



studio 31

landscape architects

BREACH HOUSE

Landscape and Visual Appraisal - October 2023

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1. INTRODUCTION AND BACKGROUND

- i. This LVA has been prepared by Studio 31, Chartered Landscape Architects on behalf of Adam Tarver to support a full planning application for a new dwelling located in the countryside to the south of Market Bosworth. The proposal, *'is for a locally sensitive, high-performance, whole-life zero carbon home'*.
- ii. The purpose of this report is to:
 - Describe and evaluate the existing landscape character (with reference to published landscape character assessments) of the Site and surrounding landscape context to identify possible landscape receptors.
 - Identify possible visual receptors and their possible views of the Site and proposed development.
 - Evaluate the sensitivity of landscape and visual receptors to the proposed development.
 - Appraise the nature of potential effects on landscape character and visual amenities resulting from the proposed development.
- iii. The report provides a narrative account of the predicted landscape and visual effects of the proposals. It is informed by a desktop study appraisal including landscape character, local landscape designations and/or landscape policy objectives as well as a site visit to assess visual amenity findings. The outcome of the findings can be used to shape the prospective development in response to the landscape and visual context. Potential for mitigation measures are also suggested where appropriate.
- iv. A site visit was undertaken on Wednesday 15th June 2022 to assess the visibility of the Site. Trees were in full leaf and offered screening to the Site. For reference, views captured in summer represent a best-case scenario in terms of screening when vegetation is in full leaf and views captured in winter represent a worst-case scenario in terms of screening when vegetation is not in leaf.

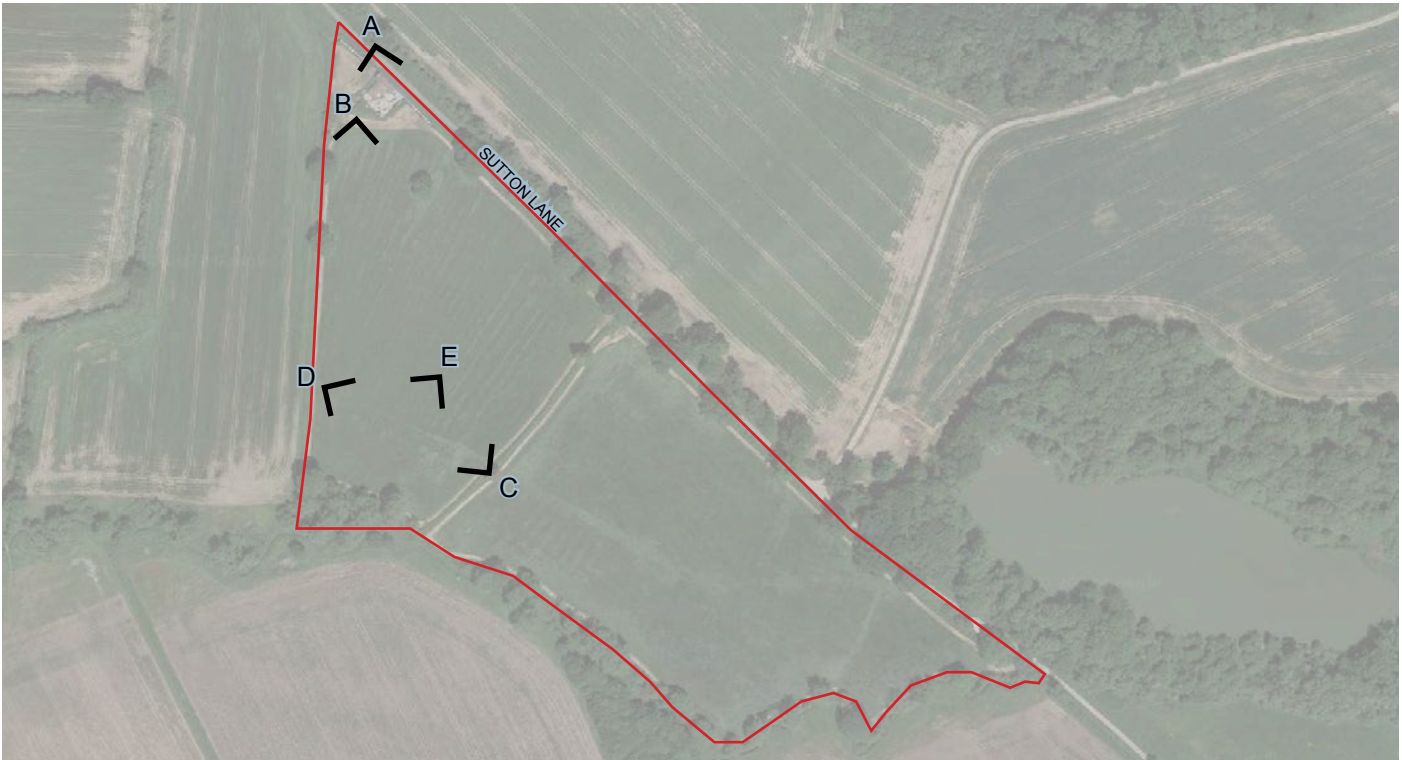
2. THE PROPOSAL

- i. The proposal is for a new dwelling on land to the south west of Sutton Lane, Market Bosworth. The proposed development seeks to utilise two fields and an existing barn. The existing barn is to be renovated to serve as a useful function for land management, and the two fields carefully utilised to accommodate a new home and energy generating water tower.
- ii. A number of design considerations have been detailed in Studio Bark's Design and Access Statement, the theme and concept of which are described below:
 - *'Providing an exemplar in off-grid living and resilience: meeting the needs of domestic life with resources available on site. Responding to key challenges of the moment including a heating climate (global context), considerations of adaptation and zero carbon building. The scheme seeks to provide a case study in contemporary environmental design and raise design standards for rural housing generally'*
 - *'Water serves as a linking thread which brings the scheme together as a cohesive whole, connecting aspects of landscape and architecture, the historic and contemporary, human needs and considerations of wider non-human ecology'*
 - *'Contextual response: In the use of a palette of contextual materials and interpretive resonances with the local vernacular, the scheme seeks to be sensitive to the defining characteristics of the area. The proposal invokes these references in a subtle way, creating echoes of existing typologies while being a proposal that is also contemporary and 'of its time.'*

- i. The proposed layout can be seen in **Figure 1** and photos of the Site in **Figure 2 and 3**.



