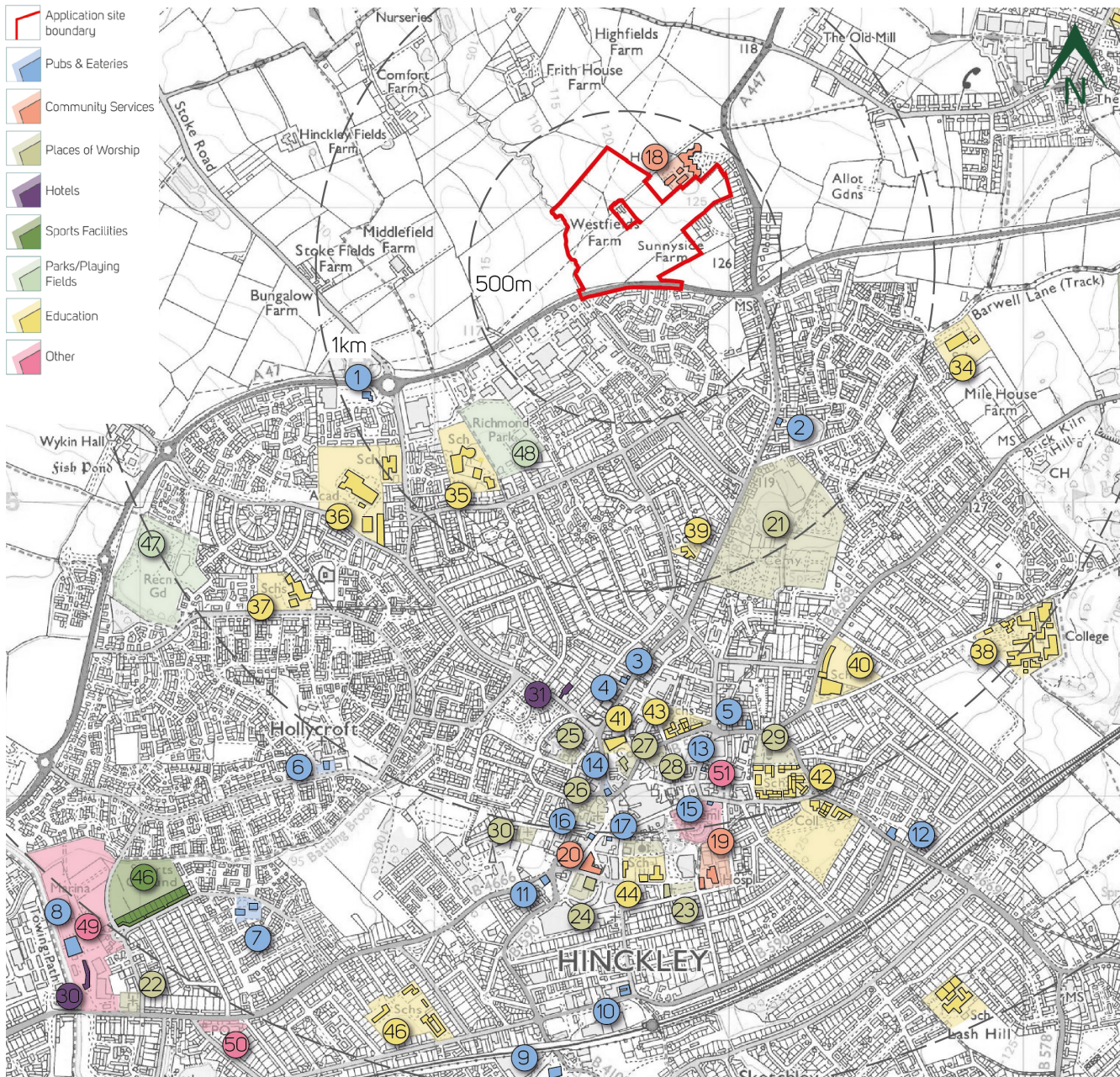




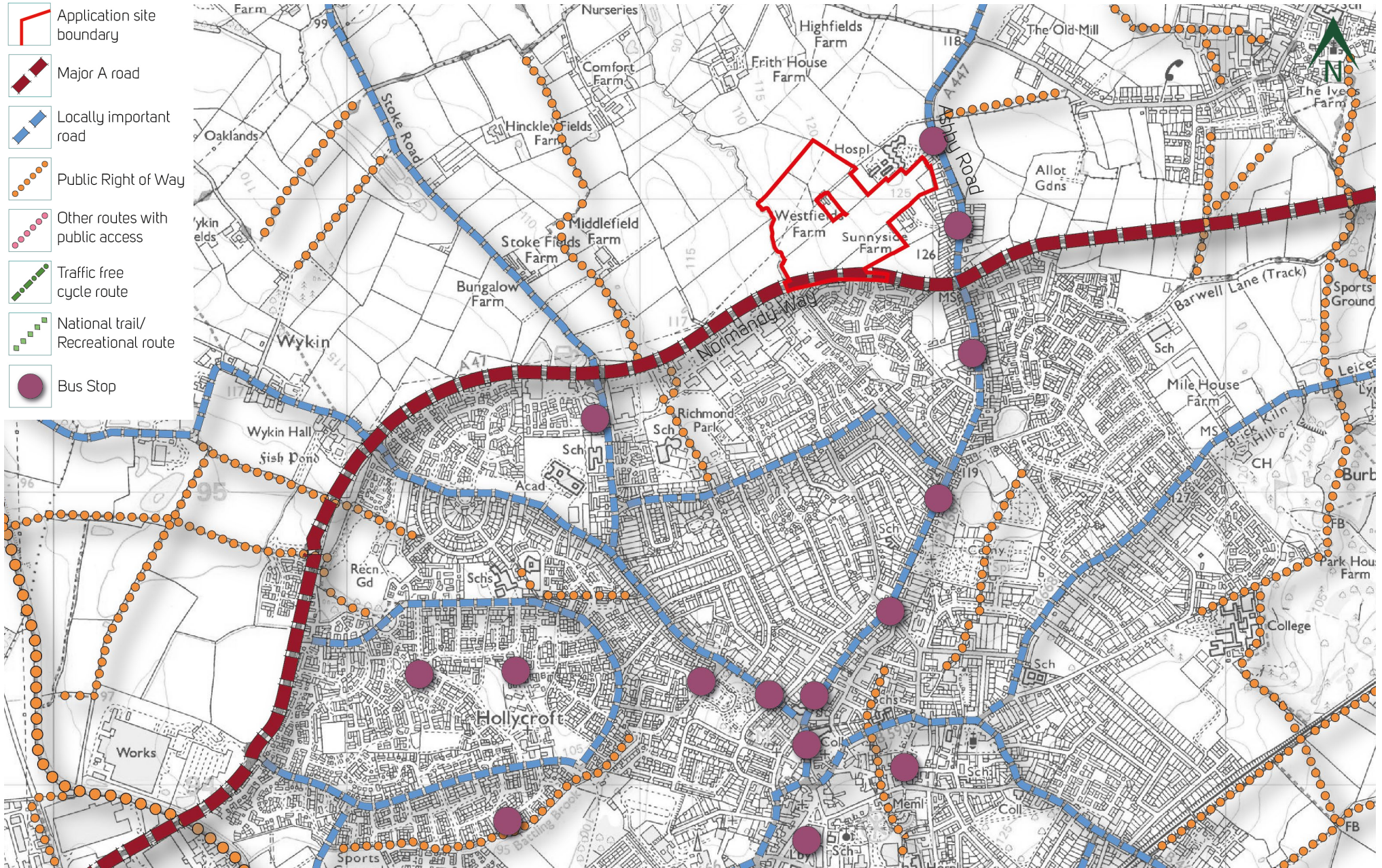
Existing Services and Facilities

Local Services and Facilities

The table below and plan opposite indicate the location and distance from the site of available services and facilities within the local area.

