

Review of Landscape and Visual Appraisal (ARB1575lva) in relation to hybrid planning application ref: 24/01157/HYB

Kyngs Golf Club, Market Bosworth

Prepared by Aspect Landscape Planning Ltd on behalf of Hinckley &
Bosworth Borough Council

August 2025

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Appendices

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Section 1: Introduction

- 1.1 Aspect Landscape Planning Ltd has been instructed by Hinckley & Bosworth Borough Council (HBBC; the Local Planning Authority) to undertake an independent review of the Landscape and Visual Appraisal (LVA) prepared by Arbtech in relation to the following planning application: *'24/01157/HYB – Hybrid planning application seeking Full planning permission for the erection of a golf leisure and health spa and Outline planning permission (all matters reserved except for access) for the erection of up to 126 golf holiday lodges with associated works'* on land at Kyngs Golf and Country Club, Station Road, Market Bosworth ('the Site').
- 1.2 The purpose of this review is to assist in considering the completeness, competency, reliability and proportionality of the submitted LVA, in order to ensure the material in front of the decision maker (HBBC) in relation to landscape and visual matters is robust and defensible. Areas where it is considered further analysis is needed will be highlighted as necessary.
- 1.3 This review has been undertaken in line with the framework set out in the Landscape Institute's Technical Guidance Note 1/20, *"Reviewing Landscape and Visual Impact Assessments (LVIAs) and Landscape and Visual Appraisals (LVAs)"* (TGN 1/20). In addition, Chapter 8 – Presenting information on landscape and visual effects of the Guidelines for Landscape and Visual Impact Assessment, third edition (GLVIA3) has informed the review in respect of the presentation of the appraisal.
- 1.4 The structure of this review follows the three steps as outlined in TGN 1/20:
 - Checking methodology, criteria, and process (Section 2);
 - Checking the baseline, content, and findings of the assessment (Section 3); and
 - Checking presentation of the findings (Section 4).
- 1.5 In addition, comments are provided towards the end of this review as to:
 - Overall conclusions on the LVA Review (Section 5);
 - Summary of matters of agreement and disagreement with the judgements and conclusions reached by Arbtech (Section 6);
 - Landscape and visual summary (Section 7).
- 1.6 This review does not provide commentary/review of the LVA on a line-by-line basis but seeks to summarise the key issues relating to the technical analysis.
- 1.7 The analysis and recommendations are based on impartial professional judgement and experience.
- 1.8 This review has been overseen by a Chartered Member of the Landscape Institute.

Context

- 1.9 The LVA prepared by Arbtech is a standalone document, dated March 2025, with the main body of text comprising 36 pages along with supporting figures, which comprise OS Mapping, an aerial photograph, a Zone of Theoretical Visibility (ZTV) Plan and a Viewpoint Location Plan. Panoramic photography of the 14 captured viewpoints is included within the main body of the appraisal. Arbtech's methodology is contained within Section 3 of the LVA.
- 1.10 A site visit was carried out by Aspect in mid-July 2025 as part of the review, which included an interrogation of the wider study area informed by a separate ZTV prepared by Aspect (refer to **Appendix 1**).
- 1.11 This LVA review has been further informed by a review of the wider submitted material in relation to the hybrid planning application, including the Site Location Plan (amended June 2025; refer to **Appendix 2**) and the sections and elevations in relation to the proposed golf leisure and health spa and golf lodges (Types A and B).

Planning Policies

- 1.12 GLVIA3 implies that policy should be considered as part of the baseline study. For example, regarding landscape value it is suggested that factors “[...] *need to be interpreted to reflect the particular legislative and policy context prevailing in particular places.*” (paragraph 5.28).
- 1.13 It is noted that no reference to national or local policy is provided within the submitted LVA, aside from where it is stated within Section 2: Introduction that the assessment has been carried out in line with current legislation and guidance.
- 1.14 This review has no further regard to planning policies.

Relevant Planning History

- 1.15 While no mention of recent planning history regarding the wider Kyngs Golf and Country Club is provided within the LVA, it is understood that several planning applications have been permitted, including in relation to a golf clubhouse (planning ref: 19/00230/FUL) and golf and leisure accommodation facility (planning ref: 24/00019/FUL) in close proximity to the location of the proposed golf leisure and health spa. It is also understood that 4x holiday lodges have been approved within the wider golf club (planning ref: 24/00027/FUL), along with 2x subterranean lodges (planning ref: 24/00026/FUL), and that a further 9x lodges have been recommended for approval by HBBC (planning ref: 23/00508/FUL).

Section 2: Checking methodology, criteria, and process

- 2.1 This section deals with the general principles and methodology underpinning the submitted LVA. Specific references are included where considered necessary.

Table 2.1: Methodology, Criteria and Process review

Criteria	Aspect Comment / Observation
Does the scope of the assessment meet the requirements set out in the LVIA / LVA and if substantively different, are the reasons clearly set out and explained?	Yes, the LVA provides an appraisal of likely landscape and visual effects arising from the proposals following a review of the existing landscape and visual baseline context.
What consultations have been carried out and have responses been acted upon?	N/A
Has the scope and methodology of the assessment been formally agreed with the determining authority? If not, why not?	It is understood that HBBC have not previously commented on the acceptability or otherwise of the methodology. Aspect's review of this methodology is independent but carried out on behalf of HBBC.
As part of the methodology, has the terminology been clearly defined, have the criteria to form judgements including thresholds been clearly defined and have any deviations from good practice guidance (such as GLVIA3) been clearly explained?	Arbtech's methodology is included within Section 3 of the LVA, with a series of Tables 1-9 provided in relation to Landscape Quality, Landscape Condition, Character Sensitivity, Landscape Visual Sensitivity, Magnitude of Landscape Impacts, Significance of Landscape Effects, Visual Receptor Sensitivity, Definition of Magnitude of Visual Impact and Significance of Visual Effects. The methodology terminology and thresholds generally appear consistent and in line with GLVIA3, noting that the methodology section could flow better and be made clearer with an introductory paragraph for each of the factors to which the tables relate for context. Further reference back to GLVIA3 would strengthen the methodology, for example how judgements on sensitivity are arrived at (GLVIA paragraph 3.26). With regard to the indicators in Table 4: Landscape Visual Sensitivity, it is queried why densely populated views would be an indicator of 'very high'

