Landscape & Visual Impact Assessment

Land off Station Road, Market Bosworth

May 2025

Tyler Grange

TG Report No. 11776_R04_CD

Project No:	Report No.	Date	Revision
11776	R04	May 2025	E
Admin QA	**Author**	**Checked**	**Approved**
CD	Charlie Davies Ba (Hons) PgDip	Anneliese Walker Ba (Hons) PgDip CMLI	Anneliese Walker Ba (Hons) PgDip CMLI

Disclosure:

This report, all plans, illustrations, and other associated material remains the property of Tyler Grange Group Ltd until paid for in full. Copyright and intellectual property rights remain with Tyler Grange Group Ltd.

The contents of this report are valid at the time of writing. Tyler Grange shall not be liable for any use of this report other than for the purposes for which it was produced. Owing to the dynamic nature of ecological, landscape, and arboricultural resources, if more than twelve months have elapsed since the date of this report, further advice must be taken before you rely on the contents of this report. Notwithstanding any provision of the Tyler Grange Group Ltd Terms & Conditions, Tyler Grange Group Ltd shall not be liable for any losses (howsoever incurred) arising as a result of reliance by the client or any third party on this report more than 12 months after the date of this report.

Contents:

Summary

Section 1: Introduction	2
Section 2: Methodology and Scope	6
Section 3: Landscape Context	11
Section 5: Landscape Character Baseline	28
Section 6: Visual Baseline	34
Section 7: Value and Sensitivity of Receptors	38
Section 8: Proposed Development	42
Section 9: Likely Effects	44
Section 10: Conclusion	46

Appendices:

Appendix 1: Plans
Appendix 2: Photosheets
Appendix 4: Sensitivity of Receptors
Appendix 5: Table of Landscape Effects
Appendix 6: Table of Visual Effects
Appendix 7: Development Framework Plan
Appendix 8: Landscape Strategy Plan

Plans:

Plan 1: Site Location
Plan 2: Site Context
Plan 3: Topography
Plan 4: Landscape Planning Policy and Designations
Plan 5: Landscape Character Areas
Plan 6: Zone of Theoretical Visibility (ZTV) and Viewpoint Locations

Section 1: Introduction

1.1. Tyler Grange Ltd have been commissioned by Richborough Estates to prepare a Landscape and Visual Impact Assessment (LVIA) to accompany an outline planning application for residential development at 'land off Station Road' in Market Bosworth.

1.2. The area within the application boundary will be referred to as the 'Site' within this report. The area shown within 2km of the Site is referred to as the 'Study Area'. The Study Area has been determined through the use of Zone of Theoretical Visibility (ZTV) mapping and on-site assessment work. Further detail is included within the Methodology.

1.3. This LVIA reports the likely effects of the Proposed Development in relation to landscape character and views in the context of the Site and surrounding area. In particular, it considers the likely effects on the character of the landscape; and on people's views and visual amenity within the Study Area.

1.4. The LVIA has been prepared in accordance with the Guidelines for Landscape and Visual Impact Assessment, Third Edition (GLVIA3) and Landscape Institute advice notes as set out within the methodology. The assessment contained within this report has been prepared/reviewed by a Chartered Member of the Landscape Institute (CMLI) and reviewed by a CMLI. This report was prepared during August 2024.

1.5. This is a standalone report and does not constitute a Landscape Chapter in the context of an Environment Statement required by the Environmental Impact Assessment (EIA) Regulations. The approach taken in the preparation of this report is considered to be appropriate and proportional in the context of the professional guidance published by the Landscape Institute.

1.6. This report is supported by the plans and appendices shown within the Contents of this report.

Site Context

1.7. The Site is located to the north west of the small market town of Market Bosworth, outside the settlement boundary as identified within the adopted Hinckley and Bosworth Core Strategy, although adjacent to existing development along Station Road. As demonstrated by **Plan 2:** Site Context, the Site comprises three pasture fields. Two access roads bisect the Site leading off Station Road. The western-most one serves Wharf Farm and the eastern-most one serves Kyngs Golf and Country Club (currently closed). A small pond, nine existing mature trees (located along the access road to Wharf Farm), a grassed runway oriented on a north-south alignment, which forms part of a private airfield named 'Wharf Farm airfield', and a sectioned-off horse grazing paddock to the east of the Site are the only internal features.