- | | |
|---|--|
| 1 Milestone | 31 Premier Inn Hinckley Hotel |
| 2 Ashby Tavern | 32 Hollycroft Private Hotel |
| 3 Black Horse | 33 Barwell Academy |
| 4 The Queen's Head | 34 Dorothy Goodman School |
| 5 The New Plough Inn | 35 Richmond Primary School |
| 6 Flintlock | 36 Redmoor Academy |
| 7 Tin Hat | 37 Battling Brook Community Primary School |
| 8 Marina Brewers Fayre | 38 The Hinckley School |
| 9 Hansom Cab | 39 Allsorts Nursery School |
| 10 Steamin' Billy The Railway | 40 Hinckley Parks Primary School |
| 11 Steamin' Billy Whitebear | 41 NWSLC Hinckley Campus |
| 12 Hollywell Hinckley | 42 St Peter's Catholic Primary School |
| 13 The Greyhound | 43 ASA Theatre Arts |
| 14 Union Inn | 44 St Mary's CofE Primary School |
| 15 The Pestle & Mortar | 45 Football Stadium and Sports Ground |
| 16 Crafty Baron Hinckley | 46 Sports Ground |
| 17 The Bountry | 47 Recreation Ground |
| 18 Hinckley and Bosworth Community Hospital | 48 Richmond Park |
| 19 Hinckley and District Hospital | 49 Marina |
| 20 Library | 50 Post Office |
| 21 Ashby Road Cemetery | 51 Memorial |
| 22 St John's Church | |
| 23 Mount Road Baptist Church | |
| 24 The Salvation Army | |
| 25 Holy Trinity Church | |
| 26 Hinckley URC Church | |
| 27 Unitarian Church | |
| 28 Hinckley Baptist Church | |
| 29 St Peter's Catholic Church | |
| 30 Holy Community Church | |

-  Application site boundary
-  Major A road
-  Locally important road
-  Public Right of Way
-  Other routes with public access
-  Traffic free cycle route
-  National trail/Recreational route
-  Bus Stop



Existing Local Movement Framework

Connections and Movement

Highway Network

Partially forming the southern boundary of the site, Normandy Way A47 is a wide single-carriageway road subject to a 40mph speed limit. To the west the A47 meets the A5 at a four-arm signalled roundabout to the southwest of Hinckley. The A47 then continues southwards towards Nuneaton via the signalled Longshoot junction. To the northeast, the A47 provides a route towards Barwell and Earl Shilton and onwards to Leicester.

Ashby Road runs parallel to the eastern site boundary and its junction with the A47 takes the form of a four-arm traffic signal junction. Each arm of this junction has two-lane entries.



Existing vehicular access

There is not currently any formal vehicular access to the site, but the adjacent proposals do show how a primary street could lead through that scheme from Stoke Road up to the western boundary of the site.

Public Transport

The nearest bus stop is located along Ashby Road, approximately 750m from the centre of the site. Each bus stop along Ashby Road consists of a flagpole stop, with service and timetable information provided, and are served by the 148 and 158 services.

In addition, there are bus stops along Stoke Road, approximately 1.3km from the centre of the site; each of these bus stops consist of a flagpole stop, with service and timetable information along with sheltered seating, and are served by the 6 service.

The nearest train station is Hinckley Railway Station, located about 4km from the centre of the site.

New residents of development on the site would be able to access Hinckley Railway Station via 10- 15 minute cycle journey, 25-30 minute bus journey, or 10 minute car journey.

Services from Hinckley Railway Station run towards Birmingham New Street via Nuneaton, Coleshill Parkway and Water Orton; and Cambridge via Narborough, Leicester, Melton Mowbray, Oakham, Stamford, Peterborough, March and Ely.

Pedestrian and Cycle Movement

There are no Public Rights of Way that cross the site but various routes are present throughout Hinckley which residents of a new development at the site would be able to use as traffic-free walking routes, as well as throughout the surrounding countryside which will allow residents to go for leisure walks. A segregated off-road footway/cycleway is located on the southern side of the A47 in the vicinity of the site.

