

# Landscape and Visual Impact Assessment

November 2025

**Land North of Barlestone  
Road, Newbold Verdon**

Prepared by  
CSA Environmental

On behalf of:  
Wheeldon Brothers 1867 Ltd.

Report No: CSA/7625/03

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Appendix E: National Landscape Policy Context

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## 1.0 INTRODUCTION

- 1.1 CSA Environmental has been appointed by Wheeldon Brothers 1867 Ltd to undertake a landscape and visual impact assessment of Land North of Barlestone Road (the 'Site'). The proposal is an outline planning application, with all matters reserved except for access, for up to 67 dwellings, associated open space and infrastructure. Access is proposed to be taken from Barlestone Road.
- 1.2 The Site lies within the administrative area of Hinckley and Bosworth Borough Council. The location and extent of the Site is shown on the Location Plan at **Appendix A** and on the Aerial Photograph at **Appendix B**.
- 1.3 This assessment describes the existing landscape character and quality of the Site and the surrounding area. The report then goes on to discuss the suitability of the Site to accommodate the development proposals, and the potential landscape and visual effects on the wider area.

### Methodology

- 1.4 This assessment is based on a site visit undertaken by a suitably qualified and experienced Landscape Architect in August 2025. The weather conditions at the time were slightly overcast with very good visibility.
- 1.5 In landscape and visual impact assessments, a distinction is drawn between landscape effects (i.e. effects on the character or quality of the landscape irrespective of whether there are any views of the landscape, or viewers to see them) and visual effects (i.e. effects on people's views of the landscape from public vantage points, including public rights of way and other areas with general public access, as well as effects from residential properties). This report therefore considers the potential impact of the development on both landscape character and visibility. The methodology utilised in this report is contained in **Appendix H**.
- 1.6 Photographs contained within this document (**Appendix C**) were taken using a digital camera with a lens focal length approximating to 50mm, to give a similar depth of vision to the human eye. In some instances images have been combined to create a panorama. The photographs and visualisations within this report have been prepared in general conformance with the Landscape Institute's Technical Guidance Note 06/19, as set out in the Methodology in **Appendix H**.

## 2.0 LANDSCAPE POLICY CONTEXT

### National Planning Context

2.1 National planning policy is set out in the National Planning Policy Framework ('NPPF'). Section 15 of the NPPF deals with conserving and enhancing the natural environment. Paragraph 187 of the document states that the planning system should contribute to the protection and enhancement of the natural and local environment through, among other things, protecting and enhancing valued landscapes, '*... (in a manner commensurate with their statutory status or identified quality in the development plan)*'. The paragraph also outlines that the planning system should recognise the, '*...intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland.*'

2.2 The Planning Practice Guidance ('PPG') adds further context to the policies contained in the NPPF. The guidance as relevant to this assessment covers landscape and the natural environment, and the design of new developments.

2.1 The National Design Guide (2019) has been produced as part of the PPG. It provides guidance to '*... illustrate how well-designed places that are beautiful, enduring and successful can be achieved in practice.*' The National Model Design Code (July, 2021) expands upon the ten characteristics of good design providing an overarching framework for design.

2.2 Those sections of the NPPF and PPG relevant to this assessment are summarised in **Appendix E**.

### Local Policy Context

2.3 Planning policy for Hinckley and Bosworth Borough is set out in the Local Development Framework Core Strategy together with the Site Allocations and Development Management Policies DPD. Policies of relevance to the Site and surrounding landscape include:

- **Policy 7: Key Rural Centres** which classifies Newbold Verdon as a Key Rural Centre and '*supports housing development within settlement boundaries*';
- **Policy 10: Key Rural Centres Stand Alone** which notes rural centres, including Newbold Verdon, outside the National Forest and away from the edge of Leicester;

- **Policy 16: Housing Density, Mix and Design;**
- **Policy 19: Green Space and Play Provision;**
- **Policy 20: Green Infrastructure;**
- **Policy DM4: Safeguarding the Countryside and Settlement Separation; and**
- **Policy DM10: Development and Design.**

2.4 A new draft Local Plan will be undergoing Regulation 18 consultation in the later part of 2025. Policies of relevance to the Site and surrounding landscape include:

- **Draft Policy SP08: High Quality Design;**
- **Draft Policy SP20: Green Infrastructure;**
- **Draft Policy SP25: Enhancing Biodiversity and Habitat Connectivity;**
- **Draft Policy SP26: Development in the Countryside and Settlement Separation; and**
- **Draft Policy SP27: Landscape Character.**

### **Supplementary Planning Documents (SPDs)**

2.5 A series of adopted SPDs set out further planning information for the Borough. Those of relevance to the Site and its surrounding landscape include:

- **The Good Design Guide; and**
- **District, Local and Neighbourhood Centre Review.**

### **Neighbourhood Plan**

2.6 A pre-submission version of the Newbold Verdon Neighbourhood Plan was published in May 2025 for the purpose of completing a Strategic Environmental Assessment (SEA) Screening. Policies of relevance to the Site and this assessment are set out below:

- **Policy H7: Design;**
- **Policy ENV3: Sites and Features of Natural Environment Significance**, which together with supporting Figure 7.2 identifies important features for the natural environment. The plan identifies

that none of these cover the Site or its boundaries;

- **Policy ENV7: Landscape Character Areas;**
- **Policy ENV8: Safeguarding Important Views** which together with Figure 17 identify a series of important views across the NP plan. None of these are orientated directly towards the Site, although View 5 is located to the west of the Site on Harry's Lane, looking north; and
- **Policy ENV9: Footpaths and Bridleways.**

## 3.0 SITE CONTEXT

### Site Context

- 3.1 The Site is located on the northern edge of Newbold Verdon, roughly 7km to the west of Leicester. The Site location and its immediate context are illustrated on the Location Plan and Aerial Photograph in **Appendices A** and **B**, and on the photographs contained within **Appendix C**.
- 3.2 To the immediate south of the Site is Barlestone Road, beyond which is the built up area of Newbold Verdon which extends south and south westwards. The residential development in the northern part of Newbold Verdon consists of predominantly medium-density later twentieth-century housing, largely of red brick construction with some occasional render.
- 3.3 To the east of the Site are agricultural fields with a large farm complex at Wrask Farm located off Barlestone Road / Desford Road, a short distance east of the Site. The farm includes a series of buildings, together with a large area to the rear used for vehicle storage and several arrays of solar panels.
- 3.4 Agricultural fields continue to the north of the Site, with a marked increase in the field boundary hedgerows and trees, creating a stronger landscape framework. About 0.9km to the north east lies a solar farm occupying two fields and an approximately 75m tall wind turbine lying adjacent.
- 3.5 West of the Site are fields used for horse grazing extending up to an Equestrian Centre at Field Farm (approximately 400m north west of the Site). There are also several residential dwellings located on the northern edge of Barlestone Road. This land (adjoining the Site) was subject to an outline planning application for 240 residential dwellings, together with a cemetery, health centre car park and open space. Notwithstanding the officer's recommendation that permission be granted, the application was refused at Planning Committee

### National Landscape Character

- 3.6 Natural England has produced profiles for England's National Character Areas ('NCAs'), which divides England into 159 distinct natural areas, defined by a unique combination of landscape, biodiversity, geodiversity and cultural and economic activity. The Site is located in NCA 71: Leicestershire and South Derbyshire Coalfield.

3.7 Identified characteristics of NCA 71 relevant to the Site and its surrounding landscape include:

- 'The landscape is unenclosed with shallow valleys, subdued sandstone ridges and a gently undulating plateau.');
- 'There are heavy, poorly draining soils over the Coal Measures and mudstones of the Mercia Mudstone Group, and free-draining soils on the sandstone ridges.');
- 'The area forms part of a regional watershed between the River Mease to the south and the River Soar to the east and has many minor, swift flowing streams draining the area';
- 'The area has a developing woodland character that is heavily influenced by the work of The National Forest initiative, which augments locally dense riparian woodland and prominent amenity trees around settlements with developing woodland on former colliery sites.');
- 'Small- to medium-sized fields occur with a wide variation in field pattern, including some narrow, curved fields that preserve the strips of the open field system. Where arable production predominates, fields have been enlarged. Hedgerows are low with a few scattered hedgerow trees and in places show the effects of former open cast workings.');
- 'Agriculture comprises a mixture of arable and mixed sheep and beef units and, to a lesser extent, dairy. Combinable crops are grown on the freer-draining soils.');
- 'Traditional vernacular is predominately locally manufactured red brick with tile or slate roofs. Some older buildings are of stone.');
- 'The settlement pattern is dominated by mining settlements. Isolated hamlets along the roadsides and small villages centred on a church contrast with extensive areas of 20th-century housing and prominent industrial and commercial distribution warehouses at the edge of larger centres, notably Ashby-de-la-Zouch, Measham and Coalville.>'; and
- 'The area is easily accessible by major roads and rail and is close to East Midlands Airport.'

### **Local Landscape Character**

3.8 The Site and its surroundings lie in LCA D: Newbold and Desford Rolling Farmland identified in the Hinckley and Bosworth Landscape Character

Assessment 2017 (extract in **Appendix G**). Key characteristics of the LCA relevant to the Site and its surroundings include:

- 'Gently rolling landform rising to the north from the lower lying land around the River Soar.';
- 'Clustered villages of varying size centred on crossroads.';
- 'Predominantly arable farmland with clustered areas of industry and recreational facilities near to the village fringes.';
- 'Tree cover is limited, with scattered trees and small linear woodland copses.';
- 'Large to medium sized field pattern defined by single species hawthorn hedgerows.';
- 'Good network of footpaths link settlements.';
- 'Few major roads.';
- 'Open views where hedgerows have been removed, giving an impression of a large scale landscape.'; and
- 'Electricity pylons and wind turbines are often prominent vertical features in this open landscape.'

3.9 The south west corner of the Site lies within the Urban Character Area UCA 9: Newbold Verdon. Key characteristics of the UCA of relevance to the Site and its surrounding landscape include:

- 'A compact settlement with a defined historic core and a mixture of historic buildings on Main Street, with areas of 20th century and modern development to the north and east.';
- 'Traditional two storey buildings fronting directly on to the pavement, terraced cottages with small flat frontages and large Victorian houses.';
- 'The wide Main Street with a small green at the centre creates a sense of openness, scale and distinction.';
- 'Local vernacular of red brick or render with slate or tiled roofs and small white window frames.'; and
- 'Parish church and Newbold Verdon Hall are dominant landmarks.'

3.10 Our assessment mostly concurs with these characterisations. The land to the north and north east of the Site consist of 'predominantly arable farmland' of 'large to medium sized fields' with 'hawthorn hedgerows' and a 'good network of footpaths'; it is a 'gently rising landform'. However, tree cover is generally good, albeit including 'small linear copses'. The Site is however influenced by its proximity to the settlement edge and the adjacent Barlestone Road, making it less typical than the wider more rural landscape.

### **Statutory and Non-Statutory Designations**

3.11 The Multi Agency Geographic Information for the Countryside Map ('MAGIC') and the adopted Policies Map indicate that the Site is not covered by any statutory or non-statutory designations for landscape character or quality (please refer to Designations and Local Policy Plan in **Appendix D**). The National Forest lies about 2.5km to the north.

### **Conservation Area and Listed Buildings**

3.12 There are several Grade II Listed buildings along Main Street to the south of the Site, the closest being about 300m away. The Church of St James about 800m to the south west is a Grade I Listed building. Newbold Verdon Conservation Area lies about 425m to the south west. There is no intervisibility between the Site and these heritage assets (please refer to **Appendix D**).

### **Public Rights of Way**

3.13 Public Footpath S13/1 runs roughly north-south along the eastern edge of the Site, continuing north. Public Footpath R88/1 runs from the junction of Mill Lane and Barlestone Road B582 (west of the Site) northwards to meet Public Footpath S13/1 about 210m north of the Site. A reasonably dense network Public Footpaths, Bridleways and Byways intersects the agricultural land to the north and north east of the Site.

### **Tree Preservation Orders**

3.14 There are no trees on the Site covered by a Tree Preservation Order ('TPO'). An oak tree and an ash tree associated with the dwelling opposite the Site at Forest View are covered by TPO 00/0014/TPORD. This was confirmed by the examination of online mapping provided by Hinckley and Bosworth Borough Council on 14th October 2025.

## 4.0 SITE DESCRIPTION AND VISIBILITY

### Site Description

- 4.1 The Site consists of a roughly rectangular field, the majority of which is grassland. A strip of land is partitioned off by hedgerows from the main Site in the south west corner of the Site. This strip is occupied by a brick-built, tiled single-storey dwelling (The Firs) and two concrete-block built single-storey outbuildings. These buildings stand in a curtilage of grass, that appeared unmown for the season at the time of the site visit. A driveway of tarmacadam runs through the curtilage and the eastern half of the curtilage is lightly divided off by a post-and-rail fence that was partially falling down at the time of the site visit.
- 4.2 The wider Site is bounded to the west, north, east and south by hedgerows of predominantly hawthorn, standing at around head height but starting to become outgrown. The hedgerows are interspersed with hedgerow trees. At the western end of the southern boundary there is a gap in the hedge at the end of the entrance drive which is closed with waist-high metal gates.
- 4.3 Public Footpath S13/1 runs roughly north-south through the easternmost part of the Site.

### Topography

- 4.4 The Site stands on a relatively flat plateau of land at around 130m AOD ('Above Ordnance Datum') with the valley of a small brook at around 100m AOD running roughly east-west to the north. Further north the land is more undulating with a high point around 130m just north of Lindridge Hall Farm. To the south the land rises very gently to around 140m AOD around Kirkby Old Parks.

### Visibility

- 4.5 An assessment of the visibility of the Site was undertaken and a series of photographs taken from public vantage points, rights of way and public highways. The viewpoints are illustrated on the Location Plan and Aerial Photograph contained **Appendices A** and **B** and on the photographs in **Appendix C**.
- 4.6 From our assessment, it is apparent that the visual envelope of the Site is contained by existing vegetation (including largely hedgerows) and built form, with most views confined to within approximately 400m. Where views exist, they are generally influenced by existing twentieth-century development along Sparkenhoe and Main Street to the south of the Site.

**Table 1 – Visual Baseline**

<b>Visual Receptor</b>	<b>Sensitivity</b>	<b>Description of Views</b>
<b>Public Footpath S13/1</b>  (photographs 5, 6 and 18)	High	<p>The grassland field occupying the majority of the Site is visible along the length of Public Footpath S13/1 as it passes north-south through the easternmost part of the Site. The upper parts of the single-storey dwelling and ancillary buildings are also visible above the curtilage hedge.</p> <p>There are views of the northern boundary hedgerow and the upper parts of the single-storey dwelling and ancillary buildings on the Site from Public Footpath S13/1 as it process north of the Site up to the junction with Byway S12/1, after which views become screened.</p>
<b>Barlestone Road</b>  (photographs 7, 8, 11, 12, 13, 22 and 23)	Medium	<p>The hedgerows on the southern and eastern boundaries of the Site are visible along Barlestone Road to the east as far as Wrask Farm. To the east of Wrask Farm the Site is largely obscured by the tall vegetation associated with Wrask Farm, although there are glimpses of hedgerow trees on the Site from the stretch of Barlestone Road around Ivy Cottage.</p> <p>There is a view of the single-storey dwelling set within its curtilage from Barlestone Road where the entrance drive for the dwelling meets the road. The dwelling obscures views of the ancillary buildings behind it.</p> <p>The hedgerows and hedgerow trees on the southern and western boundaries of the Site and the upper parts of the single-storey dwelling and ancillary buildings are visible along Barlestone Road to the west as far as the junction with Mill Lane. Further west views of the Site are obscured by garden trees and by hedgerows and trees along the unnamed track that leads north from the junction of Barlestone Road and Mill Lane.</p>
<b>Sparkenhoe (road) and adjoining open space to the north</b>  (photographs 9 and 10)	High	Hedgerow trees standing on the Site are glimpsed over the top of vegetation on the southern side of Barlestone Road in views from Sparkenhoe; the remainder of the Site is obscured by the intervening vegetation.
<b>Unnamed Track leading north from junction of Barlestone Road and Mill Lane</b>  (photograph 14)	High	The hedges and hedgerow trees on the western boundary of the Site and the single-storey dwelling The Firs, are visible across a field through gaps in the hedge along the unnamed track. The ground plane of the Site is screened from view. Dwellings on Barlestone Road are also visible in these views, as is the grain silo at Wrask Farm.
<b>Public Footpath R88/1</b>  (photographs 15 and 16)	High	The hedgerows and hedgerow trees on the southern and western boundaries of the Site are visible as one progresses along Public Footpath R88/1 from north east to south west. The upper part of the ancillary buildings and the single-storey dwelling on the Site are visible beyond the hedge. The ground plane of the Site is screened from view.

<b>Byway open to all Traffic S12/1</b> (photograph 17)	High	There are heavily-filtered views through a couple of gaps in the dense hedgerow along Byway S12/1 in which the hedgerow, hedgerow trees and single-storey dwelling on the Site are visible.
<b>Public Footpath S13/3</b> (photograph 19)	High	There is no visibility of the Site due to intervening topography and mature trees.
<b>Byway open to all Traffic S12/2 leading to Public Footpath R88/2</b> (photograph 20)	High	There is no visibility of the Site due to intervening topography and layers of mature trees.
<b>Bridleways R74/2 and R74/3</b> (photograph 21)	High	To the south of Hunt's Lane Farm there are filtered views through hedgerows in which the Site's boundary vegetation and the upper parts of the single-storey dwelling and ancillary buildings on Site are glimpsed amongst surrounding trees and in the context of the grain silo associated with Wrask Farm standing above them.  North of Hunt's Lane Farm there is no visibility of the Site due to intervening topography and layers of mature trees.
<b>Public Footpath S11/1</b> (photographs 24, 25 and 26)	High	Just south of Newbold Verdon Equestrian Centre there are views towards the Site from Public Footpath S11/1; the tops of hedgerow trees on the Site boundaries are glimpsed above other vegetation. The ground plane of the Site is screened from view.  Just north of the Equestrian Centre there are views from the footpath along the valley of the unnamed brook towards the Site but the Site itself, including its hedgerow trees are obscured by intervening vegetation.  Further north along the footpath views towards the Site are obscured by multiple layers of intervening mature trees.
<b>Public Footpath S7/3</b> (photograph 27)	High	From the higher ground just south of Halifax Farm there are views across the valley of the unnamed brook to the south towards the Site. Views of the Site are obscured by intervening layers of mature trees.
<b>Merrylees Road</b> (photograph 28)	Medium	There is no visibility of the Site due to intervening topography and layers of mature trees.
<b>Bridleway R74/5</b> (photograph 29)	High	There is no visibility of the Site due to intervening mature trees.