Criteria	Aspect Comment / Observation
	visual sensitivity and unpopulated or sparsely populated views would be an indicator of 'very low' sensitivity. 'Material' landscape and visual effects are clearly identified at paragraph 3.1.8 as those effects assessed to be Major or Major/Moderate. Such effects are shaded for emphasis in Table 6: Significance of Landscape Effects and Table 9: Significance of Visual Effects. In relation to magnitude of visual impact, paragraph 3.1.10 states the <i>"sensitivity of the views and viewer (visual receptor) affected"</i> is taken into account when determining the magnitude. It should be noted that as per paragraph 6.38 of GLVIA3, magnitude is determined by the size and scale of the proposals, the geographical extent of visibility and duration and reversibility. Judgements on magnitude are then combined with judgements on sensitivity to provide the overall significance of effect.
Does the assessment demonstrate a clear understanding and provide a separate consideration of landscape and visual effects?	Yes, landscape and visual matters are separated within the LVA for the most part.
Does the assessment demonstrate comprehensive identification of receptors and of all likely effects?	<u>Landscape Receptors</u> The relevant landscape character areas within the various published character assessments are identified within the baseline section, though only the 'Site and its context' are assessed. The various landscape features that comprise the Site and its context are not analysed in detail. <u>Visual Receptors</u> ZTV mapping has informed the visual appraisal albeit there is little to no justification as to why potential visual receptors in the wider setting have not been included, despite the ZTV suggesting there may be some intervisibility with the proposals from publicly accessible locations in the wider setting. As part of this LVA review, Aspect has prepared a ZTV based on up-to-date LiDAR data and GIS software that takes into account existing building and vegetation structure, with proposed building heights plotted up to 7.5m as per the submitted elevations plans (refer to Appendix 1). The ZTV plan suggests the proposals may be visible from locations that are not included within the report, which was confirmed during a subsequent site visit by Aspect (for example from Hoo Hills to the west and from the southern edge of Carlton on slightly elevated ground to the north i.e. from the churchyard of the Grade II listed Church of St Andrew).

Criteria	Aspect Comment / Observation
Does the assessment display clarity and transparency in its reasoning, the basis for its findings and conclusions?	It is considered that the LVA would benefit from further reasoning behind the stated effects and clarification as to whether the likely landscape effects have considered the proposed golf leisure and health spa facility, which is not explicitly mentioned in relation to the stated effects.

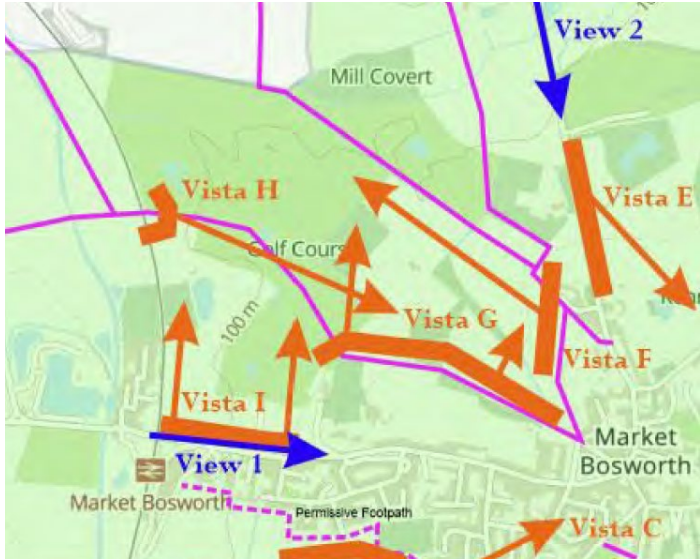
Section 3: Checking the baseline, content and findings of the assessment

- 3.1 This section considers the accuracy of the baseline description and validity of the findings. It is informed by desktop studies and a site visit carried out by Aspect in July 2025.

Table 3.1: Baseline and process review

Criteria	Aspect Comment / Observation
What is the reviewer's opinion of the scope, content, and appropriateness (detail, geographic extent) of both the landscape and the visual baseline studies which form the basis for the assessment of effects (supported by appropriate graphic such as ZTVs etc. as appropriate)?	It is noted that the study area was set at 2.5km from the centre of the Site, which appears logical in relation to the size and scale of the proposals. It is understood that the ZTV model prepared by Arbtech was subsequently used to inform the visual assessment and refine the study area within the original 2.5km radius. However, it is noted that the ZTV has been plotted using indicative building heights of 6m when the submitted elevations plan for the proposed golf leisure and health spa facility (drawing no: HMD/PD/0574/06) indicates a building height of c.7.5m. The accuracy of the ZTV is therefore queried. <u>Landscape Baseline</u> The landscape baseline provides analysis of the various relevant published character assessments at national, sub-regional and district level and appears to correctly identify the various character areas that cover the Site. Key characteristics and features of the relevant character areas considered relatable to the Site and its context are included in the LVA, with those considered relevant to the Site and its context highlighted in bold. It should be noted that from the northern extents of the Site where the golf lodges are proposed, there are views of the Grade II* listed Church of St Peter, which is a key landmark as stated in key characteristic 8) of LCA C: Bosworth Parkland that covers the Site at district level. No reference is made to these views within the LVA. Views of the Grade II listed Church of St Andrew at the village of Carlton to the north are also afforded from the northern extents of the Site, which similarly are not referenced within the baseline.

	No analysis is provided in relation to the key sensitivities and values or the landscape strategies for LCA C that should ideally inform the design response. While the LVA correctly identifies the Site as being covered by Landscape Character Area (LCA) C: Bosworth Parkland, it does not acknowledge that land directly north is covered by LCA J: Barton Village Farmlands, while land in close proximity to the west is covered by LCA G: Sence Lowlands. Analysis of these adjoining landscape character areas would provide better context in relation to the assessment of likely landscape effects. At a local level, the Market Bosworth Neighbourhood Plan (MBNP; 2024) and Market Bosworth Design Codes (June 2023) place the Site and wider land associated with Kyngs Golf and Country Club within Character Area A: Leisure & Tourism. The latter of these documents provides the defining characteristics of this area along with relevant design principles for new development. Ideally, this information should be referenced within the LVA, including how this has guided the proposals. <u>Landscape Sensitivity</u> With regards to the landscape sensitivity section (paragraphs 4.1.16-4.1.20), it is considered that a greater interrogation of GLVIA3 Box 5.1 of along with the factors outlined in Landscape Institute Technical Guidance Note 02/21: Assessing landscape value outside national designations, would provide a clearer understanding of the Site and its setting in relation to landscape value. Similarly, further justification on the susceptibility of the Site and its setting to change would better inform the overall judgement on landscape sensitivity. <u>Visual Baseline</u> A total of 14 viewpoints have been captured to demonstrate views from the setting of the Site. Paragraph 5.1.1 states: <i>“The limits to the study area have been determined by the visual envelope of the development site. This area has been adopted as the main study area, as its surrounds the site and may be considered likely to be most impact by physical change.”</i> The captured views appear to be from a very localised area in relation to areas where the Arbtech ZTV indicates there may be a ‘potential view’. While it is later noted at Paragraph 5.1.5 that the visual envelope is limited, it is unclear as to the extent of the visual envelope or whether the visual assessment has accounted for any views as suggested by the ZTV from the wider setting. The sensitivity of the various visual receptors represented by the captured viewpoints is considered to be medium for road users and high for PRoW users. This is consistent with the thresholds in Table 7: Visual
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	Receptor Sensitivity. It appears from the distances provided from the Site in relation to the various viewpoints captured that the visual assessment only relates to the area associated with the outline application for up to 126 golf lodges rather than considering the golf leisure and health spa facility. There is no specific coverage within the LVA in relation to the important views and vistas identified in the MBNP (see Figure 1 below). Viewpoints 1-3 do cover views in relation to Vista I and Viewpoint 8 partly covers Vista G. However, Vista F and Vista H, as well as View 1 do not appear to have been considered.  Figure 1: Extract from Figure 5: Vistas and Views from p.12 of the Landscape Review Market Bosworth Neighbourhood Plan (March 2023).
Has the value of landscape and visual resources been appropriately addressed (including but not necessarily limited to) considerations of: local, regional, and national designations; rarity, tranquillity, wild-land, and valued landscape?	It is considered that a greater interrogation of GLVIA3 Box 5.1 along with the factors outlined in Landscape Institute Technical Guidance Note 02/21: Assessing landscape value outside national designations, would provide a clearer understanding of the value in relation to the Site and its setting.
Have the criteria to inform levels of sensitivity (both landscape and visual) and magnitude of change been clearly and objectively defined, avoiding scales which	The methodology generally appears sound and aligned to GLVIA3 as well as the relevant guidance and technical notes. Although sensitivity is clearly presented in the methodology, the LVA does not fully justify the susceptibility and value attached to the individual landscape and visual receptors.