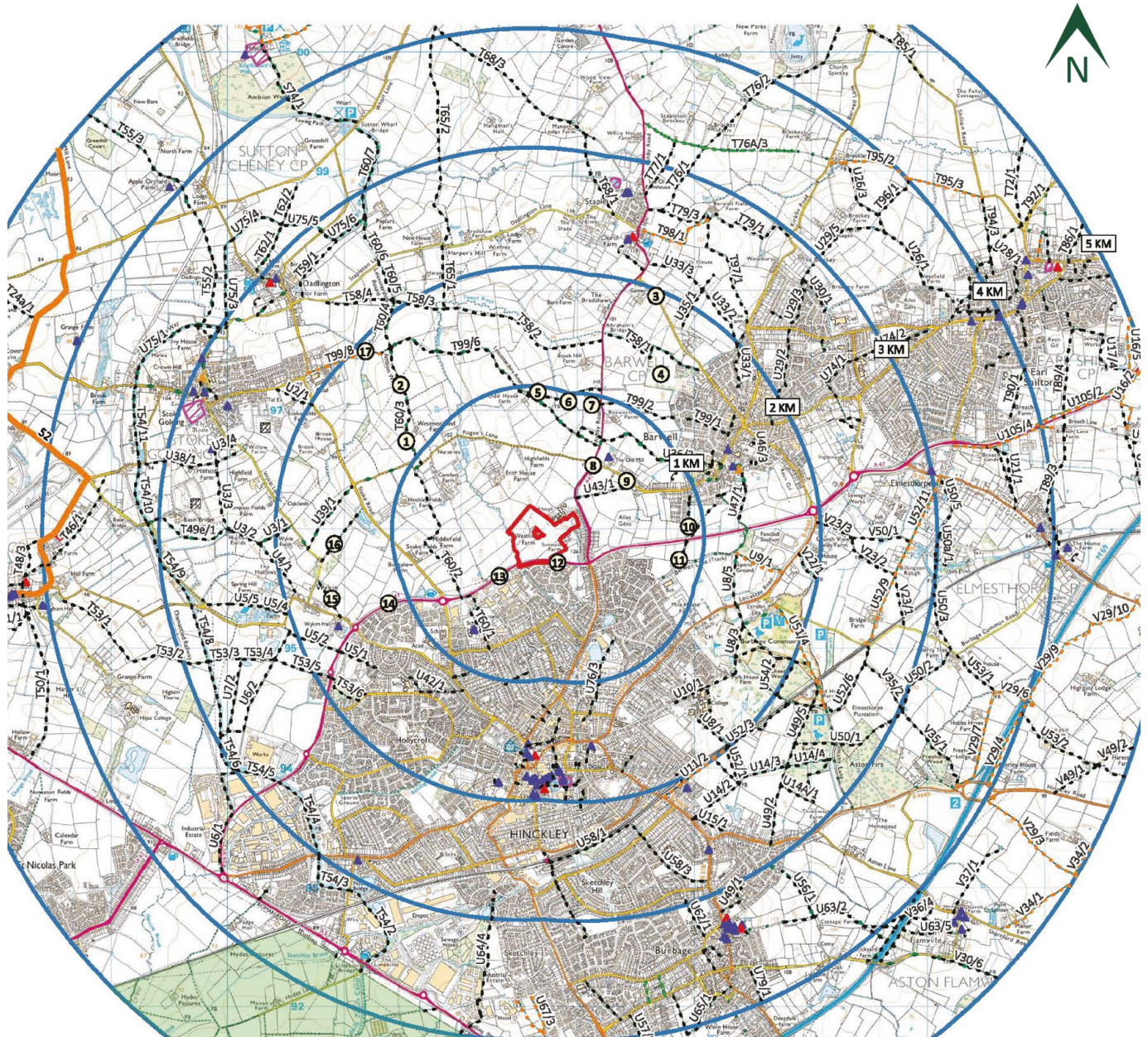


Landscape and Visual Impact Assessment

The site is not situated within a National or local landscape designation. There is no Public Access Land or recreational access to the site area, with only a limited network of Public Rights Of way situated within the wider open countryside, and few routes passing between Hinckley and Barwell.