Residential Receptors		
<b>Dwelling at Forest View adjoining Barlestone Road B582</b>  (reciprocal views at photographs 2, 3, 4, 5 and 6)	High	There are views of the Site over the hedgerow on the southern boundary from the upper storeys of the dwelling at Forest View that back directly on to Barlestone Road B582. Ground floor views are screened by intervening hedgerow vegetation along the southern Site boundary.
<b>Dwellings along Sparkenhoe</b>  (reciprocal views at photograph 1)	Medium	There are views from the upper storeys of dwellings along Sparkenhoe lying due south of the Site, looking over the intervening hedgerows on both sides of Barlestone Road. Ground floor views from these properties are prevented by these intervening hedgerows.
<b>Wrask Farm</b>  (reciprocal views at photographs 1 and 4)	Medium	Views of the Site from these predominantly single-storey premises are almost entirely obscured by intervening hedgerows and trees.

### Landscape Features

4.7 Key landscape features of the Site comprise hedgerows along field boundaries interspersed with mature hedgerow trees. These are set out in detail in Table 2 below:

Table 2 – Landscape Features Baseline		
Landscape feature	Sensitivity	Description of Feature
<b>Trees</b>	Medium	There are mature hedgerow trees interspersed along the eastern, northern and western field boundaries. The majority of these are graded as Category B quality within the accompanying tree survey.
<b>Hedgerows</b>	Medium	There are hedgerows of predominantly hawthorn along the Site boundaries. The hedgerow were starting to become outgrown at the time of the Site visit but were generally dense without gaps. The majority of these are graded as Category B quality within the accompanying tree survey.
<b>Agricultural field</b>	Medium	The grassland field occupying the majority of the Site appeared to have been under moderate cultivation during the season at the time of the Site visit.

## **Landscape Quality, Value and Susceptibility**

4.8 In terms of Landscape Quality, the Site comprises a relatively ordinary grassland field which is partly contained from its surroundings by established hedgerows on all its boundaries and contains an existing single residential dwelling with associated outbuildings. The character of the Site is influenced by the immediately adjoining Barlestone Road B582 to the south, as well as by its adjacency to the existing built up area of Newbold Verdon. The Site is considered to be of **Medium Landscape Quality**.

4.9 In terms of Landscape Value, the Site does not carry any statutory or non-statutory designations for landscape character or quality. Public access to the Site is limited to a Public Footpath running along the eastern edge of the Site, which is capable of being retained as part of development proposals. It is influenced by the adjacent Barlestone Road B582 and the existing settlement edge and could not be considered to be wild or tranquil. Overall the Site is considered to be of **Medium Landscape Value**, and we do not consider it to be, or form part of, a Valued Landscape.

4.10 In terms of the Landscape Susceptibility of the Site to residential development, it comprises relatively ordinary countryside, which lies in close proximity to housing to the south, albeit it would extend development north of Barlestone Road which currently defines the northern extent of the village. There are few landscape constraints to development, save for the boundary vegetation and public right of way which are largely capable of retention, and opportunities exist to strengthen the boundaries to the north and east. Development at the Site would not be out of character in this location although it is acknowledged that it would breach the current northern limits of the village, defined by Barlestone Road. Overall the Site is assessed as being of **Medium Landscape Susceptibility**.

4.11 Taking into account the landscape value and susceptibility of the Site, it is assessed as being of overall **medium landscape sensitivity**.

4.12 The landscape character of the Site and surrounding landscape / townscape is set out in Table 3 below.

**Table 3 – Landscape Character Baseline**

<b>Landscape / townscape character area</b>	<b>Sensitivity</b>	<b>Existing Conditions</b>
<b>The Site and immediate surroundings</b>	Medium	The Site and its immediate surroundings are quite typical of LCA D: Newbold and Desford Rolling Farmland 'with scattered trees and small linear copses', 'hawthorn hedges' and 'a good network of footpaths'; however, it's influenced by the immediately adjoining Barlestone Road B582 as well as by later twentieth-century housing development within the northern part of the village. It also contains an existing dwelling and associated outbuildings, in the south west of the Site.
<b>Townscape character of adjoining area</b>	Medium-Low	The built up area to the south comprises medium-density residential development, with a few incidental green open spaces. Dwellings are predominantly of red brick construction and typically from the mid to late twentieth century.
<b>Wider Landscape Character</b>	Medium	The wider landscape to the north and north east shows characteristics of LCA D: Newbold and Desford Rolling Farmland being a 'gently rising landform... predominantly arable farmland' of 'large to medium sized fields' and 'a good network of footpaths'. The relatively large-scale two-storey steel clad equestrian centre at Field Farm to the north west and the farm complex at Wrask Farm, as well as the solar farm and turbine to the north east, are all elements that detract from overall rural character of the wider landscape to some degree.

## 5.0 LANDSCAPE AND VISUAL EFFECTS

5.1 The proposal is an outline planning application, with all matters reserved except for access, for up to 67 dwellings, associated open space and infrastructure. Access is proposed to be taken from Barlestone Road to the south.

5.2 The proposed Development Framework Plan is contained within **Appendix F**. The key proposals are as follows:

- Access from Barlestone Road B582, with the main access road through the Site being tree lined;
- Retention and strengthening of the existing field boundary hedgerows and hedgerow trees to all of the Site boundaries with proposed built form set back from these behind open space areas;
- Additional tree and thicket planting on the northern and western boundaries to integrate the development into the wider landscape and provide a strengthened landscape framework to the Site;
- Appropriate landscape buffer of green open space provided to the south of the Site to soften views from the existing residential area to the south and provide an appropriate gateway into the new development; and
- Creation of new areas of public open space including opportunities for informal play at the heart of the Site.

5.3 The key landscape and visual effects are summarised in the tables below.

### Relationship to Settlement

5.4 The Site is bound to the south by the existing built up area of Newbold Verdon and although the proposed development would extend built form north of Barlestone Road and the existing northern extents of the village, it would be a contained parcel of development, set within an existing landscape framework. With enhanced structural planting to reinforce these boundaries, the impacts on the wider landscape to the north would be minimised.

5.5 The proposals would also be well related to the proposed housing development to the immediate west, should it come forwards, with the masterplan allowing for potential pedestrian links between the two sites.

## Effects on Landscape Features

5.6 The Development Framework Plan shows how the Site could be developed while retaining all established trees and the vast majority of the existing hedgerows on Site. Vehicle access from Barlestone Road would result in the loss of a short stretch of the existing southern boundary hedgerow. Several low quality trees and a medium-quality hedgerow would be removed from the curtilage of the existing dwelling in the south west of the Site (please refer to AIA for full details).

5.7 The proposals include planting of new trees, thicket and hedgerows on the Site boundaries, within the development and within the new public open spaces. The new sustainable drainage features would also be appropriately seeded with grasses which would provide opportunities to enhance the Site's biodiversity. These measures would assist in mitigating for the above losses.

5.8 The effects on individual landscape features are set out in detail within Table 4 below.

**Table 4 – Effects on Landscape Features**

<b>Landscape features and Sensitivity</b>	<b>Nature of Effect and Mitigation</b>	<b>Magnitude of Change</b>	<b>Year 1 Effect</b>	<b>Year 15 Effect</b>
<b>Trees</b> <b>Medium sensitivity</b>	<p>The vast majority of trees would be retained, save for several low quality trees around the existing dwelling at The Firs which would be removed.</p> <p>There would be planting of new trees and thicket to strengthen the existing boundaries, within the development and within new public open spaces.</p>	Slight	Slight adverse	Slight beneficial
<b>Hedgerows</b> <b>Medium sensitivity</b>	<p>The vast majority of existing boundary hedgerows would be retained although the internal hedgerow to the east of the existing property would be removed, together with a short section of the hedgerow on Barlestone Road required for removal to facilitate access. A short section of the western boundary hedgerow would also require removal to facilitate the pedestrian link to the potential housing development to the west. These losses would be offset by new hedgerow planting within the Site, including to the boundaries of the new open spaces.</p>	Moderate - slight	Moderate - Slight adverse	Slight beneficial

<b>Agricultural field</b> <b>Medium sensitivity</b>	The land use of the grassland field occupying the majority of the Site would fundamentally change to residential, albeit, as noted above, with key landscape features of hedgerows and trees retained and supplemented with new trees, thicket, grassland and open space.	Substantial	Moderate adverse	Moderate adverse
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### Effects on Landscape Character

5.9 The Site is not covered by any statutory or non-statutory designations for landscape character or quality. It has characteristics of LCA D: Newbold and Desford Rolling Farmland but is also influenced by its close association with the built up area of Newbold Verdon and Barlestone Road. The proposed residential development would change the character of the Site, although housing would not be out of character in this settlement edge context.

5.10 The effects on the landscape character of the Site and the surrounding landscape / townscape are set out in Table 5 below:

**Table 5 – Effects on Landscape Character**

<b>Landscape / townscape character area and Sensitivity</b>	<b>Nature of Effect and Mitigation</b>	<b>Magnitude of Change</b>	<b>Year 1 Effect</b>	<b>Year 15 Effect</b>
<b>The Site and immediate surroundings</b> <b>Medium sensitivity</b>	The change in character from an existing grassland field and single dwelling to a development of new dwellings would be largely contained to the Site and its immediate surrounds. The change would not be entirely out of character for the settlement edge context, although it is acknowledged that it would extend north of the existing settlement limits.  New planting would provide further containment of effects of the development progressively as it matures, ensuring impacts on the wider landscape are minimised.	<u>Site:</u>  Substantial	<u>Site:</u>  Moderate - substantial adverse	<u>Site:</u>  Moderate adverse (as new planting matures)
		<u>Immediate surroundings:</u>  Moderate	<u>Immediate surroundings:</u>  Moderate adverse	<u>Immediate surroundings:</u>  Slight adverse
<b>Townscape character of adjoining area</b>	The proposal is of broadly similar density to the existing built up area of Newbold Verdon which adjoins the Site to the south. The new dwellings would be in-keeping in character with this existing built form,	Slight	Slight adverse	Slight adverse

<b>Medium-Low sensitivity</b>	with an appropriate open space set back from the southern Site boundary.			
<b>Wider Landscape Character</b>	The Site has little intervisibility with the wider landscape. Where the proposals would be seen in the wider landscape, these would be softened over time as new structural planting to the Site boundaries matures.	Slight	Slight adverse	Negligible adverse
<b>Medium sensitivity</b>				

### Visual Effects

5.11 As discussed in Section 4, the visual envelope of the Site is contained by existing vegetation and built form; where views exist they are generally influenced by existing settlement edge to the south.

5.12 The key visual effects of development at the Site are set out in Table 6 below.

**Table 6 - Visual Effects**

<b>Visual Receptor and Sensitivity</b>	<b>Nature of Effect and Mitigation</b>	<b>Magnitude of Change</b>	<b>Visual Effect Year 1</b>	<b>Visual Effect Year 15</b>
<b>Public Footpath S13/1</b>  <b>High sensitivity</b>	<p>The proposed dwellings would be visible in the foreground of views from the section of footpath running within the eastern part of the Site. New structural planting along development edge would provide some softening of views as it matures.</p> <p>From the section of footpath to the north, there would be views of the upper parts of the proposed dwellings seen above the northern boundary hedgerow. Additional planting to the northern boundary will further filter views at it matures.</p>	Substantial	Substantial adverse	Moderate adverse
<b>Barlestone Road</b>  <b>Medium sensitivity</b>	Views from Barlestone Road immediately adjoining the Site would change as the current entrance drive would be closed off with new hedging and a framed view along the proposed access road of the proposed dwellings would be opened up, with the new houses set back behind new open space.	Moderate	Moderate adverse	Moderate - slight adverse

	<p>The upper parts of the proposed dwellings would be visible along Barlestone Road as far east as Wrask Farm. To the east of Wrask Farm the proposed dwellings would be largely obscured by the tall vegetation associated with Wrask Farm. There would be glimpses of the roofs of the dwellings from the stretch of Barlestone Road around Ivy Cottage.</p> <p>From the section of road to the west, the proposed dwellings would be visible above hedges as far west along Barlestone Road as the junction with Mill Lane. New boundary planting will further soften views as it matures.</p>			
<b>Sparkenhoe (road) and adjoining open green space to the north</b>  <b>High sensitivity</b>	The upper parts of roofs of the proposed dwellings would be visible over the top of intervening hedgerows. These views would be progressively softened as proposed planting matures.	Slight	Sight adverse	Slight adverse
<b>Unnamed Track leading north from junction of Barlestone Road and Mill Lane</b>  <b>High sensitivity</b>	There would be visibility of the upper parts of the proposed dwellings through gaps in the hedge along the unnamed track, looking across the intervening fields. These views would be progressively softened as proposed planting matures.	Moderate - slight	Moderate - slight adverse	Slight adverse
<b>Public Footpath R88/1</b>  <b>High sensitivity</b>	There would be visibility of the upper parts of the proposed dwellings along the length of this footpath, seen above the intervening hedgerow. These views would be progressively softened as proposed planting matures.	Moderate	Moderate adverse	Moderate - slight adverse
<b>Byway open to all Traffic S12/1</b>  <b>High sensitivity</b>	There would be heavily-filtered views of the upper parts of the proposed dwellings through gaps in the dense hedgerow along Byway S12/1. The remainder of views will be screened.	Slight	Slight adverse	Negligible adverse

<b>Public Footpath S13/3</b>  <b>High sensitivity</b>	There would be no visibility of the proposals due to intervening topography and mature trees.	Neutral	Neutral	Neutral
<b>Byway open to all Traffic S12/2 leading to Public Footpath R88/2</b>  <b>High sensitivity</b>	There would be no visibility of the proposals due to intervening topography and layers of mature trees.	Neutral	Neutral	Neutral
<b>Bridleways R74/2 and R74/3</b>  <b>High sensitivity</b>	To the south of Hunt's Lane Farm there would be heavily filtered views of the roofs of the proposed dwellings amongst surrounding trees.  North of Hunt's Lane Farm there would be no visibility of the proposals.	Negligible	Negligible adverse	Negligible adverse
<b>Public Footpath S11/1</b>  <b>High sensitivity</b>	Just south of Newbold Verdon Equestrian Centre there would be a framed view of the roofs of the proposed dwellings amongst surrounding trees.  Just north of the equestrian centre there would be glimpses of the roofs of the proposed dwellings amongst surrounding trees.  Further north there would be no visibility of the proposals.	Negligible	Negligible adverse	Negligible adverse
<b>Public Footpath S7/3</b>  <b>High sensitivity</b>	There would be no visibility of the proposals due to intervening layers of mature trees.	Neutral	Neutral	Neutral
<b>Merrylees Road</b>  <b>Medium sensitivity</b>	There would be no visibility of the proposals due to intervening topography and layers of mature trees.	Neutral	Neutral	Neutral
<b>Bridleway R74/5</b>  <b>High sensitivity</b>	There would be no visibility of the proposals due to intervening mature trees.	Neutral	Neutral	Neutral
<b>Residential Receptors</b>				

<b>Dwelling at Forest View adjoining Barlestone Road</b>	There would be visibility of the upper parts of the proposed dwellings from the upper storey of the dwelling at Forest View, becoming increasingly softened as new boundary planting matures. Ground floor views will be largely restricted by intervening hedgerow vegetation.	Substantial	Substantial adverse	Moderate adverse
<b>Dwellings along Sparkenhoe</b>	There would be visibility of the upper parts of the proposed dwellings, partially filtered by the two intervening hedgerows. These views would become increasingly filtered as the proposed planting matures.	Moderate	Moderate adverse	Moderate - slight adverse
<b>Wrask Farm</b>	Views of the proposed dwellings from these predominantly single-storey premises would be almost entirely obscured by intervening hedgerows and trees. There would be a few heavily filtered glimpses of the upper parts of dwellings, which would be progressively softened as planting matures.	Negligible	Negligible adverse	Negligible adverse
<b>Seasonal Variation</b>				
The above assessment is based upon an appraisal of summer views. During winter months, when vegetation is out of leaf, views from public rights of way in the near vicinity will be slightly more open although overall levels of visibility will remain largely the same.				

### Cumulative Effects

5.13 A proposal for development of the land immediately west of the Site for 240 dwellings along with green infrastructure and sustainable drainage was recommended for approval by Officers, but overturned by Members and understood to be proceeding to appeal. There would be cumulative visual effects from users of Barlestone Road to the south, with the two housing areas visible alongside one another, set behind retained boundary vegetation. There would also be cumulative visual effects from several public rights of way to the north of the Site, with the upper parts of both development seen above retained and enhanced boundary vegetation. There would also be cumulative effects on the local landscape, although both schemes look to retain and strengthen the existing landscape framework, which would assist in minimising the effects on the wider landscape.

### Lighting

5.14 The Site is currently predominantly in agricultural use and unlit although the existing dwelling 'The Firs' does have background lighting. The neighbouring farmland to the north and north east is similarly unlit. The

residential area to the immediate south of the Site has street lighting and background lighting from properties.

5.15 The proposal is for a medium density residential development with associated lighting. The development is not anticipated to give rise to any abnormal night time effects and will result in a small increase in background lighting levels which will be seen in the context of existing lighting within the neighbouring residential area.

### **Construction Phase**

5.16 There will be temporary landscape and visual effects arising from the construction phase of the scheme. These will include, amongst other things, stock piling of materials, temporary hoardings/fencing and vehicle and plant movements, both on Site and on the surrounding road network. It is not anticipated that the scheme will give rise to any abnormal landscape or visual effects above those that would be expected from a development of this nature. It is anticipated that the extent and timing of these effects will be controlled through a Construction Management Plan.

## 6.0 CONCLUSION

6.1 The Site is located on the northern edge of Newbold Verdon, to the immediate north of Barlestone Road. The built up area extends to the south and south west of the Site, whilst agricultural fields adjoin the Site to the north, west and east. There is also an equestrian centre located to the north west of the Site, with the intervening fields being subject to an outline planning application for 240 residential dwellings, together with a cemetery, health centre car park and open space. Notwithstanding the officer's recommendation that permission be granted, the application was refused at Planning Committee.

6.2 The Site consists of a roughly rectangular field, the majority of which is grassland. A strip of land is partitioned off by hedgerows from the main Site in the south west corner of the Site and contains the property 'The Firs' together with two single storey outbuildings. A driveway of tarmacadam runs through the curtilage and joins Barlestone Road to the south. Established hedgerows line the boundaries of the Site with several scattered hedgerow trees. The Site is not covered by any statutory or non-statutory designations for landscape character or quality. It has characteristics of LCA D: Newbold and Desford Rolling Farmland but is also influenced by its close association with the built up area of Newbold Verdon.