1.8. The Site extends to approximately 7.88 ha and is generally flat at approximately 100m Above Ordnance Datum (AOD), before rising steeply towards the eastern part of the Site at almost 115m AOD. To the north, the golf club is separated from the Site by existing scrubby hedgerow and trees, whilst the eastern boundary is formed by a mature existing hedgerow, with a residential property beyond, in turn separating the Site from the recent residential development adjacent to Bosworth Marina. To the east, a mature woodland flanks the Site

with St Peter's Church of England Primary School beyond, whilst a post and rail fence forms the southern boundary off Station Road to the south.

1.9. There are no Public Rights of Way (PRoW) within the Site, although there are a number within the local vicinity (as shown on Plan 7: Viewpoint Locations).

Proposals

1.10. The Proposed Development is an Outline application for the erection of up to 130 dwellings with access in full. Access is proposed to be taken from the existing access off Station Road to the south of the scheme.

Planning History

1.11. The Site is subject to a previous planning application (Ref: 20/01021/OUT) for a 63 unit residential development. This planning application was refused at Committee, following a recommendation for approval by the planning officer. This refusal was followed by a Planning Appeal (Planning Inspectorate Ref: APP/K2420/W/21/3279808), which was subsequently Dismissed. A summary of the above noted planning history is provided below.

Application Ref 20/01021/OUT – Residential development of up to 63 dwellings

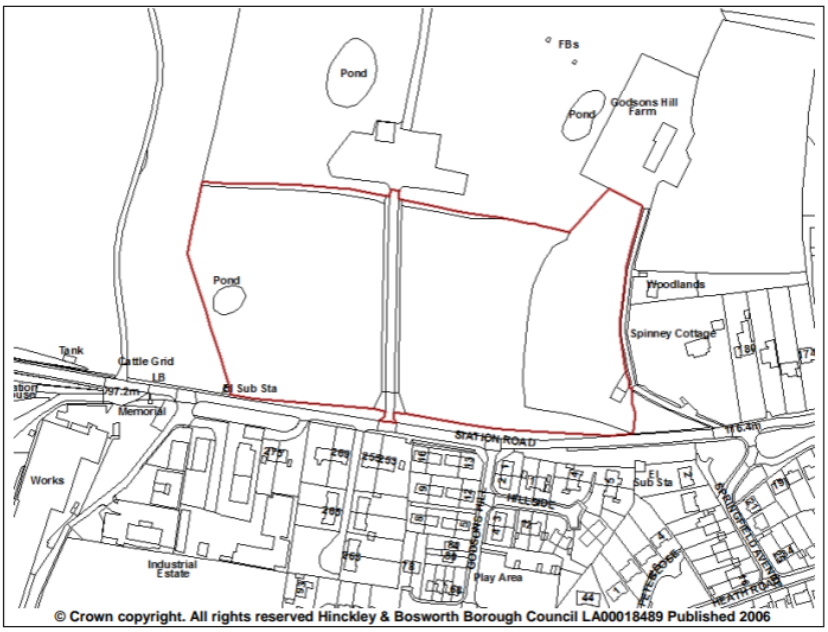


Figure 1 above shows the red line boundary associated with planning application ref 20/01021/OUT.

1.12. This application was submitted for the residential development of up to 63 dwellings with associated access, landscaping, open space and drainage infrastructure, with access to be considered.

1.13. The planning application was considered at Committee, with a recommendation for approval by the Planning Manager. The accompanying report of the Planning Manager stated the following key points in relation to landscape and visual effects:

- *"The proposal would be in conflict with Core Strategy Policy 7 and 11 and Policy DM4 of the SADMP. These policies are consistent with the Framework and are afforded significant weight. The proposal would extend built development beyond the settlement boundary of Market Bosworth and it is considered that the proposal would result in a moderate degree of harm to the character and appearance of the area at Year 1 Occupation which would conflict with Policy DM4 of the SADMP and Policy CE5 of the MBNP.*

- *The proposal also causes harm to key characteristics of Vista 11 identified within the MBNP leaving only a narrow view of the open countryside to the north in conflict with Policy CE3 of the MBNP which seeks to resist new development which has a significant adverse impact on any important view or vista.*

- *It has been concluded that the proposal would have major adverse landscape effects on the application site at construction phase, however, this impact would be temporary and would reduce to moderate adverse effects at year one occupation. The proposal would have moderate adverse visual effects on recreational users of footpath S70/1, users of Kyngs Golf and Country Club (future receptor) and transient users of Station Road at construction. However, there would be major adverse visual effects on residents to the south at construction which would lessen to residual moderate visual effects on these residents at Year 15 occupation. This would in turn impact on the fine and valued views from Vista 11. Whilst there is conflict with the strategic policies of the Development Plan only moderate localised landscape harm has been identified at Year 15 construction. A new Vista 11 would also be provided within the site with elevated views across North West Leicestershire.*