Figure 1: Proposed Site Layout (NTS @A4)
Source: Studio 31, 2023



 Site boundary  Viewpoint location

Figure 2: Site Views Location Plan (NTS @A4)
Source: Google Maps, 2022



View A: Taken from the northern corner looking south-east to the existing entrance of the Site.



View B: Taken from the northern side of the Site looking south.



View C: Taken from the south-eastern edge of the western field looking north-west.



View D: Taken from the south western boundary looking south east over the Site.



View E: Taken from the north-eastern field looking south west over the Site.

Figure 3: Site Photos (taken on 15th June 2022)
Source: Studio 31, 2021

3. LANDSCAPE CONTEXT AND STUDY AREA

- i. Market Bosworth is a market town and civil parish in western Leicestershire and is located centrally in the administrative area of Hinckley and Bosworth Borough Council. Market Bosworth lies approximately 18km west of Leicester and approximately 35km north-east of Birmingham in a setting of predominantly open countryside. The Site is located to the south of Market Bosworth outside of the town and settlement edge and the Site is accessed off Sutton Lane.
- ii. The Site gradually slopes from Sutton Lane south-west to a drainage ditch beyond the boundary of the Site. The Site comprises of two fields, a collection of single storey agricultural barns and well vegetated boundaries.
- iii. The extent of the study area is based on the potential visibility of the Site and proposed development, and is informed by topographical maps and a field survey. The study area is shown on **Figure 4** (in the separate figures document).

4. PLANNING POLICY

- i. This section provides an overview of district and local planning policy of relevance to the landscape in relation to the proposals. Identification of statutory and non-statutory designations within the study area are also included.

National Level Planning

- ii. The proposed development is subject to 'Paragraph 80' of the NPPF 2018 (National Planning Policy Framework). This states:
 - *Planning policies and decisions should avoid the development of isolated homes in the countryside unless one or more of the following circumstances apply:*
 - *(a) there is an essential need for a rural worker, including those taking majority control of a farm business, to live permanently at or near their place of work in the countryside;*
 - *(b) the development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets;*
 - *(c) the development would re-use redundant or disused buildings and enhance its immediate setting;*
 - *(d) the development would involve the subdivision of an existing residential building; or*
 - *(e) the design is of exceptional quality, in that it:*
 - *is truly outstanding, reflecting the highest standards in architecture, and would help to raise standards of design more generally in rural areas; and*
 - *would significantly enhance its immediate setting, and be sensitive to the defining characteristics of the local area.*
- iii. It is the final point, (e) that is of particular relevance to the proposals.

District Level Planning

- iv. Market Bosworth is located in the borough of Hinckley and Bosworth. The Hinckley and Bosworth Core Strategy 2009 sets out the development vision to meet the needs of the borough until 2026. A new Local Plan is emerging for the area, but this has not yet been adopted.
- v. Relevant policy from the Hinckley and Bosworth Core Strategy include:
 - Policy 11: KEY RURAL CENTRES STAND ALONE
 - *'To support the local services in Market Bosworth and maintain rural population levels the council will:*
 - *'Implement the strategic green infrastructure network detailed in Policy 20. To achieve this, the following strategic interventions relating to Market Bosworth will be required: improved connections between Market Bosworth and Bosworth Water Trust; Bosworth Battlefield; Disused Railway Line- Nuneaton to Market Bosworth Multifunctional Corridor; and the Bagworth to Market Bosworth Multifunctional Corridor.'*
 - *'Protect the fingers of green open land which penetrate towards the market place as these are important to the rural setting of the town as supported by the Hinckley & Bosworth Landscape Character Assessment.'*
 - *'Require new development to respect the character and appearance of the Market Bosworth Conservation Area by incorporating locally distinctive features of the conservation area into the development.'*
- vi. Hinckley and Bosworth also have a design guide to set out design principles for the Borough. The Good Design Guide Supplementary Planning Document (SPD) 2020 aspires to *'Substantially raise design quality in Hinckley and Bosworth Borough whilst ensuring that the local identity and heritage of the Borough is preserved and enhanced.'*

LOCAL LEVEL PLANNING POLICY

- vii. The Market Bosworth Neighbourhood Plan sets out the development vision for the Parish which helps to deliver the aspirations and needs of the community from 2014-2026.
- viii. Relevant policies or parts of policies from Market Bosworth Neighbourhood Plan (2014-2026) include:
 - POLICY CE3: IMPORTANT VIEWS AND VISTAS
 - *'Development that harms important views into or vistas out of Market Bosworth will be resisted.'*
 - *'New development will not be supported if it has a significantly adverse impact on an important view or vista.'*
 - POLICY CE4: TREES
 - *'Mature trees and woodland should be protected wherever possible. Development that will result in the loss of or damage to Protected Trees and Woodlands will not be permitted unless a satisfactory scheme for the replacement of lost trees or mitigation of any damage to the landscape is agreed.'*
 - POLICY CE5: LANDSCAPE OF THE WIDER PARISH
 - *'In the open countryside outside the settlement boundary, new development will only be permitted*
 - a. where it contributes to the local economy*
 - b. for the re-use or extension of an existing building or*

- c. for sport or recreation or
- d. for new dwellings in the circumstances identified in paragraph 55 of the Framework.
- *In all cases development will only be permitted where it does not cause harm to the landscape or biodiversity of the countryside that cannot be effectively mitigated'*

DESIGNATIONS

- ix. There are a number of statutory and non-statutory designations within the study area as shown in **Figure 5** (in the separate figures document). These are summarised below:
- x. Market Bosworth Conservation Area is located approximately 1km to the north of the Site. According to Hinckley and Bosworth Council, *'The Market Place defines the character of Market Bosworth. This central space is enclosed on all sides by buildings set at the back edge of the pavement. These edges are broken only by a small number of narrow paved jitties and alleyways. Radiating from this space, Main Street, Sutton Lane, Shenton Lane and Station Road provide more open views with occasional views of the countryside.'* There are many listed and unlisted buildings of local historic or architectural interest within the conservation area.
- xi. There are few Listed buildings or features in the immediate context of the Site, the closest being The Hercules Monument, a Grade II Listed statue approximately 560m to the north-east of the Site. There are however, a concentration of Listed Buildings within the settlement boundary of Market Bosworth. These mainly fall within Market Bosworth Conservation Area. The majority of these are Grade II Listed.
- xii. There are a number of other Ancient Woodlands present in the wider landscape context, these are varied in scale and located between arable fields. The closest is a section of the Old Covert located approximately 350m north-east of the Site.
- xiii. The collection of single storey agricultural buildings on the Site have been registered as a non-designated local heritage asset. This is because they make a contribution to the historic environment, but do not meet the criteria of national designation. The buildings form a T-shaped arrangement and are constructed using red-brick and have clay roof tiles with special feature spade tiles.
- xiv. The northern end of Sutton Lane is highlighted as Local Green Space in the Market Bosworth Neighbourhood Plan.
- xv. A network of PRoW connecting the Site and Market Bosworth to the wider landscape and surrounding settlements.

