/80 degrees	Viewpoint situated on an A-road passing along the existing settlement edge which is extensively developed and overlooks the route. Users of this route would have at most a medium susceptibility. This viewpoint demonstrates the discernibility of the site as road users pass along this route travelling east to west around the developed town's edge (employment and commercial land uses and built form. Visual sensitivity is medium. Topo: 109m AOD
15.	View from Public Footpath (LPA ref: U41/1) situated west-south west of the site in open countryside around the village of Wykin	440890, 295418	1.65 km W/270 degrees Looking E/90 degrees	Viewpoint situated on PRoW within long range of the site. This viewpoint is outside of a National or local landscape designation, and is not a promoted route. The users of this PRoW would have a high susceptibility to visual change. This viewpoint demonstrates the discernibility of the site from open countryside on the outskirts of an outlying settlement. Visual sensitivity is high. Topo: 118m AOD
16.	View from Public Footpath (LPA ref: U39/1) situated north west of the site on the edge of Wykin,. An outlying village to Hinckley	440912, 295876	1.85 km NW/310 degrees Looking east-south east	Viewpoint situated on PRoW within long range of the site. This viewpoint is outside of a National or local landscape designation, and is not a promoted route. The users of this PRoW would have a high susceptibility to visual change. This viewpoint demonstrates the discernibility of the site from open countryside on the outskirts of an outlying settlement. Visual sensitivity is high. Topo: 107m AOD
17.	View from Public Footpath (LPA ref: U2/1) situated on the south eastern edge of Dadlington (outlying village to Hinckley) across long range distance	441180, 297491	2.25 km NW/310 degrees Looking east-south east	Viewpoint situated on PRoW within long range of the site. This viewpoint is outside of a National or local landscape designation, and is not a promoted route. The users of this PRoW would have a high susceptibility to visual change. This viewpoint demonstrates the discernibility of the site from open countryside on the outskirts of an outlying settlement. Visual sensitivity is high. Topo: 98m AOD



Public Rights of Way

- 6.12. No Public Rights of Way (PRoW) pass through the application site, or along its boundaries. To the west, the PRoW (LPA ref: T60/2) pass through the open countryside to the west linking the A47 with the wider open countryside via Rogues Lane. With consideration of the plotted Zone of Theoretical Visibility (Appendix ZLA 3), the intervening landform is sufficient to screen the site from direct view. Consequently, this PRoW is scoped out of this appraisal.

To the North:

- 6.13. There is extensive network of PRoW passing through the open countryside north of the site. These routes are beyond Rogues Lane, and pass through the open countryside approximately 1km from the site's northern edge, or of greater distance. These route connect with, or form parts of, the Leicestershire Round National Trail Long Distanced Walking Route.
- 6.14. These route pass through the typically undulating landform that slopes away from the town's edge of Hinckley, and then influence of existing hedgerows and hedgerow trees is sufficient to filter and restrict views. Given the site's landform slopes inside its quantum, there is not scope to see the site wholesale, and at most the eastern edge along the A447 is discernible, with the neighbouring residential development and community hospital. These routes are included in this appraisal.
- 6.15. Landform falls down to the River Tweed, which then restricts or screen the site. As landform rises up to the outlying settlement of Stapleton, it is unlikely there would any significant sight of the application site given the intervening distance and the layered effect of hedgerows, hedgerow trees and riparian tree belts; see Section 5 paragraph 5.11 and 5.12.

To the North East-East:

- 6.16. There is a small number of PRoW which pass between the A447 and the outlying settlement of Barwell. As detailed in Section 5 paragraph 5.18, there is unlikely to be discernibility into the site, and the likely quantum of new built form likely to be discernible is likely to low given the intervening landform and built form. Given these route are within close range of the site, ZLKA has included these routes in this appraisal.
- 6.17. There are a number of PRoW passing easterly from Barwell i.e., PRoW LPA ref: T58/1 and U33/1. T58/1 passes through the Barwell \Recreation Ground, and this route has been included in this appraisal.

East and South East:

- 6.18. As detailed in Section 5 paragraph 5.20 and 5.23, the site is not seen wholesale, and direct views are unlikely to be attained due to the screening effect of existing built form at Barwell and the eastern edge of Hinckley. The extensive belts of trees along the A47 further restrict and screen direct views. The Leicestershire Round National Trail Long Distanced Walking Route passes through this area, and has been included in this appraisal for completeness.

South East to South West:

- 6.19. As detailed in Section 5, the discernibility of the application site beyond the existing residential built form, and wider employment, commercial and services built form is predicted to be unlikely. Where PRoW pass through this urban environment, it is unlikely there would be direct views of the site, and wider routes beyond the town generally pass through lower lying landform and direct views are predicted to be screened by intervening landform, and the wider townscape) see the plotted one do Theoretical Visibility; Appendix x ZLA 3). Consequently, PRoW south east to south west are scoped out of this appraisal.



West to North West:

- 6.20. Landform rises gently to the outlying village settlements of Stoke Golding and Dadlington. There are a number of PRoW passing around these location and through the open countryside back towards the town of Hinckley. These routes include the Leicestershire Round National Trail Long Distanced Walking Route. The effect of the proposed development on PRoW users to the north west and north circa 2km are considered in this appraisal. These locations are selected to coincide with the risen landform to demonstrate the worst case scenario.

Vehicle Routes

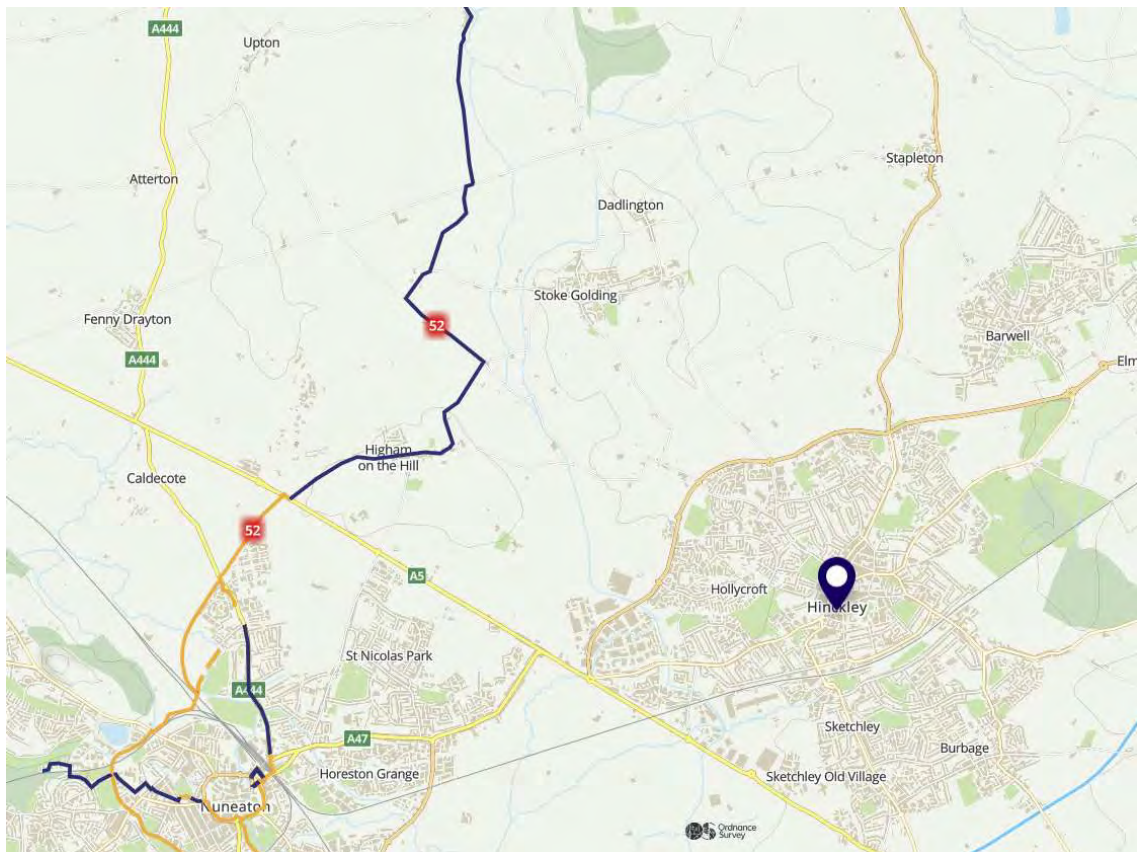
- 6.21. With consideration of our field based assessment, and our analysis at Section 5, the combination of physical features, landform, built form and landscape fabric determines the Zone of Primary Visibility for the application site. This 'ZPV' is located largely to local setting of the application site within Tytherington, or small geographical areas of the village. In many cases, the site is experienced on route into, or out of the village itself by road users.
- 6.22. Our analysis with Section 5, identified the Zone of Primary Visibility around the local road network:
- Rogues Lane running north east to north west;
 - A447 Ashby Road between the Hinckley and Bedworth Community Hospital and Brook Hill Farm (before landform slopes further to a lower level where the River Tweed passes through the open countryside) – situated to the north east-east;
 - Hinckley Lane to the east (around the junction with the A447) to the east;
 - A47 Normandy Way passing between the A447 and Stoke Road from south east to south west;
 - A47 Normandy Way passing west-south west from the junction of the A47 and Stoke Road.
- 6.23. The wider road network is scoped out of this appraisal due to the effect of built form around Hinckley (neighbouring the site's eastern and southern edges), the extensive tree belts along the A47 Normandy Way, the fall of landform to the north and north east, and the combined effect of intervening hedgerow, hedgerow trees and riparian tree belts.
- 6.24. Further to this, generally speaking, the landform of the application site also reduces the discernibility across the assessment area too, with the landform sloping from north east to south east, which has the site sitting with the wider physical extremities of the site, and its adjoining environment.
- 6.25. Given the foregoing, a significant extent of the local road network is scoped out of this appraisal.

Sustrans Cycle Routes

- 6.26. With consideration of the Sustrans National Cycle Route Map contained on their website (www.sustrans.org.uk), the nearest National Cycle Route (NCR 52) passes through open countryside to the west of the application site; see Image 6.1. This route does not pass through the town of Hinckley, but runs through the outlying town of Nuneaton and then northwards Market Bosworth.
- 6.27. At its closest point, NCR 52 passes within 4km of the application site. With consideration of ZLA's plotted Zone of Theoretical Visibility (Appendix ZLA 3), the majority of this route passes through open countryside where direct views of the site are screened by intervening landform.



Image ZLA 6.1: Extract taken from the Sustrans website, on line map of National Cycle Route. The route of NCR 52 is marked on the below extract by Sustrans



- 6.28. Where NCR 52 passes around the village of Higham-on-the-Hill, the well tree'd and vegetated edge around this village is generally sufficient to substantial filter, if not screen, views of the site. Furthermore, the route of the Ashby-de-la-Zouch Canal runs through north open countryside. This canal passes within 3km west of the site (at its closest point). This route has extensive tree belts along its route, and would filter views of NCR 52 users from further to the west of the canal.
- 6.29. From our field-based assessment, it is considered, that the application site is unlikely to be discernible from along this route, and the effect of intervening tree groups, and extensive hedgerows and hedgerow trees would be sufficient to further diminish sight of the application site.
- 6.30. Consequently, the effect of the scheme on users of the closet National Cycle Route is scoped out of this appraisal.

Residential Receptors

- 6.31. Views from private residential properties, although likely to be of high to very high sensitivity to changes in the view, are not protected by National planning guidance or local planning policy. Accordingly, changes to the character, 'quality' and nature of private views are not a material planning consideration in the determination of a planning application. However, they remain relevant to this review of the predicted extent and nature of visual change, so are reviewed briefly below.



6.32. The largest group of residential receptors is represented by the following (see Appendix ZLA 3 for the plotted Zone of Theoretical Visibility plan):

North East:

- There are few, and largely scattered dwellings along the A447 Ashby Road, given the intervening distance and the effect of intervening hedgerows and hedgerow trees it is considered, that the discernibility of the site area would be very limited, and the site cannot be seen wholesale. It is predicted that the site is likely to be screened by the intervening landform to the northern edge of the application site. In this instance, these dwellings are scoped out of this appraisal.
- Dwellings situated on the Hinckley Road (running between the A447 and Barwell, an outlying settlement to the site). These dwellings are situated approximately 0.5km north east of the application site. The majority of these dwellings are two storey. From this settlement edge location, dwellings are situated at a lower landform than the eastern edge of the site i.e., circa 116m AOD to 110m AOD. Given the effect of intervening landform and the existing residential dwellings and community hospital along the A447, views of the site are predicted not to be wholesale, and largely screened to direct views (see Section 5 paragraph 5.15). The north western extremity of this roadway may afford views across to the site; however, the effect of intervening field hedgerows and trees would filter views, and the undulating landform in the site would further reduce the geographical area by which any new development in the site is likely to be seen. In this instance, these dwellings are scoped out of this appraisal.
- The north western edge Barwell is located circa 1km north west of the site (at its closest location) i.e., Stapleton Lane, Hereford Close and Galloway Close. Dwellings are predominantly two storey, and are situated at a lower landform circa 106m AOD and 108m AOD. Given the intervening landform rising up to the site, the extensive hedgerow and hedgerow trees and built form along Hinckley Road, it is predicted that there is no direct view of the application site (see Section 5 paragraph 5.16). Given the fall of the site, and the extensive buffers of the proposed scheme, any new built form would increase roofline to be a very marginal extent, which would be largely indiscernible. In this instance, these dwellings are scoped out of this appraisal.

East:

- Dwellings situated to the east along Ashby Road which neighbour the application site. We note the following from our field based assessment:
 - On the western side of the roadways, dwellings overlook the application site. It is considered that views may be filtered by existing mature landscape components in their residential curtilages. Views are likely to be from the upper residential rooms rather than the ground floor space. These dwellings are predominantly two storey in scale.
 - To the eastern side of this route, the presence of the intervening residential built form, and the Hinckley and Bosworth Community Hospital are predicted to screen direct views of the application site. These dwellings are predominantly two storey in scale. In this instance, these dwellings are scoped out of this appraisal.
 - Ashley Grange bounds the eastern site edge. Dwellings within this small cul-de-sac are prominently one storey, with one dwelling being one and a half storey in scale. It is considered that views may be filtered by existing mature landscape components in their residential curtilages. Views are likely to be from the upper residential rooms rather than the ground floor space of the single storey bungalows.



- The wider settlement of Barwell is located circa 0.5km east of the site (at its closest location) i.e., St Marys Avenue and Hinckley Road. Dwellings are predominantly two storey, and are situated at a lower landform circa 110mAOD to 112m AOD. Given the intervening landform rising up to the site, and the extensive hedgerow and hedgerow trees (with small scale field pattern occurring locally to this sedge of Barwell) and built form along the A447, it is predicted that there is no direct view of the application site; see Section 5 paragraph 5.19 and 5.20.
- Given the fall of the site, and the extensive buffers of the proposed scheme, any new built form would increase roofline to be a very marginal extent, which would be largely indiscernible. In this instance, these dwellings are scoped out of this appraisal.

East – South East:

- Residential area around Portland Drive and roads thereof to the east-south east of the application site within 0.1km at its closest location. This residential area is situated south of the A47 Normandy Way at a similar landform to the east and south eastern edge of the application site circa 120mAOD to 125m AOD. However, the intervening fields and the route of the A47 are extensively tree'd with field hedgerows and tree belts along the A47; see Section 5 paragraph 5.22 to 5.24. Given this, it is predicted that there are no direct views of the application. In this instance, these dwellings are scoped out of this appraisal.

South:

- Residential neighbourhoods situated off Normandy Way (A47) including Nelson Drive and Drake Way to the south. These dwellings are situated within the town of Hinckley and occupy a similar landform to that of the southern quarter of the application site at circa 105m AOD to 110m AOD. Dwellings are predominantly two storey in scale, and have a mixed orientation, some with direct views and other oblique. Given the effect of intervening built form, urban features and mature landscape components within residential curtilages, it is predicted views may be possible from the upper residential rooms; see Section 5 paragraph 5.24.

South West:

- The townscape of Hinckley continues to the south west along the A47 Normandy Way. There is an extensive area of commercial, employment and services buildings which are arranged adjoining the A47. The residential area beyond these are generally screened by these landscape uses and built form, and afford no direct view of the application site. In this instance, these residential areas are scoped out of this appraisal; see Section 5 paragraph 5.27 and 5.28.
- Beyond the junction of the A47 and Soke Road, there are further residential areas around Gainsbrough Avenue and road thereof. These dwellings are predominantly two storey in scale. There is limited discernibility of the application site due to the rise of landform east of Stoke Road, and the screening effect of the wider built form along the A47 i.e., employment, commercial services land uses and built form. In this instance, these residential areas are scoped out of this appraisal; see Section 5 paragraph 5.27 and 5.28.