6.3 Views of the Site are largely confined to near vicinity on account of the established field boundary hedgerows within the wider landscape. Views across the Site are possible from the public right of way which crosses it and from several properties to the south which overlook it.

6.4 The proposal is an outline planning application, with all matters reserved except for access, for up to 67 dwellings, associated open space and infrastructure. Access is to be taken from Barlestone Road. New structural landscaping is proposed to reinforce the existing boundaries, and open space is proposed in the south of the Site, with built form set back from Barlestone Road.

6.5 The landscape features of the Site are largely confined to the field boundaries. The Development Framework Plan shows how the Site could be developed while retaining all established trees and the vast majority of the hedgerows. Vehicle access from Barlestone Road would result in the loss of a short stretch of hedgerow and several lower quality trees around the existing residential property would also be lost.

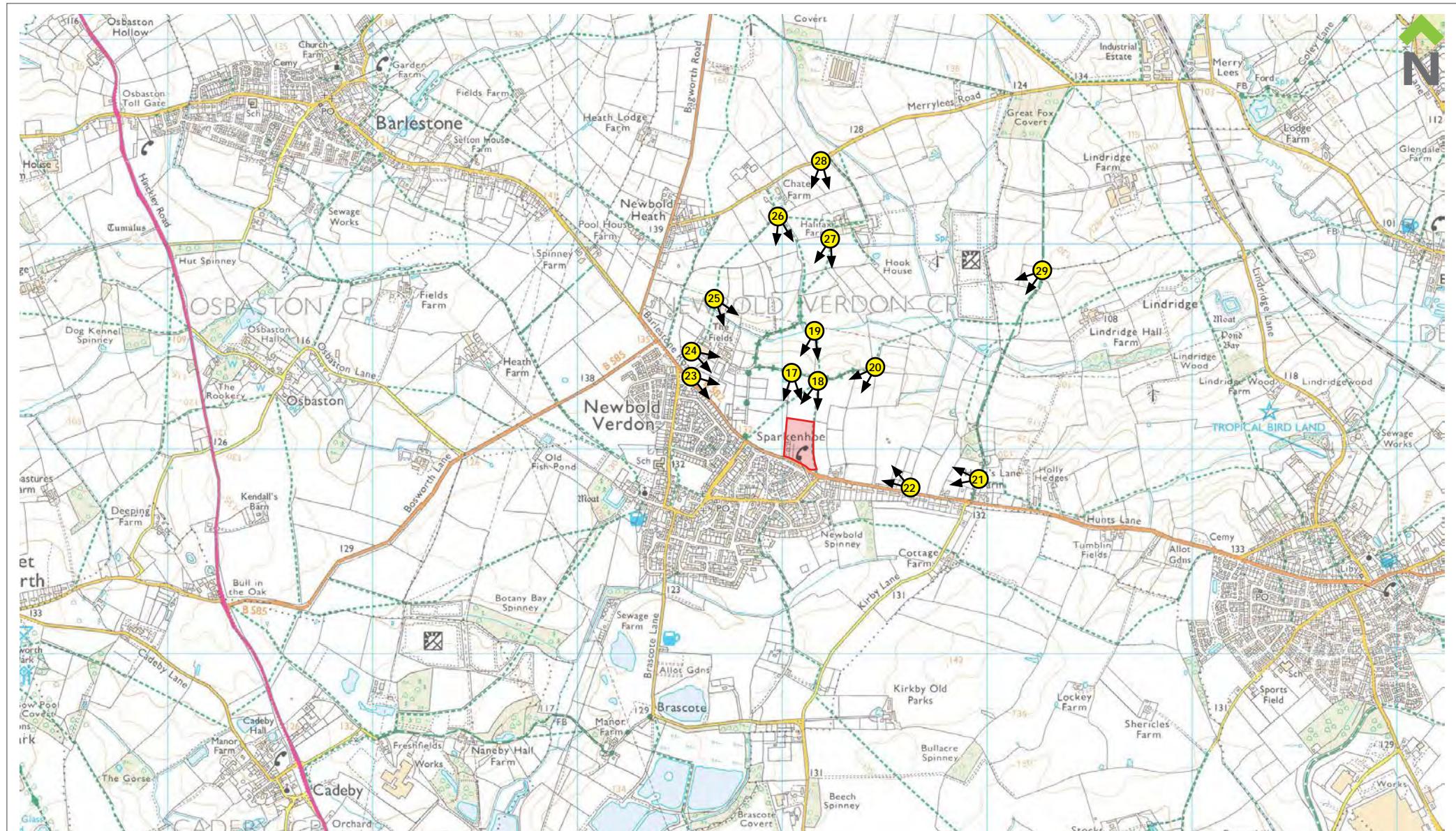
6.6 The proposed residential development would change the character of the Site, although housing would not be out of character in this settlement edge context. Whilst it is acknowledged that the

development would extend beyond the currently northern limits of the village, it would be well contained by the retained and strengthened landscape framework which surrounds it. The proposals would also be very well related to the adjacent potential housing on land to the immediate west, should it come forwards.

- 6.7 The new houses would be visible in a number of near distance views, including the public footpath which crosses the eastern edge of the Site, as well as from Barlestone Road and adjacent properties to the south. Views from wider receptors will generally be partially screened by intervening hedgerows, becoming further filtered as new planting at the Site matures.
- 6.8 As set out in this assessment, we consider that the Site can be developed while retaining the majority of the Site's established landscape framework and without resulting in significant adverse harm to the landscape and visual character of the wider landscape.

## **Appendix A**

Site Location Plan  
(Showing middle to long distance photo locations)



Site Boundary

Photo Locations

**CSA**  
environmental

Dixies Barns, High Street,  
Ashwell, Hertfordshire SG7 5NT

t 01462 743647

e ashwell@csaenvironmental.co.uk  
w csaenvironmental.co.uk

Project Land at The Firs, Barlestone Road, Newbold Verdon

Date July 2025

Drawing No. CSA/7625/100

Drawing Title Site Location Plan

Scale @ A4 NTS

Rev -

Client Wheeldon 1867

Drawn CC

Checked BS

## **Appendix B**

Aerial Photograph  
(Showing near distance photo locations)



Site Boundary

Photos Locations

Contextual Photos

**CSA**  
environmental

Dixies Barns, High Street,  
Ashwell, Hertfordshire SG7 5NT

t 01462 743647  
e ashwell@csaenvironmental.co.uk  
w csaenvironmental.co.uk

Project Land at The Firs, Barlestone Road, Newbold Verdon

Drawing Title Aerial Photograph

Client Wheeldon 1867

Date July 2025

Drawing No. CSA/7625/101

Scale @ A4 NTS

Rev -

Drawn CC

Checked BS

## **Appendix C**

### Photosheets

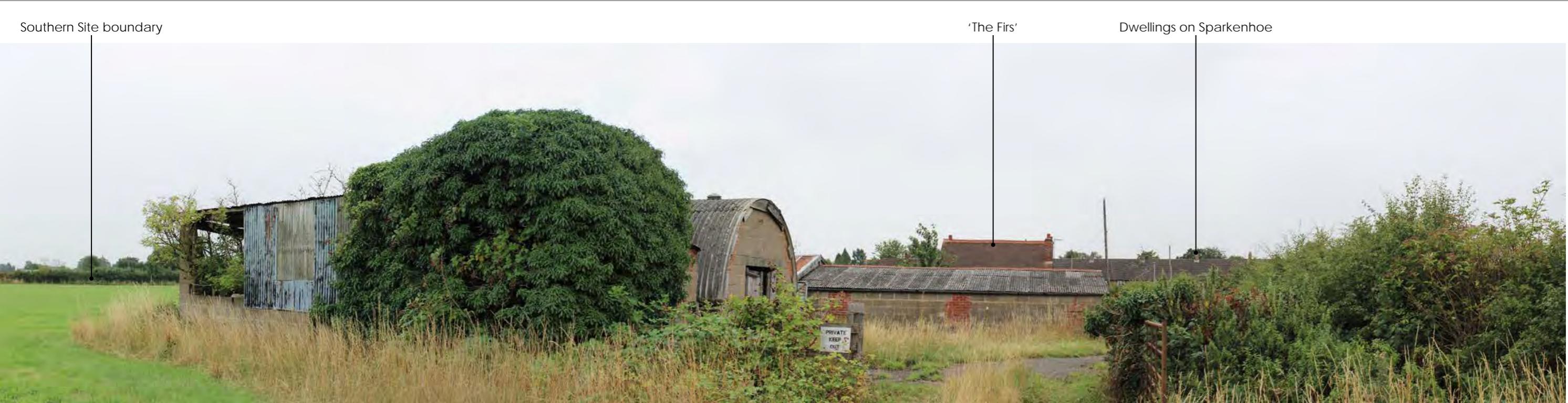


**Photograph 1** Contextual view from within the south of the Site looking north-east.



**Photograph 2** Contextual view from within the west of the Site adjacent to 'The Firs' looking south-west.

<b>CSA</b> environmental		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT
<b>t</b> 01462 743647		<b>e</b> ashwell@csaenvironmental.co.uk
<b>w</b> csaenvironmental.co.uk		
Project	Land at The Firs, Barlestone Road, Newbold Verdon	<b>Drawing No.</b> CSA/7625/102
<b>Drawing Title</b>	Photosheets	<b>Date</b> October 2025
Client	Wheeldon 1867	<b>Drawn MC</b> <b>Checked JP</b> <b>Rev</b> -



**Photograph 3** Contextual view from within the west of the Site, north of 'The Firs', looking south.



**Photograph 4** Contextual view from the north-western corner of Site looking south-east.

		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT
t 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk		
Project	Land at The Firs, Barlestorne Road, Newbold Verdon	Drawing No. CSA/7625/102
Drawing Title	Photosheets	Date October 2025
Client	Wheeldon 1867	Drawn MC Checked JP Rev -

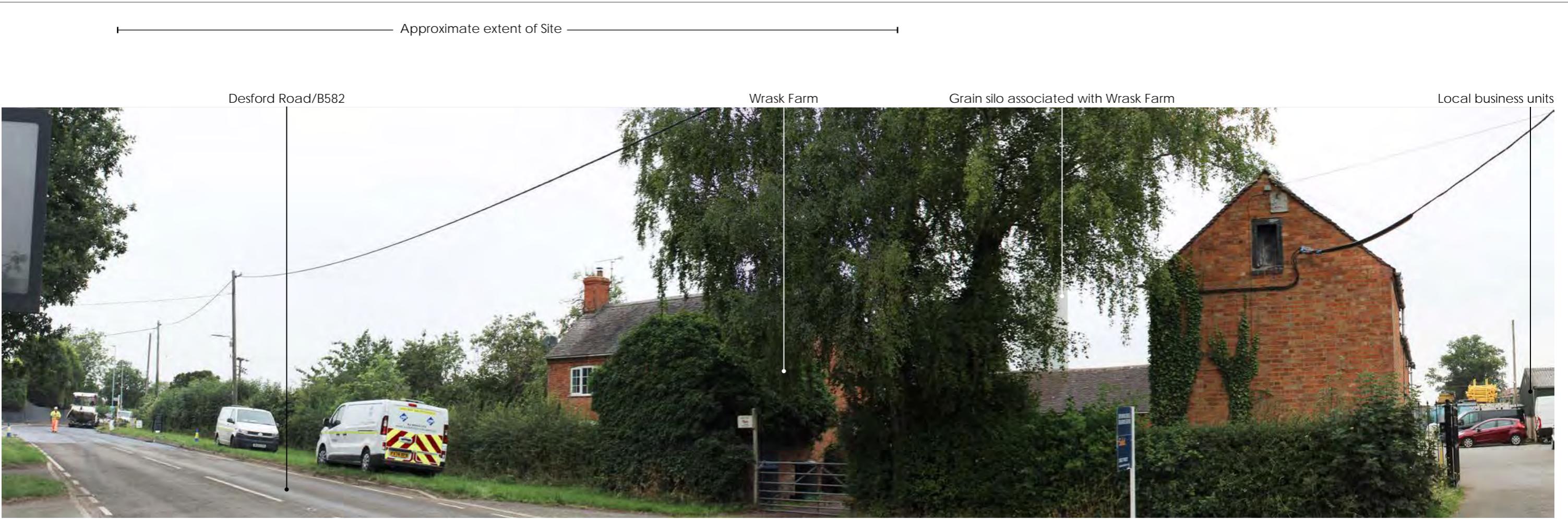


**Photograph 5** View from public footpath S13/1 in the north-eastern corner of Site looking south-west.



**Photograph 6** View from public footpath S13/1 in the south-eastern corner of Site looking north-west.

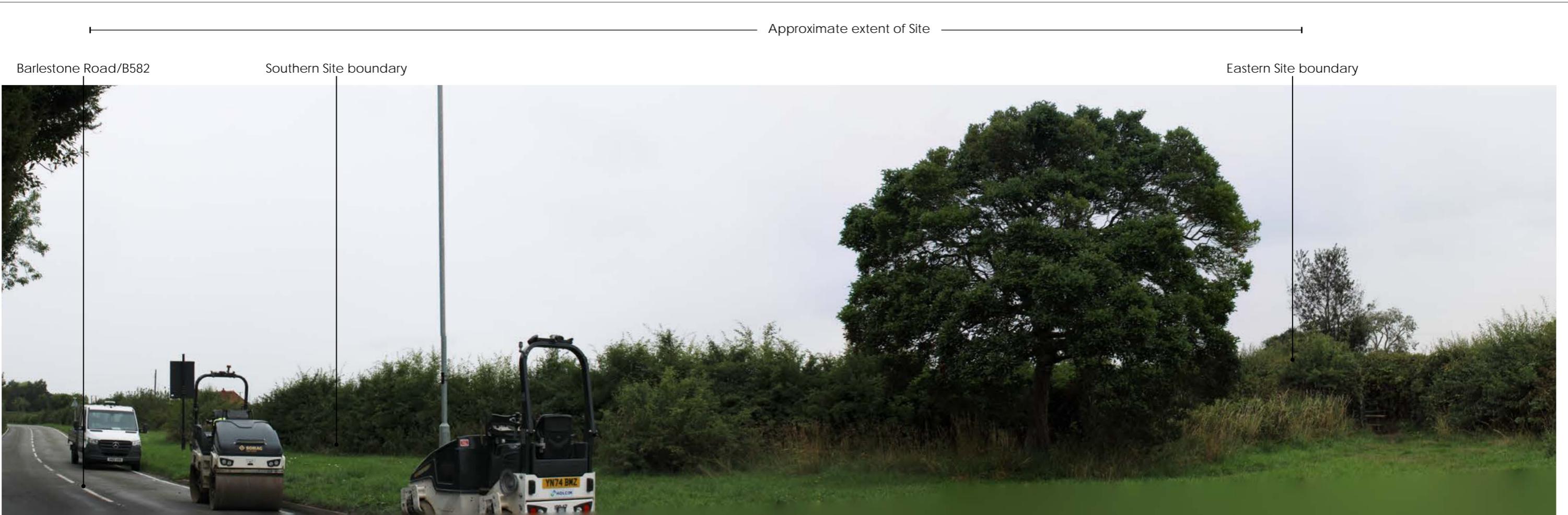
		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT
t 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk		
Project Land at The Firs, Barlestone Road, Newbold Verdon		Drawing No. CSA/7625/102
Drawing Title	Photosheets	Date October 2025
Client	Wheeldon 1867	Drawn MC Checked JP Rev -



**Photograph 7** View from Desford Road looking north-west towards Site.

Visualisation Type 1  
 Cylindrical projection  
 48% @ A3, 96% @ A1  
 29.07.2025, 08:58  
 Canon 2000D 1.6x, Canon EF-S 18-55mm  
 HfoV 90°  
 Looking direction: NW

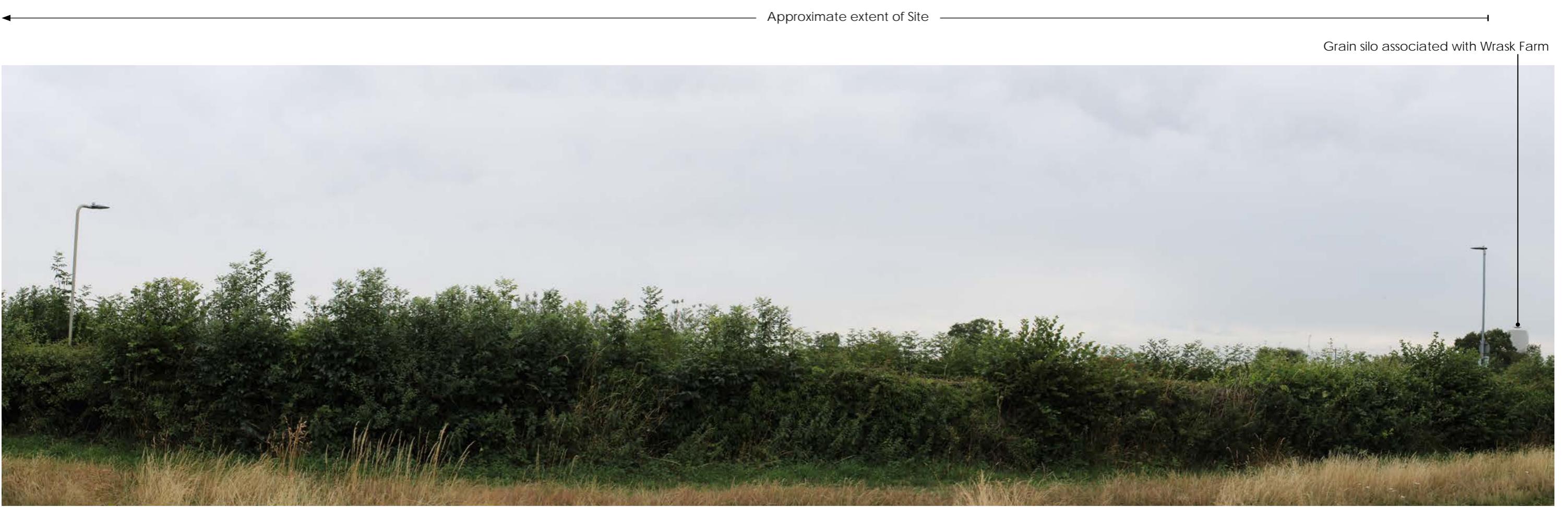
		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT <b>t</b> 01462 743647 <b>e</b> ashwell@csaenvironmental.co.uk <b>w</b> csaenvironmental.co.uk	
Project	Land at The Firs, Barlestorne Road, Newbold Verdon	Drawing No.	CSA/7625/102
Drawing Title	Photosheets	Date	October 2025
Client	Wheeldon 1867	Drawn MC	Checked JP