5. LANDSCAPE CHARACTER APPRAISAL

- i. The diversity of the countryside in the UK has now been mapped and described at many levels of detail. At the broader scale, Natural England has produced National Character Area Profiles. Some parts of the country also have regional level landscape character assessment studies and most areas have county level character assessments and/or district/unitary level studies. These landscape character assessment publications alongside field surveys and site visits provide a baseline for assessing landscape character in relation to Landscape and Visual Appraisals.
- ii. It should be noted that the landscape is a continuous sequence in which adjacent elements are not perceptibly different from each other and does not generally change abruptly on the ground. Generally, the character of the landscape changes gradually and therefore both Landscape Character Types (LCTs)

and Landscape Character Areas (LCAs) will be considered to reflect the possible zones of transition.

BASELINE LANDSCAPE CHARACTER- NATIONAL CHARACTER

iii. At the national level, Market Bosworth lies within the National Character Area (NCA) 94: Leicestershire Vales.

iv. Key relevant characteristics of the Leicestershire Vales NCA include:

- *'An open landscape of gentle clay ridges and valleys underlain by Mercia Mudstone and Lias groups bedrock but with an extensive cover of superficial deposits occasionally giving rise to moderately steep scarp slopes. There is an overall visual uniformity to the landscape and settlement pattern.'*
- *'Land use characterised by a mixture of pasture and arable agriculture that has developed on the neutral clay soils.'*
- *'Distinctive river valley of the Soar and Swift, with flat flood plains and gravel terraces together with tributaries including the Sence. Riverside meadows and waterside trees and shrubs are common, along with waterbodies resulting from gravel extraction.'*
- *'Woodland character derived largely from spinneys and copses on the ridges and the more undulating land and from waterside and hedgerow trees and hedgerows. The density, height and pattern of hedgerows varies throughout.'*
- *'Diverse levels of tranquillity associated with contrasts between busy urban areas and some deeply rural parts. Large settlements dominate the open character of the landscape. Leicester, Lutterworth, Hinckley and Market Harborough and related infrastructure, including major roads, are often visually dominant.'*
- *'Frequent small towns and large villages often characterised by red-brick buildings and attractive stone buildings in older village centres and eastern towns and villages. Frequent, imposing spired churches are also characteristic, together with fine examples of individual historic buildings.'*
- *'Rich and varied historic landscape, with the nationally important Bosworth Battlefield near Sutton Cheney, prominent historic parklands and country houses, ridge-and-furrow earthworks and important medieval settlement remains, for example at Wistow Hall, Gumley, Knaptoft and Peatling Magna.'*

BASELINE DISTRICT LEVEL CHARACTER

v. The Hinckley & Bosworth Borough Council - Landscape Character Assessment (2017) provides the best level of detail in terms of Landscape Character Assessment. The Site lies within LCT: Agricultural Parkland and LCA C: Bosworth Parkland. The different LCAs within the study area are shown in **Figure 6** (in the separate figures document).

vi. The Agricultural Parkland LCT is described as *'Rolling farmland and estate parkland with scattered trees and woodland around former agricultural villages.'*

vii. Key relevant characteristics of the Bosworth Parkland LCA include:

- *'Rolling farmland and parkland with gentle slopes which rise and fall reaching a high point around the town of Market Bosworth.'*
- *'Scattered trees, woodlands and smaller fields of pasture around settlements add interest to the regular pattern of enclosure fields divided by low hawthorn hedges'*
- *'A rural and peaceful character with development limited to scattered farm buildings and historic settlements well-integrated into the landscape by vegetation and small scale of buildings.'*

- *'Parkland of Bosworth Park with avenue trees and Bosworth Hall country estate.'*
- *'Recreation and tourism- Market Bosworth Country Park and a good network of public footpaths and routes popular with cyclists. Destinations include Market Bosworth, the Battlefield Visitor Centre, the Battlefield Line Railway and the Ashby Canal.'*
- *'Bosworth Battlefield has strong heritage associations.'*
- *'Historic villages of Cadeby and Sutton Cheney, with attractive red-brick buildings and farm cottages, have a strong relationship with the surrounding agricultural landscape.'*
- *'Market Bosworth provides an important focus within the area and St Peter's church provides a key landmark.'*
- *'The rural character and relative sense of tranquillity. The rural settlement pattern of small linear villages and scattered farmsteads provide continuity with their agricultural origins.'*
- *'Mature trees and ancient woodland are an important habitat for many species including bats and birds. Hedgerows and trees are important features, creating structure and pattern to the landscape.'*
- *'The quintessential East Midlands landscape of mixed farming with pasture, arable and ridge and furrow providing a strong sense of place as well as field patterns, country houses, canals and rivers. The attractive villages and small towns feature many notable older buildings including Market Bosworth and its landscape setting of fields and trees.'*

viii. Suggested relevant landscape strategies include:

- *'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, ensuring development responds sensitively to the landscape context.'*
- *'Enhance and manage the diversity of parkland meadows, and retain features such as estate fencing and open roadsides with grass verges.'*
- *'Maintain views to the church spire on the wooded skyline at Market Bosworth and rural views and setting of Market Bosworth.'*
- *'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 lowland wood pasture and parkland, wet woodland and grazing marsh.'*

BASELINE LANDSCAPE CHARACTER- LOCAL CHARACTER

- ix. Market Bosworth is a market town and civil parish in western Leicestershire and is located centrally in the administrative area of Hinckley and Bosworth Borough Council. Market Bosworth lies approximately 18km west of Leicester and approximately 35km north-east of Birmingham in a setting of predominantly open countryside. The town is one of the smallest towns in England with a population of 2,097 according to the 2011 census.
- x. The town has a rich history, and as its name indicates, Market Bosworth evolved as a market town, having been granted a Royal Charter for fairs and markets in 1285. The census records show generally gradual growth with a period of rapid growth in the mid-19th century (as a result of the hosiery boom) and in the last 50 years due to the increased use of the motor car by commuters. However, the layout of the towns historic core, infrastructure and transport network reveals few changes when compared to historic mapping.