North West-North:

- Scattered dwellings situated off Rogues Lane, from which it is predicted that there is very limited, if any, opportunity to see the site wholesale. The northern edge of the site is seen as part of the wider open countryside effectively reinforcing the shallow, gentle ridgeline in views looking back to the town of Hinckley and looking east towards the A447. However, in these situations, the open countryside is seen against the wider townscape and built form which forms the skyline of these views.



- The application site is located on undulating landform below this, and not seen generally from the wider open countryside from which these isolated dwellings are located; see Section 5 paragraph 5.32 and 5.33.

6.33. Beyond this, initial 1 km radius of the application site, there is a very limited scale of settlement, which is noted for being nucleated and situated within higher landform. Given our field based assessment, and with consideration of the plotted Zone of Theoretical Visibility (see Appendix ZLA 3), we note the following:

- Stapleton: Beyond Barwell, landform falls away circa 3km distance from the site; see the plotted Zone of Theoretical Visibility (plan ref: ZLA_1467-L-102, Appendix ZLA 3). The outlying village of Stapleton is situated circa 2.4km north-north east of the application site. The combined effect of landform, field hedgerow vegetation and also intervening built form along the Ashby Road, is sufficient to screen the site from direct view. In this instance, the effects of the proposal on this outlying village settlement are scoped out of this assessment; see Viewpoint 3 (Appendix ZLA 5).
- Stoke Golding: As detailed in Section 5 paragraph 5.35, given the risen landform around this village settlement, it's only the upper edge of the site that can be discernible. In these situations, this eastern edge of the site is seen against the existing residential built form and community hospital along the A447, with the wider site situated in lower lying landform undulating through the site area.
- Dadlington: The outlying village settlement of Dadlington is situated circa 2km northwest of the application site. As detailed in Section 5 paragraph 5.33, there is a limited scope to see across to the application site. However, the combined effect of intervening field hedgerows and landform is sufficient to substantially filter, if not screen the application site. Where there is sight of the application site, the site is not seen wholesale, rather it is the upper sloped areas on the eastern edge which already contains development.

6.34. Given the foregoing, a significant extent of residential areas and dwellings are scoped out of this appraisal.

Summary

6.35. Through our analysis in this section, and our field based observations for the Zone of Primary Visibility (Section 5), ZLA will focus its appraisal on to the following:

- Public Rights of Way:
 - Leicestershire Round National Trail Long Distanced Walking Route passing through open countryside to the north and east passing through open countryside, to the west and north west, and passing along the settlement edge of Barwell and Hinckley to the south east;
 - PRoW which link with the National Trail to the north and east, and wider open countryside to the west and north west;
 - PRoW on the western and south western edge of Barwell including the PRoW passing through the Barwell Recreation Ground;
 - PRoW approaching the risen landform around Stoke Golding and Dadlington.



- Vehicle Routes:
 - Rogues Lane running north east to north west;
 - A447 Ashby Road between the Hinckley and Bedworth Community Hospital and Brook Hill Farm (before landform slopes further to a lower level where the River Tweed passes through the open countryside) – situated to the north east-east;
 - Hinckley Lane to the east (around the junction with the A447) to the east;
 - A47 Normandy Way passing between the A447 and Stoke Road from south east to south west;
 - A47 Normandy Way passing west-south west from the junction of the A47 and Stoke Road.
- Sustrans Cycle Routes: Scoped out of this appraisal
- Residential Groups and Dwellings:
 - Dwellings situated to the east along Ashby Road which neighbour the application site, including Ashley Grange bounds the eastern site edge
 - The western edge of Barwell along the Hinckley Road;
 - Residential neighbourhoods situated off Normandy Way (A47) including Nelson Drive and Drake Way to the south.
 - The outlying settlements of Stoke Golding and Dadlington; and
 - Scattered isolated dwellings off Rogues Lane.



7. RELEVANT PLANNING POLICY

7.1. The findings of the relevant environmental and planning designations are illustrated on Plan ZLA_1467-L-101 (Appendix ZLA 3) and summarised in this section.

7.2. The following documents are relevant and will be discussed as appropriate later in this LVA:

- National Planning Policy Framework Revision (revised 5th September 2023); and
- Hinckley and Bosworth Borough Council Local Plan (2006 to 2026):
 - Hinckley and Bosworth Borough Council's Core Strategy (2009)
 - Hinckley and Bosworth Borough Council's Site Allocations & Development Management Policies DPD (2016)
- Hinckley and Bosworth Borough Council's Consultation Draft Regulation 18 Local Plan 2020 to 2039 (June 2021); and
- Hinckley and Bosworth Borough Council's Good Design Guide - Supplementary Planning Document Hinckley & Bosworth Borough Council 2020.

National Planning Policy Framework

7.3. Most recently, on the 20th December 2023, the Government published a revised version of the National Planning Policy Framework (NPPF). At the heart of the National Planning Policy Framework (NPPF) is a presumption in favour of sustainable development; this being the golden thread running throughout the document.

7.4. For landscape, this means recognising the intrinsic character and beauty of the countryside (para. 180 (b)) and balancing any 'harm' to the landscape resource with the benefits of the scheme in other respects. Para 180 (b) states the following:

'.....recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland.'

7.5. Furthermore, Section 12 of the NPPF addresses the issue of good design and recommends that planning decisions should aim to ensure that developments respond to the local character and history. Specifically, in paragraph 131 it is stated that development should seek to create 'high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve.'

7.6. Paragraph 131 continues and emphasises that 'good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities' and paragraph 135 stating that high quality development will function 'well and add to the overall quality of the area' and are to be 'visually attractive as a result of good architecture, layout and appropriate and effective landscaping' and 'sympathetic to local character and history, including the surrounding built environment and landscape setting.'



- 7.7. This balancing exercise is to be undertaken by the decision taker (in this case the LPA) and falls outside the remit of this appraisal. The benefits of the scheme are to be weighed against the effects on the landscape character and visual amenity as set out in this report, as detailed in the Planning Statement accompanying this application. The policy framework is supported by the National Planning Policy Guidance (NPPG) where relevant.

Current situation surrounding Local Planning Policy within the Borough of Hinckley and Bosworth Council

Hinckley and Bosworth Borough Council Local Plan (2006 to 2026)

- 7.8. The Core Strategy is the key Development Plan Document (DPD) in the Local Plan 2006 to 2026 (formerly Local Development Framework (LDF)) providing the vision and spatial strategy for the borough. The Local Plan is adopted, and engaged, is a material consideration for the LPA in appraising the appropriateness of this planning application.
- 7.9. The document outlines the broad locations proposed for housing development and other strategic needs such as employment, retail and transport development. The core strategy will also draw on national and regional strategies that have implications for the future of the borough.
- 7.10. The core strategy is the key Development Plan Document (DPD) for the Borough and all other documents within the Local Plan 2006 - 2026 (formerly LDF) must conform to it.
- 7.11. Additionally, the Hinckley and Bosworth Site Allocations & Development Management Policies DPD (2016) forms part of the Local Plan 2006 to 2026. It contains development management policies which will be used to assess planning applications over the plan period.

The Consultation Draft Regulation 18 Local Plan 2020 to 2039 (June 2021)

- 7.12. The LPA are currently working on a new Local Plan, which will set out land allocations and planning policies for the period 2020 to 2039.
- 7.13. The draft plan sets out a preferred strategy for housing and economic growth and includes a number of planning policies covering a range of issues such as conserving and enhancing the natural and historic environment, sustainable transport, good design and responding to the challenges of climate change. The policies will be used to guide development and respond to economic, environmental and social issues within the borough.
- 7.14. This Draft Local Plan has been published, but is yet to be adopted. As a consequence, this document forms a material consideration in undertaking this LVA, the draft Local Plan carries limited weight.

Landscape-related Designations and Other Considerations

- 7.15. Landscape-related designations and policy considerations within 5km of the site are shown on plan ZLA 1467-L-101 (Appendix 3). In addition, the Hinckley and Bosworth Borough Council Local Plan (2006 to 2026) is the currently adopted Local Plan, and from consideration of this, ZLA finds the following:
- National landscape designations: The site does not lie within or close to a Nationally designated landscape; and
 - Local landscape designations: The site does not lie within or close to a locally designated landscapes, such as Strategic gap, Significant Gap, Local Green Space or similar.



7.16. With consideration of the Hinckley and Bosworth Borough Council's Consultation Draft Regulation 18 Local Plan 2020 to 2039 (June 2021), we find that the application site is not situated within a National or local landscape designation.

7.17. Given the foregoing, the site area is not afforded elevated protection in terms of National and local planning policy.

Arboriculture Matters

7.18. An Arboriculture Survey and Constraints Report BS 5837 was prepared during 2023, which is submitted in support of this outline planning application. The Arborist found the following:

- The survey recorded a total of 101 individual trees, a number of field hedgerows enclosing the site and within its interior, as well as 8 groups of trees, totalling 162 items.
- Of all the surveyed items, then majority of trees were considered to be of low quality (categorised as C under BS 5837: 2012 criterion).
- The majority of items identified across the Study Area are primarily of low or no value, with the exception of minority of category B items (moderate quality under BS 5837: 2012 criterion), totalling 32 no. items.
- It is noted that these category B items are located around the periphery of the site, rather than its interior, and therefore does not adversely constrain the proposed development, or require removal to facilitate the new housing, roadways and associated infrastructure.
- The layout of the proposed development has sought to exploit existing breaks within hedgerows and proposed appropriate reinforcement of existing green corridors.
- The majority of the tree and hedgerow fabric on site was made up of native species, which are found locally to site including – Common Ash, Field Maple, Common Lime, Horse Chestnut, and small number of Wild Cherry, Hornbeam, Common Alder and Oak. Hedgerows are made up of a number of native species including Blackthorn, Common Ash, Common Hawthorn, Field Maple and Wych Elm.

7.19. With regard to the future development of the application site, tree planting should be incorporated into the landscaping scheme, especially if tree removal is required to facilitate the development proposal. Such planting would enhance the landscape setting of the site and provide long-term amenity benefits to the surrounding areas. In these situations, once matured, the new tree planting, retained (and enhanced) and new hedgerows would afford a beneficial effect on the local landscape and views experienced when walking along Public Rights of Way.

7.20. To the north of Hinckley, the tree and hedgerow structure forms an important landscape and habitat feature, and provide visual texture and diversity within an otherwise open and simple landscape. In the future, the loss of existing trees and hedgerow (and its lack of appropriate management) has the potential to erode the structure of the landscape, the framework of field parcels and the overall landscape fabric surrounding the town's northern edge.

7.21. Consequently, measures proposed as part of the proposed scheme would contribute to the retention and enhancement of the existing landscape pattern. This would provide benefit to the visual amenity of Public Right of Way users, and those travelling through the landscape.



- 7.22. With regard to the future development of the site, tree planting should be incorporated into the landscaping scheme, especially if tree removal is required to facilitate the development proposal. Such planting would enhance the landscape setting of the site and provide long-term amenity benefits to the surrounding areas.

Ecology Matters

- 7.23. With reference to the Ecological Impact Assessment, which supports this planning application, the Ecologist noted the following:
- Nine statutory sites are present within 10km of the application site. The closest being Burbage Common & Woods (LNR) located c.1.7km south-east. The Natural England SSSI
 - Impact Risk Zones used to assess planning applications for likely impacts on SSSIs/SACs/SPAs & Ramsar sites was consulted via the government's multi-agency website MAGIC. It is not anticipated that Natural England will need to be consulted on this application.
 - The site comprises species-poor modified grassland, developed land and associated vegetated gardens (two farmhouses and associated outbuildings) with occasional scattered trees. The fields are bound by a combination of species-rich and native hedgerows. A tributary of Tweed River runs off-site along the western boundary.
 - All fields comprise cattle-grazed modified grassland with <9 species per m2 present. The vegetation is dominated by fast-growing grasses on fertile, neutral soils forming a low distinctiveness habitat. The majority of trees and hedgerows are to be retained with appropriate root protection areas. Scope for new tree, hedgerow planting, wildflower planting, orchard, mixed scrub and swale have been incorporated within the landscape proposals.
- 7.24. Baseline BNG assessments for habitats, hedgerows and watercourses have been completed aiding design . An Ecological Impact Assessment (EclA) will inform robust assessment of the development impacts in line with planning policy (e.g. NPPF, ODPM Circular 06/2005) and current best practice guidelines (CIEEM, 2018). The masterplan and associated landscaping been designed to minimise impacts on protected species and habitats. Where this cannot be avoided, mitigation and habitat compensation / enhancement has been incorporated into design.
- 7.25. Given the foregoing, it is considered there are no in-principle constraints to realising development at the site.

Heritage Matters

- 7.26. The visual character of the landscape can be influenced by Heritage assets, which may enrich its historic value. This LVA does not address the significance and value of heritage assets but considers heritage assets addresses only as far as they are components of the wider contemporary landscape.
- 7.27. The site is not situated within, or adjoining, a Registered Park and Garden, World Heritage Site, or Registered Battlefield. The site is not situated within, adjoining, a Conservation Area. Additionally, there are no Heritage assets within the quantum of the site or adjoining its boundaries. Furthermore, whilst there are a number of Listed Buildings within the wider context to the site, these are situated either within an existing urban settlement, or of sufficient intervening distance that the site is generally not discernible and there is no anticipated scope for direct intervisibility.



Hinckley and Bosworth Local Development Framework Core Strategy (2006 to 2026)

- 7.28. The Hinckley and Bosworth Local Development Framework Core Strategy (2006 to 2026) was adopted in December 2009, and includes the over-arching general policies, to which the development proposals will be tested within the accompanying Planning Statement. Policies that are specific to the site in landscape and visual terms are:

Policy DM4

- 7.29. Policy DM4 is entitled 'Safeguarding the Countryside and Settlement Separation', and states the following:

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

a) It is for outdoor sport or recreation purposes (including ancillary buildings) and it can be demonstrated that the proposed scheme cannot be provided within or adjacent to settlement boundaries; or

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

and:

i) It does not have a significant adverse effect on the intrinsic value, beauty, open character and landscape character of the countryside; and

ii) It does not undermine the physical and perceived separation and open character between settlements; and

iii) It does not create or exacerbate ribbon development.....'

- 7.30. ZLA notes that this is the main Local Planning policy which the development proposals will be appraised against in this LVA. Further to this, the following policy is pertinent:

Policy DM10

- 7.31. Policy DM 10 is entitled 'Development and Design' and states:

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

c) It complements or enhances the character of the surrounding area with regard to scale, layout, density, mass, design, materials and architectural features;

e) It incorporates a high standard of landscaping where this would add to the quality of the design and siting.....'



Hinckley and Bosworth Borough Council's Consultation Draft Regulation 18 Local Plan 2020 to 2039 (June 2021)

7.32. Once adopted, the Council's Consultation Draft Regulation 18 Local Plan will set out the vision and objectives for the growth of the Borough up to 2039. The plan will:

- 'Identify land and areas for development for a broad range of uses;
- Identify areas that should be conserved or enhanced and where future development should be carefully managed;
- Set clear policies that guide decisions on planning applications; and
- Indicate how the plan will be delivered, including infrastructure, and how progress will be monitored.'

7.33. Pertinent Draft (Consultation) policies include the following:

NAT10

7.34. Draft (Consultation) Policy NAT10 is entitled 'Landscape Character Development', and states the following. N.B. Emphasis added by ZLA.

'Proposals will protect and enhance the key landscape features and visual sensitivities of the landscape character areas identified in the latest Borough Council Landscape Character Assessment and Landscape Sensitivity Study. Proposals will be required to:

a. Where appropriate incorporate and implement the landscape strategies and/or guidance set out in the most up to date Landscape Character Assessment and Landscape Sensitivity Study;

b) Protect and enhance the character and qualities of the local landscape through appropriate design and management;

c) Make provision for the retention and enhancement of features of landscape importance;

d) Where appropriate, provide landscape mitigation;

e) Where significant landscape impacts are likely to occur a Landscape and Visual Impact Assessment (LVIA) should be prepared.'

7.35. ZLA notes that this is the main landscape derived policy within the Draft Consultation Local Plan, and further to this, the following Draft (Consultation) policies are pertinent:

NAT01

7.36. Draft (Consultation) Policy NAT01 is entitled 'Green Infrastructure', and states. N.B. Emphasis added by ZLA.

'Development proposals will be supported which contribute to the growth and enhancement of the Borough's multi-functional green infrastructure network in line with the following requirements:

a) On-site green infrastructure requirements should be planned and designed from the outset as a network of multifunctional spaces which identify and respond to the sites local context....



- b) *The scheme identifies important local character features as a starting point for the green infrastructure proposals and incorporates them into the scheme to reference, reflect and enhance the local environment.....*
- c) *Development shall contribute to the green network through the integration of multi-functional green infrastructure into masterplans, or where it can be demonstrated to be more appropriate, through delivery of enhancements or expansion of the green network through off-site delivery, in accordance with the latest Borough Council Green Infrastructure Strategy.....*
- d) *Developers must consider the long-term management and maintenance of green infrastructure and should demonstrate how these considerations have informed site proposals.....'*

PMD01

- 7.37. Draft (Consultation) Policy PMD01 is entitled 'High Quality Design', and states. N.B. Emphasis added by ZLA.