- *It is thus considered on balance that this level of harm does not significantly and demonstrably outweigh the identified benefits of the scheme when assessed against the Framework as a whole. Therefore, the presumption in favour of sustainable development does apply in this case and material considerations outweigh the conflict with some elements of the development plan."*

1.14. Committee Members voted against the Officer recommendation for approval and refused to grant outline planning permission. The decision notice was issued on 8th June 2021 and established one Reason for Refusal:

"The development, due to its location in the open countryside, would be harmful to the character and appearance of the area and diminish the enjoyment users derive from the area especially in relation to important view 1 and vista 11 as identified in the Market Bosworth Neighbourhood Plan. The development would therefore have a significant adverse effect on the intrinsic value, beauty and open character of the countryside which should be safeguarded first and foremost from unsustainable development and on important views and vistas. The development is therefore contrary to policy DM4 Safeguarding the Countryside and Settlement Separation of the Site Allocations and Development Management Policies DPD July 2016 and Policies CE3 Important Views and Vistas and CE5 Landscape of the wider Parish of the Market Bosworth Neighbourhood Plan 2014 and this harm would significantly and demonstrably outweigh the benefits when considered against the Framework as a whole".

Planning Appeal Ref: APP/APP/K2420/W/21/3279808

1.15. Following the refusal of planning permission at Committee, the Site was taken forward to Appeal proceedings.

1.16. The Statement of Common Ground between the Council and Appellant identified that there was limited scope of disagreement, with a focus on the degree of acceptability of the change to local views.

1.17. The Planning Appeal was Dismissed, on the basis of the following:

- "*The submitted photographic evidence demonstrates that the considerable adverse consequences on Important View 1 would be experienced on a localised level. Although filtered in parts, the harm would be continuous along the length of Important View 1. This would permanently and substantially erode the distinctive character and appearance of this part of the settlement's edge."*

- *"It is evident that the location, scale and form of development proposed would leave only a remnant of Important Vista 11. The pastoral foreground of this Vista would be replaced with a suburban housing estate and managed public open space. Furthermore, the proposed mitigation planting would in time obscure part of the limited remaining views towards North West Leicestershire."*

- *"The magnitude of change arising from the appeal proposal would be considerable. The adverse impacts resulting from this change would not be adequately mitigated even in the long term. For these reasons, I find that overall the appeal proposal would cause permanent significant adverse impacts to the distinctive character and appearance of the area, with particular regard to Important View 1 and Vista 11. However, the harm to users of public footpath S70/1 would not be significant."*

- *"Given the nature, level and significance of the harm that I have found, the appeal proposal clearly conflicts with Policy DM4 of the SADPD as well as Policy CE3 and Policy CE5 of the MBNP"*

Kyngs Golf and Country Club

1.18. Land immediately north of the Site has been granted planning permission (approved June 2020) for the erection of a multi-purpose golf clubhouse (D2), formation of new car parking areas and access roads and the erection of 6 holiday homes (C1) and associated ancillary works and landscaping (Ref: 19/01437/FUL) and more recently for a 50 x room golf and leisure accommodation facility (24/00019/FUL). This will further reinforce the peri-urban context within which the site is situated, with development enclosing the site.

1.19. The golf club development will also form a backdrop to views across the site from Station Road. This includes both key 'View 1' and 'Vista 11' of the Market Bosworth Neighbourhood Plan (described further in Section 3 of this report).

Section 2: Methodology and Scope

2.1. To assist the reader in understanding the purpose for undertaking landscape assessment work, the definition of 'landscape' as defined by the European Landscape Convention (ELC, 2000) is set out below.

> *"Landscape" means an area, as perceived by people, whose character is the result of the action and interaction of natural and/or human factors. This definition applies to all urban, peri-urban landscapes, towns, villages and rural areas. It applies to ordinary or degraded landscape as well as those that are outstanding or protected.*

2.2. The methodology used to write this LVIA has been derived from the Landscape Institute and the Institute of Environmental Management & Assessment's 'Guidelines for Landscape and Visual Impact Assessment' Third Edition (GLVIA 3). In Chapter 1, the GLVIA states that landscape and visual impact assessment relates to:

> *"...the effects of change resulting from development on both the landscape as an environmental resource in its own right and on people's views and visual amenity"*

2.3. In the context of this definition, the assessment process seeks to consider the effects in an objective and systematic manner whilst recognising the perceptual and therefore subjective response to the landscape. Whilst subjectivity can never be removed from the assessment process, by following a systematic and structured framework of assessment, a more robust assessment can be applied and justified, and transparent conclusions drawn.