- xi. The town is located on a hill (at approximately 130m AOD) that rises gradually from the surrounding countryside. The rural setting comprises of extensive farmland and parkland, and mature woodland. In combination, these provide a strong rural approach to the town. The surrounding landform is undulating ranging from approximately 90m AOD- 120m AOD. The surrounding landform is illustrated in **Figure 7** (in the separate figures document).
- xii. The towns character can be summarised by the key characteristics of Market Bosworth listed in the Hinckley & Bosworth Borough Council - Landscape Character Assessment (2017):
- *'Hilltop settlement that is well-integrated with the surrounding rural landscape with woodland, mature trees and extensive parkland.'*
 - *'Setting provided by the open countryside and farmland of the surrounding landscape which lends a rural and peaceful character and permeates into the town.'*
 - *'The historic core of the town, focussed around Market Place, has a unique character with a diverse mix of architecture but a strong sense of unity.'*
 - *'A compact streetscape comprising narrow pavements, winding roads and jitties or alleyways.'*
 - *'A more loose-knit urban grain towards the edges of the town where trees and open spaces create a gradual transition between town and countryside.'*
 - *'Well-vegetated character provided by mature trees and hedges and green spaces.'*
 - *'Red-brick, tiled roofs, tall chimneys, arched and white Georgian style windows, often terraced properties. Landmark buildings are often stone.'*
 - *'Strong historic character which is reinforced by Bosworth Hall and its parkland setting.'*

BASELINE LANDSCAPE CHARACTER- SITE LOCATION AND CHARACTERISTICS

- xiii. The Site currently consists of two fields and a collection of single storey agricultural buildings at the entrance to the Site.
- xiv. The Site is currently planted with long meadow grass with roughly mown strips to the edge. The boundaries of the Site are varied and consist of maintained field boundary hedges, hedgerow trees and riparian habitat associated with Sutton Brook.
- xv. To the north-east of the Site runs Sutton Lane, a gated, quiet single track lane. The lane extends northwards into the historic core of Market Bosworth. Historically the lane was used as a drovers way for moving cattle to the market.
- xvi. The Site is bounded by Sutton Brook, a small river, to the south and a small drainage stream to the west. A network of drainage streams can be seen in the wider landscape.

Landscape Value Determining Criteria	Description
Landscape condition	The Site in its current state consists of two fields, well vegetated field boundaries and a collection of agricultural buildings. The fields contribute to a wider landscape of agricultural fields and land use of arable farming. There are a number of mature trees on Site which contribute to the well vegetated landscape surrounding the Site and wider network of green corridors.
Scenic quality	The Site forms part of a wider landscape of arable agricultural fields. The existing isolated agricultural buildings on the Site are characteristic of those in the surrounding landscape. Well vegetated surrounds contribute to the perception of an established landscape.
Wilderness/ tranquillity perceptual assets	The Site is located off a quiet single-track lane. The existing agricultural buildings on the Site are small in scale and the agricultural land use is indicative of the surrounding landscape. Therefore activity levels associated with the Site are low and analogous with the wider local landscape. A lack of built form and busy roads in combination with vegetation and Sutton Brook create a tranquil location. Mature vegetated surrounds contribute to the perception of an established landscape.
Rarity and representativeness	The Site in its current state consists of two fields, well vegetated field boundaries and a collection of agricultural buildings. The fields contribute to a wider landscape of agricultural fields and land use of arable farming. The agricultural buildings are registered as a non-designated local heritage asset.
Heritage or ecological interest (conservation interest)	The Site is over 500m away from any Listed Buildings and 1 km from Market Bosworth Conservation Area and is separated from these heritage assets by agricultural land and layers of vegetation. The agricultural buildings present on Site are registered as a non-designated local heritage asset. A number of Ancient Woodlands are present in the study area which are of ecological interest. There are a number of mature trees on Site which contribute to the vegetated edge of the Site, the riparian habitat associated with Sutton Brook and the wider network of green corridors. The maturity of the vegetated surrounds contribute to the perception of an established landscape.
Recreational use	The Site is not subject to public access, although a PRoW S74 does run to the west of the Site. There are direct views into the Site from this footpath, however the Site is partially screened by field boundaries and where it is visible, sits amongst a well vegetated backdrop. The Site is also visible from surrounding PRoW, although views of the Site are generally glimpsed and form a background component to the view.
Cultural associations	The agricultural buildings are registered as a non-designated local heritage asset and the Site contributes to a wider landscape of agricultural fields and land use of arable farming.

Table 1: Landscape Value summary

xvii. In all directions, the Site is surrounded by open countryside with characteristic agricultural land, rolling hedge-lined fields and pockets of woodland. Fields are irregular in shape and size. The winding nature of Sutton Brook adds to this irregularity to the south-west of the Site.

xviii. A network of Public Rights of Way (PRoW) are present in the wider landscape. The closest is Public Right of Way S74 which runs beyond the Site to the west and continues in a southerly direction through arable fields until it meets Ambion Lane.

xix. Photos of the Site can be seen in **Figure 3**.

LANDSCAPE VALUE

xx. The value attributed by society to different landscapes may be indicated by national or local designations. In the absence of, or as a supplement to such designations, a list of criteria or factors considered likely to confer value on a landscape include: landscape conditions, scenic quality, wilderness and tranquillity or other perceptible interest, rarity and representativeness, heritage or ecological interest, recreational use, and cultural associations. An appraisal of the Site in relation to the landscape value criteria are detailed in **Table 1**.