'The Borough Council will require the highest standards of design, architecture, inclusivity and place-making. Development will be supported where it positively takes into consideration the adopted Hinckley & Bosworth Good Design Guide (SPD), the National Design Guide and National Model Design Code, any Design Guide contained in a made Neighbourhood Plan, and any other relevant national design guidance.'

- 7.38. Part D and Part J state:

'd). The development complements or enhances the character of the surrounding area with regards to scale, layout, density, massing, design, high quality materials and architectural features.'

j). Provides an appropriate level of well-designed and well-located high quality landscaping, including all new streets to be tree-lined where appropriate, and the implementation of green and/or blue infrastructure in line with, in particular, policies NAT01 and NAT11.'

NAT11

- 7.39. Draft (Consultation) Policy NAT11 is entitled 'Blue Infrastructure', and states. N.B. Emphasis added by ZLA.

'New development will be required to contribute towards the delivery of a high quality multi-functional Blue Infrastructure network by expecting Blue Infrastructure assets to be provided, protected, maintained and enhanced to deliver multiple benefits and services for biodiversity, recreation and landscape.'

Hinckley and Bosworth Borough Council's Good Design Guide - Supplementary Planning Document Hinckley & Bosworth Borough Council 2020

- 7.40. This supplementary planning document will form a material consideration in the determination of planning applications. It should be read in conjunction with the adopted development plan to ensure adherence to Borough-wide and location specific policy. The SPD does the following:

- *'Provides details of the design development and planning application process, including clearly setting what will be required of applicants;*



- *Provides Borough-wide, strategic urban design principles that all development should seek to reflect, together with introducing the key components of development as a means of describing design and highlighting how good design can mitigate potential impacts on climate change;*
- *Provides place-specific understanding and principles that reflects the Borough's rich local identity;*
- *Provides use-specific design principles on key development types: new residential developments.'*

7.41. The Design Guide states:

'One of the key factors for design in the Borough is acknowledging that it is predominantly rural. The area's urban and rural settlements interact with a significant landscape backdrop. This backdrop has a varied and diverse character including settled forests, rolling farmland, open farmland, village farmland, and agricultural parkland associated with historic aristocratic estates.'

7.42. The Design Guide continues and highlights the following objective:

'To protect this natural landscape environment, development should recognise the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland.'

7.43. Pertinent to the site, and its location, the Design Guide states:

'At a wider level protect the perception of separation between settlements, including those in the designated green wedges, ensuring that new development does not result in harm to existing environments.'

Interim Summary

7.44. ZLA notes the following:

- The NPPF shows a clear presumption in favour of sustainable development.
- The site does not fall within, or adjoin, any National or local landscape designations; and
- There are no heritage assets within, or adjoining the quantum of the site.

7.45. Given the foregoing, the site is not afforded elevation protect under National and local planning policy.

7.46. The Local Planning Policies (adopted and draft (presently undergoing consultation)) contain a number of overarching policies of relevance to this study. The main themes of these policies, against which the proposed development could be tested, have been summarised here for convenience:

- Development proposals should consider the latest Landscape Character Assessment and its guidelines to retain and manage landscape features that contribute to wider landscape character and the setting of development.



- New development should seek to conserve and restore the primary characteristics defined in character assessments and important features of the host landscape character area.
- The location, materials, scale and use of any proposed development should be sympathetic to and complement local landscape character.
- An assessment of landscape and visual effects is required to support a planning application where there is possibly a detrimental effect on landscape as a resource.



8. BASELINE CONDITIONS

Existing Landscape Character Assessment

- 8.1. This section appraises the existing, or baseline conditions of the character of the site, and its landscape context through consideration of published landscape assessments.
- 8.2. Such an assessment is worthwhile enabling a better understanding of the site, and its context, but rarely delivers sufficiently site-specific or contemporary information to enable robust conclusions about the significance of any change through the proposed development. As such, ZLA has also undertaken its own field-based assessment of the site and its context, which is included later in this section.

Background Published Evidence Base Documents

- 8.3. The following documents are relevant and will be discussed as appropriate later in this LVA:
 - Natural England National Character Assessment;
 - Hinckley and Bosworth Borough Landscape Character Assessment (September 2017); and
 - Landscape Sensitivity and Green Infrastructure Study for Leicester & Leicestershire (October 2017).

National Character Assessment

- 8.4. Natural England has described and classified landscape character areas across large, broad regional area. These are published in the National Character Area (NCA) profiles. Natural England finds the site to be within NCA 94. This national Character Area is referred to as the 'Leicestershire Vales', with extends across a total area of nearly 72,000 Hectares; see Figure ZLA 8.1 below:

Image ZLA 8.1: Extract from Natural England's National Character Area (NCA) 94: Leicestershire Vales. N.B. ZLA has marked the approximate location of the site with a red circle



- 8.5. With consideration of ZLA's field-based assessment, while this NCA is broadly representative of the site's landscape, and its context, the description is far too generic to robustly inform an appraisal of the suitability of the development proposals at the site. Consequently, ZLA will refer to the published Landscape Character Assessment developed at a County and Regional level by the County Council and the Local Planning Authority, which is specific in its focus.

Landscape Sensitivity and Green Infrastructure Study for Leicester & Leicestershire (October 2017)

- 8.6. The Landscape Sensitivity and Green Infrastructure Study for Leicester & Leicestershire was published in October 2017). This study was undertaken by a technical third party organisation, and was prepared for the Local Planning Authority, as well as neighbouring authorities, including, Leicestershire County, Leicester City, Blaby District, Charnwood Borough, Harborough District, Melton Borough, North West Leicestershire District and Oadby & Wigston Borough Council.
- 8.7. The Landscape Sensitivity and Green Infrastructure Study provides evidence to help ensure that locations identified for economic and housing development conserves and enhances landscape, biodiversity and green infrastructure. Using a systematic assessment framework it examines the sensitivity of the landscape, exploring the extent to which different areas can accommodate development without impacting on their key landscape qualities.
- 8.8. It also considers 'the potential for positive change, particularly through the development and enhancement of GI. This includes identifying opportunities to develop GI that delivers benefits or services including better connected biodiversity networks, flood risk management, recreation and carbon management. The aim is to create resilient, high quality development which meets communities' aspirations whilst contributing to net biodiversity gains across the county as whole.'
- 8.9. This study utilises landscape character areas identified at a regional level. With consideration of Figure 6.1 of this study, the LPA finds the site to be sited within the 'Mease/Sence Lowlands' Landscape Character; see Appendix 8. This landscape character area is described as follows. N.B. ZLA has underlined those elements common to the site's context:

'Undulating landform, with frequent small streams feeding into the larger water courses of the Mease and Sence Rivers which characterise the area. Fields are a mixed of arable and pasture, and generally medium-large in size. Fields are bound by hedgerows with frequent trees (mature oaks), while willows are found adjacent to streams and field ponds. Settlement is comprised of small villages, which are often located on higher ground.'

- 8.10. This study continues, and states the following. N.B. ZLA has underlined those elements common to the site's context:

'Wide, panoramic views are afforded across the flat floodplain landscape, although views are occasionally enclosed by woodland copses and hedgerow vegetation. Existing large farm buildings can be prominent in views. Churches within the villages form important skyline features, including the spires of the Church of St Margaret in Stoke and St Edith's in Orton-on-the-Hill, located on hill-top positions (both Grade I listed). Occasional wind turbines form moving vertical structures visible in some views. Elevated land in the west affords expansive views beyond the county boundary.'

and:

'In areas where arable intensification has occurred, the loss of hedgerows and trees results in an open and exposed character. This is generally a rural, quiet and tranquil area, with urbanising influences limited to pylons, masts and occasional wind turbines. Traffic on the busy M/A42, A5, A444 and A447 can detract from tranquillity locally.'

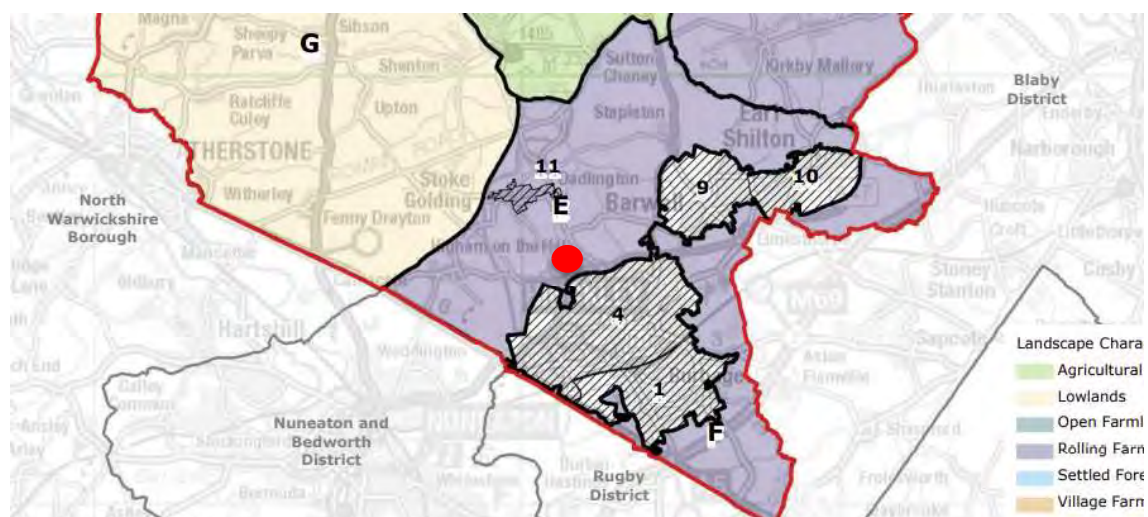


- 8.11. It is considered, that typical landscape features highlighted above are more common across the wider open countryside of the host landscape character area (which is the wider and greater scaled area of Mease/Sense Lowlands Landscape Character, rather than the smaller local landscape area of the Stoke Golding Rolling Farmlands Landscape Character Area).
- 8.12. The urban context, built form and the transient movement of vehicles along the A47 are prevailing across the site. This reinforces the perception of the site on the urban edge i.e., industrial/commercial built form off the A47 including McDonalds, Morrisons, Wickes store and officing.
- 8.13. From a landscape and town character perspective, these urban land uses definitely contribute to the site's perception as the site being situated within an urban edge setting. This land use defines a transition from open countryside (in a landscape sense) to the built edge of Hinckley. Consequently, the site has a stronger relationship with the town, rather than feeling divorced from it, in the open countryside.

Hinckley and Bosworth Borough Landscape Character Assessment (September 2017)

- 8.14. Guidance of the local landscape character of the area can be found in the Hinckley and Bosworth Borough Landscape Character Assessment, which was published in September 2017. This Supplementary Planning Guidance provides a broad scale understanding of the landscape across the Borough, setting out character types relative to the context of the site, and enable a more focussed understanding of the landscape within the study area.
- 8.15. The Local Planning Authority identifies broad Landscape Areas based on their physical, cultural, natural and perceptual characteristics. In each case the key characteristics which contribute to the Character Area's local distinctiveness and sense of place are set out, together with supporting information.
- 8.16. The LPA then break these areas down into smaller, more discrete areas, which it refers to as Landscape Types. With consideration of Figure 7 (entitled 'Landscape Character Areas and Types'), the LPA find the site to be situated wholly within the 'Stoke Golding Rolling Farmlands' Landscape Character Area, and wholly in the 'Rolling Farmlands' Landscape Type; see Image ZLA 8.2:

Image ZLA 8.2: Extract from the Hinckley and Bosworth Borough Landscape Character Assessment (September 2017), Figure 7 (plan entitled 'Landscape Character Areas and Types'). N.B. ZLA has marked the approximate location of the site with a solid red circle. The settlement of Hinckley is referenced by the LPA with the number 4.

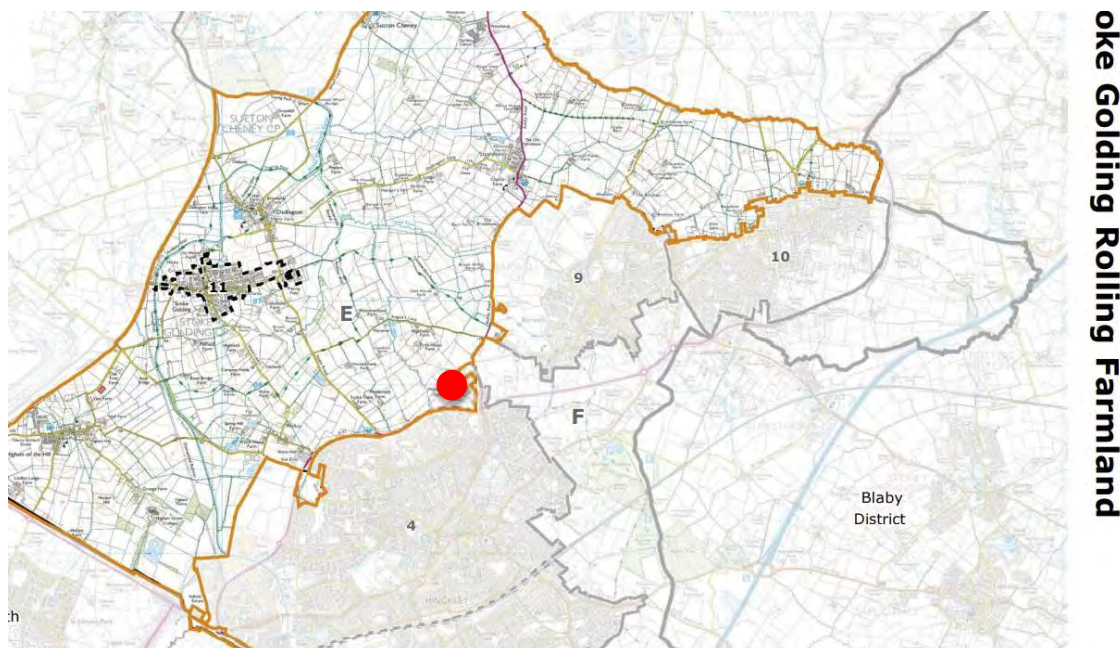


- 8.17. The Landscape Character Area and Landscape Type are examined individually below; see Appendix 11:

Stoke Golding Rolling Farmlands Landscape Character Area

- 8.18. The site adjoins Normandy Way on the urban edge of Hinckley. The site is situated wholly within this landscape character area; see Image ZLA 8.3:

Image ZLA 8.3: Extract from the Hinckley and Bosworth Borough Landscape Character Assessment (September 2017), page 48 (plan entitled 'Stoke Golding Rolling Farmlands Landscape Character Area'). N.B. ZLA has marked the approximate location of the site with a solid red circle



- 8.19. The LPA describe the Stoke Golding Rolling Farmlands Landscape Character Area. N.B. ZLA has underlined those elements common to the site's context:

'a mix of arable and pasture farmland arranged in small to medium scale fields in a simple regular pattern.....Despite its proximity to the built up area of Hinckley, the area has a rural character, with little light pollution.....Hedgerows with trees and occasional woodland copses add visual interest to an otherwise open landscape. Occasional long distance views can be obtained from the high points across agricultural fields to distant horizons'.

- 8.20. The LPA continues to note the following of this landscape character area. N.B. ZLA has underlined those elements common to the site's context:

'The settlement pattern is rural: villages occupy higher land, many of which developed from former farming communities and retain agricultural influences. Villages such as Stoke Golding and Higham on the Hill have a strong sense of place and form attractive features in views across the landscape, with red brick farmhouses and cottages and attractive stone buildings in older village centres focussed around spired churches. Working farms, including some modern complexes, are situated around the settlement edge along primary routes in and out of the village. Settlements are connecting by (sometimes winding) country lanes and are lined by grass verges and low hedgerows which provide a rural setting and sense of unity to the landscape.



8.21. Given the foregoing, the site occupies an urban edge location situated off Normandy Way on the northern edge of Hinckley. Consequently, the site is overlooked by and enclosed along its south eastern and southern periphery by existing residential development, as well as commercial/employment built form on Normandy Way. It is considered, therefore, that the site is part of the transition from the urban edge to the wider open countryside.

8.22. The Local Planning Authority continues. N.B. ZLA has underlined those elements common to the site's context:

'Smaller fields are often found around settlements which can contain species-rich grassland where not given over to agricultural intensification and mature trees valuable for biodiversity. Tree cover in the wider character area is formed of mature trees within low hedgerows frequently define field boundaries, and occasional woodland clumps along small watercourses give the area a relatively wooded appearance.'