may distort reported results?	
How well is the cross-over with other topics, such as heritage or ecology, addressed?	There is limited to no reference to other topics within the LVA and the report does not make reference to the submitted plans in relation to section and elevational drawings or the proposed site layout.
Is there evidence of an iterative assessment-design process?	There is a general lack of reasoning behind the proposals from a landscape and visual perspective. A landscape opportunities and constraints plan along with a landscape strategy plan would provide a greater understanding of the process undertaken to date.
Is it clear how the methodology was applied in the assessment, e.g.: consistent process, use of terms, clarity in reaching judgements and transparency of decision-making?	Yes, for the most part. Links are provided back to the assessment tables of the methodology in places. The landscape analysis could be made clearer by defining the Site and its context. Furthermore, landscape effects are discussed in Section 6: 'Characteristics of Proposal' while visual effects are discussed predominantly as part of Section 5: Visual Baseline as well as Section 6. The assessment should remain separate from the baseline analysis and the assessment of effects could be made clearer as part of a separate section within the LVA. It is considered that as a result of a lack of clarity and the level of detail provided with regards to the proposed mitigation measures and extent of retained vegetation, this makes it difficult to ascertain the likely magnitude of change and therefore level of significance, with a high degree of accuracy.
How appropriate are the viewpoints that have been used?	The selection of viewpoints is considered to be mostly appropriate, albeit appears to be somewhat limited to the localised setting and does not fully consider the relevant views and vistas within the MBNP. It is noted that Viewpoint 3 does not appear to have been taken from the railway bridge along Station Road as the Viewpoint Location Plan suggests. Further viewpoints from the wider setting would result in a more complete visual analysis, for example from Hoo Hills to the west and from the southern edge of Carlton on slightly elevated ground to the north i.e. from the churchyard of the Grade II listed Church of St Andrew. Following the site visit carried out by Aspect, it should be noted that visual receptors from these additional locations would be unlikely to experience a material change to existing views and visual amenity.
How appropriate is the proposed mitigation, both measures incorporated into the scheme design and those identified to mitigate further the effects of the scheme, and mechanisms for delivering the mitigation?	There is little evidence as to how the baseline analysis has informed the scheme evolution. The LVA provides mitigation measures as part of Section 7. However, it does not discuss mitigating effects on the local PRoW network (predominantly PRoW FPs S68 and S70), despite PRoW users seemingly the visual receptor most likely to experience change. It is understood that no illustrative landscape strategy plan has been submitted alongside the outline proposals for the golf lodges, which is needed to illustrate the proposed mitigation. For example, it is unclear

from the plans what vegetation / landscape features would be retained or where mitigation planting is proposed such as the areas of woodland referred to in this section. It is considered that ornamental planting would not be appropriate in relation to the area associated with the golf lodges. The focus should be on native planting in keeping with the rural surroundings.

The submitted Site Layout Plan for the golf leisure and health spa indicates mitigation planting but is not referenced within the LVA, nor is the submitted Site Location Plan (refer to **Appendix 2**). On a separate note, it would be useful to see the planting indicated on the former in relation to PRoW FP S70, as it appears the mitigation planting runs up to if not over this footpath in places, which would result in the loss of views of the wider landscape to the west from VP8 (identified Vista G) once this vegetation matures. It is noted that on the submitted Site Plan, this mitigation planting is not included (See **Figures 2 and 3** below):

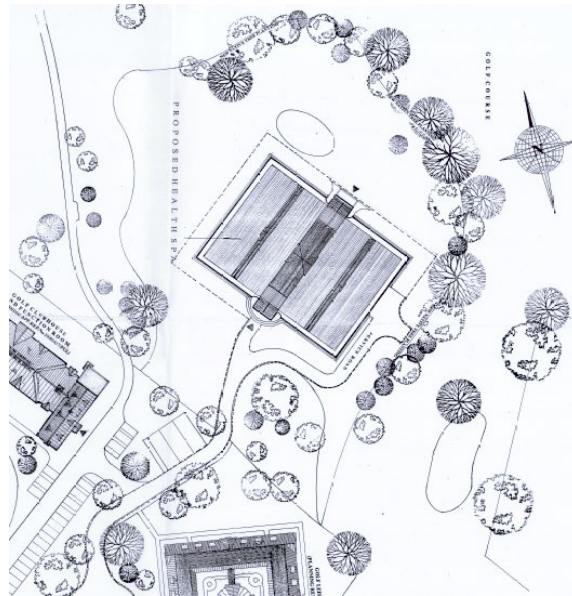


Figure 2: Extract from Site Layout Plan. Drawing no: HMD/PD/0574/02 (Nov 2024).