Landscape Receptor	Description	Predicted Effect
Topography	The Site is gently sloping.	To facilitate the proposed development, the Site will not require any substantial regrading.
Landuse and Built Form	The Site in its current state consists of a small collection of agricultural buildings and two arable agricultural fields.	Part of the land use will change to residential settlement. However, through good design and the introduction of strategic green infrastructure, the residential dwelling will be a noticeable change to land use but not uncharacteristic when set within the context of the neighbouring attributes.
On Site vegetation	The Site comprises of little formal vegetation. Field boundaries are formed of hedges, hedgerow trees and a combination of trees associated with the riparian habitat of Sutton Brook to the south of the Site and a drainage ditch to the west.	Boundary trees and hedges will be retained within the proposals. The proposed development will also introduce areas of strategic green infrastructure including tree planting, reintroduction of historic field boundary, wildflower meadow and wet meadow. The proposed vegetation aims to ensure a well vegetated setting is created to provide a strong contextual fit with the landform, scale and pattern of the wider landscape.
Character of the Site	The Site is of rural agricultural character with small scale agricultural red-brick buildings, arable fields and mature field boundary vegetation.	The proposals have been developed to respond to the local character in materials and layout. Strategic green infrastructure is also proposed to provide a strong contextual fit with the landform, scale and pattern of the wider landscape.
Character of the Bosworth Parkland LCA	The Site forms part of the Bosworth Parkland LCA, key characteristics of which include: rolling farmland with gentle slopes, a rural and peaceful character, the small scale of buildings, development limited to scattered farm buildings and historic settlements well-integrated into the landscape by vegetation. The Site in its current state consists of a collection of small scale agricultural buildings, two arable fields and mature field boundary vegetation which contribute to this Character Area.	The proposals have been developed to respond to the local character in form, materials and layout. Strategic green infrastructure is also proposed to provide a strong contextual fit with the landform, scale and pattern of the wider landscape. The existing agricultural buildings are to be retained and lightly refurbished, and will therefore continue to contribute to the local character.

Table 2: Landscape Receptors and Summary of Effects

- xxi. Given the assessment in Table 1, the Site has potential to be valued locally, and contributes to a wider landscape of agricultural fields and land use of arable farming. The collection of agricultural buildings are registered as a non-designated local heritage asset, however apart from these, there are few features present which elevate the Site above the ordinary.

LANDSCAPE RECEPTORS

- xxii. Based on the above assessment of landscape and settlement character, a number of landscape receptors have been identified. The following landscape elements and characteristic landscape components within the study area that may be effected by the proposed development include:

- The Site including topography, land use and built form, on site vegetation, character of the site.
- The landscape character of the Bosworth Parkland LCA (the wider LCTs and National Character Area are considered not to be affected by the proposed development due to intervening features such as landform, vegetation and built form).

xxiii. A summary of the receptors and the predicted effect that the development will have on these can be found in **Table 2**.

LANDSCAPE EVALUATION

xxiv. The proposed development is not predicted to bring about any notably harmful effects on the outlying countryside setting or landscape receptors mentioned above. This is due to the retention of the small scale agricultural buildings and mature field boundary vegetation which helps to screen the Site; and the careful design of the development proposals and strategic green infrastructure to respond to the local character in form, materials and layout. Further details of the design considerations are included in the Preparation and Brief document produced by Studio Bark.

xxv. For this reason it is also regarded that the development will not be predicted to influence designations within the study area or the character of the surroundings.

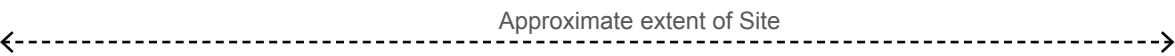
6. VISUAL APPRAISAL

- The following section examines the visibility of the Site from the surrounding context. **Viewpoints 1-17** illustrate representative views from the visual receptors surrounding the Site. Positions of the viewpoints are shown in **Figure 8** (in the separate figures document). An assessment of the predicted effects of the development on the visual receptor is listed under each viewpoint.
- A Site visit was undertaken on Wednesday 15th June 2022 to assess the visibility of the Site. Trees were in full leaf and offered screening to the Site. For reference, views captured in summer represent a best-case scenario in terms of screening when vegetation is in full leaf and views captured in winter represent a worst-case scenario in terms of screening when vegetation is not in leaf.
- For each viewpoint, the potential effects and nature of effects have been discussed.
- Within the visual envelope surrounding the Site, the following visual receptors have been identified:
 - Users of Sutton Lane, Bosworth Road, Ambion Lane, Shenton Lane and Tinsel Lane
 - Residents of surrounding properties
 - Workers of the surrounding agricultural land
 - Users of the surrounding PRoW including:
 - S73, S74 and T69



Viewpoint 1 (taken on 15.06.2022)

VIEWPOINT 1: Taken from Sutton Lane looking south east towards the Site	
Description of View and Receptors	Predicted Effect
From this point views into the Site are quickly curtailed by existing agricultural buildings and gates. The top of vegetation present on Site is visible above the gates. Mature vegetation and grass verges line Sutton Lane. Receptors: - Users of Sutton Lane	Some of the Site and the extent of proposed dwelling will be screened by the existing agricultural buildings and roadside vegetation. There will be filtered and narrow views of the proposed development. However the Site benefits from some existing vegetation, and as new vegetation becomes established, it will provide further buffering and screening to the proposed development. Nature of effect: Proposal is clearly visible and recognisable but not prominent in views.



Viewpoint 2 (taken on 15.06.2022)

VIEWPOINT 2: Taken from junction between Sutton Lane and PRoW S74 looking south east towards the Site	
Description of View and Receptors	Predicted Effect
From this point, there are glimpsed views into the Site. The roofline of the existing agricultural barn is partially visible amongst mature vegetation. Field boundaries in this view are inconsistent and formed of maintained hedges and mature hedges with hedgerow trees. This view is rural in setting with long views afforded through gaps in vegetation. Vegetation forms the majority of the horizon. A nearby farmhouse and agricultural building of Fields Farm is present in the distance on the right of the photo. Receptors: - Users of PRoW S74 - Users of Sutton Lane	The bulk of the Site and extent of proposed dwelling will be screened by the existing and proposed vegetation. There may be glimpsed views of the new rooflines. Although the Site benefits from some existing vegetation, as new vegetation becomes established, it will provide further buffering and screening to the proposed development. Nature of effect: The development would be a minor component of the view.