8.23. The key characteristics of the Stoke Golding Rolling Farmlands Landscape Character Area, include the following. N.B. ZLA has underlined those common to the site:

- *'Undulating arable and pasture farmland with gentle valleys sloping down to the Ashby Canal, Tweed River and associated tributaries.*
- *Small to medium scale rectilinear field pattern divided by low hedgerows and mature hedgerow trees typical of parliamentary enclosure, with smaller pasture fields around settlements, creating a largely unified field pattern and providing continuity with the agricultural past.*
- *Rural settlement pattern with former agricultural villages typically demonstrating a historic core, modern outskirts and sporadic farmsteads on the outer edges, within a strong rural setting.*
- *Historic villages occupying higher ground with attractive red brick cottages fronting onto the road and connected by rural lanes with grass verges and well-maintained hedgerows.*
- *Church spires and towers within villages in and around the character area form distinctive landmarks on the skyline.*
- *Associations with the Battle of Bosworth, particularly at Crown Hill in Stoke Golding.*
- *Ashby Canal has affiliations with coal mining that has influenced the landscape over the years and is designated as a conservation area. It is now important for biodiversity and tourism.'*

8.24. ZLA notes, that the landscape fabric within the site is less intact, than the wider open countryside beyond its boundary (particularly to the north and west of the site area). The site demonstrates few of the foregoing key characteristics. The landform, field pattern, hedgerows and scattered hedgerows trees and tree groups to the eastern edge are notable features. The site contains no development, so the influence of urban features and built form are those from the surroundings of the site through borrowed views.

8.25. In the aforementioned Hinckley and Bosworth Borough Landscape Character Assessment (September 2017), the Local Planning Authority, highlight the following key sensitivities to the current intactness of the Stoke Golding Rolling Farmlands Landscape Character Area:

- *'The rural character of the landscape, despite its proximity to urban areas, and areas with little light pollution – particularly in the north of the area which create a relative sense of tranquillity compared to some other parts of the borough.'*



- *The gap between Stoke Golding and Dadlington is important in retaining the ‘village’ character and distinctiveness of the settlements.*
- *Low hedgerows and mature trees are important elements because of the relatively low level of woodland in the landscape and their role in defining historic field patterns.*
- *Distinctive character and local vernacular of the villages, including red brick and traditional buildings with links to the agricultural history of the settlements. Former farmhouses and landmark buildings contribute to the sense of place and provide historic time depth.*
- *Historic value and associations with the nearby Bosworth Battlefield.*
- *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*
- *Footpaths including popular recreational routes provide connections with the wider landscape.*
- *Uncluttered rural views of church spires are sensitive to change and are valued for the sense of local distinctiveness they provide.’*

8.26. Further to this, the LPA has published a number of guidelines for the management of this landscape character area:

- *‘Encourage the use of traditional ‘Midlands style’ hedgelaying to manage hedgerows, improving their structure and biodiversity value and strengthening landscape character.*
- *Maintain the rural character of the landscape. Ensure development is fully integrated into and informed by the landscape with its rural, harmonious pattern of small villages which are well-integrated in the landscape, and local vernacular styles and materials. Conserve the rural gap between Stoke Golding and Dadlington.*
- *The Sustainable Urban Extension to the north of Barwell should aim to create a distinct new and contemporary identity and character(s) whilst responding to the existing context.*
- *Maintain views to church spires and towers e.g. on the wooded skyline at Stoke Golding and long distance views to other churches in surrounding villages. Conserve rural views and setting of settlements.*
- *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.*
- *Create new and conserve existing notable habitats, in particular deciduous woodland and mesotrophic grassland.*
- *Encourage tree planting to regenerate mature/ veteran trees as they come to the end of their lives.*
- *Improve the integration of settlement edges such as north of Barwell, e.g. with planting and use of materials appropriate to the rural character.’*



- 8.27. The published analysis and assessment of landscape character provides a contextual appreciation of the wider landscape i.e., the surroundings to the site. However, following our more recent site-based assessment, there is a noticeable degradation of landscape fabric and character through the site area (mid-November 2023).
- 8.28. In their Hinckley and Bosworth Borough Landscape Character Assessment (September 2017), the Local Planning Authority recognises the limitations to such character assessments: *'whilst using the Landscape Character Assessment to inform decision making, it is important to note that the boundary between one character area and the next is transitional and there is rarely a clear cut change.'* Given the site's location on the urban edge of Hinckley, the site and its immediate context represent a 'hinterland' between the broad character of the Stoke Golding Rolling Farmlands Landscape Character Area, and the urban environment of the town.

Site Specific Appraisal

- 8.29. To independently assess the likely level of landscape and visual effects which the development proposals might incur will require an appropriately detailed assessment of the site itself and its immediate surroundings.
- 8.30. A qualified Landscape Architect from ZLA undertook a site-based assessment. This assessment was undertaken in clear, dry weather conditions, and the site is described as follows.
- 8.31. Recognising that 'landscape' is a multi-dimensional concept embracing 'what we see', its time-depth and physical attributes, this LVA reviews and assesses change to landscape character in terms of the physical landscape, the site's visual and sensory character, landscape fabric and habitats and cultural connections; see Table ZLA 8.1:



Table 8.1: Site specific landscape appraisal by ZLA (mid-November 2023)

Landscape Character and Visual Qualities Observations	
Landscape Quality:	The quality of the site is considered to be medium due to its relatively intact and established field hedgerows and fieldscape scale.
Landscape Fabric:	The site is enclosed by the A47 Normandy Way and A447 Ashby Road enclosing the eastern and southern site boundaries. The A47 is frequently trafficked, and the movement of vehicles along this route which has a detrimental effect on tranquillity within the site, and the neighbouring context. Within these views, the urban context, built form and the transient movement of vehicles along the A47 is prevailing which reinforces the perception of the site on the urban edge. From a landscape and town character perspective, these urban land uses definitely contribute to the site's perception as urban edge. The site is enclosed by field hedgerows, occasional hedgerow trees, which are mostly prevailing to the north and along the west and south eastern edge, with clumps of trees found within the eastern site area relative to the linear hedgerows. There is a tree belt and vegetative understorey along the brook on the western site boundary. These features noted within the Hinckley and Bosworth Borough Landscape Character Assessment (September 2017) as a typical feature, with the 'occasional woodland clumps along small watercourses give the area a relatively wooded appearance.' The Stoke Golding Rolling Farmlands Landscape Character Area is typically characterised by 'undulating arable and pasture farmland with gentle valleys', 'tree cover in the wider character area is formed of mature trees within low hedgerows frequently define field boundaries' with 'smaller pasture fields around settlements'. However, despite the quantum of the site, there is a lack of woodland blocks, with existing hedgerows degraded and outgrown within the site and a distinct lack of tree cover within hedgerows. However, the southern boundary is enclosed with mature field hedgerows and extensive groups of broadleaf trees, which is less of a commonly found feature which is typical of the Stoke Golding Rolling Farmlands Landscape Character Area, and associated with the mitigation of the A47 Normandy Way roadway. This Landscape Character Area is noted by the Local Planning Authority as 'rural settlement pattern with former agricultural villages typically demonstrating a historic core, modern outskirts and sporadic farmsteads on the outer edges, within a strong rural setting.' The combination of the A47 Normandy Way, Stoke Road, residential development, the industrial estate, commercial and employment development creates a 'modern outskirts' context for the site rather than a 'strong rural setting'.



	Furthermore, it is noted that the LPA states: 'settlements are connecting by (sometimes winding) country lanes and are lined by grass verges and low hedgerows which provide a rural setting and sense of unity to the landscape.' Whilst this situation is prevailing along Stoke Road and Rogues Lane away from the site, the influence of the site's urban context is prevailing along Stoke Road, and the typically 'rural setting and sense of unity to the landscape', is less intact on Stoke Road as it approaches the site, and the outer edge of Hinckley, so much so the character of the A47 Normandy Way is not reflective of this character at all. This is particularly the case, when also considering the visual influence of existing built form along the A47 Normandy Way, and the island around Stoke Road and the A47 Normandy Way with obvious, large scale development discernible across the wider landscape. In this sense, the site has limited intact features of the host Landscape Character Area. Additionally, the influence of the adjoining urban edge appears to be prevailing since the 2017 assessment undertaken by the Local Planning Authority. Consequently, the site has a stronger relationship with the urban setting than the wider open countryside.
Representativeness:	ZLA considers that the landscape features and fabric of the wider Mease/Sense Lowlands Landscape Character (as per the Landscape Sensitivity and Green Infrastructure Study for Leicester & Leicestershire, October 2017) are broadly consistent with the wider open countryside outside of Hinckley. However, the landscape fabric within the site is less representative of this wider landscape Character Area. When considered in terms of the smaller Stoke Golding Rolling Farmlands Landscape Character Area; whilst there are common landscape features within the site, these are less intact than observed in the wider context of the site i.e. north and west of the application site. For instance; the site is not considered to be influenced by a rural settlement pattern of small villages, instead the site has an urban edge location with obvious residential development directly opposite and adjoining the site, as well as invisibility with the wider industrial/commercial buildings along the A47 Normandy Road to the south west. These features combined with the existing field hedgerows and limited hedgerow trees within the site do not 'provide a rural setting and sense of unity to the landscape.' The most notable landscape features within the site area is its undulating landform and field hedgerows. The presence of hedgerow trees is more prevailing along the northern edge and also the eastern and southern quarter of the site, with a number of small groups of trees bounding the community hospital and along the south eastern corner. From within the site, there are limited views over the wider open countryside, and where there are views, these are to the south west and west, whereby, the site is seen in combination with the wider urban edge of the town, rather than the nucleated settlement pattern across the wider landscape character area. However, within many of these situations, the influence of the urban context is prevailing.



Rarity:	This landscape is found common to the location of the application site, especially along the northern edge of the town aligning the A47 Normandy Wat and the A447 Ashby Road.
Topography:	In its general sense, landform within the site slopes from the north and eastern edge down towards the brook (a tributary of the River Tweed), beyond which landform rises through adjoining fields. In combination, this gives the site's setting a gentle shallow valley like landform, which is typically seen across the Stoke Golding Rolling Farmlands Landscape Character Area with its 'undulating arable and pasture farmland with gentle valleys.' Landform to the north of the site rises, and beyond which gently undulates into the wider open countryside. Consequently, ZLA considers that the landform within the site is that typically found within the host landscape area.
Conservation Interests:	There is no known archaeological, historical or cultural conservation interest on the site. There are no heritage assets within the application site. There are arboriculture and ecological features within the site which contribute to the landscape character of the site context.
Built Form:	There is no built form within the quantum of the site. The site lies on land directly adjacent to, or overlooked by multiple neighbouring residential, industrial and employment land uses, which influence the perception and experience of the site. Additionally, the effect of the A47 Normandy Way, and the associated movement of vehicles (noise and lights) substantially reduces the tranquillity of the site along its south eastern to south western periphery, rather than 'a relative sense of tranquillity.' Consequently, in its current situation (late-November 2023), there is an obvious settlement edge influence within the site.
Recreational Value:	The application site is private land, and affords no Public Access Land or Public Rights of Way. There is a limited network of Public Rights of Way locally to the site' location; see Appendix ZLA 3.
Cultural Connection:	The site is outside of a National or local landscape designation. ZLA has no identified any cultural connection relative to the application site.
Sensory, Perceptual & Tranquillity:	The tranquillity of the site is diminished and adversely impacted by traffic movement along the A47 Normandy Way and A447 Hinckley Road, with the site perceived as being overlooked by existing urban development. There is intervisibility between the site and the wider urban settlement of the Hinckley. Consequently, the site has a stronger relationship with the urban setting than the wider open countryside.



	From a landscape and town character perspective, these urban land uses definitely contribute to the site's perception as being situated within a peri-urban location. The eastern edge of the site, which is neighboured by existing residential development and the community hospital is an approximate edge between land that is clearly Settlement and built form within the open countryside is typically 'sporadic farmsteads on the outer edges, within a strong rural setting.' When on site, especially in the winter months (late November 2023), one is aware of the presence of the surrounding urban related uses, albeit on the edge of the town, on a strong road frontage, rather than feeling divorced from it, in the open countryside. This defines a transition from open countryside (in a landscape sense) to the built edge of Hinckley. Consequently, the site has a stronger relationship with the town rather than the wider open countryside, and perceived as having an equivalence to the neighbouring urban land uses in a spatial sense.
Visual Prominence and Skyline Character:	The site is situated on the urban edge of Hinckley adjacent to the A47 Normandy Way, and overlooked by extensive urban development. The site is not divorced from the urban edge in the wider open countryside. The site is not seen wholesale from the wider open countryside with the landform of the site sloping away from the northern boundary.

- 8.32. Having assessed the site above, there is no reason to conclude that the site has any elevated landscape value or importance above the rest of the Stoke Golding Rolling Farmlands Landscape Character Area. Furthermore, there is no evidence to suggest that the local community place special weight on the site, meaning overall the site is considered to be of no more than local value.

Landscape Sensitivity

- 8.33. With regard to landscape sensitivity, the susceptibility of the landscape is defined as the ability of the receptor (whether the overall character, individual fabric elements or perceptual aspects) to accommodate the proposed development without undue consequences for the maintenance of the baseline situation.
- 8.34. In the Landscape Sensitivity and Green Infrastructure Study for Leicester & Leicestershire (October 2017), the site is found to be within the regional landscape character area, the Mease/Sence Lowlands Landscape Character Area. This regional landscape character area is substantially greater than the local landscape character area (Stoke Golding Rolling Farmlands Landscape Character Area identified within the Borough study (September 2017)).
- 8.35. With consideration of the Landscape Sensitivity and Green Infrastructure Study for Leicester & Leicestershire, it is considered, that the Mease/Sence Lowlands Landscape Character Area has a moderate landscape sensitivity to new residential development. In this case, the LPA assumed new residential development was for up to three storey in height, for which the LPA states:



'This Landscape Character Area is judged to be of moderate overall sensitivity to housing development and commercial (light industrial) developments. This is due to the ability of the landscape's topography and woodland/tree cover to help incorporate development, and the presence of busy roads and existing modern development within some of the larger villages. However, the strongly rural qualities of many parts of the LCA, open and elevated areas with important uninterrupted views across and beyond the landscape, historic vernacular villages, valued naturalistic habitats and historic land uses (e.g. parkland) and undeveloped wooded skylines present sensitivities.'

- 8.36. In Section 3 (Methodology) Table 3.1 entitled 'The five-point scale of landscape sensitivity, (page 12), sensitivity is considered to range from Low, Low-Moderate, Moderate, Moderate-High and High. Moderate sensitivity is defined by this study as follows:

'Some of the key characteristics and qualities of the landscape are sensitive to change.'

- 8.37. It is noted, that the site area is situated on the northern edge of Hinckley. From a landscape and town character perspective, these urban land uses definitely contribute to the site's perception as urban edge. The site areas has a less intact landscape character than the wider open countryside within the local landscape character area of the Stoke Golding Rolling Farmlands Landscape Character Area, and the wider Mease/Sense Lowlands Landscape Character. Consequently, the site area, and its immediate context is not considered to have 'strong rural qualities'
- 8.38. The northern edge of the site, beyond which, landform undulates through open countryside, is an approximate edge between land that is clearly 'undulating arable and pasture farmland with gentle valleys' to that which has an increasingly strong association with the town.
- 8.39. Settlement and built form within the open countryside is typically 'sporadic farmsteads on the outer edges, within a strong rural setting.' The application site does not demonstrate this key features of the host landscape area, and there is limited, if any, intervisibility with such nucleated settlement in the wider open countryside
- 8.40. Consequently, the site forms part of a transition from open countryside (in a landscape sense) to the built edge of Hinckley. Consequently, the site has a stronger relationship with the town rather than the wider open countryside.
- 8.41. Whilst the LPA consider that the host landscape quality and character are of moderate value, in our recent field-based assessment, it was judged that the site is unremarkable. The site is manged for livestock pasture. Whilst there is some level of intact typical landscape features, hedgerows are gappy, outgrown and degraded, there is a lack of hedgerow trees and there are no woodland spinneys or woodland blocks commonly found within this landscape character area.
- 8.42. In landscape terms, the site is unremarkable within the landscape and does not form a prominent or important part of the appreciation of the wider open countryside. The site itself lies directly adjacent to, and overlooked, by long standing and new residential development, industrial and commercial built form including three storey office developments. There is intervisibility between the site and the wider urban settlement of the Hinckley, with its landform orienting views east and west across the residential areas, and south west across the industrial/commercial and employment built form. Therefore, the site has a stronger relationship with the urban setting than the wider open countryside beyond its boundaries.
- 8.43. Consequently, ZLA consider, that the site make a limited contribution to this host landscape character. Given the foregoing the site is considered to have, at most, a medium landscape sensitivity and a lower susceptibility to change i.e., undesignated countryside and landscape features; some distinctive landscape characteristics, but with landscape detractors.
- 8.44. In terms of landscape susceptibility to change, it is considered, that there are some distinctive landscape elements and perceptual aspects but with landscape detractors. Consequently, the landscape is able to accommodate a moderate level of change.