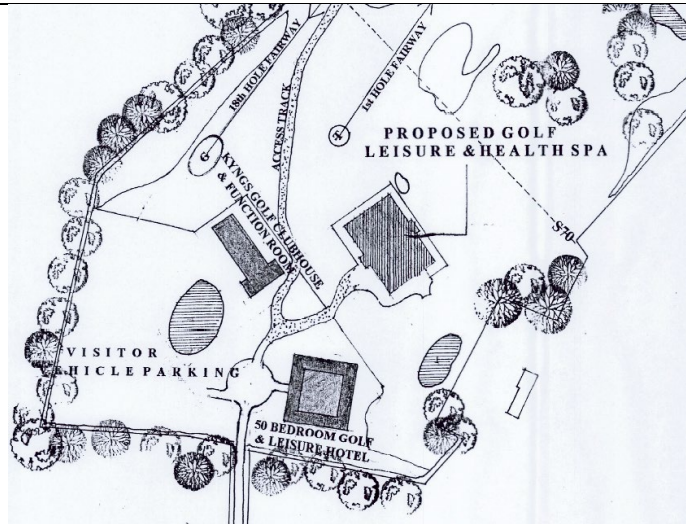


Figure 3: Extract from Site Plan. Drawing no: HMD/PD/0574/01 (Dec 2024).

Paragraph 7.1.2 states: *“With suitable mitigation measures, the development will have a moderate visual impact and a minor character impact (i.e. not a material change).”* It is unclear as to which landscape and visual receptors this relates.

Conclusions (Section 8)

Paragraph 8.1.4 states construction effects will be short lived and *“will not require mitigation during the construction process.”* Aspect considers that mitigation measures should be put in place during this phase as part of a Construction Environmental Management Plan (CEMP) to ensure that any construction effects directly / indirectly linked to landscape and visual matters are mitigated as far as possible. Existing vegetation / watercourses in close proximity to construction works should also be appropriately protected during this stage.

What is the reviewer's opinion of the consistency and objectivity in application of the criteria and thresholds set out in the methodology for assessing the sensitivity of receptors, the magnitude of changes arising from the project, the degree/nature of effects, and the approach to judging the significance of the effects identified, in the case of EIA projects?

The criteria and thresholds outlined in the methodology appear to have been applied consistently and objectively in relation to the landscape and visual analysis. However, it is reiterated that as a result of a lack of clarity and the level of detail provided with regards to the proposed mitigation measures and extent of retained vegetation, this makes it difficult to ascertain the likely magnitude of change and therefore level of significance, with a high degree of accuracy.

What is the opinion on the volume, relevance and completeness of the information provided about the development or project including, where relevant, detail about various development stages such as construction, operation, decommissioning, restoration, etc.?	Further information could be provided in relation to the context of the proposals i.e. reference to permitted applications on the wider golf club, a plan highlighting the key existing landscape features of the Site and its setting, along with further description of the proposals and links to the relevant submitted plans and documents that form part of the application. This would assist in developing the narrative of the proposals in relation to the Site and its wider context. An illustrative landscape strategy plan is required for the outline application for the proposed golf lodges. It is noted that this is an appraisal rather than a full landscape and visual impact assessment (LVIA). As such, the level of detail in relation to the various development stages is limited. Even so, ideally it would be useful to provide an overview of the likely effects at the different stages, for example at operational stages Year 1 and Year 15.
Does the document clearly identify landscape and visual effects which need to be considered in the assessment?	Potential landscape and visual effects are identified. In relation to landscape receptors, further analysis on the effects of key landscape features and published character areas that cover the Site and its setting at a higher level should ideally be provided for completeness.
Have levels of effect been clearly defined and, in the case of LVIA, have thresholds for significance been clearly defined and have cumulative landscape and visual effects been addressed?	Levels of effect are clearly defined and stated effects appear to relate back to the methodology provided.

Section 4: Checking presentation of findings

4.1 Paragraph 8.9 of GLVIA3 provides a helpful context regarding the presentation of information:

“The choice of appropriate presentation techniques is crucial to good communication. Much of the detailed material about landscape and visual effects will be presented as written text, supported by maps, illustrations, and photographs. Writing should be comprehensive, covering all the materials assembled in the assessment, but also concise and to the point and written in plain, easy-to-understand language. Above all it should be impartial and dispassionate, presenting information and reasoning accurately and in a balanced way and making clear where statements are based on the author’s judgement. Clear and as far as possible, standard definitions should be provided for any technical terms that are used, supported by a glossary of terms.”

Table 4.1: Review of presentation

Criteria	Aspect Comment / Observation
Does the LVIA / LVA display transparency, objectivity and clarity of thinking, appropriate and proportionate communication of all aspects of the assessment of landscape and visual effects, including cumulative effects.	Yes, for the most part, albeit the narrative of the LVA could flow better and be made clearer in relation to the stated landscape and visual effects by providing a separate section to cover these. The mitigation strategy requires further clarification and detail and an illustrative landscape strategy plan is required to demonstrate the design response. It is noted that no coverage of cumulative effects has been provided in relation to permitted development in the immediate setting of the Site.
Have the findings of the assessment been clearly set out and are they readily understood?	The provision of tables summarising the visual appraisal is helpful. A similar format for the landscape effects would improve clarity in relation to likely landscape effects. Further material or reference to material should be provided to demonstrate the design evolution, particularly in terms of how the proposals have responded to the existing landscape and visual context, as well as an illustration of the mitigation measures to be provided in the context of the Site and its setting.
Has there been clear and comprehensive communication of the assessment, in text, tables and illustrations?	As noted above, this could be made clearer, particularly in relation to analysis on landscape effects. Further illustrations and plans would provide visual evidence to accompany the text and strengthen the conclusions of the LVA.

Are the graphics and/or visualisations effective in communicating the characteristics of the receiving landscape and visual effects of the proposals at agreed representative viewpoints?	The submitted photographic record comprises 14 panoramas of the captured viewpoints. The supporting text accompanying each viewpoint helps to understand the context of each view. A landscape analysis plan of the wider setting within a clearly defined study area / visual envelope would help to better understand the context within the study area as a whole, as would a landscape opportunities and constraints plan for the Site itself. A landscape strategy plan is required, including the area covered by the outline application, to demonstrate how mitigation measures could be implemented to successfully reduce the effects stated and how such measures relate back to the relevant published character area guidance.
Are the graphics and/or visualisations fit for purpose and compliant with other relevant guidance and standards?	The captured photography appears to be in line with LI Technical Guidance Note 09/16 albeit this would benefit from annotations and a single frame image as per Type 1 visualisations. The red line on the plans appended to the LVA appears outdated in relation to the red line on the most recent version of the Site Location Plan (amended June 2025; refer to Appendix 2). The red line should be updated to be consistent on all plans.
Is there a clear and concise summation of the effects of the proposals?	While an overall effect on the landscape character and visual baseline is provided both within the conclusions section and as part of the Executive Summary, this appears to be a generalisation that does not summarise the findings in relation to the individual landscape and visual receptors.