←----- Approximate extent of Site ----->



Viewpoint 3 (taken on 15.06.2022)

VIEWPOINT 3: Taken from PRow S74 looking south east towards the Site	
Description of View and Receptors	Predicted Effect
From this point, a gap in field boundary hedging that runs adjacent to PRow S74 allows views into the Site. The roofline of the existing agricultural barn is visible amongst mature vegetation. Field boundaries in this view are formed of maintained hedges with hedgerow trees. This view is rural in setting with an arable field forming the foreground. Layers of established hedges and trees form the backdrop and horizon to this view. Long views are afforded from this point. Receptors: - Users of PRow S74	The proposed dwelling will be located off to the right of the view and therefore not visible from this point. Other aspects of the proposed development such as the driveway will be largely screened by the existing and proposed vegetation. There may be glimpsed views of features that indicate new development. Although the Site benefits from some existing vegetation, as new vegetation becomes established, it will provide further buffering and screening to the proposed development. Nature of effect: The development would be a minor component of the view.

PRoW S74 ←----- Approximate extent of Site ----->



Viewpoint 4 (taken on 15.06.2022)

VIEWPOINT 4: Taken from PRow S74 looking north east towards the Site	
Description of View and Receptors	Predicted Effect
From this point, there are distant and glimpsed views into the Site above existing vegetated field boundaries. The roofline of the existing agricultural barn is partially visible amongst mature vegetation. Field boundaries in this view are formed of maintained hedges with hedgerow trees; riparian habitat associated with Sutton Brooke is present to the left of the view. This view is rural in setting with an arable field forming the foreground. Layers of established hedges and trees form the backdrop and horizon to this view. Long views are afforded from this point. Receptors: - Users of PRow S74	The proposed dwelling will be screened to some extent by existing vegetation associated with Sutton Brook. There may be glimpsed views of the new built form in the mid ground although set amongst an established vegetated backdrop. Although the Site benefits from some existing vegetation, as new vegetation becomes established, it will provide further buffering and screening to the proposed development. Nature of effect: The development would be a minor component of the view.



Viewpoint 5 (taken on 15.06.2022)

VIEWPOINT 5: Taken from junction between Ambion Lane and PRow S74 looking north east towards the Site	
Description of View and Receptors	Predicted Effect
From this point the Site is screened by layers of existing mature vegetation in the midground and background. This view is rural in setting with an arable field forming the foreground and agricultural buildings visible to the right of the view. Layers of established hedges and trees form the backdrop and horizon to this view. Long and open views are afforded from this point over a relatively flat landscape. Receptors: - Users of PRow S74 - Users of Ambion Lane	No effect.



Viewpoint 6 (taken on 15.06.2022)

VIEWPOINT 6: Taken from PRow T69 looking north east towards the Site	
Description of View and Receptors	Predicted Effect
From this point, the upper roofline of the existing agricultural barns on the Site are just visible amongst a backdrop of layered vegetation. St Peter's Church spire is visible on the horizon and there are glimpsed views of rooflines associated with the town of Market Bosworth in the distance. The landform is undulating at this point with agricultural fields, field boundaries and hedgerow trees visible on rising ground. The maturity of the vegetation in this view creates the perception of a well-established landscape. Long views are afforded from this point with mature vegetation lines forming the horizon. Receptors: - Users of PRow T69	The bulk of the Site and extent of proposed dwelling will be screened by layers of existing vegetation. There may be distant glimpsed views of the new rooflines. Although the Site benefits from some existing vegetation, as new vegetation becomes established, it will provide further buffering and screening to the proposed development. Nature of effect: The development would be barely discernible.



Viewpoint 7 (taken on 15.06.2022)

VIEWPOINT 7: Taken from Shenton Lane looking north east towards the Site	
Description of View and Receptors	Predicted Effect
From this point views are quickly curtailed by a mixture of incomplete hedgelines and mature trees. Glimpsed views of the upper parts of the Site and vegetation beyond are visible through a gap in the hedge. Receptors: - Users of Shenton Lane	The majority of the Site and extent of proposed dwelling will be screened by layers of existing vegetation. There may be a narrow and glimpsed view of new rooflines. Although the Site benefits from some existing vegetation, as new vegetation becomes established, it will provide further buffering and screening to the proposed development. Nature of effect: The development would be a minor component of the view.



Viewpoint 8 (taken on 15.06.2022)

VIEWPOINT 8: Taken from Shenton Lane looking east towards the Site	
Description of View and Receptors	Predicted Effect
From this point, a combination of field boundary hedges and mature trees screen the majority of Site. The roofline of the existing agricultural buildings present on the Site are just visible amongst established vegetation. Field boundaries in this view are inconsistent and formed of maintained hedges and mature hedges with hedgerow trees. This view is rural in setting with long views afforded through gaps in vegetation. Mature tree lines and agricultural fields form the horizon. An agricultural building is present in the distance on the right of the photo. The maturity of the vegetation in this view creates the perception of a well-established landscape. Receptors: - Users of Shenton Lane	The majority of the Site and extent of proposed dwelling will be screened by layers of existing vegetation. There may be a narrow and glimpsed view of new rooflines. Although the Site benefits from some existing vegetation, as new vegetation becomes established, it will provide further buffering and screening to the proposed development. Nature of effect: The development would be barely discernible.



Viewpoint 9 (taken on 15.06.2022)

VIEWPOINT 9: Taken from junction between Shenton Lane and Tinsel Lane looking south east towards the Site	
Description of View and Receptors	Predicted Effect
From this point the Site is well screened by existing mature vegetation. The foreground of the views is predominantly open grazing land. Some longer glimpsed views can be afforded through gaps in the vegetation. The maturity of the vegetation in this view creates the perception of a well-established landscape. Receptors: - Users of Shenton Lane and Tinsel Lane	No effect.



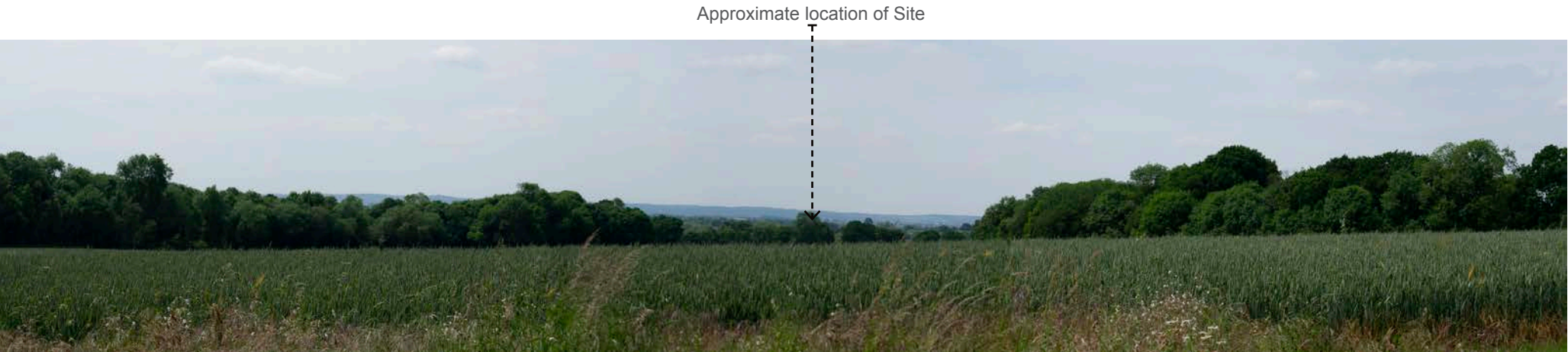
Viewpoint 10 (taken on 15.06.2022)