2.4. Furthermore, the LVIA process deals with the separate but interlinked issues of:

- Landscape Character: The effects of the proposed development upon discrete character areas and /or character types comprising features possessing a particular quality or merit; and
- Visual Context: The effects of the proposed development on views experienced by visual receptors, and upon the amenity value of the views.

2.5. Landscape character is defined in the GLVIA3 as:

> *"A distinct, recognisable and consistent pattern of elements in the landscape that makes one landscape different from another, rather than better or worse."*

2.6. Changes to the landscape character can arise as a result of:

- Changes to the fabric of the landscape including either through the loss of key elements or the introduction of new features which alter the distinct character of the landscape; and
- Changes which alter the way in which the landscape is perceived or appreciated.

2.7. Changes to views will occur where there is:

- Alteration of the view in terms of elements present and the overall composition;
- A change to the skyline; and/or
- There is a change to the distribution or dominance of features.

2.8. For the purposes of the LVIA, the intended Study Area is shown on the enclosed Photoviewpoints Location Plan and extends to approximately 2km. The Study Area has been informed by an understanding of landform and built form, and through the use of Zone of Theoretical Visibility (ZTV) mapping, which demonstrates the worst-case scenario in terms of visibility of the Site.

Extent of the Study Area

2.9. The ZTV Plan (Appendix 1) demonstrates the areas from which the Proposed Development may be visible. It demonstrates how the viewpoints were identified based upon that ZTV. This, together with the on-site visual appraisals undertaken in July 2024, have demonstrated the area over which the Proposed Development will have an influence. This area is well within a 2km radius from the Site boundary.

Methodology

2.10. The methodology tables are included in Appendix 3.

2.11. The methodology and guidelines used in the preparation of this assessment have been developed from the following documents:

- Guidelines for Landscape and Visual Impact Assessment, Third Edition, ('GLVIA3'), Landscape Institute and Institute of Environmental Management and Assessment (IEMA), 2013;
- Technical Guidance Note 02/21, Assessing landscape value outside national designations, Landscape Institute, 2021;
- Technical Guidance Note 06/19 Visual Representation of development proposals, Landscape Institute, 2019;
- An Approach to Landscape Character Assessment, Natural England, Second Version, October 2014
- Residential Visual Amenity Assessment (RVAA) TGN 2/19;
- Visual Representation of development proposals TGN 06/19; and
- Assessing the landscape value outside national designations TGN 02/21.

2.12. The assessment process is set out in further detail below but involves the following steps:

- Baseline appraisal of landscape, visual and planning policy baseline;
- Identification of potential receptors to change and their sensitivity;

- Assessment of potential effects on identified receptors; and
- Proposed mitigation measures.

Baseline Appraisal

2.13. The baseline appraisal process is a crucial part of any assessment and includes:

- A desktop and on-site appraisal of the landscape features and topography of the area;
- The identification of relevant designations at national and local level;
- The review of relevant planning policy and evidence base;
- An on-site review of the character of the Site and its surroundings;
- The review of relevant published landscape character assessments;
- Field work to determine the extent to which the Site can be seen from the wider area, taking into account any significant vegetation or built form which restricts or limits the extent of visibility; and
- Identification of representative viewpoints and determination of likely visual receptors.

Identification of Receptors and Their Sensitivity

2.14. The desktop and on-site appraisals are used to identify potential receptors to change. Landscape receptors may be individual landscape elements, such as trees and hedgerows, or landscape character. Visual receptors are always people. The sensitivity of the identified receptors to change are then assessed.

Identification of Receptors

2.15. Receptors are identified through the baseline analysis as set out above. This is used to identify areas of landscape character, landscape elements and visual receptors that may be affected by the Proposed Development Receptors that are identified but then deemed to not be affected by the Proposed Development are scoped out of the assessment in accordance with the GLVIA3.

Landscape Sensitivity

2.16. Landscape sensitivity is dependent on:

- The susceptibility of the landscape to the type of change proposed; and
- The value placed on the landscape.