Section 5: Overall Conclusions on LVA Review

Aspect's Approach to the Review

- 5.1 This review has been undertaken in line with the framework set out in the Landscape Institute's Technical Guidance Note 1/20, *"Reviewing Landscape and Visual Impact Assessments (LVIAs) and Landscape and Visual Appraisals (LVAs)"* (TGN 1/20). In addition, Chapter 8 – Presenting information on landscape and visual effects of GLVIA3 has informed this review.
- 5.2 This section does not address matters of disagreement or agreement with the judgements and conclusions reached by Arbtech, rather it provides an independent consideration of the process and methodology employed in the preparation of the LVA.

Assessment Methodology

- 5.3 The submitted methodology generally appears sound and in line with GLVIA3. It is considered that the methodology would benefit from further reference to GLVIA3 and could flow better with the provision of supporting text to support the various tables.

Baseline and Findings of the Assessment

- 5.4 Regarding the reporting of the baseline, it is noted that reference to the following is missing:
- Key sensitivities and values as well as landscape strategies for LCA C: Bosworth Parkland;
 - Analysis of any relevant information in relation to the adjoining LCAs at district level;
 - Character Area A: Leisure and Tourism of the MBNP and its associated characteristics and design principles;
 - Key views and vistas identified within the MBNP;
 - Reference to views towards the Site from the wider setting;
 - Views towards church spires from the northern extents of the Site.
- 5.5 Further justification on the landscape value and susceptibility of the Site and its setting to change would better inform the overall judgement of landscape sensitivity.
- 5.6 The analysis of landscape effects is limited to the Site and its setting. The geographical extent of the Site's setting should be clearly defined and the likely effects on key landscape features should also be covered within the appraisal. Further justification should be provided as to why the published character areas identified during the baseline analysis have not been assessed.
- 5.7 There is a limited evidential link between the baseline analysis and the scheme design and proposed mitigation measures. More details should ideally be provided, for example a standalone landscape opportunities and constraints plan, a plan showing retained trees and vegetation, as well as a landscape strategy plan illustrating the proposed mitigation measures (indicatively for the outline application). This would help the reader further understand the Site's character and how the proposals respond to the receiving landscape context.
- 5.8 Reference to the relevant plans and documents submitted would also provide better clarity.

Presentation

- 5.9 The LVA is generally considered to be concise and well presented. However, the narrative is interrupted by the overlap of baseline and assessment of effects, which should remain separate.
- 5.10 Further illustrations and plans would provide visual evidence to accompany the text and strengthen the conclusions of the LVA, particularly in relation to proposed mitigation measures.

Overall Conclusions

- 5.11 The LVA is considered to be generally compliant with relevant published guidance and technical notes but would benefit from a further interrogation of landscape and visual matters as this review has highlighted. Reference to the relevant plans and documents submitted as well as the provision of further supporting plans and documents to accompany the text would help the reader to better understand the site's context, design process undertaken and how the proposals could be successfully mitigated.
- 5.12 In relation to the assessment, It is highlighted that as a result of a lack of clarity and the level of detail provided with regards to the proposed mitigation measures and extent of retained vegetation, this makes it difficult to ascertain the likely magnitude of change and therefore level of significance, with a high degree of accuracy. Our conclusions therefore need to be confirmed following receipt and review of a landscape strategy plan, which would clearly define these principles.

Section 6: Summary of matters of agreement and disagreement with the judgements and conclusions reached by Arbtech.

- 6.1 To further assist HBBC with the decision-making process, this section provides an overview of matters of agreement and disagreement in relation to landscape and visual matters within the submitted LVA. It is recognised that in some cases disagreement may be as a result of differences in professional opinion.
- 6.2 General observations in relation to the baseline analysis:
- Regarding the analysis of published landscape character areas, it is noted that at the sub-regional level, Aspect considers that all of the distinctive features identified for the Mease/Sence Lowlands Character Area (CA) are considered relevant to the wider context of the Site within the study area;
 - At district level, the Hinckley and Bosworth Borough Landscape Character Assessment (2017) represents the most up-to-date and localised assessment. In relation to the 8 key characteristics of LCA C: Bosworth Parkland, while it is agreed that these do not necessarily relate well to the Site itself, it is considered that several of these do inform the Site's immediate context, at least in part, namely 1), 2), 3), 5) and 8) of the characteristics listed at paragraph 4.1.14 of the LVA.

6.3 General observations on the assessment of landscape effects:

- It is agreed that the landscape sensitivity of the localised landscape to the proposed development would typically be medium.
- The stated judgement of the proposals resulting in a medium magnitude of change in relation to the Site and its setting would appear accurate when linking back to Table 5 and taken as a whole, albeit noting that further clarity and detail is requested to fully justify this judgement.
- It is agreed that the proposals are unlikely to result in significant change to the localised landscape in the long term as a result of the existing baseline and noting that the Site forms part of an identified leisure and tourism area. However, it is considered that the proposals may give rise to some material effects on the Site itself given the introduction of the proposed built form, at least in the short term.
- The mitigation measures outlined in Section 7 of the LVA appear reasonable for the most part. Appropriate offsets to the existing landscape features should be provided and mitigation planting would be required between the proposed leisure and health spa and the residential property to the east associated with Godsons Hill Farm. Mitigation planting should also be provided between the proposed development and public footpaths to soften the visual impact of the built form. The focus should be on native planting rather than ornamental planting given the Site's rural setting. It is queried whether the Site has capacity to accommodate new areas of woodland.

6.4 General observations on assessment of visual effects:

- It is agreed that regarding views and visual amenity, effects would be localised and limited for the most part to a small section of Station Road to the south and the public footpaths in close proximity to the Site.
- Regarding Viewpoints 1-3, it is agreed that there would be no material effects on road users along Station Road. The proposed leisure and health spa facility would be well contained beyond the existing hedgerow that defines the southern extents of the golf club and would be further contained by the golf and leisure accommodation facility once built. The proposed golf lodges would not be visible from Station Road due to the intervening vegetation and landform.
- There would be no views of the proposed golf lodges from Viewpoints 4-6 as a result of the intervening vegetation structure, albeit there may be some glimpsed views of the golf leisure and health spa facility experienced by PRoW users heading east along PRoW FP S70 between these locations that may give rise to some non-material effects.
- From Viewpoint 7, it is agreed that there may be possible views of the proposed golf lodges in the north-western extents of the Site, albeit such views would be minor in the context of the intervening golf course landform and vegetation structure. There is

an opportunity to minimise such views through careful siting of the built form and/or mitigation planting. It is agreed that there would be no material effects on PRow users from this location.