8.45. Finally, the LPA's Landscape Sensitivity and Green Infrastructure Study for Leicester & Leicestershire (October 2017) highlights the following attributes and features of the landscape would be particularly sensitive to development. Given our field-based assessment (November 2023), the following landscape strategies are considering pertinent to the site and its context:

- *'Elevated hills in the north-west with expansive views across this landscape and beyond (including beyond the county boundary). The flat floodplain also affords panoramic views.*
- *Important naturalistic features within the often intensively farmed landscape including pockets of ancient woodland, wood pasture, streams, ponds, species-rich grassland and thick hedgerows.*
- *SSSI-designated habitats at Ashby Canal, Sheepy Fields and Kendall's Meadow and an SAC designated length of the River Mease in the north of the LCA.*
- *Nationally significant heritage features including moated sites, medieval villages, Roman remains and the nationally registered Bosworth Battlefield.*
- *Sparse settlement pattern, with many historic villages with strong local vernacular (often designated as Conservation Areas) nestled onto wooded hilltops and ridges.*
- *Historic church spires on the mostly undeveloped, wooded skylines.*
- *The parkland estates of Gopsall and Bosworth, the latter forming part of the wooded setting of the historic market town of Market Bosworth.*
- *Rural, quiet and tranquil perceptual qualities of the landscape, with limited urbanising influences.'*



9. PREDICTED EFFECTS ON LANDSCAPE

- 9.1. The site is managed for livestock pasture. The interconnecting fields are delineated with mature hedgerows, which are frequently, outgrow and gappy within the site's interior, and along the northern site edge (with borders wider fields of pasture). Beyond this, there is open countryside with scattered settlement pattern of mainly farmstead and isolated dwellings between Hinckley and its outlying village of Stapleton and Dadlington.
- 9.2. It is a consequence of the nature of the development proposed that effects on the site would change it completely when compared to the surrounding character area. The changes predicted to occur on the elements that form the character of the site are described below and evaluated overall.

Predicted Effects on Landscape Character of the Site

- 9.3. The site would be changed from one 'undulating pasture farmland with small to medium scale rectilinear field pattern divided by low hedgerows and mature hedgerow trees typical of parliamentary enclosure' to become part of the built settlement of the edge of Hinckley which links with the primary routes of the A47 and A447 roadways and their existing residential built form. The proposed scheme would adopt similar characteristics of built form within the site's local context to the east, south and south west of its location.
- 9.4. The development would retain the general landform trend through the application site, and so would still enable the perception of gently rolling landform along the southern periphery of the village, within which the scheme would be located.
- 9.5. The scheme would create new soft landscape edges to the site. These landscape areas would set development within the site boundary, and would establish new hedgerow planting, grassland and tree planting and tree groups. The landscape treatment of this edges which would reflect that of the wider Stoke Golding Rolling Farmlands Landscape Character Area, which is noted for its 'hedgerows with trees and occasional woodland copses.'
- 9.6. The masterplan of the site has been developed to optimise the retention of the existing hedgerows, prevent field amalgamation and retain existing trees. The scheme also maintains extensive swathes of grassland through which green corridors are designed, as well as wide margins along the brook watercourse (tributary of the River Tweed) to the western quarter of the site.
- 9.7. The change in land use would result in a high magnitude of change on the sensory and perceptual dimensions of the landscape character. However, it is important to remember, this is not a reflection on the quality of the design for the new neighbourhood, but of the process that requires an assumption to be made that most people would see the visual and sensory change, from greenfield to development, as adverse.
- 9.8. It should be noted that some such adverse effects would be necessary; indeed, it cannot be avoided if new residential developments are to be appropriately serviced with the necessary facilities. However, the magnitude of change across the site would be tempered by the following considerations:
 - The development optimises the retention of the existing landform, with the site lying below the shallow ridgeline beyond the site's northern quarter, beyond landform is gently undulating with wider open views;
 - The scheme would retain and enhance areas of the existing green fields, including an area to the western site quarter which forms part of the setting along the water (tributary of the River Tweed) as it connects through the site from the wider open countryside;



- Rather than necessitate the removal of existing field boundaries and the amalgamation of field areas, the proposals would optimise the retention of existing vegetative boundaries, which would be further enhanced, planted with native species of local importance; and
- The proposed development would be consistent – in land use terms – with the neighbouring residential development overlooking the site from the east and south. This would not constitute a land use that is either un-neighbourly or incongruous in the settlement context. This is demonstrated by our field-based assessment (Section 5), whereby, ZLA determined that the site have a minor Zone of Primary, seen on the approach into/out of the town primarily.

9.9. This existing and new landscape fabric would be appropriately maintained for longevity to conserve and enhance the local landscape character and facilitate bio-diversity improvements, retain the site's landform and small to medium scale rectilinear field pattern. The site neighbours the townscape nestled below the ridgeline, beyond which open countryside typically affords 'uninterrupted views across and beyond the landscape.....and undeveloped wooded skylines.'

9.10. The focus of these measures is less about screening and filtering views, rather, the enhancement of the local landscape and habitat value, as well as the better integration of development at the site through new landscaping and the conservation and enhancement of existing trees and hedgerows within the site.

Construction Effects

9.11. Construction activities, movement of site traffic, lighting, noise, and sound would be present during the construction process. This would be carefully controlled by a conditioned construction method statement. Recommendations for protection of the retained trees and hedgerows, in accordance with relevant British Standards such as BS 5837: 2012, would ensure the rooting areas of the trees and hedgerows are not adversely affected by the construction process.

9.12. The magnitude of change would however be substantial through a considerable alteration to the landscape fabric within the site, resulting in a substantial change to the baseline condition. When combined with the medium landscape sensitivity of the site, would result in a major/moderate adverse level of effect. However, this level of effect would be experienced only for the duration of the construction process in the worst-case scenario, and therefore not permanent.

Year 1 and 15 ('Operation')

9.13. Following construction and the establishment of the landscape strategy, existing landscape fabric and new landscaping will be managed in accordance with an appropriate landscape management plan, or similar, to ensure the longevity of the green infrastructure as part of the development.

9.14. Apart from minor re-grading (for building footprints and attenuation ponds), the site will remain physically similar to the baseline and would not require extensive land remodelling. The development would result in a complete variance to the existing character of the site's ground cover. However, the development proposal has retained and integrated areas of existing hedgerow, and the small number of existing trees presently on the site.

9.15. These features are predominantly situated in the southern half of the site and along the southern site boundary with the existing brook neighbouring the site), and would be effectively protected during the construction phase and enhanced with new planting of locally important species, to restore and enhance the existing landscape fabric.

9.16. Additionally, the landscape mitigation measures integrated within the Illustrative Masterplan would establish new landscape infrastructure across the wider site area enhancing existing weak fabric, enhancing degraded hedgerow, providing further hedgerows and typical hedgerow tree, copse and woodland spinney planting, as well as creating extensive green corridors through the developed site areas.



- 9.17. New tree planting and the establishment of green corridors through the site with elements of green and blue infrastructure will reinforce the perceived tree cover to break up the development mass and filter views of the proposed built form.
- 9.18. Proposed landscaping through the development would feature the provision of species-rich grassland to replace the previous livestock pasture, as well as establishing native structure planting, field margins, scrubland and areas of specimen tree and orchard planting with wildflower meadows. In combination, the foregoing aims to create a mosaic of landscape and habitat for amenity value, biodiversity as well as landscape mitigation measures to integrate the proposed development scenario, rather than providing extensive landscape buffers to otherwise mitigate a poorly located and badly designed scheme.
- 9.19. In the first year, the prevailing characteristic would be the new development, roads and lighting, whilst the proposed trees, ground cover and hedgerow would still be in relative infancy within a wider mature landscape setting through retained landscape fabric within the site. With the cessation of construction activities, the magnitude of change would reduce from substantial to moderate. This would yield a moderate adverse level of effect when combined with the medium sensitivity of the site.
- 9.20. By year 15, and the maturation of the landscape features, with tree and structure planting, as well as along the green corridors through the site, make an obvious contribution to the character of the site where they are able to grow more freely within the landscape buffer areas. This contributes to a reduction of impacts to slight, resulting in a moderate/minor adverse level of effect. The effect is permanent.

Year 1 ('Initial Occupation') and Year 15 ('Residual Effect')

- 9.21. Following construction, existing hedgerows will be bolstered, and new landscaping will become established and mature. The proposed scheme will be integrated within the existing and new landscape fabric at the site and new landscaping will be managed in accordance with an appropriate landscape management plan (or similar agreed as planning condition). This ensures the continuity of the existing fabric and the longevity of the green infrastructure as part of the development, and integrate the new development into the perceived outer edge of the town, nestled inside the ridgeline and level change beyond to the north.
- 9.22. To facilitate the proposed development, the site's landform would require some localised land regrading to facilitate the development, including the incorporation of an attenuation basins, green corridors, swales and rain garden features.
- 9.23. However, as the general landform trend would remain similar, the change is expected to be low, leading to a very minor adverse level of effect on the geological and hydrological character of the site at Year 1 and Year 15 when combined with the site's overall medium sensitivity.
- 9.24. The proposed scheme would result in a wholesale change to the landscape character of the site to that of a new residential development, resulting in a loss of pastoral grassland. However, this would be offset through the retention and enhancement of existing hedgerows, hedgerow trees, create of tree blocks, and the retention of grassland within the site and an extensive margin bordering the existing brook.

Predicted Effects on Landscape Character

- 9.25. The site is situated north of Normandy Way (A47), main vehicle route, which acts as a spine road around the town of Hinckley, and connects outlying towns such as Nuneaton. There is an extensive urban built form of residential dwellings, commercial, employment and industrial development fronting the A47 overlooking the application site. To the eastern boundary, the site neighbours existing residential development aligned to the A447 Ashby Road. In combination, this gives the land of the application site a pre-urban location on the settlement edge of Hinckley.



- 9.26. At the junction of the A47 and A447 there are traffic lights with the A47 progressing eastwards around the town. To the south west of the site, is an extensive area of commercial and employment land uses and built form, including a food retail supermarket, fast food outlet, gymnasium and officing. There is a degree of intervisibility with the application site along the A47 (given the site's sloped landform from the north to the south east).
- 9.27. Such features are noted in the published landscape character area for the Mease/Sence Lowlands, with the 'presence of busy roads and existing modern development'. This contrasts with the wider open countryside beyond the northern site edge, which is recognised for its 'undulating arable and pasture farmland with gentle valleys', 'small to medium scale rectilinear field pattern divided by low hedgerows and mature hedgerow trees typical of parliamentary enclosure, with smaller pasture fields around settlements, creating a largely unified field pattern', and 'historic villages occupying higher ground.'
- 9.28. Given the foregoing, the site has a strong relationship with the urban environment, rather than the wider open countryside. This Landscape Character Area is judged to be of moderate overall sensitivity to housing development. This is due to the ability of the landscape's topography and woodland/tree cover to help incorporate development, and open and elevated areas with important uninterrupted views across and beyond the landscape, historic vernacular villages, valued naturalistic habitats and historic land uses (e.g. parkland) and undeveloped wooded skylines present sensitivities.
- 9.29. This point is recognised within the Hinckley and Bosworth Borough Landscape Character Assessment (September 2017), which states the host landscape area has 'an ability of the landscape's topography and woodland/tree cover to help incorporate development, and the presence of busy roads and existing modern development.'
- 9.30. Open countryside is experienced as beyond the site, its landform and enclosed field boundaries. The northern boundary of the site is experienced as part of a subtle ridgeline along the outer edge of the town, beyond which landform gently undulates away to the north. Consequently, in a landscape and townscape character senses, this landform acts the hinterland between the urban town area and the wider open countryside stretching northwards to Stapleton, north west across to Dadlington and west across to Higham-on-the-Hill.
- 9.31. Consequently, the site is experienced as part of the hinterland, and the transition between the urban environment and the open countryside, and perceived as having an equivalence to the neighbouring urban land uses in a spatial sense.
- 9.32. Given the nature of the development proposal, the character of the site's interior would change from a greenfield to that of a residential development. Such a change of landscape character should not be a detriment to the enjoyment and appreciation of the wider landscape, and should not, in and of itself, be a reason to raise an objection either by the LPA or consultees.
- 9.33. Outside of the confines of the application site, the area immediately surrounding the site would be subject to the greatest change to the defined host landscape character types. The site has an urban edge setting and the predicted effect of the proposed scheme is expected to diminish considerably just a short distance into the surrounding area.
- 9.34. The effects on the immediate surrounding and the wider area are described as follows:
- Stoke Golding Rolling Farmlands Landscape Character Area*
- 9.35. Beyond the application site, across the wider open countryside the 'settlement pattern is rural, villages occupy higher land, many of which developed from former farming communities and retain agricultural influences.' Consequently, the site is experienced as part of a hinterland, whereby there a transition from open countryside (in a landscape sense) to the built edge of Hinckley.



- 9.36. Given the development proposals, the site will be changed from open agricultural fields of pasture to become part of the built settlement, adopting similar characteristics of built form within the site's immediate context. A change of landscape character is inevitable following a change in land use, as proposed within the site, but it should not be seen as a detriment to the enjoyment and appreciation of the wider landscape. Indeed, such a change in the context of residential development within green field locations is unavoidable, and should not, in and of itself, be a reason to raise an objection either by the LPA or consultees.
- 9.37. Furthermore, the proposed development would introduce a variety of native, valuable soft landscape elements and features, which would positively contribute to the character of the area, as well as integrating green infrastructure into the overall scheme, which will be appropriately maintained for longevity.
- 9.38. These landscape mitigation measures (see Section 4) will integrate the proposed development into its setting, and would reflect the impression of the existing, and no doubt more recent residential development surrounding the site. In their Landscape Character Assessment published in 2017, the Local Planning Authority noted that 'hedgerows and mature trees are important elements' and 'mature trees within low hedgerows frequently define field boundaries, and occasional woodland clumps along small watercourses give the area a relatively wooded appearance.'
- 9.39. These features have been integrated as part of the landscape mitigation and enhancement measures for the scheme, and through appropriate design would ensure 'occasional long distance views can be obtained from the high points across agricultural fields to distant horizons'
- 9.40. Careful street alignment and the considered siting of the new public open spaces and green corridors will maintain a strong visual and sensory link with the wider surrounding rural hinterland. The existing boundary hedgerows and trees will be retained, buffered, strengthened and appropriately managed for longevity. Additional tree planting around and within the proposed development will add to the landscape fabric and biodiversity value, as will the SUDs attenuation basins. The creation of a network of attenuation features would be a beneficial effect on hydrology (as well as habitat and visual amenity), and new woodland blocks or spinney as found locally would further promote and enhance the landscape character.
- 9.41. Consequently, the character of this Landscape Character Area at the site, and within its immediate surrounding, is already partly eroded by the effect of the A47 Normandy Way route, and an overall lack of upkeep for native hedgerows and hedgerow tree planting. This area of the host landscape character area has a prevailing settlement edge and (overlooked by) residential dwellings which neighbour the site. Consequently, the site represents a hinterland between the urban land uses and the wider open countryside.
- 9.42. The addition of housing at the site, would reduce the spatial openness of the land between Hinckley and outlying villages in the wider open countryside. However, the position of the site below and inside the gentle ridgeline, limits the discernibility of the scheme across the wider, undulating open countryside. This landform restricts and contains the proposed land uses, which would not extend incongruously outside of this landform, field pattern and hedgerows.
- 9.43. Consequently, the site would be experienced as part of the settlement, and the adjoining land uses and robust physical features sever the site from the wider open countryside, with new landscaping and green infrastructure forming a setting, with which, the future development scenario would nestle within.
- 9.44. Typically, the core areas of new structural tree planting within the public open spaces and green corridors would comprise standards interplanted with an understorey of whips. Allowing for this size at planting, construction and Year 1 effects would be relatively similar, with mitigation provided by the retained landscape fabric.



- 9.45. The residual effect in the long-term would however be moderated as the trees and hedgerows mature, particularly on the western boundary of the development. Hedgerows are expected to become well established in three to five years with appropriate management, and trees planted as standards (typically 3.5–4m tall) would have reached around 9m in height after 15 years. Accordingly, there will be a gradual reduction in the magnitude of change.
- 9.46. The proposed development will introduce a modest level of built residential development to these open agricultural fields, changing the perceptual and sensory characteristics of this part of the site from green field (within the hinterland between Hinckley and the open countryside) to that of urban development within this transitional area. However, the scheme would not necessitate the amalgamation of the field structure increasing the perception of openness across the wider landscape.
- 9.47. New public open spaces and green infrastructure will allow additional publicly accessible locations, which in combination with the development to effectively integrate the development with landscape features that reinforce local landscape character, and effectively offset and reduce the effects of the proposed scheme.
- 9.48. The overall change on the Stoke Golding Rolling Farmlands Landscape Character Area directly following completion in Year 1 would lead to a discernible change to the landscape of the site area. However, the underlying landscape composition would be similar to the current baseline surrounding the settlement edge along the northern edge of Hinckley off Normandy Way, and around that of Ashby Road which is well vegetated, extensively treed with built form integrated within a similar urban edge hinterland setting. Overall, this would lead to a moderate effect, which would be adverse and limited to a relatively small geographical area. This level of effect would diminish rapidly with distance from the site, and the establishment and maturation of new landscaping.
- 9.49. By the year 15, the residual effect on this landscape type would be influenced extensively by the establishment and maturation of new landscape fabric at the site. The growth of new hedgerows and trees, the enhancement of, and ongoing management of existing hedgerows and trees and encouragement of species diversity through gapping up, and the maturation of woodland blocks, significant tree and orchard planting is expected to strengthen the contribution these features make to the character of this part of the host landscape character area.
- 9.50. This would lead to a negligible magnitude of change, which when combined with the medium overall sensitivity (in the worst-case scenario), would reduce the level of effect to minor adverse and permanent. There would however be an incremental reduction in the level of effect as these features – the trees in particular – mature and make a more noticeable contribution to local landscape character. Consequently, this level of effect would diminish even further with distance from the site. These effects are residual and permanent.