2.17. As a general rule, those landscape resources which make a notable contribution to the character and cannot be replaced or substituted, or where the type of proposed development is inconsistent with the baseline situation will be of a high sensitivity. Those resources which are replaceable or contribute little to the overall character of the landscape, and where the type of proposals complement the baseline situation will be of low sensitivity.

Visual Sensitivity

2.18. The sensitivity of people (visual receptors) who may experience a change to views and visual amenity arising from the proposed development, with reference to the representative viewpoints, in terms of their sensitivity to change will be dependent on:

- The location and context of the viewpoint;
- The expectations and occupation or activity of the receptors; and
- The importance of the view.

2.19. Those receptors that are classified as being of high sensitivity to change may include users of public rights of way or nearby residents, those of low sensitivity to change may include people in their place of work or travelling through the landscape in cars, trains or other modes of transport.

2.20. In order to assist in understanding the application of sensitivity to landscape and visual receptors, Appendix 3 sets out a number of assessment criteria. These allow for the separate consideration of both value and susceptibility factors in order to establish a balanced assessment.

Assessment of Effects

2.21. The assessment of effects is undertaken in the knowledge of the scheme proposals and the existing baseline situation.

2.22. The level of effect of any landscape and visual effect is a function of the sensitivity of the affected landscape resources and visual receptors against the magnitude of change that they would experience.

2.23. The magnitude of change lies along a continuum from high, where there is a prominent and notable change to the landscape character or view to low where the change is barely perceptible.

2.24. The assessment of the nature of the landscape and visual effects depends on the degree to which the development:

- Complements, respects and fits into the existing scale, landform and pattern of the landscape context;
- Enables enhancement, restoration or retention of the landscape character and visual amenity and delivers policy aspirations; and
- Affects strategic and important views in addition to the visual context of receptors and over what extent.

Level of Effect Criteria

2.25. Best practice guidelines stipulate that the level of any landscape related effect should be evaluated, both during the construction works and following completion of the development. As such, the assessment of potential and residual effects is based upon the thresholds as contained at Appendix 3.

2.26. It is also important to note that the latest GLVIA (3rd Edition) places greater emphasis on professional judgement and the supporting narrative and less emphasis on a formulaic, mechanistic approach; a transparent assessment process should be evident.

Mitigation Measures

2.27. The consideration of mitigation with the aim where possible, of avoiding, reducing or offsetting adverse landscape or visual effects is determined during the course of the assessment where this can be addressed through a suitably worded condition.

2.28. The evaluation of landscape and visual effects following mitigation, are known as residual effects. For the purposes of this report, the term 'impact' refers to the causation of change and effects that are the results of the changes to the landscape and visual context.

Section 3: Landscape Context

Access and Rights of Way

3.1. The main roads in the Study Area are Station Road, which extends on an east-west orientation along the southern boundary of the Site (see **Plan 1**), Wellsborough Road, which extends beyond Station road to the west and Carlton Road, which is oriented an a north-south axis approximately 465m west of the Site boundary. Approximately 878m to the east of the Site, Barton Road extends on a north-south axis.

3.2. National Cycle Route 52 follows the route of Carlton Road to the west of the Site.

3.3. There are a number of PRoW within the Study Area, of which the following are the most relevant as they have the potential to experience effects as a result of the Proposed Development (shown on Plan 7: Viewpoint Locations):

- Footpath S70 is located approximately 200m north of the Site at its closest point. The footpath runs on a north-west to south-east axis and leads from Footpath S69 at Market Bosworth to Carlton Road, west of King's Bridge.
- Leicestershire Round / Footpath S69 is located further north of the Site than S70, at approximately 496m at its closest point. The footpath leads from Back Lane in Market Bosworth to Footpath s68, then to Main Street in Barton in the Beans.
- Footpath S72/6 is located approximately 520m south of the Site, and leads from south west of Market Bosworth past Near Coton and Far Coton and Valley Farm to Sibson at the A444 road.

Settlement and Land Use

3.4. The Site lies on the western extents of the settlement of Market Bosworth with undulating farmland interspersed with pockets of woodland and hedges extending to the north. Market Bosworth is a town lying just over 12km west of the city of Leicester.

3.5. The settlement of Market Bosworth extends on a broadly east to west axis, with the historic core of the town focussed on the eastern extents, as identified by the Conservation Area designation.