- From the stretch of PRow FP S70 from Viewpoint 8 extending west, north of the proposed leisure and health spa facility, it is considered that PRow users would initially experience a material effect owing to the proximity of the development, which would likely give rise to a medium magnitude of change when relating back to Table 8 of the submitted methodology. The magnitude could possibly reduce to 'small' once appropriate mitigation planting has established. It is considered that planting right up to this footpath as it would appear on the submitted Site Layout Plan (drawing no: HMD/PD/0574/02) may, however, result in a greater effect given that there would likely be more extensive loss of existing views out to the wider countryside to the west once such planting is established. It is therefore suggested that native mitigation planting should be set back from this footpath to soften views of the built form while retaining views out to the west.
- Despite a possible view of the leisure and spa facility from the location of Viewpoint 9, this would be mostly contained by the intervening vegetation structure. The golf lodges would be fully contained. The conclusions reached on this visual receptor appear accurate.
- Regarding Viewpoints 10-11, it is unclear from the supporting plans within the LVA where the access point for the golf lodges is proposed as this appears to be on the PRow and would therefore result in a greater impact on views and visual amenity from the section of PRow shown in Viewpoint 10. The magnitude of change appears to be underplayed here and is considered likely to be at least medium for Viewpoints 10 and 11 given the introduction of built form elements.
- Regarding Viewpoint 12, it is considered that while the proposed golf lodges may be visible, the intervening vegetation would highly filter views and it is agreed that this would not result in material effects from this location.
- Regarding Viewpoints 13-14 to the north and considering the scale of development, it is considered that the magnitude of change would initially be medium rather than small in winter views, noting that the proposed built form would be well contained when vegetation is in leaf. There is an opportunity to mitigate material effects by enhancing the existing vegetation structure along the watercourse that bounds the Site to the north as well as by providing appropriate mitigation planting within a minimum 10m proposed buffer to this watercourse.
- Overall, it is considered that there may be some material effects from a short section of the local PRow network in the immediate setting of the Site, at least in the short term (PRow FP S70 and PRow FPs S68 and S77 Leicestershire Round).

- **Residential Receptors:** Paragraph 6.1.10 of the LVA states: *“There will likely be some level of intervisibility with dwellings that sit close to the site boundary but any change will be experienced in the context of the existing settlement fringe.”* While this statement appears accurate for the most part, the residential visual amenity from the large property associated with Godsons Hill Farm directly to the east of where the leisure and health spa facility is proposed will likely be materially impacted without appropriate mitigation due to the proximity of the built form. This should be acknowledged, with specific mitigation measures provided within the report as to how such an impact would be softened.

Section 7: Landscape and Visual Summary

- 7.5 In addition to the LVA Review, Aspect has been commissioned by HBBC to provide a summary overview as to whether the proposed development would likely result in harm to the receiving landscape and visual environment. The conclusions below are based on professional judgement following a detailed desktop study and a field assessment carried out in July 2025.

Consideration of Landscape Matters

- 7.6 When considering the potential effects of the proposed development on the receiving landscape, it is acknowledged that the Site forms part of a disused golf course that is a locally recognised area for leisure and tourism and does not form part of a designated landscape either at national or local level. The implementation of the golf course following a permitted planning application in 2003 (planning ref: 02/00685/COU) has resulted in significant change to the local landscape, with agricultural fields having been converted and, it is understood, in excess of 1.5 million tonnes of inert material having transformed the landform. Despite this change, the local landscape is considered to remain predominantly rural in character and maintains a visual connection with the wider rural landscape, as highlighted by the identified views and vistas within the MBNP that partly cover the golf club.
- 7.7 In the wider localised landscape to the south and south-west, development off and along Station Road and Wellsborough Road has extended the western settlement extents of Market Bosworth, which has had an increasingly urbanising influence on the southern extents of the golf club. It is noted that Bosworth Marina and Bosworth Lakeside Lodges form other leisure and tourism land uses off Wellsborough Road.
- 7.8 Another factor to consider in relation to the proposed development is the permitted applications for a golf clubhouse (planning ref: 19/00230/FUL) and golf and leisure accommodation facility (planning ref: 24/00019/FUL) in close proximity to the location of the proposed golf leisure and health spa facility, as well as the approved applications for 4x holiday lodges (planning ref: 24/00027/FUL) and 2x subterranean lodges (planning ref: 24/00026/FUL) within the wider golf club. These planning permissions have established the principle for development of the type proposed on the golf club site.

- 7.9 Regarding the proposed development and firstly considering the proposed leisure and health spa facility, it is considered that this would complement the approved development for the golf clubhouse and golf and leisure accommodation facility and would appear in the context of the aforementioned development associated with the western extents of Market Bosworth. The proposed design would ensure that this is not out of character with the approved built form. Subject to appropriate mitigation planting, which would be needed to fully integrate this built form, it is considered that such development could be accommodated without harm to the receiving landscape.
- 7.10 With regard to the proposed golf lodges, it is noted that the land on which this built form is proposed benefits from a high degree of physical and visual containment from the surrounding localised and wider landscape. The existing landscape features both on-site and in its immediate setting, including the tree-lined watercourse that bounds the Site to the north, the surrounding woodland copses, the bunding associated with the golf course, and the trees, ponds and vegetation on-site and across the wider golf course, would help to integrate such development into its setting. It is considered that the introduction of such built form would initially likely result in a material impact at least on the Site itself given the scale of development. The quantum of golf lodges would significantly increase development within the localised landscape setting and would be a significant increase on the previously approved applications for golf lodges on the wider golf club site. However, through appropriate siting, the retention and enhancement of existing landscape features, and provision of appropriate mitigation in keeping with the existing landscape character along the perimeters of the Site, it is considered that such development could be delivered without resulting in significant long-term effects on the landscape. The rural character of the surrounding landscape would largely be retained and such development would be in keeping with the leisure and tourism land use character of the wider golf club site.

Consideration of visual matters

- 7.11 It is considered that the proposed development would be well contained for the most part, as is reported in the submitted LVA and indicated by the ZTV plan prepared by Aspect (refer to **Appendix 1**).
- 7.12 Views of the proposed leisure and health spa facility would be limited from along Station Road to the south by the existing intervening hedgerow structure and by the permitted development associated with the leisure accommodation facility once built. As such, it is considered that this proposed built form would not result in visual harm to the identified View 1 or Vista I of the MBNP. Glimpsed views of this facility may be perceived from the wider setting to the west, including from publicly accessible locations that are not covered within the submitted LVA, including from elevated ground to the west associated with Hoo Hills. From these locations, the proposed building would not be prominent and would be perceived as a minor component of views in the context of the existing surrounding built form, including that associated with the western extents of Market Bosworth off and along Station Road. An initial, unavoidable material effect is considered likely from the short stretch of PRoW FP S70 that crosses the golf course directly to the north of where this built form is proposed given the proximity of this built form to the public footpath. This would also likely impact Vista G (Viewpoint 8) in part,

albeit visual amenity from the public footpath could be retained through appropriate mitigation planting to soften views of this building, and with views out across the golf course to the wider landscape to the west retained provided that mitigation planting is set back from this footpath.