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. The site is located wholly within the 'Stoke Golding Rolling Farmlands' Landscape Character Area, and wholly in the 'Rolling Farmlands' Landscape Type. The Stoke Golding Rolling Farmlands Landscape Character Area is described as follows:

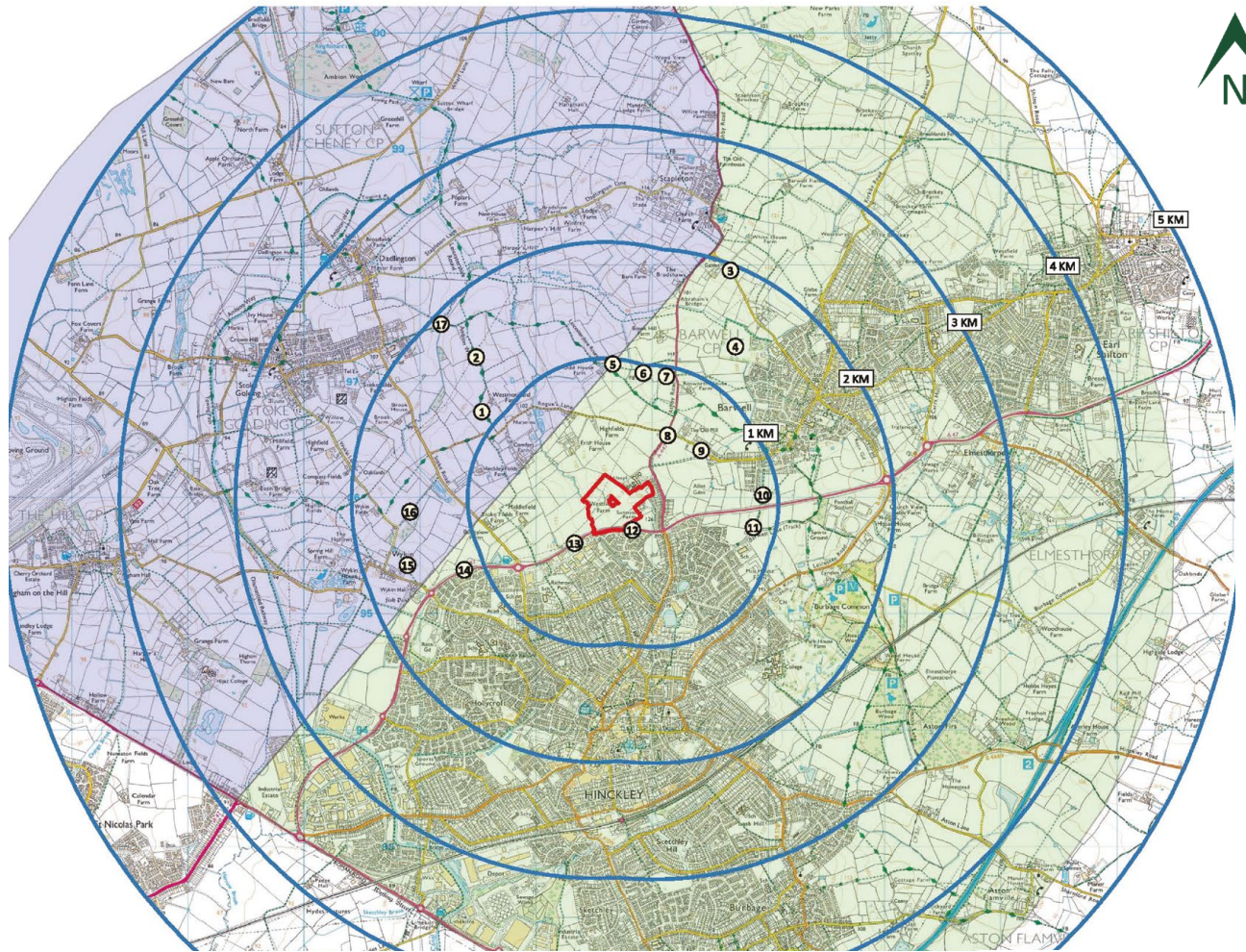
“a mix of arable and pasture farmland arranged in small to medium scale fields in a simple regular pattern..... Despite its proximity to the built up area of Hinckley, the area has a rural character, with little light pollution.....Hedgerows with trees and occasional woodland copses add visual interest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



Landscape Context Plan

The published Landscape Character Assessment identifies a number of key landscape features:

- Undulating arable and pasture farmland with gentle valleys
- Smaller fields are often found around settlements;
- Small to medium scale rectilinear field pattern divided by low hedgerows and mature hedgerow trees typical of parliamentary enclosure;
- 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;
- 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; and
- Church spires and towers within villages in and around the character area form distinctive landmarks on the skyline.