**Photograph 8** View from Barlestone Road looking north-west towards Site.

Visualisation Type 1  
 Cylindrical projection  
 48% @ A3, 96% @ A1  
 29.07.2025, 08:54  
 Canon 2000D 1.6x, Canon EF-S 18-55mm  
 HfoV 90°  
 Looking direction: NW

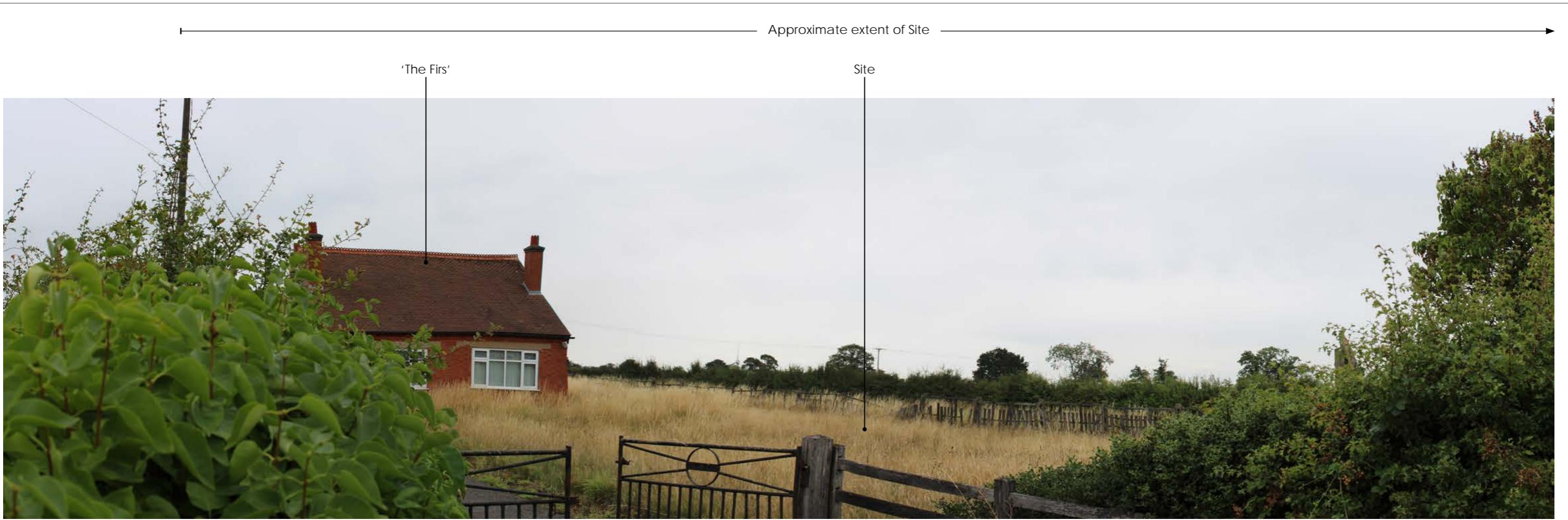
<b>CSA</b> environmental		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT
		t 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk
Project	Land at The Firs, Barlestone Road, Newbold Verdon	Drawing No. CSA/7625/102
Drawing Title	Photosheets	Date October 2025
Client	Wheeldon 1867	Drawn MC Checked JP Rev -



**Photograph 9** View from Sparkenhoe looking north-east towards Site.

Visualisation Type 1  
Cylindrical projection  
48% @ A3, 96% @ A1  
29.07.2025, 08:41  
Canon 2000D 1.6x, Canon EF-S 18-55mm  
HfoV 90°  
Looking direction: NE

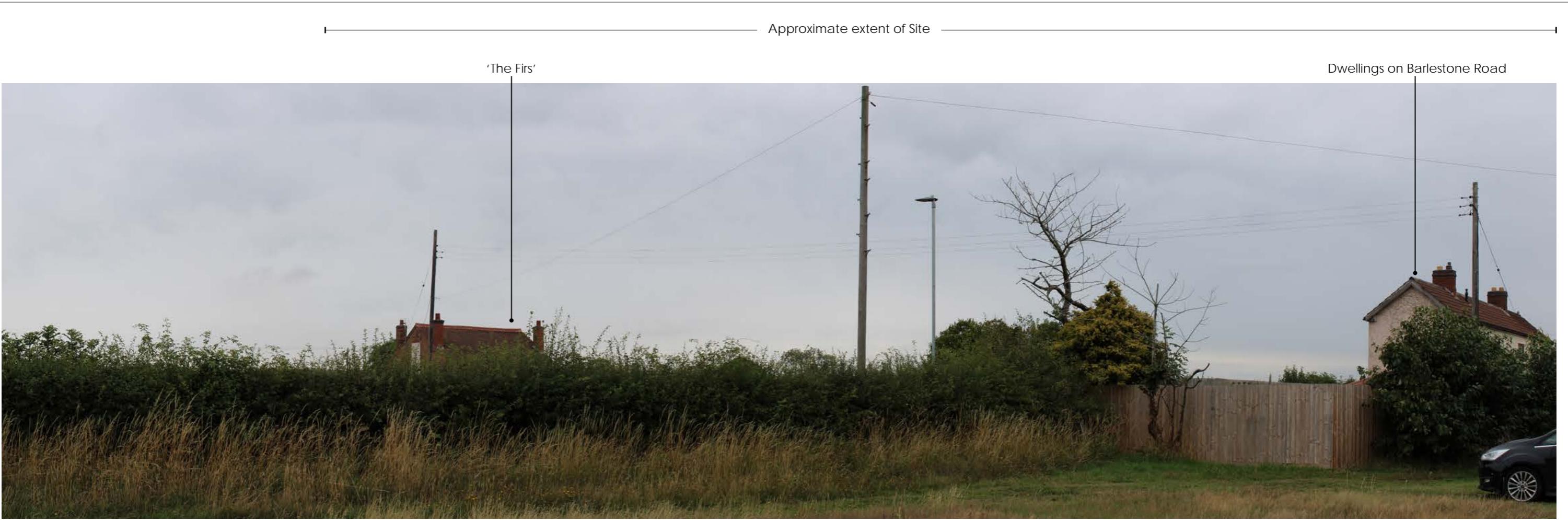
<b>CSA</b> environmental	Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT t 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk
Project Land at The Firs, Barlestone Road, Newbold Verdon	Drawing No. CSA/7625/102
Drawing Title Photosheets	Date October 2025
Client Wheeldon 1867	Drawn MC Checked JP Rev -



**Photograph 10** View from entrance to 'The Firs' on Barlestone Road looking north-east towards Site.

Visualisation Type 1  
 Cylindrical projection  
 48% @ A3, 96% @ A1  
 29.07.2025, 08:51  
 Canon 2000D 1.6x, Canon EF-S 18-55mm  
 HfoV 90°  
 Looking direction: NE

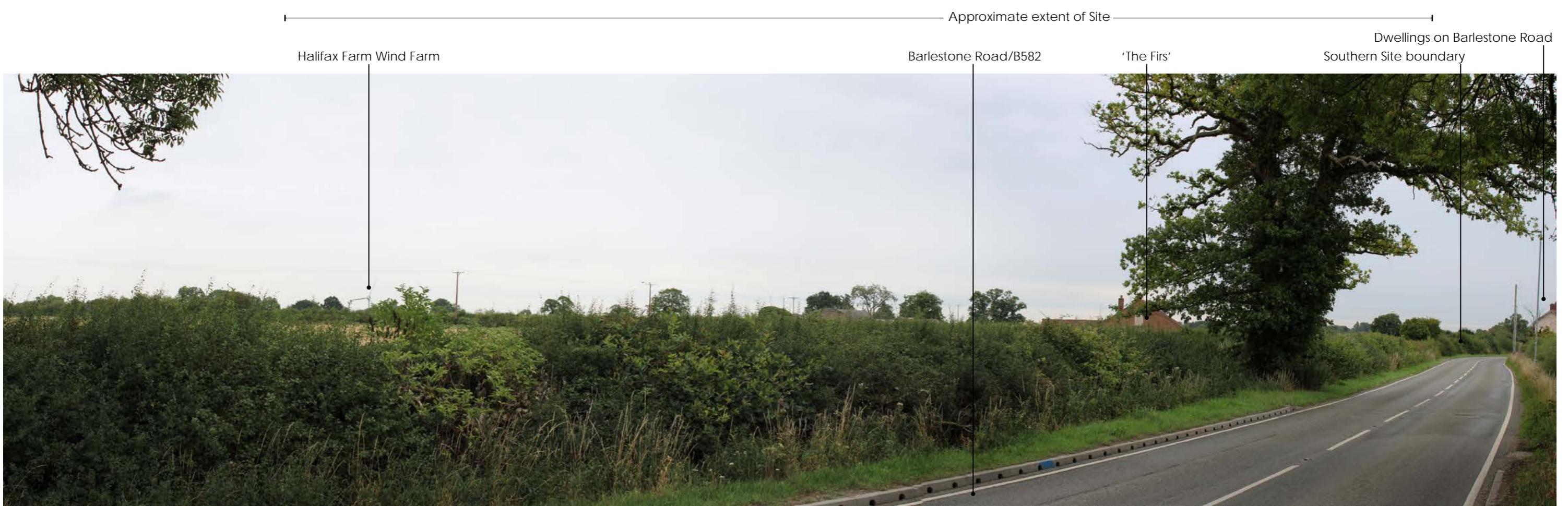
<b>CSA</b> environmental		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT
<p><b>t</b> 01462 743647  <b>e</b> ashwell@csaenvironmental.co.uk  <b>w</b> csaenvironmental.co.uk</p>		
Project	Land at The Firs, Barlestone Road, Newbold Verdon	Drawing No. CSA/7625/102
Drawing Title	Photosheets	Date October 2025
Client	Wheeldon 1867	Drawn MC Checked JP Rev -



**Photograph 11** View from Sparkenhoe looking north-east towards Site.

Visualisation Type 1  
Cylindrical projection  
48% @ A3, 96% @ A1  
29.07.2025, 08:44  
Canon 2000D 1.6x, Canon EF-S 18-55mm  
HfoV 90°  
Looking direction: NE

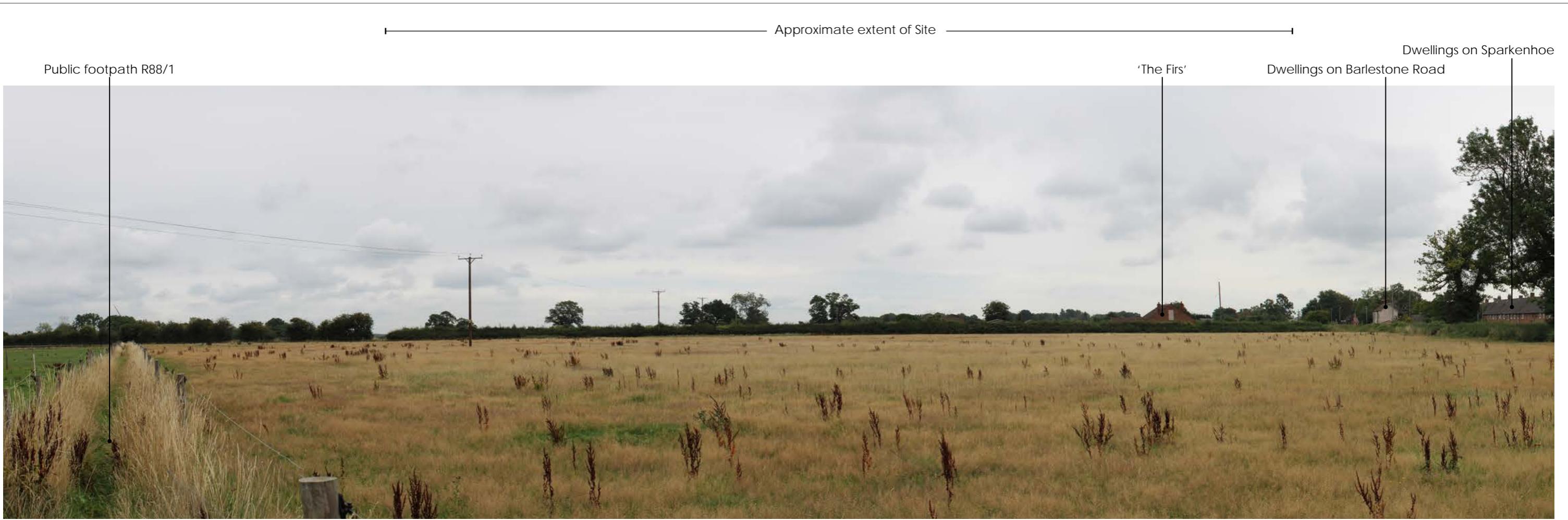
<b>CSA</b> environmental		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT <b>t</b> 01462 743647 <b>e</b> ashwell@csaenvironmental.co.uk <b>w</b> csaenvironmental.co.uk
Project	Land at The Firs, Barlestorne Road, Newbold Verdon	Drawing No. CSA/7625/102
Drawing Title	Photosheets	Date October 2025
Client	Wheeldon 1867	Drawn MC Checked JP Rev -



**Photograph 12** View from pedestrian access to Sparkenhoe from Barlestone Road looking north-east towards Site.

Visualisation Type 1  
 Cylindrical projection  
 48% @ A3, 96% @ A1  
 29.07.2025, 08:46  
 Canon 2000D 1.6x, Canon EF-S 18-55mm  
 HfoV 90°  
 Looking direction: NE

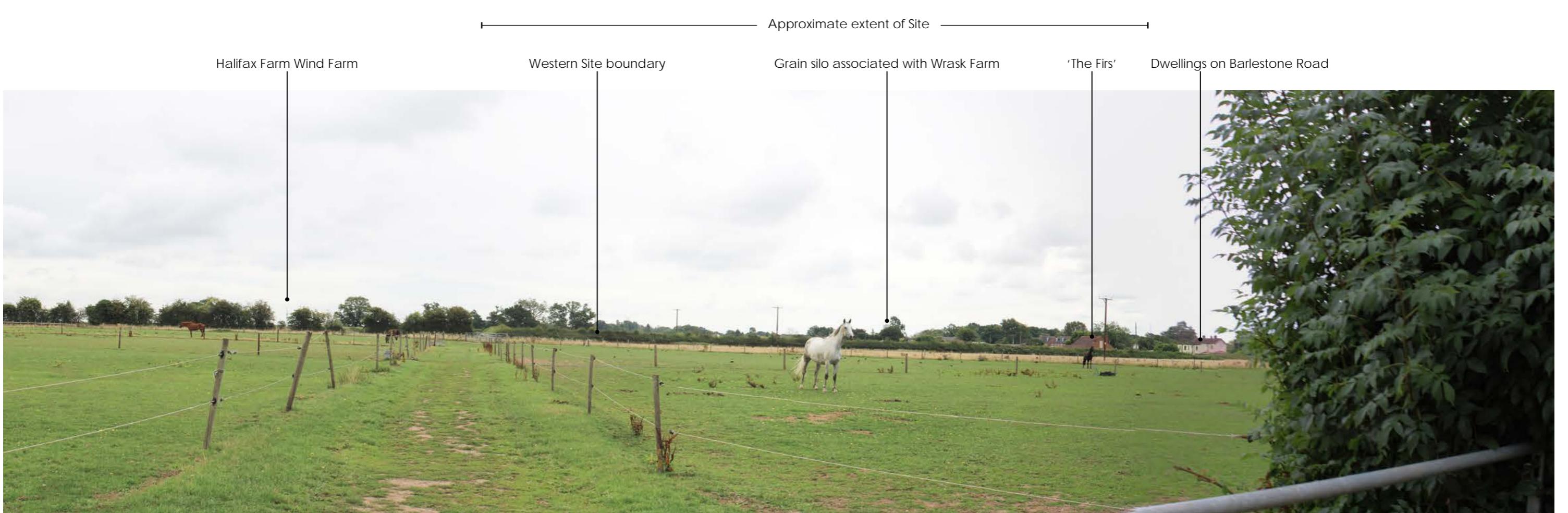
		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT
<sup>t</sup> 01462 743647 <sup>e</sup> ashwell@csaenvironmental.co.uk <sup>w</sup> csaenvironmental.co.uk		
Project	Land at The Firs, Barlestone Road, Newbold Verdon	Drawing No. CSA/7625/102
Drawing Title	Photosheets	Date October 2025
Client	Wheeldon 1867	Drawn MC Checked JP Rev -



**Photograph 13** View from public footpath R88/1 looking north-east towards Site.

Visualisation Type 1  
Cylindrical projection  
48% @ A3, 96% @ A1  
29.07.2025, 09:31  
Canon 2000D 1.6x, Canon EF-S 18-55mm  
HfoV 90°  
Looking direction: NE

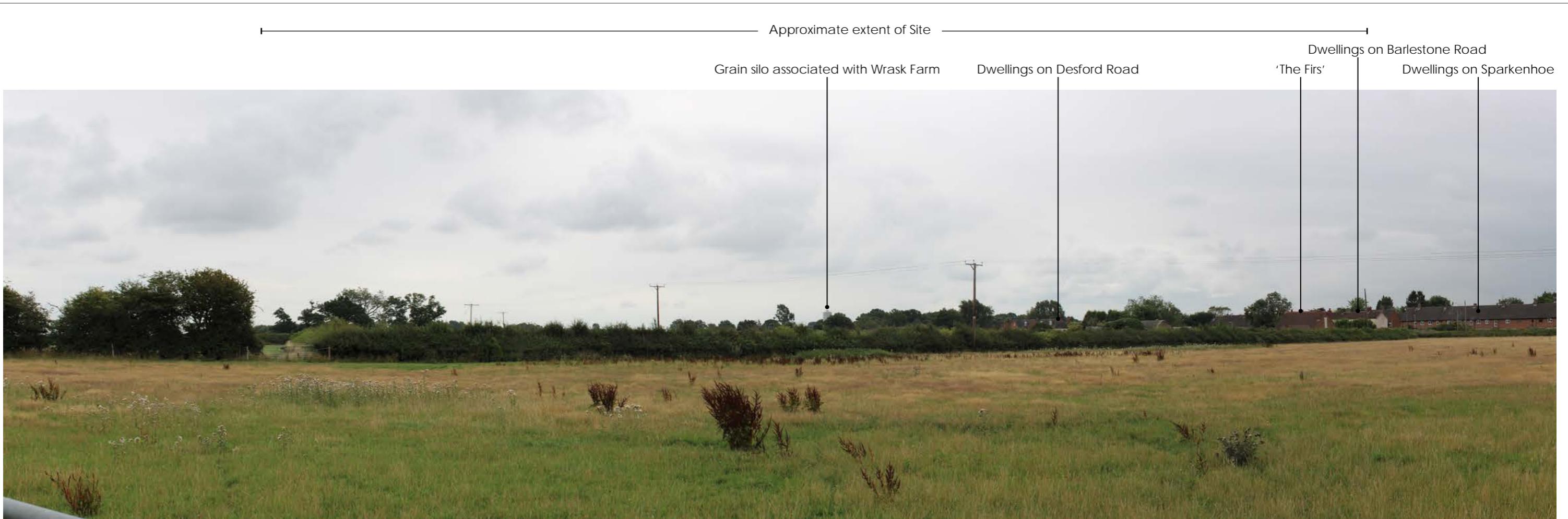
<b>CSA</b> environmental		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT t 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk
Project	Land at The Firs, Barlestorne Road, Newbold Verdon	Drawing No. CSA/7625/102
Drawing Title	Photosheets	Date October 2025
Client	Wheeldon 1867	Drawn MC Checked JP Rev -