VIEWPOINT 10: Taken from Sutton Lane looking south towards the Site	
Description of View and Receptors	Predicted Effect
From this point views are quickly curtailed by dense vegetation which completely screens any views towards the Site. Receptors: - Users of Sutton Lane	No effect.



Viewpoint 11 (taken on 15.06.2022)

VIEWPOINT 11: Taken from PRow S73 looking south west towards the Site	
Description of View and Receptors	Predicted Effect
From this point, the landform and mature tree lines screen the Site. Open and long views are afforded between gaps in vegetation. Mature tree lines on rising land form the horizon. Receptors: - Users of PRow S73	No effect.



Viewpoint 12 (taken on 15.06.2022)

VIEWPOINT 12: Taken from PRow S73 looking south west towards the Site	
Description of View and Receptors	Predicted Effect
From this point, mature tree lines screen the Site. Open and long views are afforded between gaps in vegetation. Mature tree lines on rising land form the horizon. Receptors: - Users of PRow S73	No effect.



Viewpoint 13 (taken on 15.06.2022)

VIEWPOINT 13: Taken from PRow S73 looking north west towards the Site	
Description of View and Receptors	Predicted Effect
From this point, mature tree lines screen the Site. This view is rural in setting with an arable field forming the foreground and agricultural buildings visible amongst established treelines in the distance. Layers of established hedges and trees form the backdrop and horizon to this view. Long and open views are afforded from this point over an undulating landscape. The maturity of the vegetation in this view creates the perception of a well-established landscape. Receptors: - Users of PRow S73	No effect.



Viewpoint 14 (taken on 15.06.2022)

VIEWPOINT 14: Taken from Bosworth Road looking north west towards the Site	
Description of View and Receptors	Predicted Effect
From this point, mature trees and hedges screen the Site as the land slopes down. St Peter's Church spire is visible on the horizon and there are glimpsed views of rooflines associated with the town of Market Bosworth in the distance (visible on the right of the photo). The landform is undulating at this point with agricultural fields, field boundaries and hedgerow trees visible on rising ground. The maturity of the vegetation in this view creates the perception of a well-established landscape. Long views are afforded from this point with mature vegetation lines forming the horizon. Receptors: - Users of Bosworth Road	No effect.



Viewpoint 15 (taken on 15.06.2022)

VIEWPOINT 15: Taken from junction between PRow T69 and Ambion Lane looking north west towards the Site	
Description of View and Receptors	Predicted Effect
From this point views are quickly curtailed by dense hedgerow vegetation which completely screens any views towards the Site. Some glimpsed longer views can be seen down Ambion Lane. Receptors: - Users of PRow T69 - Users of Ambion Lane	No effect.



Viewpoint 16 (taken on 15.06.2022)

VIEWPOINT 16: Taken from Bosworth Road looking south west towards the Site	
Description of View and Receptors	Predicted Effect
From this point views are quickly curtailed by dense vegetation which screens the Site. The maturity of the vegetation in this view creates the perception of a well-established landscape. Receptors: - Users of Bosworth Road	No effect.



Viewpoint 17 (taken on 15.06.2022)

VIEWPOINT 17: Taken from Sutton Lane looking north west towards the Site	
Description of View and Receptors	Predicted Effect
From this point a mixture of incomplete hedgelines and mature trees partially screen views beyond. Glimpsed views of the upper parts of the Site and vegetation beyond are visible through gaps and over the hedge. The maturity of the vegetation in this view creates the perception of a well-established landscape. Receptors: - Users of Sutton Lane	The bulk of the Site and extent of proposed dwelling will be screened by existing vegetation. There may be glimpsed views of the new rooflines. Although the Site benefits from some existing vegetation, as new vegetation becomes established, it will provide further buffering and screening to the proposed development. Nature of effect: The development would be a minor component of the view.

VISUAL EVALUATION

- v. Of the 17 viewpoints that appraise the Site and surroundings, 9 are deemed to have no predicted effect. The proposed development is deemed to have a barely discernible effect or form a minor component in 7 of the views due to the levels of screening provided by layered vegetation and the surrounding rolling landform. Of the 1 view that focuses on the Site entrance, the proposed development would be visible and recognisable but not prominent in this view.
- vi. The findings from the visual assessment indicate that the proposed residential development will sit well within the vegetated boundaries of the Site and surrounds. Views that experience the greatest level of change are those taken from short distances opposite the Site entrance on Sutton Lane and PRoW S74.
- vii. Therefore the influence of development proposals on the views within the local context of the Site remain largely localised to the Site entrance and a small section of PRoW S74 located to the west and south-west of the Site. The development proposals are not considered to be harmful to the longer range views taken from the other Public Rights of Way and lanes/ roads within the study area.

7. LANDSCAPE STRATEGY AND FRAMEWORK

- i. Given the findings of the Landscape and Visual study of the Site, it is considered that a suitable strategy can further reduce the potential effects of the development on the surroundings, with a particular focus on the entrance to the Site and carefully placed boundary planting. This can be done through careful consideration of the layout, scale and orientation of the dwelling, attention to the surrounding landscape scale, building patterns, site circulation, and strategic green infrastructure.
- ii. By using an assessment led approach, the development proposals have undergone substantial design developments and iterations responding to the Site surrounds to achieve minimal adverse effects on the local context.