Landscape Character Areas

The site demonstrates a limited number of these key characteristics, which are mainly landform, field pattern, hedgerows and scattered hedgerow trees. However, the site is influenced by the urban edge setting, and the direct views of the town (and built development enclosing the site and along the

Normandy Way), rather than the rural settlement pattern and village character experienced in the wider areas of the landscape. The site is situated on the urban edge of Hinckley adjacent to the A47 Normandy Way, and overlooked by extensive urban development; however, the site is generally not prominent in views.

Character of the Landscape around the settlement edge and site's location

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. To the south west of the 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.

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 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).

Approximate extent of the Site



View south from the existing settlement edge towards the site from Normandy Way (A47)



View from the PRoW situated to the north east of the site looking south east



View from PRoW situated south west of the site

Approximate extent of the Site



View from approach to Hinckley town at the junction of Ashby Road and Hinckley Road

Approximate extent of the Site



View Normandy Way (A47) looking south towards the site from existing settlement edge



Aerial view from the existing settlement looking north east over the site

From a landscape and town character perspective, the neighbouring 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.



Viewpoint Locating Plan





4

The Site

The Site

Site Description

The site is defined along part of its southern boundary by Normandy Way (A47) and in partially in the east by the rear boundaries of dwellings fronting Ashby Road (A447) and Hinckley and Bosworth Community Hospital to the north-east. The western site boundary is defined by an unnamed watercourse and the northern boundary by existing hedgerows and associated trees.

Existing Buildings

There are no buildings within the extent of the application site boundary.

There is however a cluster of buildings including Westfield Farm Farmhouse and Sunnyside Farm Farmhouse adjacent to the site.

The only other external site boundary that has a direct interface with other buildings is to the north-east, where rears of houses and the Hinckley and Bosworth Community Hospital form the boundary of the site.



Aerial view of the Sunnyside Farm Complex



Aerial View of the Site



Sunnyside Farm Farmhouse (off-site)



Westfield Farm Farmhouse (off-site)



Important Hedgerows Plan



Surviving Ridge and Furrow Earthworks Plan



Existing Hedgerow



Surviving Ridge and Furrow Earthworks

Heritage

The application is supported by a Built Heritage Statement and Archaeological Desk-Based Assessment.

There are no designated heritage assets located within the site. There are two Listed Buildings and seven non-designated built heritage assets located within the defined search area of the reports and an additional Listed Building located outside of this area has also been considered. The report has established that only the Isolation Hospital, Ashby Road (non-designated built heritage asset) has the potential to be affected by development within the site through changes within its setting.

The site contains two non-designated heritage assets, Westfield Farm and areas of surviving Medieval ridge and furrow earthworks. The submitted report establishes that only Westfield Farm's farmhouse has any individual heritage interest, and this is of negligible historic significance.

There are no designated archaeological assets located within the site. No designated archaeological assets located outside of the site are assessed to be sensitive to the proposed development.

The surviving ridge and furrow earthworks are located in the fields to the west and south of Westfield Farm. They survive as an island within the site, where unusually selions stretching to in excess of 600m are visible.

The site is assessed to have a low potential for significant, non-agricultural, remains of all periods. A number of hedgerows within the site are first recorded on the 1838 Barwell Tithe Map are therefore 'important' under the Hedgerow Regulations 1997.