10. PREDICTED EFFECTS ON VISUAL AMENITY

- 10.1. An assessment of effects on each representative viewpoint has been undertaken, and a summary of the result contained in Table 10.1 overleaf. See Appendix ZLA 5 for representative Viewpoints 1-17.



Table 10.1: Summary of Visual Effects on Representative Viewpoints (late-November 2023)

View-point	Receptor Type	Visual Sensitivity	Magnitude of Change	Level of Effect
1.	View from PRow (LPA ref: T60/2) situated to the north west to north of the application site looking south east	High	Negligible (construction) Negligible (Yr1) Indiscernible (Yr 15)	Minor, adverse Minor, adverse Imperceptible
2.	View from the Leicestershire Way National Trail Long Distance Walking Route PRow (LPA ref: T60/2) situated to the north west to north of the application site looking south east	High	Indiscernible (construction) Indiscernible (Yr1) Indiscernible (Yr 15)	Imperceptible Imperceptible Imperceptible
3.	View from PRow (LPA ref: U33/3) situated on a local vehicle route running between Stapleton and Barwell (outlying village to Hinckley) to the north-north east of the application site	High	Indiscernible (construction) Indiscernible (Yr1) Indiscernible (Yr 15)	Imperceptible Imperceptible Imperceptible
4.	View from Barwell Recreation Ground on the north western edge of the settlement looking south west towards the application site b	High	Negligible (construction) Negligible (Yr1) Indiscernible (Yr 15)	Minor, adverse Minor, adverse Imperceptible
5.	View from the Leicestershire Round National Trail Long Distance Walking Route PRow (LPA ref: T99/6) situated to the north of the application site looking south	High	Negligible (construction) Negligible (Yr1) Indiscernible (Yr 15)	Minor, adverse Minor, adverse Imperceptible



View-point	Receptor Type	Visual Sensitivity	Magnitude of Change	Level of Effect
6.	View from the PRoW (LPA ref: T99/2) situated to the north east of the application site looking south east	High	Negligible (construction) Negligible (Yr1) Indiscernible (Yr 15)	Minor, adverse Minor, adverse Imperceptible
7.	View from the PRoW (LPA ref: T99/2) situated to the north east of the application site looking south east	High	Negligible (construction) Negligible (Yr1) Indiscernible (Yr 15)	Minor, adverse Minor, adverse Imperceptible
8.	View from approach to Hinckley town at the junction of Ashby Road (A447) and Hinckley Road between Hinckley town and Barwell	Medium	Negligible (construction) Negligible (Yr1) Negligible (Yr 15)	Minor, adverse Minor, adverse Minor, adverse
9.	View from Public Footpath (LPA ref: U43/1) situated on the outskirts of Barwell looking west-south west towards the site, and the wider settlement edge along the Ashby Road (A447)	High	Negligible (construction) Negligible (Yr1) Indiscernible (Yr 15)	Minor, adverse Minor, adverse Imperceptible
10.	View from the Leicestershire Round National Trail Long Distance Walking Route PRoW (LPA ref: T99/6) situated to the east of the application site passing along the settlement edge of Barwell	Medium	Indiscernible (construction) Indiscernible (Yr1) Indiscernible (Yr 15)	Imperceptible Imperceptible Imperceptible



View-point	Receptor Type	Visual Sensitivity	Magnitude of Change	Level of Effect
11.	View from the Leicestershire Round National Trail Long Distance Walking Route PRoW (LPA ref: T99/6) situated to the east of the application site passing along the settlement edge of Barwell	Medium	Indiscernible (construction) Indiscernible (Yr1) Indiscernible (Yr 15)	Imperceptible Imperceptible Imperceptible
12.	View from Normandy Way (A47) roadway looking south towards the application site from the existing settlement edge	Medium	Very High (construction) High (Yr1) High (Yr 15)	Major/-moderate, adverse Moderate, adverse Moderate, adverse
13.	View from Normandy Way (A47) roadway looking south towards the application site from the existing settlement edge	Medium	Very High (construction) High (Yr1) Medium (Yr 15)	Major/-moderate, adverse Moderate, adverse Moderate/-minor, adverse
14.	View from Normandy Way (A47) roadway looking south towards the application site from the existing settlement edge	Medium	Negligible (construction) Negligible (Yr1) Indiscernible (Yr 15)	Minor/-negligible, adverse Minor/-negligible, adverse Imperceptible
15.	View from Public Footpath (LPA ref: U41/1) situated west-south west of the site in open countryside around the village of Wykin	High	Negligible (construction) Negligible (Yr1) Indiscernible (Yr 15)	Minor, adverse Minor/-negligible adverse Imperceptible adverse



View-point	Receptor Type	Visual Sensitivity	Magnitude of Change	Level of Effect
16.	View from Public Footpath (LPA ref: U39/1) situated north west of the site on the edge of Wykin,. An outlying village to Hinckley	High	Low (construction) Low (Yr1) Negligible (Yr 15)	Moderate/-minor, adverse Moderate/-minor, adverse Minor, adverse
17.	View from Public Footpath (LPA ref: U2/1) situated on the south eastern edge of Dadlington (outlying village to Hinckley) across long range distance	High	Low (construction) Low (Yr1) Negligible (Yr 15)	Moderate/-minor, adverse Moderate/-minor, adverse Minor, adverse

Visual Effect on users of Public Rights of Way (Close Range)

- 10.2. There are no PRoW passing through the application site, or along its boundaries. Consequently, there would be no PRoW passing so close to proposed scheme. Their users would experience significantly adverse effects.
- 10.3. To the west, a PRoW passes from Hinckley to connect with Rogues Lane (PRoW LPA ref: T60/2), and then with the Leicestershire Round National Trail Long Distance Walking Route. This route passes within approximately 0.5km distance. As demonstrated by the plotted Zone of Theoretical Visibility (Appendix ZLA 3), there is no opportunity to see the proposed scheme due to the effect of intervening landform; see Viewpoint 2 (Appendix ZLA 5).
- 10.4. Beyond this, there are no PRoW which pass within close range of the application site to the north of the site, and those passing through the townscape of Hinckley, are predicted to have views screened by intervening built form i.e., PRoW LPA ref: T60/1 to the south-south west beyond Normandy Way
- 10.5. As demonstrated by Viewpoint 9 (Appendix ZLA 5), to the east, PRoW (LPA ref: U43/1) is situated on the outskirts of Barwell looking west-south west towards the site, and progresses towards the Ashby Road A447. As noted within Section 5, paragraph 5.15, the combined effect of the community hospital and the existing residential development along Ashby Road (A447) is sufficient to substantially filter, if not screen views across the vast majority of the site.
- 10.6. The curtilage of the community hospital is extensively treed, and the combined effect of the hospital's built form and residential development is sufficient to screen direct views of the application site. ZLA consider that if the scheme would be seen from by PRoW users it would have a marginal effect, which would be largely isolated to an increase in rooflines along the eastern and north eastern edge of the site.
- 10.7. However, the setting of development away from the northern edge and then provision of allotments to the east, would reduce further the scale of new built form predicted to be seen. Planting within the soft site edges and within the northern quarter of the site, would on maturity further filter views of the scheme.



- 10.8. As demonstrated by Viewpoint 9 (Appendix ZLA 5), is predicted to be at most, minor, adverse at Year 1 and potentially less at Year 15 to be imperceptible.
- 10.9. Given the foregoing, the proposed scheme would not result in any significant impacts on the visual amenity of PRoW users passing within close range of the application site.

Visual Effect on users of Public Rights of Way (Medium Range)

- 10.10. There is a limited network of Public Rights of Way within medium range of the site i.e. within 1km distance. given the peri-urban location of the site, PRoW passing through the townscape are likely to experience limited, if any effects from the scheme.
- 10.11. As noted in Section 5 paragraph 5.22 to 5.25, the extensive tree belts along the A47 Normandy Way, small field pattern with extensive field hedgerows south west of Barwell and the existing built form along the Ashby Road A447 is sufficient to screen direct views of the application site.
- 10.12. As demonstrated by Viewpoint 10 and 11 (see Appendix ZLA 5), which are situated on the Leicestershire Round National Trail Long Distance Walking Route, the effect of the scheme is predicted to be imperceptible during the construction of the new neighbourhood, as well as Year 1 and residually beyond Year 15.
- 10.13. As demonstrated by Viewpoint 5,6 and 7 (Appendix ZLA 5), which demonstrates the route of PRoW passing from the edge of Hinckley and Barwell across the wider open countryside³⁴. This route includes the Leicestershire Round National Trail Long Distance Walking Route. PRoW users would be passing through the undulating landform of the Stoke Golding Rolling Farmlands Landscape Character Area, which is noted for its 'arable and pasture farmland with gentle valleys sloping down to the Ashby Canal, Tweed River and associated tributaries', small to medium scale rectilinear field pattern divided by low hedgerows and mature hedgerow trees typical of parliamentary enclosure, with smaller pasture fields around settlements.'
- 10.14. In these situations, the application site is situated beyond the gentle ridgeline north of the site's location. Accordingly, the scheme's masterplan has been informed by this landform, and new built form is steeped back from the settlement edge. Consequently, any discernibility of the scheme would be very limited as PRoW users progress along these route, in particular, the National Trail.
- 10.15. Consequently, the proposed scheme would not fundamentally alter the character of the existing baseline views, and through the combined effect of existing landscape fabric and landform, the scheme can be assimilated without significant impacts. The resulting level of effect is predicted to be minor, adverse at Construction and Year 1, and reducing to less through the maturity of the proposed new green infrastructure, leading to potentially an imperceptible level of change.
- 10.16. A similar situation is predicted for PRoW users passing along route LPA ref; T60/2 situated to the north west to north of the application site (Viewpoint 1), and connecting with the users of the Leicestershire Round National Trail Long Distance Walking Route (Viewpoint 2); see Appendix ZLA 5.
- 10.17. Between the site's edge and Rogue Lane, landform gently slopes lower to the site area i.e., IC Fields Farm and Cold Comfort Farm at circa 112m AOD and 100m AOD. The intervening agricultural fields are managed predominantly for pasture, and are generally, regular in shape and of medium scale. The fields are defined by linear hedgerows within scattered hedgerow trees (Oaks), which creates a layered effect within the landscape when look to and from the application site.
- 10.18. Beyond Rogues Lane, landform undulates with some small higher field areas. There is a limited scope to see across to the application site. However, the combined effect of intervening field hedgerows and landform is sufficient to substantial filter, if not screen the application siter. Where there is sight of the application site, the site is not seen wholesale, rather it is the upper sloped areas on the eastern edge.



- 10.19. The resulting level of effect on PRoW users passing along the Leicestershire Round National Trail Long Distance Walking Route is an imperceptible effects during Construction, Year 1 and residually, and along PRoW T60/2, a minor, adverse level of effect is predicted, leading to an imperceptible effect in the long term through the maturity of new landscaping, which will enhance the intervening 'tree cover in the wider character area is formed of mature trees within low hedgerows frequently define field boundaries' limiting direct views of the site's edge.
- 10.20. Given the foregoing, the proposed scheme would not result in any significant impacts on the visual amenity of PRoW users passing within medium range of the application site, including users of the Leicestershire Round National Trail Long Distance Walking Route.

Visual Effect on users of Public Rights of Way (Long to Very Long Range)

- 10.21. With consideration of Viewpoints 4 to the north eastern edge of Barwell, as well as Viewpoint 15 and 16 around the edge of outlying village, Wykin, and Viewpoint 17 on the edge of Dadlington, PRoW users are predicted to not to experience significant impacts form the proposed scheme.
- 10.22. As noted in Section 5 paragraph 5.32 to 5.33, the intervening agricultural fields are defined by linear hedgerows within scattered hedgerow trees (Oaks), which create a layered effect within the landscape when look to and from the application site. The combined effect of intervening field hedgerows and landform is sufficient to substantial filter, if not screen the application siter.
- 10.23. In many situations, PRoW users are predicted to be experience less than significant effects during the Construction Stages and initial occupation at Year 1. The maturity of new landscaping around the periphery of the scheme would enhance the intervening 'tree cover in the wider character area is formed of mature trees within low hedgerows frequently define field boundaries' limiting direct views of the site's built form. The predicted residual effect is min, adverse, if not imperceptible.
- 10.24. Given the foregoing, the proposed scheme would not result in any significant impacts on the visual amenity of PRoW users passing within long to very long range of the application site, this includes PRoW passing across rising landform towards outlying villages which is noted for 'elevated hills in the north-west with expansive views across this landscape' and 'historic villages with strong local vernacular nestled onto wooded hilltops and ridges.'

Visual Effect on Users of Public Roads

- 10.25. Given our field based assessment, ZLA finds:
- There would be significant effects experienced by users of the A47 as it approaches the site from the south west, and passes the proposed scheme up to as far as the junction of the A47 and A447; see Viewpoint 13 (Appendix ZLA 5). This level of effect would diminish rapidly with distance from the site to then south west; see Viewpoint 14.
 - The townscape of Hinckley is experienced within this area, and the presence of further residential development would alter the baseline view, but the scheme would not be experienced as unexpected at this locations.
 - The users of the wider road network are predicted to experience minor, adverse to negligible effects from the scheme, which distance from the site would diminish rapidly to a lesser, imperceptible effect; see Viewpoint 8 and 9 to the north east and east within medium range of the site, as well as Viewpoint 3 which is long to very long range of the site's location.



Visual Effects on Dwellings and Settlements

- 10.26. It should be noted that while visual amenity of residents within their private dwellings/curtilage is not protected, their 'residential amenity' generally is. Residential receptors are generally considered to be of high sensitivity to changes in the view, but their rights to any particular view, or quality of view, is not protected in planning policy at any level.
- 10.27. The new development as proposed would be seen against the wider urban edge setting of Hinckley, including long-standing residential development along the A447 Ashby Road (neighbouring the site) and south of the A47 Normandy Way overlooking the site, and forming the townscape edge context for the scheme. During the construction stage and Year 1, it is predicted there would be a significant effect on these residences.
- 10.28. On establishment and maturation, this new landscape will reduce the discernibility of the proposal, breaking up its mass and provide a mature landscape environment for the integration of the development proposal. The maturity of new landscaping would filter these views, leading to the at most, a moderate/-minor, adverse level of effect.
- 10.29. With regard to settlement outlying to Hinckley (and the northern edge of the town), ZLA considered that there would be little, if any discernible change to views from residential groups at Wykin and Dadlington; see Viewpoint 15,16 and 17 (Appendix ZLA 5). As demonstrated by Viewpoint 4,9, 10 and 11, the predicted effect of the scheme on residences at Barwell are likely to be minor, adverse reducing to imperceptible where the site is screened by extensive belts of trees along the A47 and built form on the A447.



11. SUMMARY

- 11.1. This report has summarised the findings of a comprehensive landscape data trawl and field appraisal undertaken by ZLA's landscape team (Sections 4, 8 and 9). In Section 4.3 the proposed development is described with any proposed mitigation discussed in Section 4. Section 8 undertakes an assessment of the predicted landscape and visual effects having regard to the above and based on a combination of the thresholds set out in Appendix 6 coupled with professional judgement detailed in Section 9 and 10.
- 11.2. Overall, this LVA finds that the scheme does not incongruously extend outwards in to the open countryside beyond the (perceived) settlement edge, and built limits, of Hinckley. The site also is not experienced as an important part of the host landscape character area, demonstrating a lesser level of intact landscape features than the wider open countryside. Additionally, the site is not experienced as visually prominent.
- 11.3. The aforementioned Illustrative Masterplan has been developed iteratively through collaborative working with the Arborist, Ecologist and Masterplanner for this scheme. In combination this has led to a series of measures for landscape mitigation, ecological betterment, extensive initiatives for green infrastructure which are not just focussed on offsetting and reducing the discernibility of the scheme, but are also aligned with integrating the development into its setting.
- 11.4. Through an analysis of local landscape character and visual amenity, ZLA has demonstrated that the proposals would not cause harm to the intrinsic character of the open countryside and rural character surrounding the northern edge of Hinckley. Specifically, the proposal ensures:
- The proposal would not cause undue visual intrusion into the open countryside;
 - The proposed scheme would not cause harm to important natural and landscape features and would not materially affect the character of the urban fringe setting surrounding the site; and
 - The development will not unduly affect Public Rights of Way or Public Open Space considered to have a high susceptibility to change. These routes pass through open countryside between Hinckley town and outlying villages in the wider area, in particular to the north east, east, west and north west; and
 - The Illustrative Masterplan has been developed to optimise the opportunity for green and blue infrastructure to integrate the development scheme into its setting.
- 11.5. The development proposal would diminish spatial openness within the site. However, due to the site selection, and the combined effect of landform, 'mature trees within low hedgerows frequently define field boundaries, and occasional woodland clumps along small watercourses give the area a relatively wooded appearance' offsetting and reducing the effect of the development on visual openness.
- 11.6. Consequently, the proposed development scenario would preserve the openness and gap between Hinckley town and outlying villages such as Stoke Golding, Stapleton and Barwell. The Hinckley and Bosworth Borough Landscape Character Assessment (September 2017) states such a measure as appropriate to 'maintain the rural character of the landscape. Ensure development is fully integrated into and informed by the landscape' and 'conserve the rural gap between Stoke Golding and Dadlington.'
- 11.7. As such the development of the site is not reliant on proposing new landscape mitigation measures to buffer the scheme, and effectively hide it from view. Rather, the proposed landscape enhancements help integrate the scheme into its setting, which is reliant on the effect of landform and existing built form to effectively reduce the discernibility of this neighbourhood locally.