OPPORTUNITIES AND CONSTRAINTS

- iii. Following the Landscape and Visual study of the Site, the main opportunities and constraints are summarised below:
 - The existing boundary vegetation and vegetation on Site;
 - The existing agricultural buildings;
 - The existing off-site vegetation that helps to screen the Site and provide ecological corridors;
 - The surrounding PRoW;
 - The current land use of the Site;
 - The habitat associated with Sutton Brook;
 - The tranquillity of the Site and the surrounding agricultural landscape;
 - Views to the Site from adjacent visual receptors including local lanes and PRoW;
 - Opportunities to create habitats to benefit protected species (subject to ecologist input) providing a range of ecosystem services.

LANDSCAPE STRATEGY

- iv. The landscape strategy is shown on **Figure 1: Proposed Site Layout**.
- v. The landscape strategy and associated recommendations take into account the findings of the study in landscape and visual terms and the effect of the development. The landscape strategy aims to incorporate the opportunities for enhancement to ensure that the development is integrated into the wider surrounding landscape.
- vi. The main elements of the strategy relate to the retention and augmentation of boundary vegetation to create a green framework for the development in local views and in the local landscape. Other principles of the landscape strategy include:
 - The materials of the development reflect the local vernacular. 'Recessive' materials should be considered to help the proposed dwelling recede into the landscape.
 - Maintaining the Site's character to be in line with the wider landscape character, predominantly through material and planting selection, but also in the spatial layout of the development as a whole.
 - The creation of a green entrance to the Site to further screen the development and create an attractive entrance when viewed from Sutton Lane.
 - Restoration of historic field boundaries.
 - Lighting should be considered as to not have a detrimental effect on the surrounding landscape and fauna.
 - Species of plants are characteristic of the local area and offer a range of ecosystem services.

8. SUMMARY AND CONCLUSIONS

- i. This study assesses the landscape and visual effects of a proposed residential dwelling on land to the south west of Sutton Lane, Market Bosworth. Specifically, this relates to the surrounding landscape character, identified landscape receptors and the possible views from local visual receptors (including PRow, roads and near by houses).

SUMMARY OF LANDSCAPE CHARACTER AND VISIBILITY

- ii. At the district level, the Site lies within the Bosworth Parkland LCA. Characteristics of the LCA include: rolling farmland with gentle slopes, a rural and peaceful character, the small scale of buildings, development limited to scattered farm buildings and historic settlements well-integrated into the landscape by vegetation.
- iii. In landscape visibility terms, the Site is well screened from middle to long distance viewpoints due to boundary vegetation, intervening vegetation and the surrounding rolling landform. There are some views into the Site from PRow S74 and into the entrance of the Site from Sutton Lane.

LANDSCAPE STRATEGY AND FRAMEWORK

- iv. The principles of the landscape strategy consider the local landscape and settlement character, landscape guidelines and planning policy as well as the visibility of the Site. This namely relates to the retention and augmentation of boundary vegetation and the materiality, form and scale of the proposed residential dwelling and energy tower.

CONCLUSION

- v. In conclusion the proposal will change a small proportion of the Site's land use from agricultural to residential, although the Site will remain fairly isolated by existing boundary vegetation. The proposals will also introduce a range of green infrastructure to further augment the boundaries, reintroduce historic field boundaries and provide a range of ecological benefits. The proposal will sit amongst agricultural fields and well vegetated surrounds. As such, the proposed development, along with the principles set out in the landscape strategy, respond to the local context and field pattern. The scale, form and materials of the proposed development along with the retained and reinforced boundary vegetation will visually integrate the proposal with the Site setting and will form an appropriate transition to the wider countryside.

APPENDIX A

Summary of Landscape and Visual Impact Assessment Theory

- The principles, approaches and terminology of Landscape and Visual Impact Assessment practice is set out in Guidelines for
- Landscape and Visual Impact Assessment (3rd edition)

There are two fundamental components to LVIA:

- The assessment of landscape effects, i.e. the effects on the landscape as a resource, whereby the landscape is broken down at different scales into defined and identifiable character areas (grouped and described as landscape receptors); and
- The assessment of visual effects, i.e. the effects on views and visual amenity as experienced by people (grouped and described as visual receptors).

In relation to the assessment of landscape effects the following factors should be taken into account:

- The size or scale of change in the landscape;
- The geographical extent of the landscape effect;
- The duration and reversibility of the effects;
- The ability of the landscape receptor to accommodate the changes with regard to maintaining the baseline condition or in relation to the aims of adopted landscape policy/strategies (this is known as landscape receptor susceptibility); and
- The relative value or status of the landscape receptor as indicated by landscape designations and/or an appraisal of recognised qualitative criteria.

For the assessment of visual effects, the following factors are relevant considerations:

- The size or scale of change in the view;
- The geographical extent of visual effect;
- The duration and reversibility of the effect;
- The occupation or activity of people at a particular location and the extent to which their attention or interest may therefore be focussed on views and visual amenity (visual receptor susceptibility); and
- The relative value attached to those views, perhaps indicated by planning designations, literary references or simply the numbers of people benefiting from the view.

LVIA can be employed in relation to Environmental Impact Assessment work where it may form a technical chapter in the Environmental Statement. This is considered the formal application of LVIA. Landscape and visual impact assessment is also often provided to assist with the appraisal of otherwise ordinary planning cases. These situations are considered to represent the informal application of LVIA and they are commonly referred to as landscape and Visual Appraisals (LVA).

APPENDIX B

Methodology for viewpoint photography and presentation

- The viewpoint photos presented in this study have been produced with particular regard to the Landscape Institute Advice Note 01/11: Photography and photomontage in landscape and visual impact assessment.
- The viewpoint photography was only carried out when atmospheric visibility was favourable. A digital SLR camera was employed (Nikon D3400). The lens setting was fixed to a standard SLR 50mm. The panoramic images were produced from sequential and 50% overlapping frames taken from the same location.
- The individual frames were adjusted for cylindrical projection and stitched together using specialist photography software. Cylindrical projection allows a continuous panoramic image to be produced without distortion of the image.
- The resultant images are produced with predetermined print sizes and corresponding viewing distances in mind. This is based on the principle that when printed to a specific size, there is a correct viewing distance at which the objects in the scene will appear the same size as they would when viewed for real at the viewpoint location. For this presentation of viewpoint photos, the images should be printed to A3 size and viewed from a correct viewing distance of 30cm. For full accuracy in this it is necessary to close one eye and curve the image so that all parts of it are the same (correct) viewing distance from the eye. In practice this may be hard to do. Leaving the image flat makes the features at the far right and left of the image appear slightly smaller and more spaced than they would be in reality.