Arboriculture

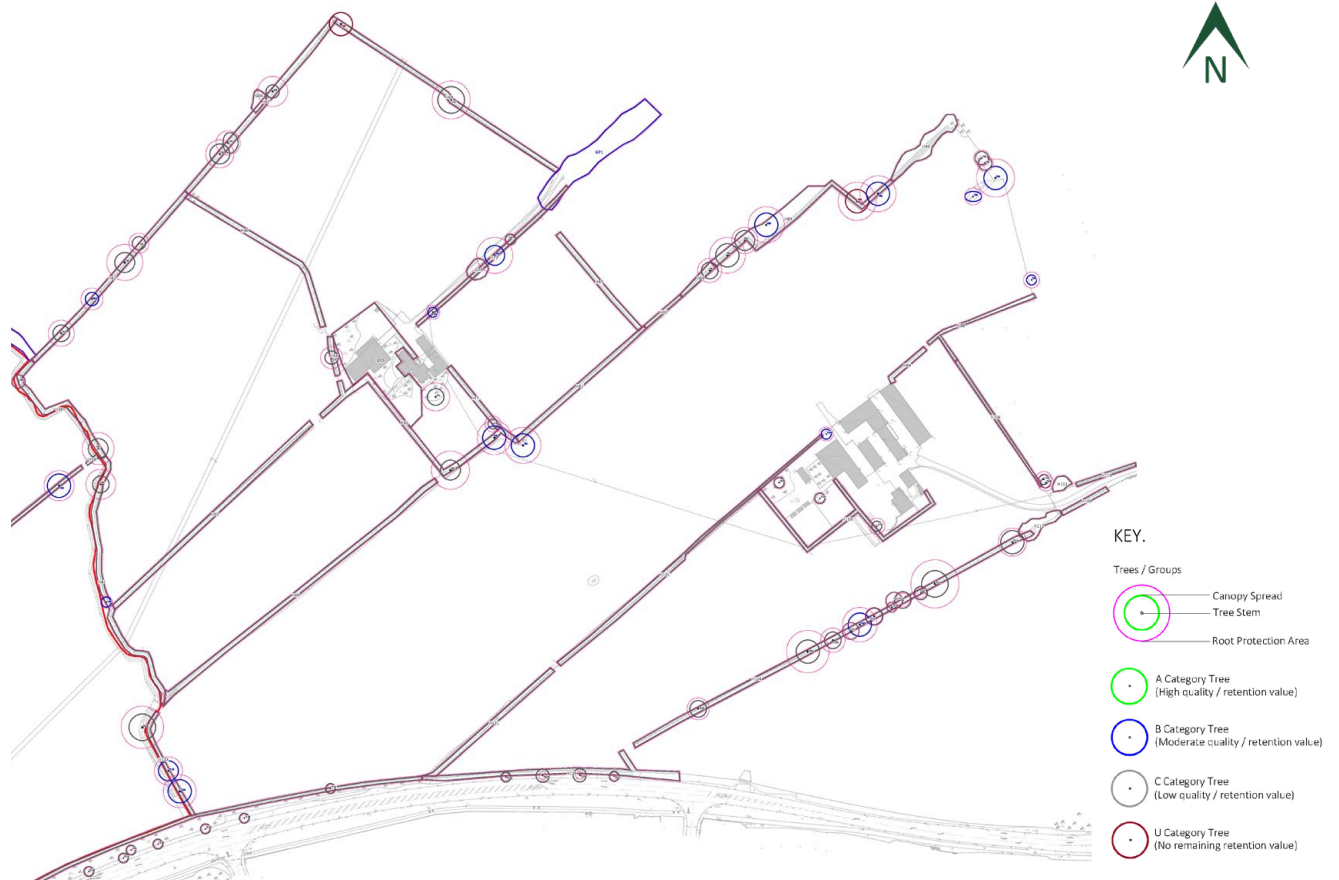
An Arboriculture Survey and Constraints Report has been prepared as is submitted to support the application. The Arborist found the following:

- 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, the majority of trees were considered to be of low quality (categorised as C under BS 5837: 2012 criterion).
- The majority of items identified are primarily of low or no value, with the exception of minority of category B items, 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 proposed development of the site, or require removal.
- 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.

With regard to potential 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. 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.

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. 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.



Ecology

A Preliminary Ecological Appraisal has been undertaken to assess baseline conditions with further survey work informing site design mitigation requirements. Consideration has been given to the requirement for biodiversity net gain (BNG) within planning consents in England. An Ecological Impact Assessment (EclA) will inform robust assessment of the development impacts in line with planning policy.

Nine statutory sites are present within 10km of the 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. The vegetation is dominated by fast-growing grasses on fertile, neutral soils forming a low distinctiveness habitat.

A low number of common bat species have been confirmed utilising the site for commuting and foraging purposes. Bird species present are largely common and widespread. Some of the more notable species utilising the site include common kingfisher and raptors such as common buzzard and Eurasian sparrowhawk. Survey work has confirmed absence of great crested newt, water vole, otter. The site does not support suitable habitat for reptiles and is not within a known location for hazel dormouse.