**Photograph 14** View from public access route opposite Mill Lane looking south-east towards Site.

Visualisation Type 1  
 Cylindrical projection  
 48% @ A3, 96% @ A1  
 29.07.2025, 09:37  
 Canon 2000D 1.6x, Canon EF-S 18-55mm  
 HfoV 90°  
 Looking direction: SE

		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT
<sup>t</sup> 01462 743647 <sup>e</sup> ashwell@csaenvironmental.co.uk <sup>w</sup> csaenvironmental.co.uk		
Project	Land at The Firs, Barlestorne Road, Newbold Verdon	Drawing No. CSA/7625/102
Drawing Title	Photosheets	Date October 2025
Client	Wheeldon 1867	Drawn MC Checked JP Rev -



**Photograph 15** View from public footpath R88/1 looking south-east towards Site.

Visualisation Type 1  
 Cylindrical projection  
 48% @ A3, 96% @ A1  
 29.07.2025, 09:28  
 Canon 2000D 1.6x, Canon EF-S 18-55mm  
 HfoV 90°  
 Looking direction: SE

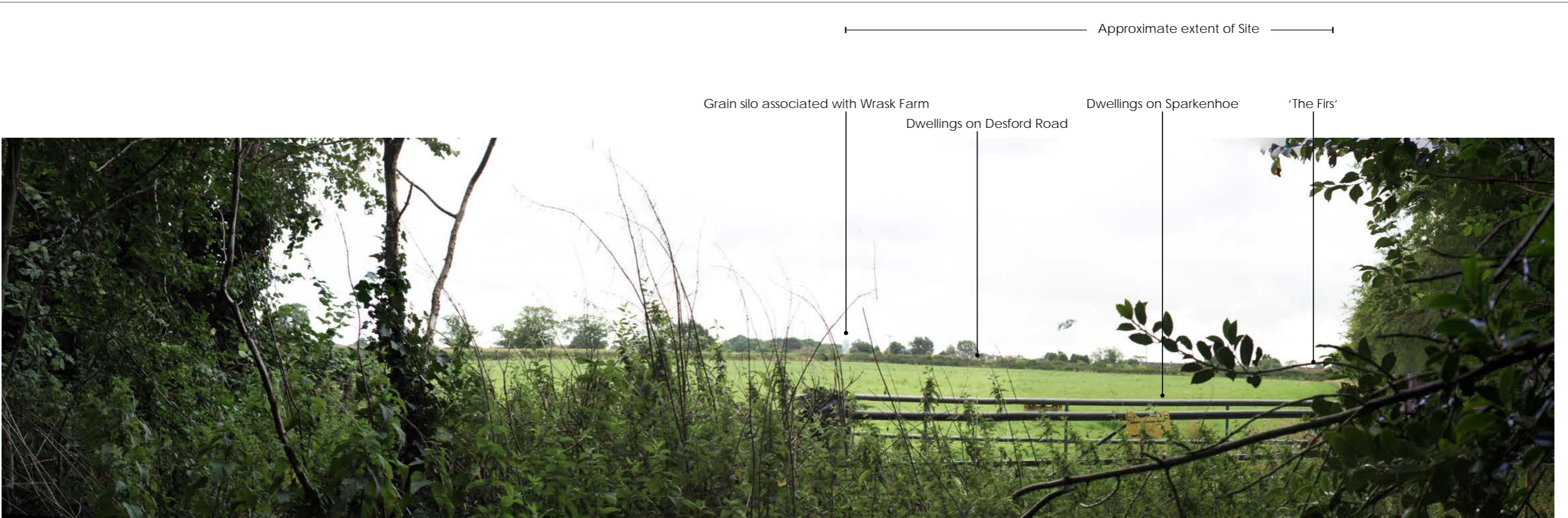
		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT t 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk		
Project	Land at The Firs, Barlestone Road, Newbold Verdon	Drawing No.	CSA/7625/102	
Drawing Title	Photosheets	Date	October 2025	
Client	Wheeldon 1867	Drawn MC	Checked JP	Rev -



**Photograph 16** View from public footpath R88/1 looking south-east towards Site.

Visualisation Type 1  
Cylindrical projection  
48% @ A3, 96% @ A1  
29.07.2025, 09:24  
Canon 2000D 1.6x, Canon EF-S 18-55mm  
HfoV 90°  
Looking direction: SE

<b>CSA</b> environmental		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT
<b>t</b>	01462 743647	
<b>e</b>	ashwell@csaenvironmental.co.uk	
<b>w</b>	csaenvironmental.co.uk	
Project	Land at The Firs, Barlestorne Road, Newbold Verdon	Drawing No. CSA/7625/102
Drawing Title	Photosheets	Date October 2025
Client	Wheeldon 1867	Drawn MC Checked JP Rev -



**Photograph 17** View from public byway S12/1 looking south towards Site.

Visualisation Type 1  
 Cylindrical projection  
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 29.07.2025, 09:48  
 Canon 2000D 1.6x, Canon EF-S 18-55mm  
 HfoV 90°  
 Looking direction: S

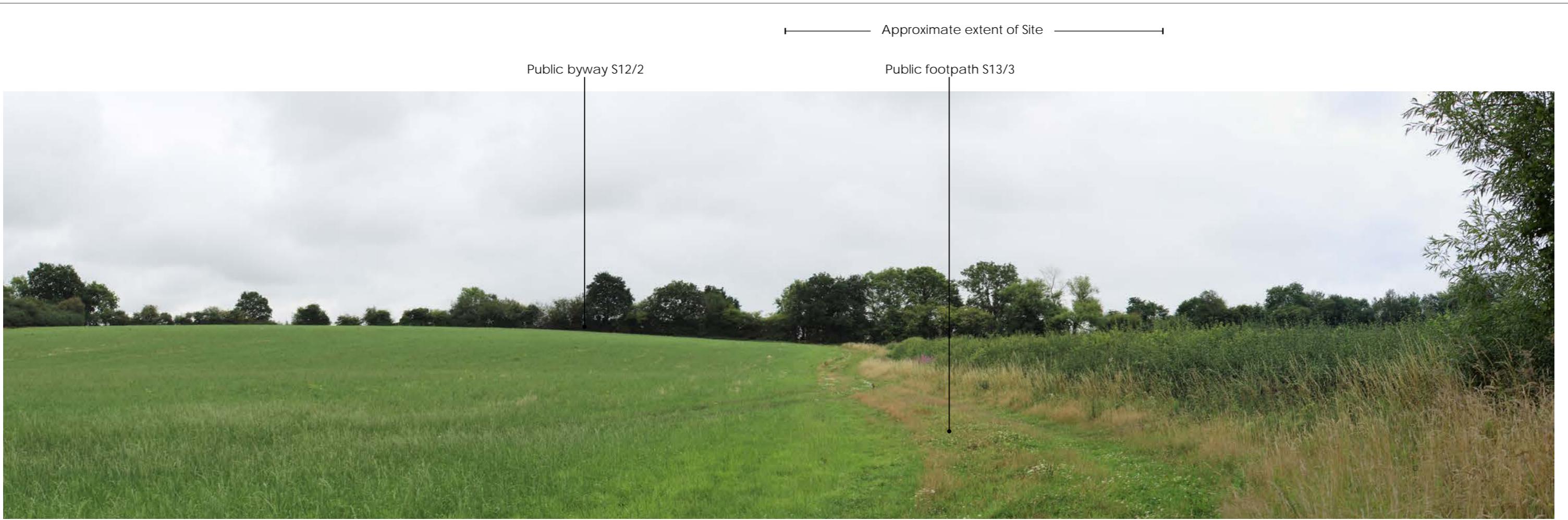
		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT
<sup>t</sup> 01462 743647 <sup>e</sup> ashwell@csaenvironmental.co.uk <sup>w</sup> csaenvironmental.co.uk		
Project	Land at The Firs, Barlestone Road, Newbold Verdon	Drawing No. CSA/7625/102
Drawing Title	Photosheets	Date October 2025
Client	Wheeldon 1867	Drawn MC Checked JP Rev -



**Photograph 18** View from public footpath S13/1 looking south-west towards Site.

Visualisation Type 1  
 Cylindrical projection  
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 29.07.2025, 09:20  
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 HfoV 90°  
 Looking direction: SW

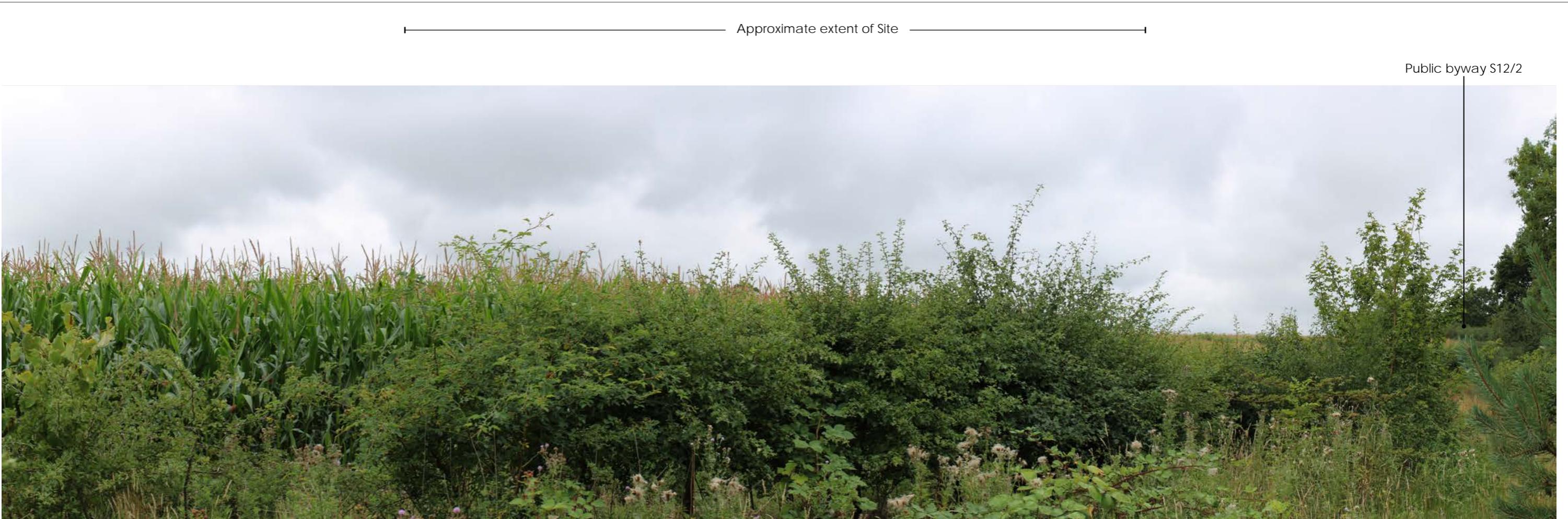
<b>CSA</b> environmental		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT
		t 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk
Project	Land at The Firs, Barlestone Road, Newbold Verdon	Drawing No. CSA/7625/102
Drawing Title	Photosheets	Date October 2025
Client	Wheeldon 1867	Drawn MC Checked JP Rev -



**Photograph 19** View from public footpath S13/3 looking south-west towards Site.

Visualisation Type 1  
Cylindrical projection  
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29.07.2025, 09:53  
Canon 2000D 1.6x, Canon EF-S 18-55mm  
HfoV 90°  
Looking direction: SW

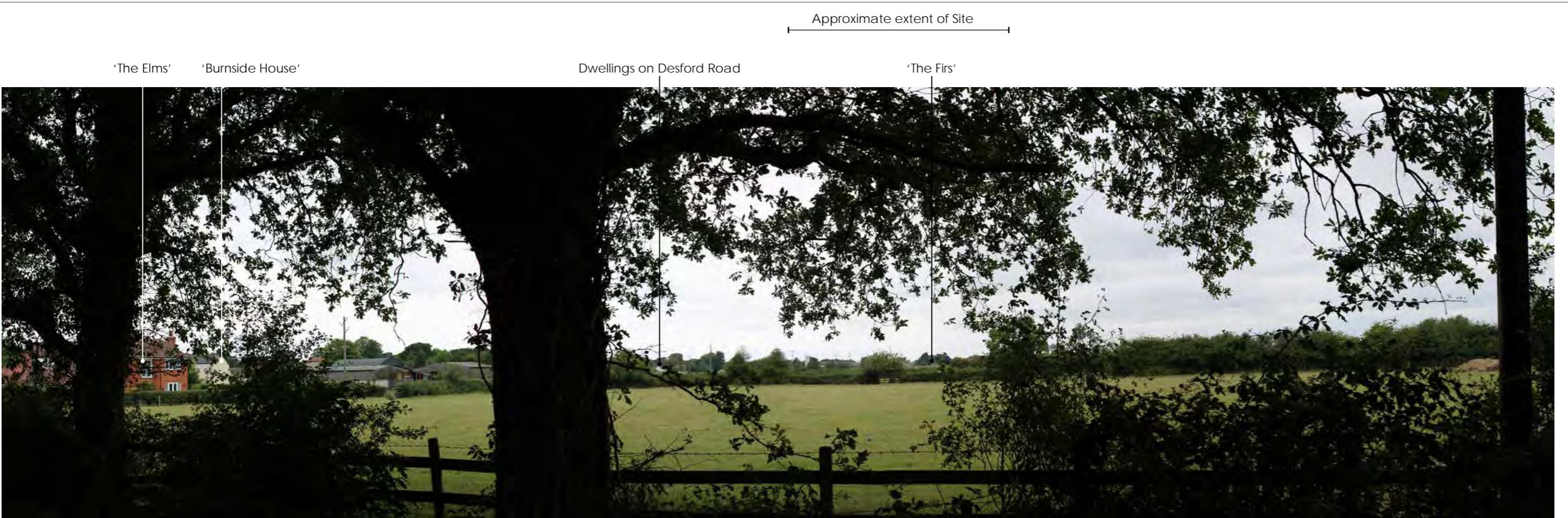
<b>CSA</b> environmental		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT
<b>Project</b>	Land at The Firs, Barlestone Road, Newbold Verdon	<b>Drawing No.</b> CSA/7625/102
<b>Drawing Title</b>	Photosheets	<b>Date</b> October 2025
<b>Client</b>	Wheeldon 1867	<b>Drawn MC</b> <b>Checked JP</b> <b>Rev</b> -



**Photograph 20** View from public footpath R88/2 looking south-west towards Site.

Visualisation Type 1  
Cylindrical projection  
48% @ A3, 96% @ A1  
29.07.2025, 11:00  
Canon 2000D 1.6x, Canon EF-S 18-55mm  
HfoV 90°  
Looking direction: SW

<b>CSA</b> environmental		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT <b>t</b> 01462 743647 <b>e</b> ashwell@csaenvironmental.co.uk <b>w</b> csaenvironmental.co.uk
Project	Land at The Firs, Barlestone Road, Newbold Verdon	Drawing No. CSA/7625/102
Drawing Title	Photosheets	Date October 2025
Client	Wheeldon 1867	Drawn MC Checked JP Rev -



**Photograph 21** View from public bridleway R74/2 looking west towards Site.

Visualisation Type 1  
 Cylindrical projection  
 48% @ A3, 96% @ A1  
 29.07.2025, 11:52  
 Canon 2000D 1.6x, Canon EF-S 18-55mm  
 HfoV 90°  
 Looking direction: W

		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT
<sup>t</sup> 01462 743647 <sup>e</sup> ashwell@csaenvironmental.co.uk <sup>w</sup> csaenvironmental.co.uk		
Project	Land at The Firs, Barlestone Road, Newbold Verdon	Drawing No. CSA/7625/102
Drawing Title	Photosheets	Date October 2025
Client	Wheeldon 1867	Drawn MC Checked JP Rev -



**Photograph 22** View from Desford Road looking north-west towards Site.

Visualisation Type 1  
 Cylindrical projection  
 48% @ A3, 96% @ A1  
 29.07.2025, 11:59  
 Canon 2000D 1.6x, Canon EF-S 18-55mm  
 HfoV 90°  
 Looking direction: NW

		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT
<b>t</b>	01462 743647	
<b>e</b>	ashwell@csaenvironmental.co.uk	
<b>w</b>	csaenvironmental.co.uk	
Project	Land at The Firs, Barlestone Road, Newbold Verdon	Drawing No. CSA/7625/102
Drawing Title	Photosheets	Date October 2025
Client	Wheeldon 1867	Drawn MC Checked JP Rev -



**Photograph 23** View from Barlestone Road looking south-east towards Site.

Visualisation Type 1  
 Cylindrical projection  
 48% @ A3, 96% @ A1  
 29.07.2025, 10:44  
 Canon 2000D 1.6x, Canon EF-S 18-55mm  
 HfoV 90°  
 Looking direction: SE

		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT t 01462 743647 e ashwell@csaenvironmental.co.uk w csaenvironmental.co.uk	
Project	Land at The Firs, Barlestone Road, Newbold Verdon	Drawing No.	CSA/7625/102
Drawing Title	Photosheets	Date	October 2025
Client	Wheeldon 1867	Drawn MC	Checked JP



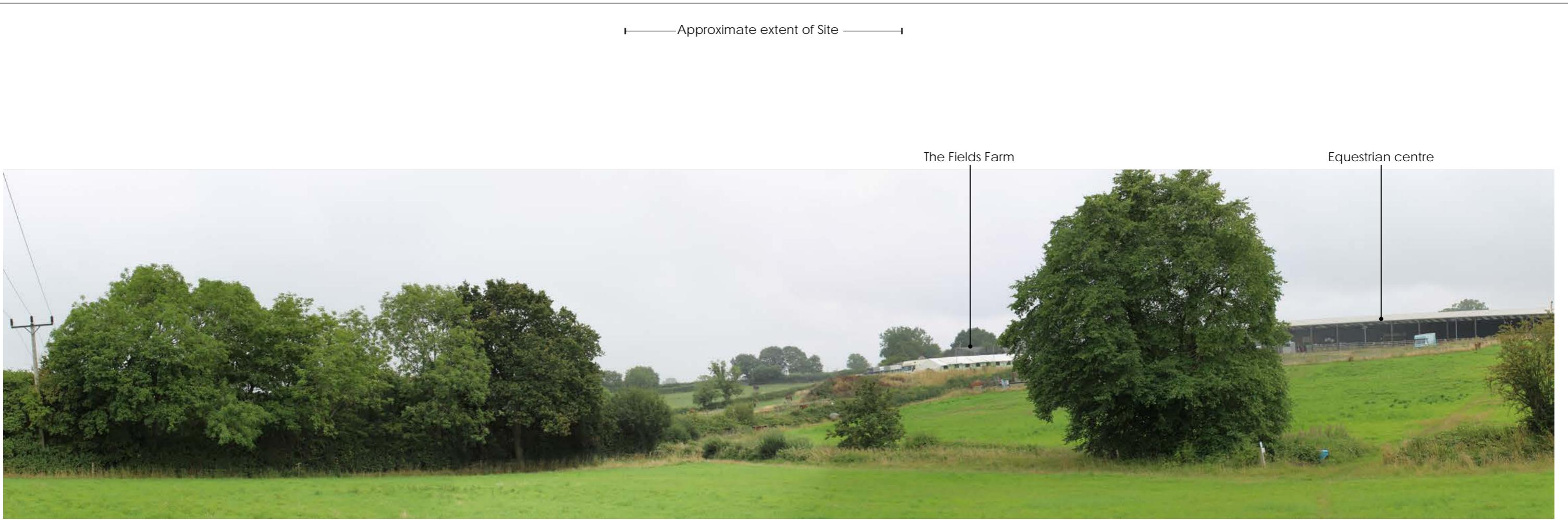
**Photograph 24** View from public footpath S11/1 looking south-east towards Site.