- 11.8. Consequently, given the foregoing, ZLA considers that the likely effect on the integrity and landscape character of the wider landscape, and the further afield would be less than significant, and any effect of the proposed scheme would diminish rapidly with distance from the site's location.
- 11.9. Further to this, the application is supported by an illustrative strategy for landscape enhancement measures and mitigation proposals drawn (see Appendix ZLA 4). Whilst there would be no disguising the change of character to the site if the proposal were permitted, the landscape strategy embodies a number of sensible proposals and designed to respect the site's interface with the local landscape character area, the Stoke Golding Rolling Farmlands Landscape Character Area, and the wider landscape character are of the Mease/Sense Lowlands' Landscape Character.
- 11.10. Landscape mitigation measures have been informed by the undertaking of this appraisal, and are informed by ZLA's understanding of the topography of the site, and the local landform patterns, the site's peri-urban location, and the effect of typical landscape fabric across the wider Stoke Golding Rolling Farmlands' Landscape Character Area.
- 11.11. These measures aim to ensure the development is fully integrated into its setting, which in turn maintains the rural character of the landscape (outside of this peri-urban location) and extension the proposed scheme does not extend incongruously into the open countryside beyond Hinckley, and so conserve the rural gap between Stoke Golding and Dadlington. These initiatives include the following:
- New built form has been deliberately arranged within the main body of the site area, enabling land within the periphery of the site to be developed for retaining existing landscape fabric, new landscaping and the provision of Public Open Space.
 - The new residential built form will be set inside and set back from the northern site boundary. This enables new built form to be situated at lower topography below that of the open countryside beyond the site. The scheme would sit inside the gentle ridgeline north of the application site, which would reduce its discernibility across the wider open countryside, which is noted for its 'uncluttered rural views', and whose sensitivities include its sense of 'rural character' and the 'gap between Stoke Golding and Dadlington (which) is important in retaining the 'village' character and distinctiveness of the settlements.'
 - Development set back from the western edge would also protect the existing brook (a tributary of the River Tweed), and this set back affords the opportunity for proposed attenuation features and creating opportunity to retain a proportion of the existing field pattern to compliment that retained west of the brook (either as is, or as part of the initial phase of development).
 - Setting development inside the eastern edge, stepping new built form within the periphery of the site, and using the space for a community allotment. This act as a soft edge to the scheme.
- 11.12. The design of the scheme's masterplan has enabled these landscape mitigation measures to be imbedded within its layout enabling appropriate space for stepping development into the scheme, as well as reducing the prominence of new built through selecting appropriate locations below the gentle ridgeline to the north of the application site. Their selection and deployment through the scheme also seeks to respond to the sensitivities highlighted in the Stoke Golding Rolling Farmlands Landscape Character Area by Bosworth Borough Landscape Character Assessment (September 2017), including the following:
- *'The rural character of the landscape, despite its proximity to urban areas;*
 - *The gap between Stoke Golding and Dadlington is important in retaining the 'village' character and distinctiveness of the settlements.*



- *Footpaths including popular recreational routes provide connections with the wider landscape.*
- *Uncluttered rural views of church spires are sensitive to change and are valued for the sense of local distinctiveness they provide.'*

11.13. The combination of retained landscape fabric, enhancements and targeted mitigation measures seeks to integrate proposal into its setting within the town edge of Hinckley. A number of landscape enhancements are proposed, including the following:

- Rather than field amalgamation, the scheme would retain the existing field pattern. Existing hedge lines would be enhanced to form green corridors running through the scheme. These corridors will retain existing landscape fabric, and affording new tree planting, native structure planting and ecological betterment.
- Green corridors would run through the proposed scheme, along which new green and blue infrastructure would be located for enhancing public access (walking and cycling), as well as landscape amenity and habitat creation.
- Sections of existing ridge and furrow landform would be retained as part of the public open space strategy and used to align one of the primary green corridors connecting the site wider public open space.
- Development set back from the western edge would also protect the existing brook (a tributary of the River Tweed), and this set back affords the opportunity for proposed attenuation features, as well as providing a route of existing ridge and furrow through the public open space for place making and interest.
- This measure is extended along the western quarter of the site, where the lowest landform occurs. Whilst development is set on marginally rising landform to the east of this green margin, the development of the space as a soft margin to the scheme strengthening the recognition of the typical recti-linear field pattern as part of the wider Stoke Golding Rolling Farmlands Landscape Character Area.
- The retained field pattern through its existing field hedgerows and hedgerow trees enables the formation of green corridors running through the scheme of proposed scheme. These corridors will retain existing landscape fabric, and affording new tree planting, native structure planting and ecological betterment.

11.14. The strategy for landscaping draws together mitigation measures, green and blue infrastructure initiatives, as well as ecological betterment and habitat certification. The strategy seeks to afford mitigation measures, as well as conserving and enhancing existing landscape fabric and new landscape features to promote local identity through the landscape; see Section 4 above for proposed landscape mitigation measures.



12. CONCLUSION

- 12.1. Zebra Landscape Architects Limited ('ZLA') was commissioned by Richborough (the 'Applicant') to undertake a Landscape and Visual Appraisal (LVA) of proposals to develop a new residential development on land north of the A47 Normandy Way and West of A447 Ashby Road, Hinckley (the 'site'); see Appendix 1 of this LVA.
- 12.2. The site is located at OS Grid Reference: SP 42695 95975 (the site centre) and is situated within the administrative area of Hinckley and Bosworth Council, who function as the Local Planning Authority (the 'LPA').
- 12.3. The Applicant is submitting an outline planning application with all matters reserved except for access, for the erection of up to 415 dwellings, associated open space, drainage, landscaping and infrastructure (the 'proposed development'); see Appendix 2 of this LVA.
- 12.4. The proposed development is a second phase to a permitted scheme., The permitted scheme is for up to 475 dwellings, including public open space, land reserved for a primary school together with future expansion land (Use Class F1(a)), drainage, landscaping and associated infrastructure (LPA planning application ref: 23/00432/OUT).
- 12.5. The two sites are separated by a brook (a tributary of the River Tweed). The implementation of this permitted scheme would further emphasis the peri-urban location of the application site.

Summary of the Application Site and its Context

- 12.6. The site is enclosed by the A47 Normandy Way and A447 Ashby Road enclosing the eastern and southern site boundaries. The A47 is frequently trafficked, and the movement of vehicles along this route which has a detrimental effect on tranquillity within the site, and the neighbouring context.
- 12.7. Within these views, the urban context, built form and the transient movement of vehicles along the A47 is prevailing which reinforces the perception of the site on the urban edge. The northern edge of the site, beyond which, landform undulates through open countryside, is an approximate edge between land that is clearly 'undulating arable and pasture farmland with gentle valleys' to that which has an increasingly strong association with the town.
- 12.8. Settlement and built form within the open countryside is typically 'sporadic farmsteads on the outer edges, within a strong rural setting.' The application site does not demonstrate this key features of the host landscape area, and there is limited, if any, intervisibility with such nucleated settlement in the wider open countryside
- 12.9. Consequently, the site forms part of a transition from open countryside (in a landscape sense) to the built edge of Hinckley. Consequently, the site has a stronger relationship with the town rather than the wider open countryside.

Direct Effect on Landscape Character

- 12.10. To facilitate the residential development would create a localised effect. When this effect is considered with the local context, with the perceptual and sensory dimension experiencing a worst-case major/moderate adverse effect directly within the site during the construction stage. However, this level of effect would not be permeant extending only for the duration of the construction process in the worst-case scenario.



- 12.11. The landscape mitigation measures integrated within the Illustrative Masterplan (see Section 3) would retain existing landscape fabric and establish new green infrastructure across the wider site area enhancing existing weak fabric, establish new native tree planting, forming new woodland spinneys to the northern edge, and creating extensive green corridors through the developed site areas.
- 12.12. New tree planting and the establishment of green corridors through the site with elements of green and blue infrastructure will reinforce the perceived tree cover to break up the development mass and filter views of the proposed built form.
- 12.13. Proposed landscaping through the development would feature the provision of species-rich grassland to replace the previous livestock pasture, as well as establishing native structure planting, field margins, scrubland and areas of specimen tree and orchard planting with wildflower meadows. In combination, the foregoing aims to create a mosaic of landscape and habitat for amenity value, biodiversity as well as landscape mitigation measures to integrate the proposed development scenario, rather than providing extensive landscape buffers to otherwise mitigate a poorly located and badly designed scheme.
- 12.14. In the first year, the prevailing characteristic would be the new development, roads and lighting, whilst the proposed trees, ground cover and hedgerow would still be in relative infancy within a wider mature landscape setting through retained landscape fabric within the site. This would yield a moderate adverse level of effect when combined with the medium sensitivity of the site.
- 12.15. By year 15, and the maturation of the landscape features, with tree and structure planting, as well as along the green corridors through the site, make an obvious contribution to the character of the site where they are able to grow more freely within the landscape buffer areas. This contributes to a reduction of impacts to slight, resulting in a moderate/minor adverse level of effect.

Wider Effects on Landscape Character

- 12.16. The overall change on the Stoke Golding Rolling Farmlands Landscape Character Area directly following completion in Year 1 would lead to a discernible change to the landscape of the site area. However, the underlying landscape composition would be similar to the current baseline surrounding the settlement edge along the northern edge of Hinckley off Normandy Way, and around that of Ashby Road which is well vegetated, extensively treed with built form integrated within a similar urban edge hinterland setting. Overall, this would lead to a moderate effect, which would be adverse and limited to a relatively small geographical area. This level of effect would diminish rapidly with distance from the site, and the establishment and maturation of new landscaping.
- 12.17. By the year 15, the residual effect on this landscape type would be influenced extensively by the establishment and maturation of new landscape fabric at the site. The growth of new hedgerows and trees, new tree, areas orchard planting new hedgerow, grassland and native vegetation is expected to strengthen the contribution these features make to the character of this part of the host landscape character area.
- 12.18. Consequently, there would however be an incremental reduction in the level of effect as these features – the trees in particular – mature and make a more noticeable contribution to local landscape character. The predicted permanent effect of the scheme is minor, adverse. This residual level of effect would diminish even further with distance from the site, and the influence of the landform relative to the site's setting.



Effects on Visual Amenity of PRow users

12.19. Through the undertaking of this appraisal, the following is found:

- The proposed scheme would not result in any significant impacts on the visual amenity of PRow users passing within close range of the site, or medium range of the application site, including users of the Leicestershire Round National Trail Long Distance Walking Route; and
- The proposed scheme would not result in any significant impacts on the visual amenity of PRow users passing within long to very long range of the application site, this includes PRow passing across rising landform towards outlying villages which is noted for 'elevated hills in the north-west with expansive views across this landscape' and 'historic villages with strong local vernacular nestled onto wooded hilltops and ridges.'

Effects on Visual Amenity of Road users

- 12.20. Through the undertaking of this appraisal, there would be significant effects experienced by users of the A47 as it approaches the site from the south west, and passes the proposed scheme up to as far as the junction of the A47 and A447.
- 12.21. The townscape of Hinckley is experienced within this area, and the presence of further residential development would alter the baseline view, but the scheme would not be experienced as unexpected at this locations.
- 12.22. The users of the wider road network are predicted to experience minor, adverse to negligible effects from the scheme, which distance from the site would diminish rapidly to a lesser, imperceptible effect.

Effects on Existing Residences and Dwellings

- 12.23. It should be noted that while visual amenity of residents within their private dwellings/curtilage is not protected, their 'residential amenity' generally is. Residential receptors are generally considered to be of high sensitivity to changes in the view, but their rights to any particular view, or quality of view, is not protected in planning policy at any level.
- 12.24. Overall, there would be opportunity to see the proposed development locally to the site, and the scheme would create localised effects on visual amenity from surrounding residential areas. Consequently, where the development be discernible, the newly built form would be seen against the existing residential dwellings and wider built for off the A47 Normandy Way (and the wider townscape). However, might the proposed development be discernible, the baseline view would not be fundamentally altered, and the effect of established (and maturing) landscape features to filter the scheme and contribute to its integration into this built setting.

Conformity to National and Local Planning Policy

- 12.25. At the heart of the National Planning Policy Framework (NPPF) is a presumption in favour of sustainable development; this being the golden thread running throughout the document. For landscape, this means recognising the intrinsic character and beauty of the countryside (para. 170 (b)) and balancing any 'harm' to the landscape resource with the benefits of the scheme in other respects. Para 170 (b) states the following:

'.....recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland.'



- 12.26. This balancing exercise is to be undertaken by the decision taker (in this case the Local Planning Authority) and falls outside the remit of this report. However, this LVA finds that the proposed scheme would afford benefits to the landscape that outweigh the likely adverse effects on landscape character and visual amenity.
- 12.27. The layout and proposed landscape enhancement and mitigation proposals respond to the local landscape character, provides enhancement and new planting of native species, and where practicable to do so, advocates new planting of local provenance to ensure that the proposal optimises the opportunity to conserve and enhance the landscape, as well as establish a community orchard to reflect the local landscape character with ‘remnants of small orchards are present around the edge of Tytherington.’
- 12.28. Furthermore, the landscape measures detailed in Appendix ZLA 4, also draws on the published landscape management guidelines for the Stoke Golding Rolling Farmlands Landscape Character Area. For this, the proposal will protect and retain existing field hedgerows and establish new planting for soften and integrate the scheme.
- 12.29. The scheme does not propose the amalgamate of existing fields, which would adversely impact the openness of the landscape, and make the village edge prominent. The continuity of hedgerow and tree fabric is a sensitivity noted in the published landscape character assessment, which encourages new planting to ‘regenerate mature/ veteran trees as they come to the end of their lives.’
- 12.30. The proposed green infrastructure, landscape enhancement and habitat creation (see Appendix ZLA 4), would accord to the Local Planning Authority’s published landscape management guidelines. These measures include – ‘the use of traditional ‘Midlands style’ hedgelaying to manage hedgerows, improving their structure and biodiversity value and strengthening landscape character’, - ‘encourage tree planting to regenerate mature/ veteran trees as they come to the end of their lives’ – ‘maintain and enhance the recreational assets including rights of way’ – ‘maintain the rural character of the landscape. Ensure development is fully integrated into and informed by the landscape.’
- 12.31. Through the undertaking of this LVA, ZLA considers that the development proposal is visually attractive as a result of good architecture, layout and appropriate and effective landscaping, which is sympathetic to the character of the host Stoke Golding Rolling Farmlands Landscape Character Area, and accords with the published Landscape Guidelines within the Hinckley and Bosworth Borough Landscape Character Assessment (September 2017).
- 12.32. With regard to local planning policy, the development proposal would accord with pertinent landscape policies. Whilst the scheme develops land adjoining the town’s edge (within its peri-urban location), the scheme would sit within the northern edge of the A47 Normandy Way. Landform undulates towards a local, gentle ridge line, beyond which the open countryside is experienced as ‘uncluttered rural views’, ‘arable and pasture farmland with gentle valleys’ and ‘long distance views (can be) obtained from the high points across agricultural fields to distant horizons’.
- 12.33. Through the imbedded mitigation of the scheme’s masterplanning, and deliberately setting new built form within the core of the site, and below the higher northern site quarter, the proposed scheme responds to the core sensitivities of the hots landscape character, including:
- ‘Maintain the rural character of the landscape. Ensure development is fully integrated into and informed by the landscape with its rural, harmonious pattern of small villages which are well-integrated in the landscape, and local vernacular styles and materials. Conserve the rural gap between Stoke Golding and Dadlington.’*
- 12.34. Accordingly, the scheme accords to the adopted Policy DM4. This policy is entitled ‘Safeguarding the Countryside and Settlement Separation’, and requires the protection of open countryside in terms of its ‘intrinsic value, beauty, open character and landscape character.’