- 7.13 Regarding the area proposed for up to 126 golf lodges, a glimpsed view of the westernmost extents of the proposed development may be perceived from PRoW FP S70 to the south (Viewpoint 7) but could be appropriately mitigated to avoid any harm on views and visual amenity along this route in relation to this development. The existing vegetation structure to the west associated with the Battlefield Line heritage railway and Ashby de la Zouch canal ensures that the proposed built form would typically not be visible from the wider landscape setting to the west. Some unavoidable harm would likely occur on views along PRoW FPs S68 and S77 (Leicestershire Round) to the immediate north and east as a result of gaps in the vegetation structure and modifications that would likely be required to the public footpath to the east to provide access to this area of the Site. The careful siting of development and enhancements to the intervening vegetation structure would likely ensure no lasting material effects on views and visual amenity from this relatively short section of the local PRoW network. It is considered that aside from some harm to views and visual amenity experienced by these PRoW users, no other lasting visual harm would occur on visual receptors.
- 7.14 Through careful siting of the proposed development, along with appropriate mitigation measures to be implemented to integrate the built form into the receiving visual context, none of the views and vistas identified within the MBNP would likely undergo any lasting material change as a result of the proposals.

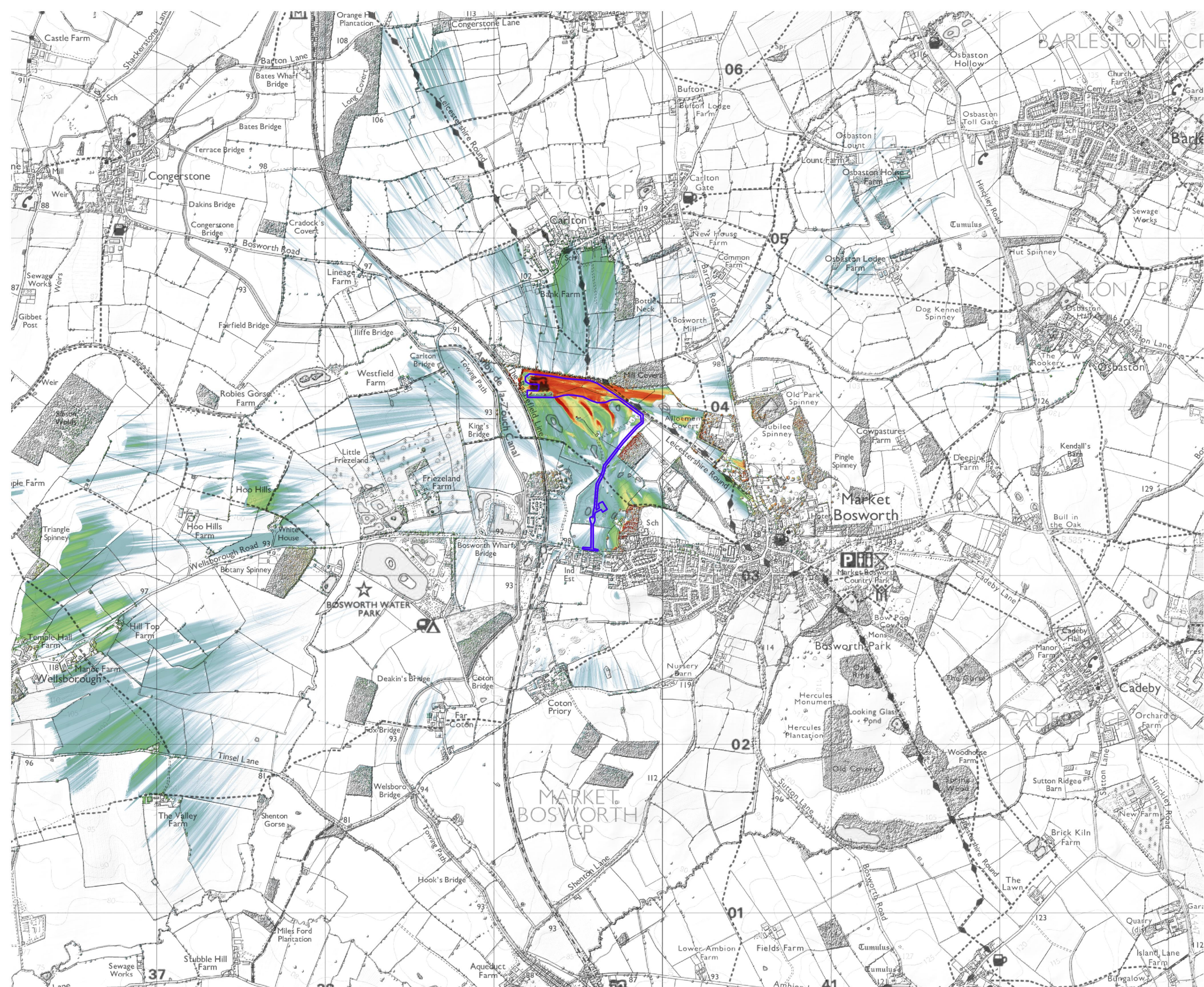
Overall Conclusion

- 7.15 It is highlighted that the recognised leisure and tourism land use of the wider golf club ensures that development of the type proposed would not be out of character with this land use, with the principle of such development having already been established on the wider site.
- 7.16 Despite the previous change in relation to the conversion of agricultural land to a golf course facility, the localised landscape setting retains a rural character for the most part. The proposed development would therefore likely result in an initial degree of landscape and visual harm as a result of the scale and location of the built form proposed within an area of countryside that remains largely free of built form development.
- 7.17 In terms of landscape character, any harm would likely be limited to the localised landscape setting given the degree of containment afforded to the Site.
- 7.18 In terms of views and visual amenity from publicly accessible locations, any harm would be limited to PRoW users from a short section of the local PRoW network in the immediate setting of the Site.
- 7.19 While a degree of landscape and visual harm is anticipated, it is considered that any material effects could be successfully reduced in the long term through appropriate landscape mitigation, designed to integrate the proposed built form into its setting and soften the impact

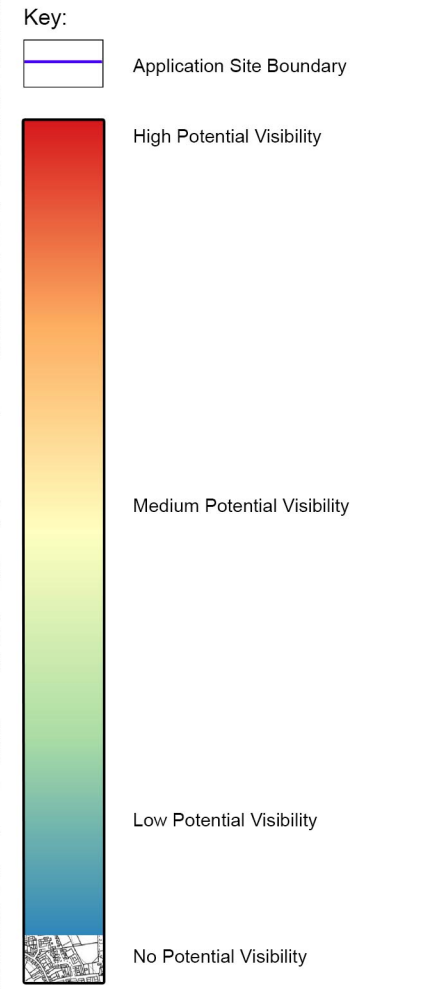
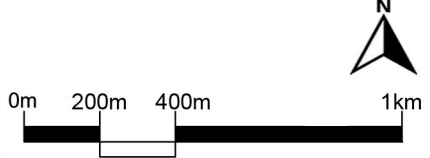
of the proposed development. Such mitigation would need to be clearly demonstrated, however.