Visualisation Type 1  
 Cylindrical projection  
 48% @ A3, 96% @ A1  
 29.07.2025, 10:40  
 Canon 2000D 1.6x, Canon EF-S 18-55mm  
 HfoV 90°  
 Looking direction: SE



Dixies Barns, High Street,  
 Ashwell, Hertfordshire SG7 5NT  
 t 01462 743647  
 e ashwell@csaenvironmental.co.uk  
 w csaenvironmental.co.uk

Project	Land at The Firs, Barlestorne Road, Newbold Verdon	Drawing No.	CSA/7625/102
Drawing Title	Photosheets	Date	October 2025
Client	Wheeldon 1867	Drawn MC	Checked JP



**Photograph 25** View from public footpath S11/1 looking south-east towards Site.

Visualisation Type 1  
 Cylindrical projection  
 48% @ A3, 96% @ A1  
 29.07.2025, 10:35  
 Canon 2000D 1.6x, Canon EF-S 18-55mm  
 HfoV 90°  
 Looking direction: SE

		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT
<sup>t</sup> 01462 743647 <sup>e</sup> ashwell@csaenvironmental.co.uk <sup>w</sup> csaenvironmental.co.uk		
Project	Land at The Firs, Barlestorne Road, Newbold Verdon	Drawing No. CSA/7625/102
Drawing Title	Photosheets	Date October 2025
Client	Wheeldon 1867	Drawn MC Checked JP Rev -



**Photograph 26** View from public footpath S10/2 looking south-east towards Site.

Visualisation Type 1  
Cylindrical projection  
48% @ A3, 96% @ A1  
29.07.2025, 10:24  
Canon 2000D 1.6x, Canon EF-S 18-55mm  
HfoV 90°  
Looking direction: SE

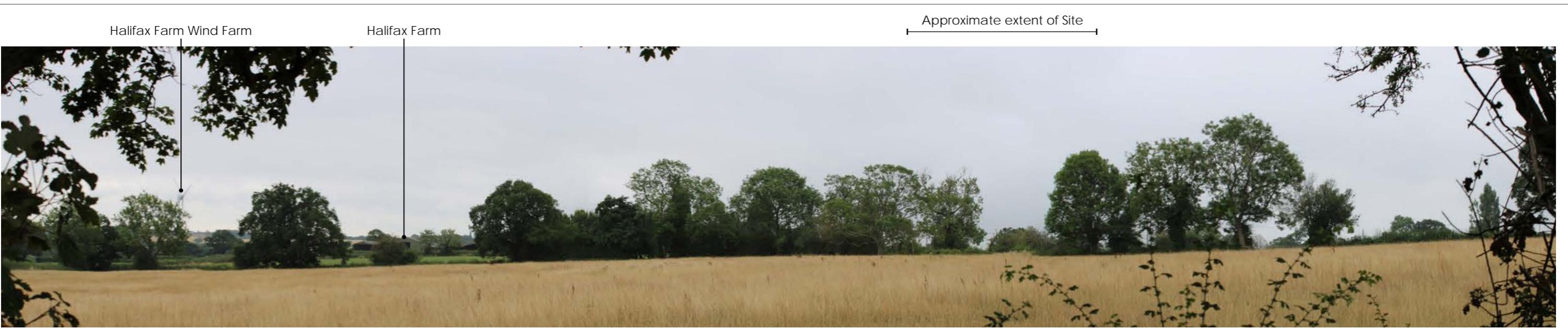
<b>CSA</b> environmental		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT <b>t</b> 01462 743647 <b>e</b> ashwell@csaenvironmental.co.uk <b>w</b> csaenvironmental.co.uk
Project	Land at The Firs, Barlestorne Road, Newbold Verdon	Drawing No. CSA/7625/102
Drawing Title	Photosheets	Date October 2025
Client	Wheeldon 1867	Drawn MC Checked JP Rev -



**Photograph 27** View from public footpath S7/3 looking south-west towards Site.

Visualisation Type 1  
Cylindrical projection  
48% @ A3, 96% @ A1  
29.07.2025, 10:06  
Canon 2000D 1.6x, Canon EF-S 18-55mm  
HfoV 90°  
Looking direction: SW

<b>CSA</b> environmental		Dixies Barns, High Street, Ashwell, Hertfordshire SG7 5NT <b>t</b> 01462 743647 <b>e</b> ashwell@csaenvironmental.co.uk <b>w</b> csaenvironmental.co.uk
Project	Land at The Firs, Barlestone Road, Newbold Verdon	Drawing No. CSA/7625/102
Drawing Title	Photosheets	Date October 2025
Client	Wheeldon 1867	Drawn MC Checked JP Rev -



Panorama 28



Photograph 28

View from public footpath S7/6 looking south towards Site.

Visualisation Type 1  
Planar projection  
75% @ A3, 150% @ A1  
29.07.2025, 10:16  
Canon 2000D 1.6x, Canon EF-S 18-55mm  
HfoV 40°  
Looking direction: S

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environmental

Dixies Barns, High Street,  
Ashwell, Hertfordshire SG7 5NT  
t 01462 743647  
e ashwell@csaenvironmental.co.uk  
w csaenvironmental.co.uk

Project	Land at The Firs, Barlestone Road, Newbold Verdon	Drawing No.	CSA/7625/102
Drawing Title	Photosheets	Date	October 2025
Client	Wheeldon 1867	Drawn MC	Checked JP



Panorama 29



Photograph 29

View from public bridleway R74/5 looking south-west towards Site.

Visualisation Type 1  
Planar projection  
75% @ A3, 150% @ A1  
29.07.2025, 11:31  
Canon 2000D 1.6x, Canon EF-S 18-55mm  
HfoV 40°  
Looking direction: SW

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environmental

Dixies Barns, High Street,  
Ashwell, Hertfordshire SG7 5NT  
t 01462 743647  
e ashwell@csaenvironmental.co.uk  
w csaenvironmental.co.uk

Project	Land at The Firs, Barlestorne Road, Newbold Verdon	Drawing No.	CSA/7625/102
Drawing Title	Photosheets	Date	October 2025
Client	Wheeldon 1867	Drawn MC	Checked JP

## **Appendix D**

### Designations and Local Policy Plan



### Legend

Site Boundary

### Designations

#### Heritage

Conservation Areas

Scheduled Monuments (SM)

#### Listed Building points

▲ I

▲ II

▲ II\*

0 0.25 0.5 km

## **Appendix E**

### National Landscape Policy Context

## 1.0 APPENDIX E – NATIONAL LANDSCAPE POLICY CONTEXT

### National Planning Policy Framework (December 2024)

- 1.1 National policy is set out in the National Planning Policy Framework ('NPPF') and those parts relevant to this assessment are summarised below.
- 1.2 Paragraphs 10 and 11 of the NPPF state that at the heart of the Framework is a presumption in favour of sustainable development, which should be applied in relation to both plan-making and decision-taking.
- 1.3 Paragraph 20 of the NPPF states that strategic policies should set out an overall strategy for the pattern, scale and design quality of places and make sufficient provision for, among other elements, the '*(d) conservation and enhancement of the natural, built and historic environment, including landscapes and green infrastructure, and planning measures to address climate change mitigation and adaptation.*'
- 1.4 Section 12 of the NPPF sets out that planning policies and decisions should support the creation of high quality, beautiful and sustainable buildings and places. Paragraph 132 states that '*... design policies should be developed with local communities so they reflect local aspirations, and are grounded in an understanding and evaluation of each area's defining characteristics.*' Paragraph 133 requires local authorities to prepare design guides and codes which act as a framework to reflect local character and design preferences to create high quality designed places which are beautiful and distinctive.
- 1.5 Paragraph 135 states that planning policies and decisions, should ensure that developments, amongst others:
  - 'will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*
  - are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;*
  - are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change...'*
- 1.6 Paragraph 136 highlights the importance of new and retained trees to the character and quality of urban environments, with appropriate species choice for the location and the needs of all users.
- 1.7 Paragraph 137 states that the design quality should be integral to the evolution and assessment of proposals, and paragraph 139 goes on to state that poorly

designed development should be refused, particularly where it does not follow local or government design guidance.

1.8 Section 15 of the NPPF deals with conserving and enhancing the natural environment. Paragraph 187 of the document states that the planning system should contribute to and enhance the natural and local environment through, among other things, protecting and enhancing valued landscapes, '*... (in a manner commensurate with their statutory status or identified quality in the development plan)*'. The paragraph also outlines that the planning system should recognise the, '*... intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland.*'

1.9 Paragraph 188 highlights that plans should:

*'... distinguish between the hierarchy of international, national and locally designated sites; allocate land with the least environmental or amenity value, where consistent with other policies in this Framework; take a strategic approach to maintaining and enhancing networks of habitats and green infrastructure; and plan for the enhancement of natural capital at a catchment or landscape scale across local authority boundaries.'*

1.10 Paragraph 193 notes that in the process of determining planning applications, local planning authorities should apply several principles. Among these, the paragraph notes that, '*(c) development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists*'.

### **Planning Practice Guidance**

1.11 The Planning Practice Guidance ('PPG') as relevant to this assessment covers landscape and the natural environment, and the design of new developments. The PPG may be out of date in its reference to NPPF paragraph numbers, and where this is the case, the latest paragraph number has been included in the text in square brackets.

1.12 Paragraph 001 (ID 26-001-20191001) of the Design: process and tools section sets out the purpose of the guidance, which aims to explain the process and tools that can be employed to achieve well-designed places. The guidance refers to paragraph 134 [139] of the NPPF which relates to ensuring good design, and states that the section should be read in conjunction with the National Design Guide (published Oct, 2019), which it notes should be used in both plan-making and decision making. Ten good design characteristics are

identified in the National Design Guide, and these are set out as follows in the PPG:

- Context
- Identity
- Built form
- Movement
- Nature
- Public places
- Uses
- Homes and buildings
- Resources
- Lifespan.

- 1.13 Paragraphs 006 and 007 deal with masterplans, stating that they should be site specific and should '*... set the vision and implementation strategy for a development...*'. Paragraph 006 notes that they may need to be accompanied by other technical reports including landscape assessment and proposals for securing biodiversity net gain.
- 1.14 The Natural environment section of the guidance aims to explain the key issues to consider in relation to the implementation of policies to protect and enhance the natural environment, including local requirements.
- 1.15 Paragraph 004 defines Green Infrastructure, while in paragraph 005 it explains its importance as a natural capital asset that provides multiple benefits, including enhanced biodiversity, landscapes and urban cooling. In paragraph 006 the guidance sets out the planning goals green infrastructure can assist in achieving, and these are:

*Building a strong, competitive economy;*

*Achieving well-designed places;*

*Promoting healthy and safe communities;*

*Mitigating climate change, flooding and coastal change;*

*Conserving and enhancing the natural environment.*

- 1.16 The final paragraph (008) in the green infrastructure sub-section notes that:

*'Green infrastructure opportunities and requirements need to be considered at the earliest stages of development proposals, as an integral part of development and infrastructure provision, and taking into account existing natural assets and the most suitable locations and types of new provision.'*

1.17 Within the Biodiversity, geodiversity and ecosystems section, the topic of net gain has been included. Paragraph 020 describes net gain as '*... an approach to development that leaves the natural environment in a measurably better state than it was beforehand. Net gain is an umbrella term for both biodiversity net gain and wider environmental net gain.*'

1.18 In the Landscape section of the guidance, paragraph 036 refers to that part of paragraph 180 of the NPPF which deals with the recognition of the intrinsic character and beauty of the countryside in local plans, and the need for strategic policies to '*... provide for the conservation and enhancement of landscapes. This can include nationally and locally-designated landscapes but also the wider countryside.*' Paragraph 036 goes on to note that:

*'Where landscapes have a particular local value, it is important for policies to identify their special characteristics and be supported by proportionate evidence. Policies may set out criteria against which proposals for development affecting these areas will be assessed. Plans can also include policies to avoid adverse impacts on landscapes and to set out necessary mitigation measures, such as appropriate design principles and visual screening, where necessary. The cumulative impacts of development on the landscape need to be considered carefully.'*

### **National Design Guide**

1.19 The National Design Guide (2019) provides guidance to illustrate '*... how well-designed places that are beautiful, enduring and successful can be achieved in practice.*'

1.20 The guidance identifies ten good design characteristics and the following are of most relevance to landscape and visual assessment (our emphasis):

Context is described as '*... the location of the development and the attributes of its immediate, local and regional surroundings.*' The Guide goes on to state that,

*'An understanding of the context, history and cultural characteristics of a site, neighbourhood and region influences the location, siting and design of new developments. It means they are well grounded in their locality and more likely to be acceptable to existing communities. Creating a positive sense of place helps to foster a sense of belonging and contributes to well-being, inclusion and community cohesion.'*

*The identity or character of a place comes from the way that buildings, streets and spaces, landscape and infrastructure combine together and how people experience them. It is not just about the buildings and how a place looks, but how it engages with all of the senses. Local character*

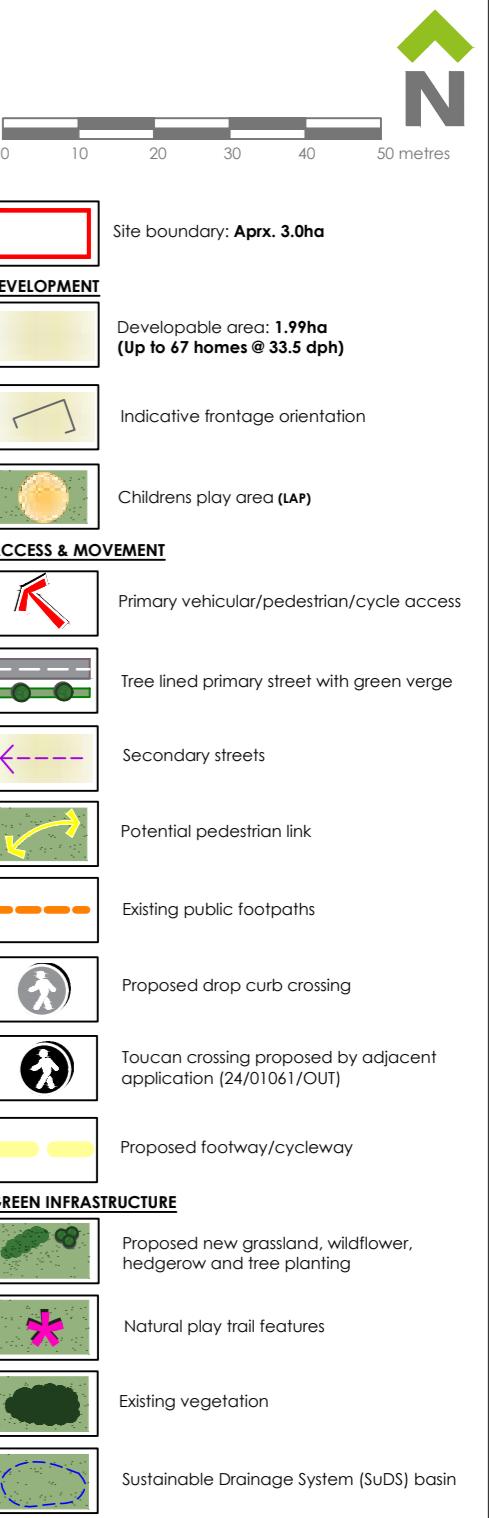
*makes places distinctive. Well-designed, sustainable places with a strong identity give their users, occupiers and owners a sense of pride, helping to create and sustain communities and neighbourhoods.*

*Nature contributes to the quality of a place, and to people's quality of life, and it is a critical component of well-designed places. Natural features are integrated into well-designed development. They include natural and designed landscapes, high quality public open spaces, street trees, and other trees, grass, planting and water.'*

- 1.21 The National Model Design Code (July, 2021) expands upon the ten characteristics of good design providing an overarching framework for design. The document provides detailed guidance on the production of design codes, guides and policies to promote successful design. It is split into two parts; Part 1 focusing on the coding process, and Part 2 comprising guidance notes.