- 12.35. The proposal also accords with the Draft (Consultation) Policy NAT10, which similarly required development proposals to ‘protect and enhance the key landscape features and visual sensitivities of the landscape character areas identified in the latest Borough Council Landscape Character Assessment and Landscape Sensitivity Study. Proposals will be required to:
- 12.36. This is demonstrated through the undertaking of this appraisal, and also within the Illustrative Landscape Masterplan, where the proposed scheme has incorporated landscape management guidelines into the scheme as set out in the most up to date Landscape Character Assessment and Landscape Sensitivity Study. The scheme has sought to ‘protect and enhance the character and qualities of the local landscape through appropriate design and management.’
- 12.37. With regard to the adopted Policy DM 10 (‘Development and Design’), and also Draft (Consultation) Policy NAT01 (‘Green Infrastructure’) the proposed development embraces the aspirations of these policies, as well as supplementary planning guidance for the establishment of green infrastructure in association with new development.
- 12.38. Through the retention and enhancement of the site’s landscape fabric, as well as the provision of the landscape and ecological enhancements to the site, and the specification of local species, local provenance for planting, as well as endangered fruit tree species for the community orchard areas. The proposed landscape scheme of formal, semi-informal and naturally focussed landscaping (for biodiversity betterment) seeks to attain local distinctiveness through the scheme.
- 12.39. The proposal enables the protection and enhancement of the local landscape, delivering green and blue infrastructure within the scheme, as well as significant mature native trees. The proposed Landscape Strategy has been developed iteratively with the project Ecologist and Arborist, and aims to conserve and enhance the primary characteristics defined in the published landscape character assessments, through the iterative development of the site’s masterplan with the execution of this appraisal.
- 12.40. Having taken into account, and assessed accordingly, the potential effects of the proposed scheme on the landscape and visual amenity within the study area. It is considered that the proposed development and landscape mitigation is consistent with the landscape character guidelines published by the Local Planning Authority – enhancing the landscape fabric of the site, and siting new built form within the application site so as to preserve the wider rural character of the landscape and ensure there is no adverse impact on the ‘gap between Stoke Golding and Dadlington.....retaining the ‘village’ character and distinctiveness of the settlements.’
- 12.41. Consequently, the proposed scheme would accord with Draft (Consultation) Policy PMD01 is entitled ‘High Quality Design’ which required new development to ‘enhance the character of the surrounding area with regards to scale, layout, density, massing, design.....provides an appropriate level of well-designed and well-located high quality landscaping.’

Overall Conclusion

- 12.42. To conclude, when this LVA and the proposed Illustrative Landscape Masterplan (which supports this planning application), are read as a whole, they demonstrate that the proposal would not harm the natural environment, and is not reliant on proposing new landscape mitigation measures.
- 12.43. In conclusion, the proposed residential development represents an appropriately scaled feature, which is designed to preserve the landscape setting across the Stoke Golding Rolling Farmlands Landscape Character Area through effective mitigation measures, and the enhancement of the landscape by responding to the landscape management guidelines published within the Hinckley and Bosworth Borough Landscape Character Assessment (September 2017).



- 12.44. These measures include – ‘the use of traditional ‘Midlands style’ hedgelaying to manage hedgerows, improving their structure and biodiversity value and strengthening landscape character’, - ‘encourage tree planting to regenerate mature/ veteran trees as they come to the end of their lives’ – ‘maintain and enhance the recreational assets including rights of way’ – ‘maintain the rural character of the landscape. Ensure development is fully integrated into and informed by the landscape.’
- 12.45. This appraisal has demonstrated, that the proposed scheme would result in only a very limited number of material landscape or visual effects. The proposed scheme would lead to significant effects across a relatively small geographical area. This area has a peri-urban location, and effects are predicted not to significantly extend across the wider open countryside. Such effects would not be experienced as incongruous, out of context or unexpected in this location.



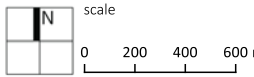


Key

- Application Site
- Distance Intervals (1km)
- Viewpoints (1-17)
- PROW
- Byways
- Bridleways
- National Cycle Network

Listed Buildings

- I
- Grade II
- Grade II*
- Scheduled Monuments
- Green Belt

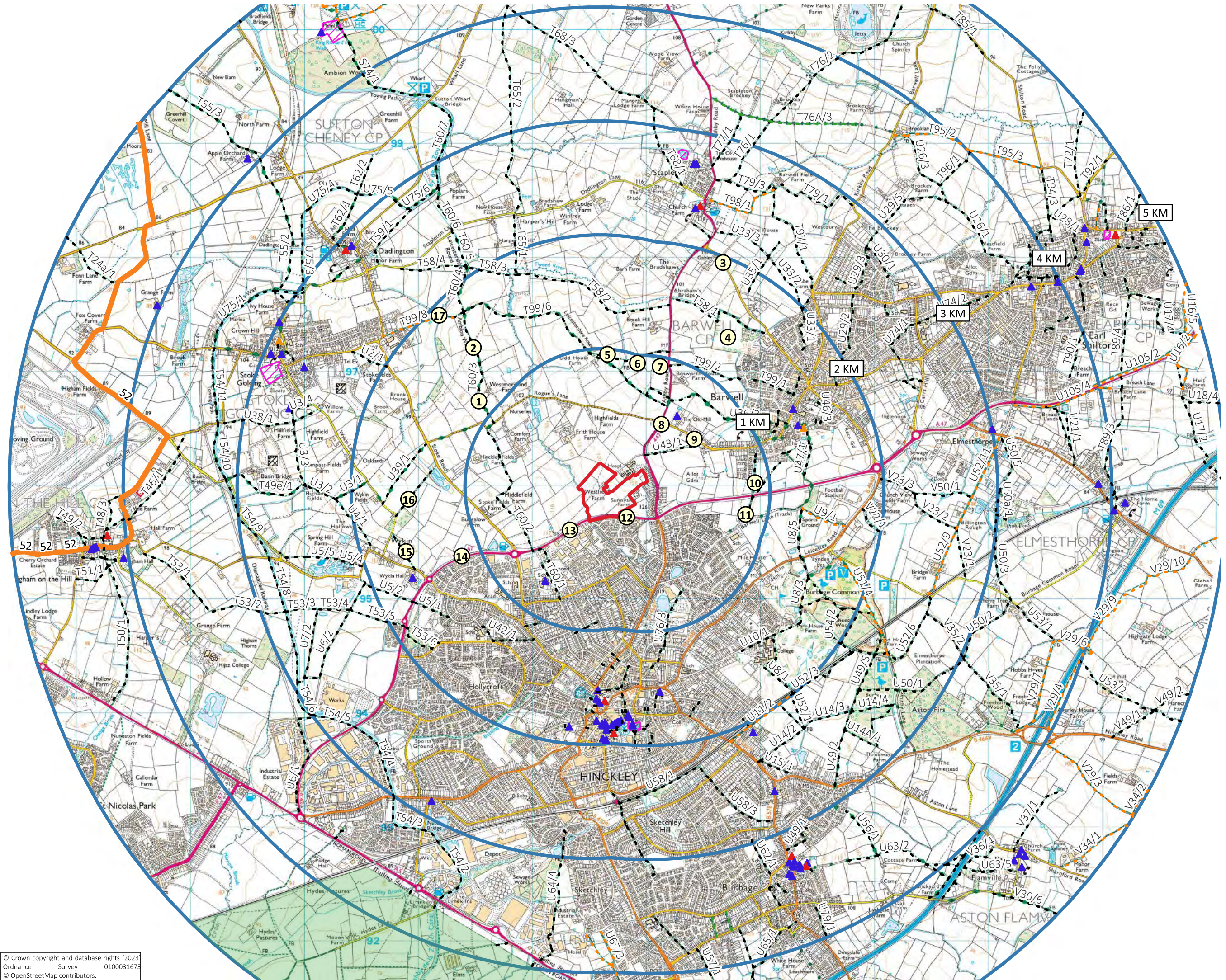


1:30,000 @ A3

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- Key
- Application site boundary
 - Other land under control of applicant
 - Existing (retained) trees & hedgerow
 - Indicative proposed planting
 - Proposed community orchard
 - Open space
 - Indicative surface water attenuation basin
 - Existing Public Right of Way
 - Proposed pedestrian/cycle link
 - Potential for equipped play/LEAP
 - Potential for children's play (LAP)
 - Indicative buildings

0 10 50 m

Richborough
nineteen47
CHARTERED TOWN PLANNERS
& URBAN DESIGNERS

Project
Normandy Way, Hinckley

Drawing title
Illustrative Layout

Project Code n2225	Drawing No 006	Rev F
Date 20.02.2024	Drawing Scale 1:1,250 @ A1	



Key

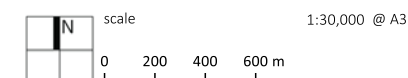
- Distance Intervals (1km)
- Application Site
- ZTV Reference Points

- ZTV 11m
- Theoretical Visibility (11m)
- Viewpoints (1-17)

NOTES:

This figure is based on the following parameters (height above ground level):
Pedestrian height: 1.6m
Viewers height: 2.0m
Landform data: OS Terrain 5 (5m grid)
Height of proposal: 11.0m

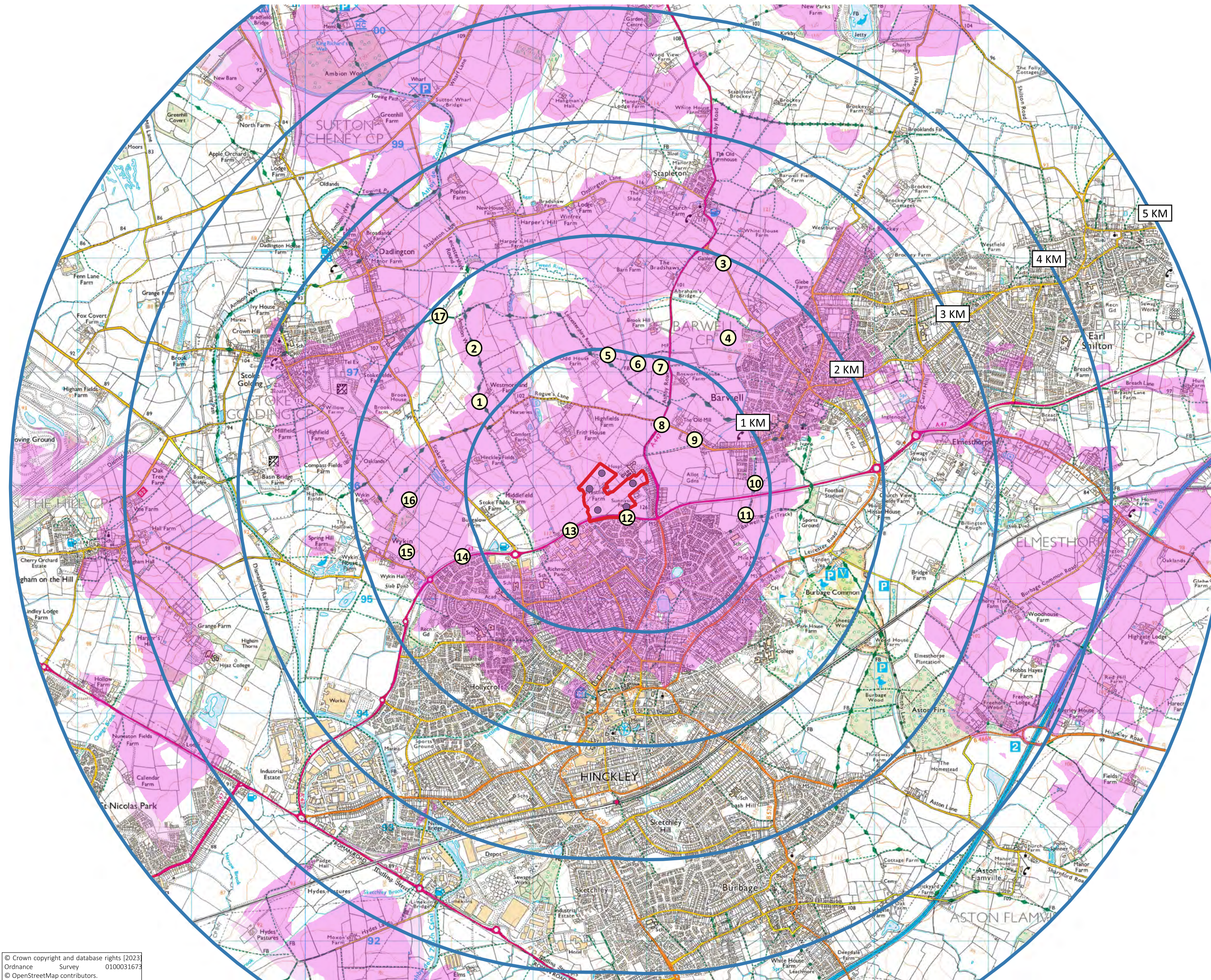
This ZTV is based on a bare earth model of the landform and does not illustrate any effects of screening such as buildings and vegetation.



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Key

Viewpoints (1-17)

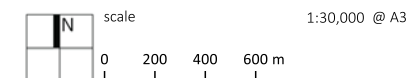
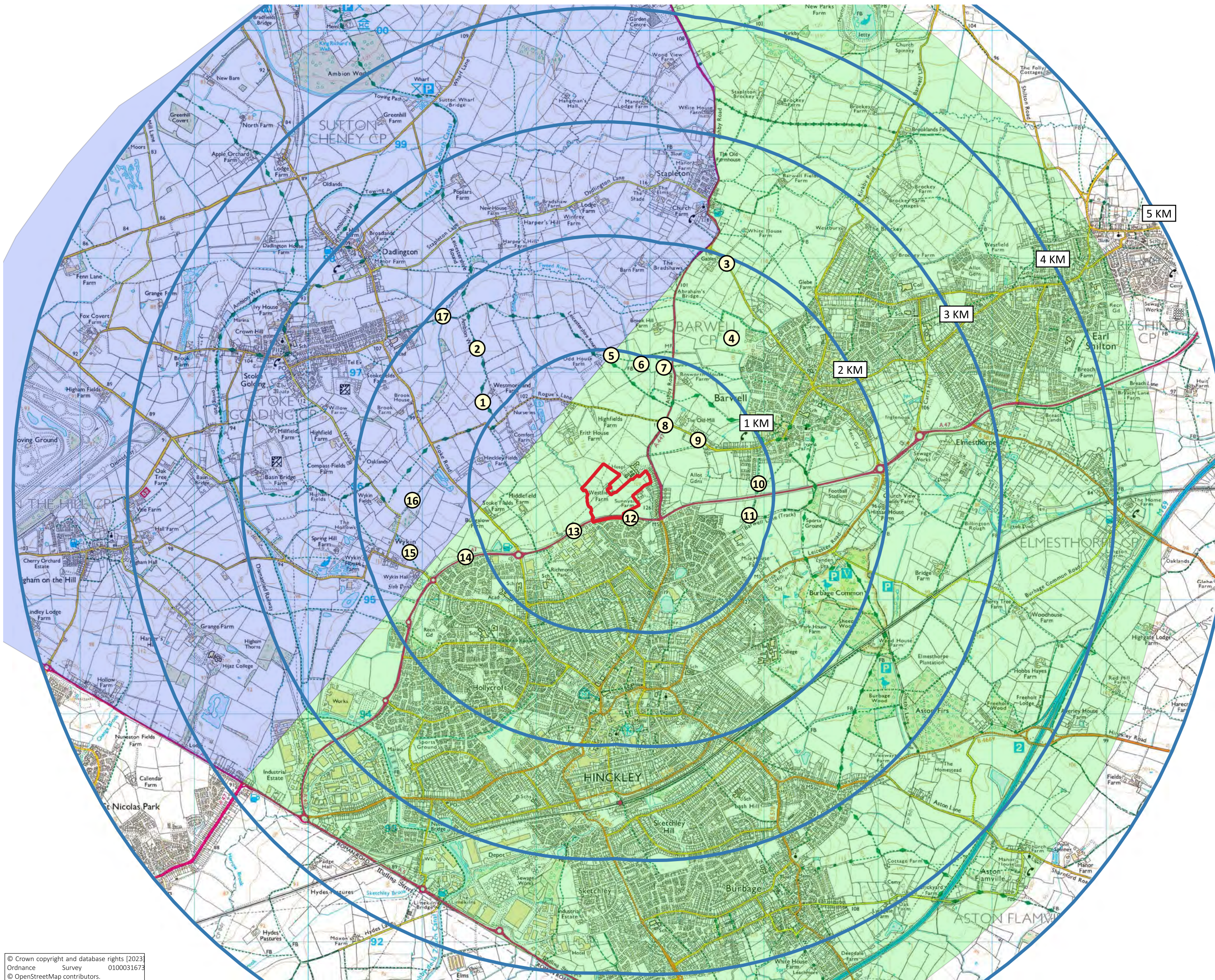
Application Site

Distance Intervals (1km)

Landscape Character Assessment

Mease/ Sence Lowlands LCA

Upper Soar LCA



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