- 7.20 It is therefore considered that subject to a clear and appropriate landscape mitigation / enhancement strategy for both developments associated with the Site, there is scope to accommodate such development on the Site without resulting in a significant detrimental impact overall on the localised or wider landscape setting or on views and visual amenity.

Appendix 1 – Zone of Theoretical Visibility Plan



NOTES:
Based upon the Ordnance Survey map with permission of The Controller of Her Majesty's Stationery Office. © Crown Copyright.
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Relative visibility is based on the percentage of development potentially visible e.g. areas coloured blue potentially see <20% of development, and areas coloured red potentially see >80% of development

N.B. Extent of Theoretical Visibility of Development based on building height of 7.5m & 4.7m above existing ground level.

Source:
The Zone of Theoretical Visibility (ZTV) illustrates the extent of the development and its potential visibility from the surrounding area (1.6m high receptor). The plan has been produced using GIS software (QGIS) and Environment Agency LiDAR DSM data (Defra Survey Data), which takes into account built form and vegetation. Field verification is required, the ZTV should not be used as a substitute for visiting the site.

REV	DATE	NOTE	DRAWN	CHK'D
REVISIONS				

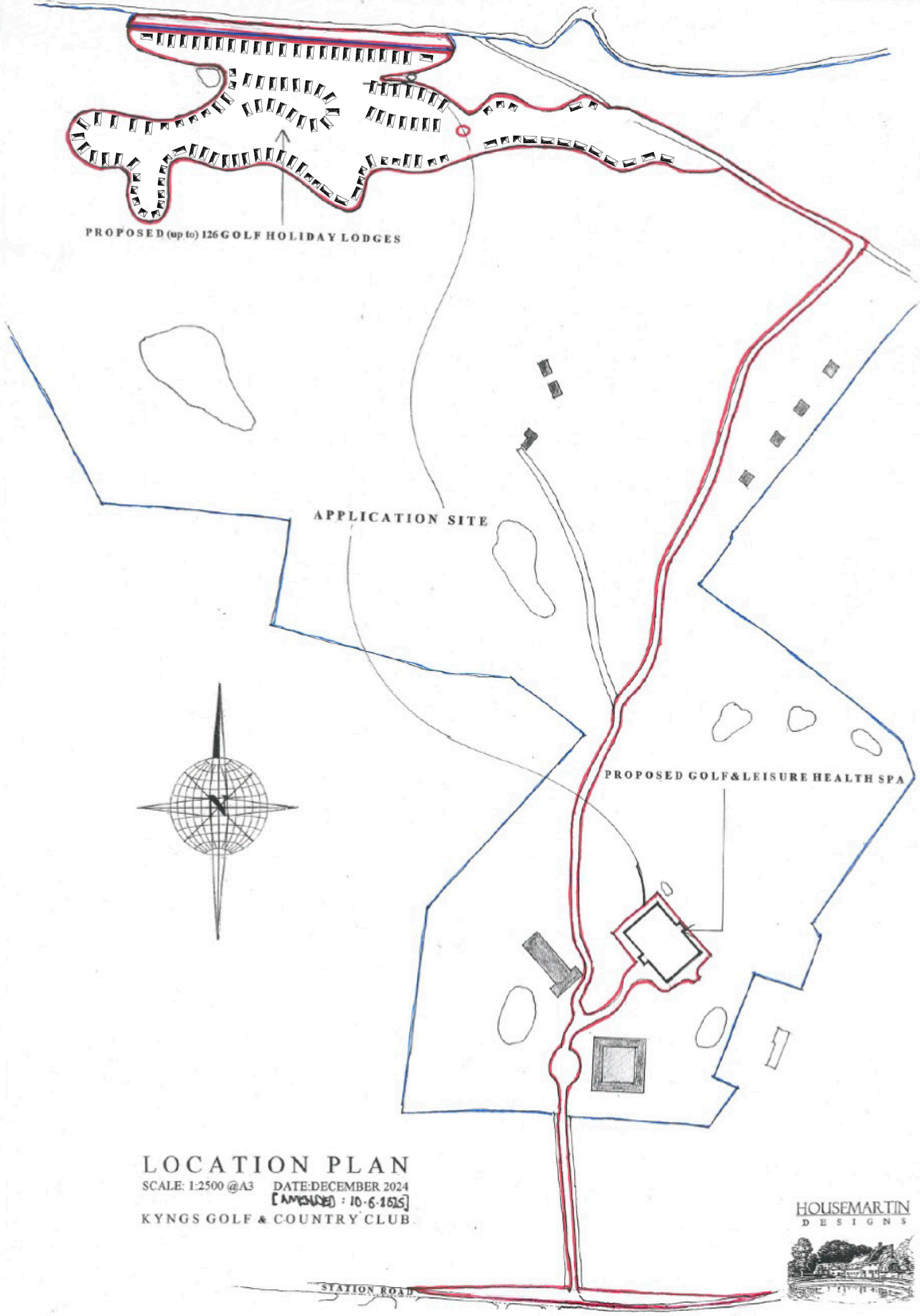
aspect landscape planning

TITLE
Land at Kyngs Golf Club, Market Bosworth
Zone of Theoretical Visibility

CLIENT
Development Services

SCALE 1:20,000@ A3	DATE JUL 2025	DRAWN SB	CHK'D IC
DRAWING NUMBER 8839 / ASP5 / ZTV		REVISION	

Appendix 2 – Submitted Site Location Plan (amended June 2025)



PROPOSED (up to) 126 GOLF HOLIDAY LODGES

APPLICATION SITE

PROPOSED GOLF & LEISURE HEALTH SPA

LOCATION PLAN

SCALE: 1:2500 @A3 DATE: DECEMBER 2024
[AMENDED: 10-6-2025]
KYNGS GOLF & COUNTRY CLUB

HOUSEMARTIN
DESIGNS