## **Appendix F**

### Development Framework Plan



**CSA**  
environmental

Dixies Barns, High Street,  
Ashwell, Hertfordshire SG7 5NT

t 01462 743647  
e ashwell@csaenvironmental.co.uk  
w csaenvironmental.co.uk

Project Land North of Barlestorne Road,  
**NEWBOLD VERDON**

Title Development Framework Plan

Client Wheeldon 1867

Scale 1:1000 @ A2 Drawn DF

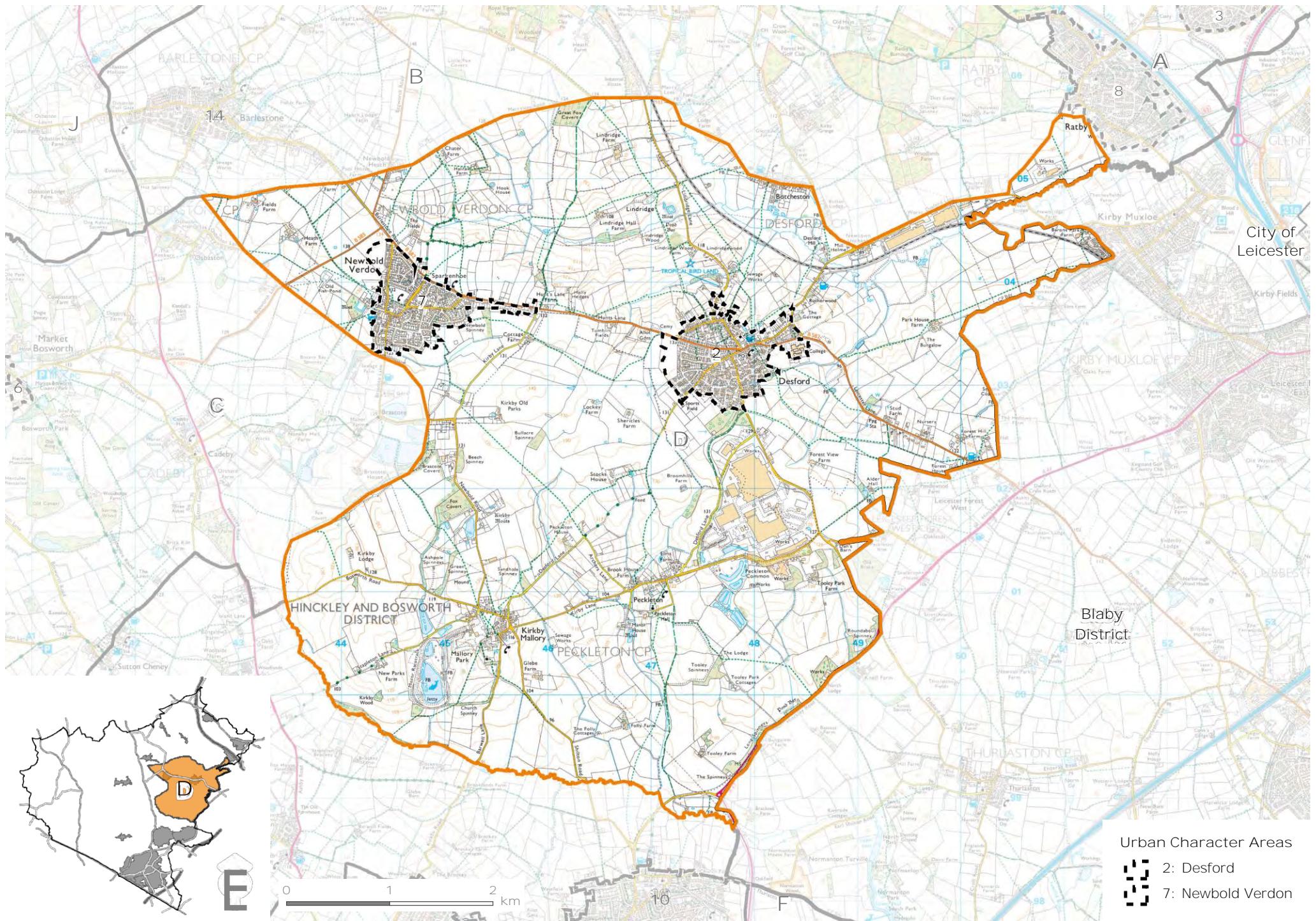
Date August 2025 Checked RR

Drawing No. CSA/7625/106 Rev G

## **Appendix G**

Extract from Hinckley and Bosworth Landscape Character Assessment 2017

## LCA D: Newbold and Desford Rolling Farmland



## Urban Character Areas

2: Desford

## 7: Newbold Verdon

# LCA D: NEWBOLD AND DESFORD ROLLING FARMLAND



## Location and Boundaries

**5.61** The Desford Vales character area lies on gently undulating farmland in the east of the Borough between the Charnwood Fringe to the north and the Stoke Golding Rolling Farmland in the south. The land slopes down to the River Soar in the east and shares its western boundary with the Bosworth Parkland Landscape Character Area.

**5.62** Villages within the character area:

*Desford*

*Peckleton*

*Kirkby Mallory*

*Newbold Verdon*

## Key Characteristics

- 1) Gently rolling landform rising to the north from the lower lying land around the River Soar.
- 2) Clustered villages of varying size centred on crossroads.
- 3) Predominantly arable farmland with clustered areas of industry and recreational facilities near to the village fringes.
- 4) Tree cover is limited, with scattered trees and small linear woodland copses.
- 5) Large to medium sized field pattern defined by single species hawthorn hedgerows.
- 6) Good network of footpaths link settlements.
- 7) Few major roads.
- 8) Open views where hedgerows have been removed, giving an impression of a large scale landscape.
- 9) Electricity pylons and wind turbines are often prominent vertical features in this open landscape.



### Landscape Character

The Desford Vales geology is characterised by Triassic Mercia Mudstone interspersed with some bands of sandstone and overlain by Quaternary diamiction and sand and gravel. Alluvium is found beneath the River Soar tributary. The majority of the area consists of reddish fine loamy clayey soils which are slowly permeable and therefore prone to seasonal waterlogging. A section of more permeable coarse loamy soils affected by groundwater can be found on the middle slopes, forming a band through the area. The landform is gently undulating, rising to the north, whilst the southern part of the area flattens out into a valley which contains a tributary to the River Soar.

Land cover consists of generally open, medium to large scale agricultural fields with a mix of arable and pasture in a regular shaped pattern. Some small scale uses exist, such as the allotments on the edge of Brascole village as well as some industrial influences including active sand and gravel quarrying, warehouses and factories. Small areas of woodland, often linear in form, can be found throughout the area, especially associated with Mallory Park and the Caterpillar works. Hedgerows with hedgerow trees of varying frequency are common, as are scattered trees, although some hedgerows have been removed along road sides.

A number of public footpaths and bridleways serve the area. There are few major roads, with a network of rural lanes and minor roads connecting the villages and the Caterpillar works to the A47 and A447 major transport corridors on the edges of the area. These have localised urban influences and create a strong sense of movement. However, areas of tranquillity can be found away from the settlement concentrations; areas with little light pollution in the north of the character area between Newbold Verdon and Desford indicate dark skies and a rural character.

Long distance panoramic views are possible from the higher ground and more open land in the north. Views from in and around the villages are occasionally restricted by vegetation and landform and punctuated by the pylons and wind turbines which together with quarries have urbanising and industrial influences on the otherwise rural landscape.

- 7 Settlement is characterised by clustered villages of varying sizes, including the larger centres of Desford and Newbold Verdon. Many isolated farmsteads are scattered throughout the farmland and were typically built in response to agricultural enclosure. Several farms are still located in the villages and more recently modern farm complexes and industrial agricultural units have become more apparent.
- 8 Desford is the most significant settlement in the area comprising a compact, nucleated village made up of two storey terraced cottages of mixed building materials. Red brick chimneys and small sub-divided windows are a feature whilst rough cast rendering, slate roofing and some timber framed thatched buildings are also present. The character is described in more detail in the Desford Urban Character Area.
- 9 The Caterpillar works form a major developed area to the south of Desford, yet is well-assimilated by woodland and tree planting around its boundary.
- 5.20 Peckleton and Kirkby Mallory are other small villages with farming origins that occupy the centre of the character area. These consist of a mix of former agricultural two storey cottages made from red brick and slate roofs contrasting with red brick, white render and clay roof tiles of modern infill and expansion.
- 71 Newbold Verdon is a compact settlement with a well-defined historic core characterised by two-storey, red brick dwellings with slate roofs. The urban form is made up of a mix of different styles



and is discussed as part of Urban Character Area 7.

#### Historical and Cultural Influences

5.72 Until the Industrial Revolution, the villages comprised small agricultural communities of farmhouses with associated strip fields, remains of which are evident in the ridge and furrow within fields surrounding some of the settlements such as Desford.

5.7 Mallory Park and the associated estate have Anglo-Saxon origins: Kirkby Moats, located to the north of Kirkby Mallory, consists of a series of rectilinear ditches, resembling a double moated enclosure with adjacent fish ponds. The present day motorcycle track began as a standby landing ground for the Royal Air Force Station during WWII, before it was later sold as part of the estate in 1953 and became a pony trotting circuit. It was less than a decade later that the first motorcycle sidecar racing was first held at Mallory Park when several motorcycle clubs hired the circuit from the previous owners. Since then a number of high profile races have been held at the circuit including the British Superbike Championships and British Touring Cars.

5.74 A tree in an uncultivated field near to the footpath between Peckleton and Earl Shilton known as the 'oak and ash tree' holds special value in local legend. The tree is two trees that have bonded together, making one which is unusual because they are two different species – oak and ash. Local legend says this unusual tree stems from two seeds being planted decades ago by lovers who were forced apart. The folk tale serves as an important piece of local history that ties Earl Shilton to its surrounding landscape and serves as a reminder of how the settlement used to be.

5.75 Desford Hall is a Grade II listed country house dating from around 1875. The manor of Desford belonged to many Earls of Leicester and was important as it had associations with the royal

hunting forest, Leicester Forest, within which people had important rights of common.

5.76 A moated site to the south west of Lindridge Fields Farm is designated as a Scheduled Monument. Another Scheduled Monument marks a moated site at the edge of Newbold Verdon (see Urban Character Area) which is likely to have housed a previous manor house. The former moats would have enclosed islands of dry ground on which stood domestic or religious buildings and remain as status symbols indicating the distribution of wealth in the countryside in the medieval period. These have been modified through ploughing and are generally buried but are discernible on the ground through slightly raised land and water-filled ditches.

#### Natural Influences

5.77 The area is predominantly made up of agricultural fields with little ecological value. However a number of rectilinear blocks of deciduous woodland are scattered throughout the landscape, some of which is Ancient Woodland. Charity Fields to the north east of Desford and Manor Farm Meadow on the edge of Brascole Village are also recognised as Local Wildlife Sites for their communities of mesotrophic grassland.

### Key Sensitivities and Values

- 1) The remaining areas of ridge and furrow which create a sense of historic time depth.
- 2) The rural settlement pattern of compact and nucleated agricultural settlements connected by a network of rural lanes and minor roads is largely unspoiled. The rural landscape and sense of tranquillity is sensitive to change from further development.
- 3) Isolated farmsteads interspersed throughout the farmland contribute to the historic rural character and provide continuity to the past.
- 4) The estate at Mallory Park has strong historic and cultural associations and provides a nationally-popular attraction.
- 5) Long distance and panoramic views from the elevated land in the north creates a high scenic quality and adds to the visual amenity.
- 6) Relatively small communities of mesotrophic grassland and deciduous woodland provide valuable habitat in a predominantly agricultural landscape.
- 7) The areas which provide a rural setting to the settlements are sensitive to changes as a result of new development, as well as views from the wider landscape to church spires.

### Landscape Strategies

1) Conserve historic field patterns where possible, and the agricultural setting to isolated farmsteads.	5) Conserve and enhance the long, panoramic views from higher ground of uncluttered skylines and church spires, and consider the visual impact of vertically prominent elements in any new development.
2) Conserve the relatively small-scale villages and ensure any new development contributes positively to the character and built vernacular.	6) Conserve and enhance the biodiversity of the landscape through a mosaic of habitats.
3) Conserve and enhance pedestrian access between adjacent villages including the recreational and ecological corridor of Rotherley Brook.	7) Identify opportunities for replacement of hedgerows along roadsides and their future management as landscape features
4) Conserve Mallory Park and its predominantly rural setting.	8) Promote regeneration and enhancement of tree cover through establishment of linear copses and hedgerow trees within field boundaries and around urbanising influences.

## **Appendix H**

### Methodology for Landscape and Visual Impact Assessment

## METHODOLOGY FOR LANDSCAPE AND VISUAL IMPACT ASSESSMENTS

M1 In landscape and visual impact assessment, a distinction is normally drawn between **landscape/townscape effects** (i.e. effects on the character or quality of the landscape (or townscape), irrespective of whether there are any views of the landscape, or viewers to see them) and **visual effects** (i.e. effects on people's views of the landscape, principally from public rights of way and areas with public access, but also private views from residential properties). Thus, a development may have extensive landscape effects but few visual effects if, for example, there are no properties or public viewpoints nearby. Or alternatively, few landscape effects but substantial visual effects if, for example, the landscape is already degraded or the development is not out of character with it, but can clearly be seen from many residential properties and/or public areas.

M2 The assessment of landscape & visual effects is less amenable to scientific or statistical analysis than some environmental topics and inherently contains an element of subjectivity. However, the assessment should still be undertaken in a logical, consistent and rigorous manner, based on experience and judgement, and any conclusions should be able to demonstrate a clear rationale. To this end, various guidelines have been published, the most relevant of which, for assessments of the effects of a development, rather than of the character or quality of the landscape itself, form the basis of the assessment and are as follows:

'Guidelines for Landscape & Visual Impact Assessment', produced jointly by the Institute of Environmental Assessment and the Landscape Institute (GLVIA 3<sup>rd</sup> edition 2013); and

'An Approach to Landscape Character Assessment', October 2014 (Christine Tudor, Natural England) to which reference is also made. This stresses the need for a holistic assessment of landscape character, including physical, biological and social factors.

'Assessing Landscape Value Outside National Designations', Landscape Institute's Technical Guidance Note 02/21

'Notes and Clarifications on Aspects of Guidelines for Landscape and Visual Impact Assessment Third edition (GLVIA3)', Landscape Institutes Technical Guidance Note LITGN-2024-01 (August 2024)

### LANDSCAPE/TOWNSCAPE EFFECTS

M3 Landscape/townscape quality is a subjective judgement based on the condition and characteristics of a landscape/townscape. It will often be informed by national, regional or local designations made upon it in respect of its quality e.g. National Landscapes (formerly AONBs). Sensitivity relates to the inherent value placed on a landscape / townscape and the ability of that landscape/townscape to accommodate change (i.e. landscape susceptibility).

M4 GLVIA defines susceptibility to change as '*the ability of the landscape receptor (whether the overall character or quality / condition of a particular landscape type or area, or an individual element and / or feature, or a particular aesthetic and perceptual aspect) to accommodate the proposed development without undue consequences for the maintenance of the baseline situation and / or the achievement of planning policies and strategies.'*

Landscape susceptibility can vary with:

- (i) existing land uses;
- (ii) the pattern and scale of the landscape;
- (iii) visual enclosure/openness of views, and distribution of visual receptors;
- (iv) relationship to neighbouring settlement;
- (v) the scope for mitigation, which would be in character with the existing landscape; and
- (vi) the condition and value placed on the landscape.

M5 The concept of landscape/townscape value is considered in order to avoid consideration only of how scenically attractive an area may be, and thus to avoid undervaluing areas of strong character but little scenic beauty. In the process of making this assessment, the following factors, among others, are considered with relevance to the site in question: landscape quality (condition), scenic quality, rarity, representativeness, conservation interest, recreation value, perceptual aspects and associations.

M6 Nationally valued landscapes are recognised by designation, such as National Parks and National Landscapes (formerly AONBs) which have particular planning policies applied to them. Nationally valued townscapes include areas identified as World Heritage Sites. Paragraph 187 of the current NPPF outlines that planning policies and decisions should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes '*...in a manner commensurate with their statutory status or identified quality in the development plan*'.

M7 For the purpose of our assessment, landscape/townscape quality, value and susceptibility are assessed using the criteria in Tables LE1 and LE2. Assessing landscape sensitivity to a particular type of development is made by combining judgements on landscape value and susceptibility to the type of development proposed. The different levels of landscape sensitivity are defined in Table LS1 below.

**Table LS1: Landscape / Townscape Sensitivity**

<b>Table LS1: Landscape / Townscape Sensitivity</b>	
<b>Very High</b>	A landscape/townscape with a very low ability to accommodate change such as a nationally designated landscape or World Heritage Site.
<b>High</b>	A landscape/townscape with limited ability to accommodate change because such change may lead to some loss of valuable features or elements. Development of the type proposed could potentially be discordant with the character of the landscape/townscape.
<b>Medium</b>	A landscape/townscape with reasonable ability to accommodate change. Change may lead to a limited loss of some features or characteristics. Development of the type proposed would not be discordant with the character of the landscape/ townscape.
<b>Low</b>	A landscape/townscape with good ability to accommodate change. Change would not lead to a significant loss of features or characteristics and there would be no significant loss of character or quality. Development of the type proposed would not be discordant with the landscape/ townscape in which it is set and may result in a beneficial change.

M8 There is a strong inter-relationship between landscape/townscape quality, value and susceptibility as high quality/value landscapes/townscapes usually have a low ability to accommodate change. Typically, landscapes/townscapes which carry a quality designation, and which are otherwise attractive or unspoilt will in general be more sensitive, while those which are less attractive or already affected by significant visual detractors and disturbance will be generally less sensitive. However, to avoid making this process overly formulaic, the assessment of landscape / townscape sensitivity includes a degree of professional judgement and where necessary this is explained in the narrative text within the report.

M9 The magnitude of change is the size / scale, extent and duration of change to a landscape arising from the proposed development and was assessed using the criteria in Table LE3.

M10 The size / scale of change relates to the loss or introduction of landscape elements resulting from the proposed change. This is particularly relevant where proposals will impact on key landscape components which contribute to local landscape character. The geographic extent is the overall area in which the landscape effects will be felt and will vary depending on the nature of the proposals. For instance, effects could be experienced at the site level, its immediate setting, at a character area level, or could impact on several landscape character areas. Duration is the expected time frame during which effects will be experienced. In some instances, such as wind / solar farms which have a limited life span, effects may be reversible as once the development is decommissioned the land can be restored.

M11 Landscape/townscape effects are assessed in terms of the interaction between the magnitude of the change brought about by the development and the quality, value & susceptibility of the landscape resource affected (using the criteria set out in Table LE4). The landscape/townscape effects can be either beneficial, adverse or neutral. Landscape effects can be direct (i.e. impact on physical features, e.g. landform, vegetation, watercourses etc.), or indirect (i.e. impact on landscape character as a result of the introduction of new elements within the landscape or a significant increase in site traffic movement). Direct visual effects result from changes to existing views.

M12 In this way, landscapes/townscapes of the highest sensitivity, when subjected to a high magnitude of change from the proposed development, are likely to give rise to 'substantial' landscape/townscape effects which can be either adverse or beneficial. Conversely, landscapes of low sensitivity, when subjected to a low magnitude of change from the proposed development, are likely to give rise to only 'slight' or neutral landscape effects. Beneficial landscape effects may arise from such things as the creation of new landscape features, changes to management practices and improved public access. For the purpose of this assessment the landscape/townscape effects have been judged at completion of the development and in year 15. This approach acknowledges that landscape/townscape effects can reduce as new planting/mitigation measures become established and achieve their intended objectives.

### **VISUAL EFFECTS**

M13 Visual effects are concerned with people's views of the landscape/townscape and the change that will occur. Like landscape effects, viewers or receptors are categorised by their sensitivity. For example, views from private dwellings are generally of a higher sensitivity than those from places of work.

M14 In describing the content of a view the following terms are used:

No view - no views of the development;

Glimpse - a fleeting or distant view of the development, often in the context of wider views of the landscape;  
 Partial - a clear view of part of the development only;  
 Filtered - views to the development which are partially screened, usually by intervening vegetation - the degree of filtering may change with the seasons;  
 Open - a clear view to the development.

M15 The sensitivity of the receptor varies according to its susceptibility to a particular type of change, and the value placed on it (e.g. greater value will be attached to a view from a recognised beauty spot, or views towards a designated heritage asset). As set out in GLVIA, paragraph 6.32, the susceptibility of visual receptors to changes in views / visual amenity is mainly a function of:

*'The occupation or activity of people experiencing the view at particular locations; and  
 The extent to which their attention or interest is focused on the views and the visual amenity they experience at particular locations.'*

M16 Visual sensitivity was assessed using the criteria in Table VE1 by combining judgements on the value of the views and their susceptibility to change.

M17 The magnitude of change is the degree in which the view(s) may be altered as a result of the proposed development and will generally decrease with distance from its source, until a point is reached where there is no discernible change. It takes into account the scale and extent of change in the view and the contrast between the existing landscape / townscape and the proposed development. The magnitude of change in regard to the views was assessed using the criteria in Table VE2.

M18 Visual effects were then assessed in terms of the interaction between the magnitude of the change brought about by the development and also the sensitivity of the visual receptor affected.

M19 As with landscape effects, a high sensitivity receptor, when subjected to a high magnitude of change from the proposed development, is likely to experience 'substantial' visual effects which can be either adverse or beneficial. Conversely, receptors of low sensitivity, when subjected to a slight magnitude of change from the proposed development, are likely to experience only 'slight' or neutral visual effects, which can be either beneficial or adverse.

M20 Unless specific slab levels of buildings have been specified, the assessment has assumed that slab levels will be within 750mm of existing ground level.

#### **MITIGATION AND RESIDUAL EFFECTS**

M21 Mitigation measures are described as those measures, including any process or activity, designed to avoid, reduce and compensate for adverse landscape and/or visual effects resulting from the proposed development.

M22 In situations where proposed mitigation measures are likely to change over time, as with planting to screen a development, it is important to make a distinction between any likely effects that will arise in the short-term and those that will occur in the long-term or 'residual effects' once mitigation measures have established. In this assessment, the visual effects of the development have been considered at completion of the entire project and at 15 years thereafter.

M23 Mitigation measures can have a residual, positive impact on the effects arising from a development, whereas the short-term impact may be adverse.

## ASSESSMENT OF EFFECTS

M24 The assessment concisely considers and describes the main landscape/townscape and visual effects resulting from the proposed development. The narrative text demonstrates the reasoning behind judgements concerning the landscape and visual effects of the proposals. Where appropriate, the text is supported by tables which summarise the sensitivity of the views/landscape/townscape, the magnitude of change and describe any resulting effects.

## CUMULATIVE EFFECTS

M25 Cumulative effects are '*the additional changes caused by a proposed development in conjunction with other similar developments or as the combined effect of a set of developments, taken together.*'

M26 In carrying out landscape assessment it is for the author to form a judgement on whether or not it is necessary to consider any planned developments and to form a judgement on how these could potentially affect a project.

## ZONE OF THEORETICAL VISIBILITY (ZTV)

M27 A ZTV map can help to determine the potential visibility of the site and identify those locations where development at the site is likely to be most visible from the surrounding area. Where a ZTV is considered appropriate for a proposed development the following methodology is used.

M28 The process is in two stages, and for each, a digital terrain model ('DTM') using Key TERRA-FIRMA computer software is produced and mapped onto an OS map. The DTM is based on Ordnance Survey Landform Profile tiles, providing a digital record of existing landform across the UK, based on a 10 metre grid. There is the potential for minor discrepancies between the DTM and the actual landform where there are topographic features that are too small to be picked up by the 10 metre grid. A judgement will be made to determine the extent of the study area based on the specific site and the nature of the proposed change, and the reasons for the choice will be set out in the report. The study area will be determined by local topography but is typically set at 7.5km.

M29 Different heights are then assigned to significant features, primarily buildings and woodland, thus producing the first stage of an 'existing' ZTV illustrating the current situation of the site and surrounding area. This data is derived from OS Open Map Data, and verified during the fieldwork, with any significant discrepancies in the data being noted and the map adjusted accordingly. Fieldwork is confined to accessible parts of the site, public rights of way, the highway network and other publicly accessible areas.

M30 The second stage is to produce a 'proposed' ZTV with the same base as the 'existing' ZTV. The proposed development is introduced into the model as either a representative spot height, or a series of heights, and a viewer height of 1.7m is used. Illustrating the visual envelope of the proposed development within the specific site.

M31 The model is based on available data and fieldwork and therefore may not take into account all development or woodland throughout the study area, nor the effect of smaller scale planting or hedgerows. It also does not take into account areas of recent or continuous topographic change from, for instance, mining operations.

## VISUALISATION TYPE METHODOLOGY

M32 The photographs and visualisations within this report have been prepared in general conformance with the Landscape Institute's Technical Guidance Note 06/19. The 'types', as set out within the Guidance, comprise the following:

- Type 1 - annotated viewpoint photographs;
- Type 2 - 3D wireline / model;
- Type 3 - photomontage / photowire;
- Type 4 - photomontage / photowire (survey / scale verifiable).

M33 Photographs were taken with a digital camera with a lens that approximates to 50mm, to give a similar depth of view to the human eye. In some cases images have been joined together to form a panorama. The prevailing weather and atmospheric conditions, and any effects on visibility are noted. Images are displayed at the most appropriate size, taking into account the published guidance, legibility at A3 paper size, and context (which is often shown for illustrative purposes only), and allows for enlarged scale printing if required.

M34 The Guidance Note advocates a proportionate and reasonable approach, which includes professional judgement, in order to aid informed decision making.

M35 The determination of the suitable Visualisation Type to aid in illustrating the effects of the scheme, has been determined by a range of factors as set out below, including the timing of the project, the technical expertise, and costs involved.

M36 Where it is deemed suitable or necessary to utilise the Visualisation Types set out within the Guidance Note, the table below has been used to determine which Visualisation Type is most appropriate to the project, unless otherwise specified within the report.

M37 The table below (based on Table 1 within the Guidance Note) sets out the intended purpose and user of the report, and the Likely Level of Effect. The Likely Level of Effect is based on Tables LE4 and VE3 in this methodology, and takes into consideration the type and nature of the proposed development, as well as the sensitivity of the host environment and key visual receptors. The Likely Level of Effect is based on an initial consideration of the landscape and visual effects of the project as a whole, and the subsequent assessment may conclude a lesser or higher level of overall effect, once completed. Table VMT also provides an indication as to the appropriate Visualisation Type, noting that it is not a fixed interpretation, and that professional judgement should always be applied. In certain instances, where there is neighbouring development which is of a similar scale to that of the proposed development, which provides a point of reference, it is not always considered necessary to produce photowire or photomontage visualisations.

M38 Additional photographs (which do not conform to any Type) may be included to illustrate the character of the landscape/townscape, or to illustrate relevant characteristics, for example the degree and nature of intervening vegetation, or reciprocal views from residential properties.

Table VTM

VISUALISATION TYPE METHODOLOGY

User, Purpose, and Likely Level of Effect	Type 1	Type 2	Type 3	Type 4	
	Neutral	Negligible	Slight	Moderate	Substantial
A	Evidence submitted to most planning applications for EIA development accompanied by Landscape and Visual ES Chapters.				
B	Planning applications for most non-EIA development accompanied by LVIA/LVA, where there are potential concerns about landscape and visual effects and effective mitigation may be required. Some Landscape and Visual ES Chapters.				
C	Planning applications where the character and appearance of the development is a material consideration, but where a LVIA/LVA may not be required.				
D	To inform the iterative process of assessment and design with client, and/or pre-application consultations with the competent authority.				
	Neutral/Negligible/Slight/Moderate				
	Substantial				

Table LE 1

## LANDSCAPE / TOWNSCAPE QUALITY AND VALUE

Very High	High	Medium	Low
<p><b>Description of Landscape/Townscape Quality and Value</b></p> <p><b>Landscape Quality:</b> Intact and very attractive landscape which may be nationally recognised/designated for its scenic beauty. e.g. National Park, National Landscapes or World Heritage Site.</p> <p><b>Townscape Quality:</b> A townscape of very high quality which is unique in its character, and recognised nationally/internationally, e.g. World Heritage Site</p> <p><b>Value:</b> Very high quality landscape or townscape with Statutory Designation for landscape/townscape quality/value, e.g. National Park, World Heritage Site, Registered Park or Garden. Contains rare elements or significant cultural/historical associations.</p>	<p><b>Landscape Quality:</b> A landscape, usually combining varied topography, historic features and few visual detractors. A landscape known and cherished by many people from across the region. e.g. County Landscape Site such as a Special Landscape Area.</p> <p><b>Townscape Quality:</b> A well designed townscape of high quality with a locally recognised and distinctive character e.g. Conservation Area</p> <p><b>Value:</b> High quality landscape/townscape or lower quality landscape with un-fettered public access, (e.g. commons, public park) or with strong cultural associations. May have important views out to landmarks/designated landscapes and few detracting features. May possess perceptual qualities of tranquility or wildness.</p>	<p><b>Landscape Quality:</b> Typically non-designated landscape area, generally pleasant but with no distinctive features, often displaying relatively ordinary characteristics. May have detracting features.</p> <p><b>Townscape Quality:</b> A typical, pleasant townscape with a coherent urban form but with no distinguishing features or designation for quality.</p> <p><b>Value:</b> An ordinary landscape/townscape of local value which may have some detracting features. Typically no statutory designations for landscape/townscape quality. A landscape which may have limited public access and/or have pleasant views out, or be visible in public views.</p>	<p><b>Landscape / Townscape Quality:</b> Unattractive or degraded landscape/townscape, affected by numerous detracting elements e.g. industrial areas, infrastructure routes and un-restored mineral extractions.</p> <p><b>Value:</b> Landscape/townscape generally of lower quality. A landscape with limited public access, typically no designations or recognised cultural significance. Limited public views.</p>

Table LE 2

## LANDSCAPE / TOWNSCAPE SUSCEPTIBILITY

Very High	High	Medium	Low
<p><b>Description of Susceptibility</b></p> <p>Highly distinctive landscape / townscape with strong character generally in excellent condition, exhibiting a number of positive attributes and no or few detracting elements. Development would be entirely at odds with the scale, pattern and character of the landscape / townscape. A landscape with little ability to accommodate change of the type proposed without significant impacts on landscape / townscape character and on key characteristics and / or aesthetic or perceptual aspects of the character area. Little or no scope for mitigation.</p>	<p>Distinctive landscape / townscape with few detracting features. Landscape elements in good condition and make a positive contribution to local character. Landscape with low potential to accommodate change of the type proposed without loss or alteration of key landscape / townscape elements or adverse change to landscape / townscape character. Limited scope for mitigation.</p>	<p>Relatively commonplace landscape /townscape typically in moderate condition. Proposals would be largely compatible with the scale, pattern and character of the landscape / townscape. Proposals could be absorbed with limited impact on key landscape features, and perceptual and aesthetic qualities. Scope to provide landscape mitigation / enhancements.</p>	<p>Landscape / townscape of mixed character and / or with some detracting and intrusive elements. Landscape features pose little constraint and / or are capable of replacement. Proposals would be well related to the scale, pattern and character of the local landscape / townscape. Good potential for landscape mitigation and enhancements which would contribute to landscape / townscape character.</p>

Table LE 3 LANDSCAPE / TOWNSCAPE MAGNITUDE OF CHANGE

	Substantial	Moderate	Slight	Negligible	Neutral
Description of the Change predicted	Total loss of or significant impact on key characteristics, features or elements	Partial loss of or impact on key characteristics, features or elements	Minor loss of or alteration to one or more key landscape/townscape characteristics, features or elements	Very minor loss or alteration to one or more key landscape/townscape characteristics, features or elements	No loss or alteration of key landscape/townscape characteristics, features or elements

Table LE 4 LANDSCAPE / TOWNSCAPE EFFECTS

	Substantial	Moderate	Slight	Negligible	Neutral
Description of the Effect	The proposals will alter the landscape/townscape in that they: <ul style="list-style-type: none"> <li>will result in substantial change in the character, landform, scale and pattern of the landscape/townscape;</li> <li>are visually intrusive and would disrupt important views;</li> <li>are likely to impact on the integrity of a range of characteristic features and elements and their setting;</li> <li>will impact a high quality or highly vulnerable landscape;</li> <li>cannot be adequately mitigated.</li> </ul>	The proposals: <ul style="list-style-type: none"> <li>noticeably change the character, scale and pattern of the landscape/townscape;</li> <li>may have some impacts on a landscape/townscape of recognised quality or on vulnerable and important characteristic features or elements;</li> <li>are a noticeable element in key views;</li> <li>not possible to fully mitigate.</li> </ul>	The proposals: <ul style="list-style-type: none"> <li>do not quite fit the landform and scale of the landscape/townscape and will result in relatively minor changes to existing landscape character;</li> <li>will impact on certain views into and across the area;</li> <li>mitigation will reduce the impact of the proposals but some minor residual effects will remain.</li> </ul>	The proposals: <ul style="list-style-type: none"> <li>complement the scale, landform and pattern of the landscape/townscape;</li> <li>development may occupy only a relatively small part of the Site;</li> <li>maintain the majority of landscape features;</li> <li>incorporates measures for mitigation to ensure the scheme will blend in well with the landscape/townscape and mitigates any loss of vegetation.</li> </ul>	The proposals: <ul style="list-style-type: none"> <li>change is neither better nor worse;</li> <li>maintain existing landscape/townscape character;</li> <li>maintain the majority of landscape features;</li> <li>incorporates measures for mitigation to ensure the scheme will blend in well with the landscape/townscape and mitigates any loss of vegetation.</li> </ul>

Footnote:

1. Each level (other than neutral) of change identified can be either regarded as 'beneficial' or 'adverse'. The above table relates to adverse landscape effects, however where proposals complement or enhance landscape character, these will have a comparable range of beneficial landscape effects.

**Table VE 1****VISUAL SENSITIVITY**

Description of the Receptor	High	Medium	Low
	<p>Residential properties with predominantly open views from windows, garden or curtilage. Views will normally be from ground and first floors and from two or more windows of rooms mainly in use during the day.</p> <p>Users of Public Rights of Way in sensitive or generally unspoilt areas.</p> <p>Predominantly non-motorised users of minor or unclassified roads in the countryside.</p> <p>Views from within an National Landscape, National Park, World Heritage Site or Conservation Area and views for visitors to recognised viewpoints or beauty spots.</p> <p>Users of outdoor recreational facilities with predominantly open views where the purpose of that recreation is enjoyment of the countryside - e.g. Country Parks, National Trust or other access land etc.</p>	<p>Residential properties with partial views from windows, garden or curtilage. Views will normally be from first floor windows only, or an oblique view from one ground floor window, or may be partially obscured by garden or other intervening vegetation.</p> <p>Users of Public Rights of Way in less sensitive areas or where there are significant existing intrusive features.</p> <p>Users of outdoor recreational facilities with restricted views or where the purpose of that recreation is incidental to the view e.g. sports fields.</p> <p>Schools and other institutional buildings, and their outdoor areas.</p> <p>Users of minor or unclassified roads in the countryside, whether motorised or not.</p>	<p>People in their place of work.</p> <p>Users of main roads or passengers in public transport on main routes.</p> <p>Users of outdoor recreational facilities with restricted views and where the purpose of that recreation is unrelated to the view e.g. go-karting track.</p>

Table VE 2

VISUAL MAGNITUDE OF CHANGE

Substantial	Moderate	Slight	Negligible	Neutral
Large and dominating changes which affect a substantial part of the view.				
	Clearly perceptible and noticeable changes within a significant proportion of the view.			
		Small changes to existing views, either as a minor component of a wider view, or smaller changes over a larger proportion of the view(s).		
			Very minor changes over a small proportion of the view(s).	
				No discernible change to the view(s).

Description of the Change predicted

Table VE 3

VISUAL EFFECTS

Substantial	Moderate	Slight	Negligible	Neutral
The proposals would have a significant impact on a view from a receptor of medium sensitivity, or less damage (or improvement) to a view from a highly sensitive receptor, and would be an obvious or dominant element in the view.				
	The proposals would impact on a view from a medium sensitive receptor, or less harm (or improvement) to a view from a more sensitive receptor, and would be a readily discernible element in the view.			
		The proposals would have a limited effect on a view from a medium sensitive receptor, but would still be a visible element within the view, or a greater effect on a view from a receptor of lower sensitivity.		
			The proposals would result in a negligible change to the view but would still be discernible.	
				No change in the view.

Description of the Effects

# CSA

environmental

Dixies Barns, High Street,  
Ashwell, Hertfordshire  
SG7 5NT

**t** 01462 743647  
**e** [ashwell@csaenvironmental.co.uk](mailto:ashwell@csaenvironmental.co.uk)  
**w** [csaenvironmental.co.uk](http://csaenvironmental.co.uk)

Office 20, Citibase,  
95 Ditchling Road,  
Brighton BN1 4ST

**t** 01273 573871  
**e** [brighton@csaenvironmental.co.uk](mailto:brighton@csaenvironmental.co.uk)  
**w** [csaenvironmental.co.uk](http://csaenvironmental.co.uk)

3 Ripple Court,  
Brokeridge Park, Twynning,  
Tewkesbury GL20 6FG

**t** 01386 751100  
**e** [tewkesbury@csaenvironmental.co.uk](mailto:tewkesbury@csaenvironmental.co.uk)  
**w** [csaenvironmental.co.uk](http://csaenvironmental.co.uk)

Wizu Workspace, 32 Eyre  
St, Sheffield City Centre,  
Sheffield S1 4QZ

**t** 07838 290741  
**e** [sheffield@csaenvironmental.co.uk](mailto:sheffield@csaenvironmental.co.uk)  
**w** [csaenvironmental.co.uk](http://csaenvironmental.co.uk)

Worting House,  
Church Lane, Basingstoke,  
RG23 8PY

**t** 01256 632340  
**e** [basingstoke@csaenvironmental.co.uk](mailto:basingstoke@csaenvironmental.co.uk)  
**w** [csaenvironmental.co.uk](http://csaenvironmental.co.uk)