3.6. To the north of the Site, the Kyngs Golf and Country Club is separated from the Site by existing scrubby hedgerow, whilst the western boundary is formed by a mature existing hedgerow, with a pasture field and the Battlefield Line Railway beyond separating the Site from the early 21st Century residential development (Pipistrelle Drive) adjacent to the Ashby de la Zouche Canal and Bosworth Marina. To the east, mature woodland flanks the Site, beyond which there are several residential properties located within large plots and St Peter's Church of England Primary Academy. A post and rail fence forms the southern boundary of Station Road to the south, with established mid 20th Century residential and commercial development beyond.

3.7. The western extents of the Site features a grassed runway oriented on a north-south alignment, which forms part of a private airfield named 'Wharf Farm airfield'.

Topography and Hydrology

3.8. The majority of the Site is relatively flat at approximately 100m Above Ordnance Datum (AOD), before rising steeply towards the eastern boundary at 115m AOD. The wider extents of the Study Area comprise varied topography, being undulating to the west (varying between approximately 80m and 109m AOD (associated with Hoo Hills), with higher elevations of up to 120m AOD present further to the north east and south east.

3.9. Immediately north of the Site, there are two ponds present in the adjacent fields. Approximately 137m to the west of the Site, the Ashby de la Zouch canal is present, oriented on a north-south alignment. To the immediate west of the canal and north of Wellsborough Road, lies the Bosworth marina. Slightly further to the west, there are a number of water bodies of varying sizes, associated with Bosworth Water Park, located approximately 680m west of the Site.

Vegetation and Field Pattern

3.10. The land use of the Site is pasture with the site comprising three fields, divided by two access tracks leading from the southern boundary off Station road and leading north. The western access track leading to Wharf Farm is lined by scattered mature parkland trees.

3.11. The Site is defined by a wooden post and rail fence to the south within a set back off Station Road, with an existing mature hedgerow to the north eastern and western boundaries. The eastern boundary is formed by an existing mature woodland with St. Peter's Church of England Primary School beyond.

Section 4: Policy Background

4.1. This section sets out the relevant national and local landscape policy and evidence base as it pertains to landscape/visual matters and the Proposed Development.

Designations

4.2. Designations are shown at Plan 4.. There are no national or local landscape designations that apply to the Site.

4.3. The nearest areas of Ancient and Semi Natural Woodland (ASNW) are approximately 1.5km south of Market Bosworth at Old Covert and Spring Wood.

4.4. There are a large number of listed buildings in the Study Area, the closest of which to the Site are as follows:

- Market Bosworth Conservation Area – approximately 700m east of the Site
- Ashby de la Zouch Canal Conservation Area – approximately 137m west of the Site
- Various Listed Buildings associated with centre of Market Bosworth
- Various Listed Buildings associated with centre of Carlton

4.5. There are no listed buildings within the Site. For further info see 'Heritage Statement' (Ref: 794-PLN-HER-00773) prepared by RPS.

National Planning Policy

National Planning Policy Framework (NPPF) and Planning Practice Guidance (PPG)

4.6. The NPPF outlines the Government's planning policies for England, setting out how these are expected to be applied. The NPPF is a material consideration in planning decisions and any development will need to accord with the planning provisions it outlines. The NPPF is supported by the NPPG. At the heart of the NPPF is a presumption in favour of sustainable development.

4.7. Para 131 states that *"the creation of high-quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable in communities'*.

4.8. Para 136 states that "*Trees make an important contribution to the character and quality of urban environments, and can also help mitigate and adapt to climate change. Planning policies and decisions should ensure that new streets are tree-lined, that opportunities are taken to incorporate trees elsewhere in developments (such as parks and community*

orchards), that appropriate measures are in place to secure the long-term maintenance of newly-planted trees, and that existing trees are retained wherever possible".

4.9. Section 15: Conserving and Enhancing the Natural Environment specifies how planning policies and decisions should contribute to and enhance the natural and local environment.

4.10. Para 187 states that protection and enhancement of *'valued landscapes, Sites of biodiversity or geological value and soils'* should be *'in a manner commensurate with their statutory status or identified quality in the development plan'*. It also notes that the *'intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services'* should be recognised.

4.11. Para 188 makes it clear that there is a hierarchy to the importance and value attributed to landscapes, and that the development plan should identify the quality of particular landscapes that are not subject to statutory protection.

4.12. In addition to the NPPF and NPPG, the National Design Guide addresses how to recognise well-designed places by outlining the Government's priorities for well-designed places in the form of ten characteristics. It is based on national planning policy, practice guidance and objectives for good design set out in the NPPF.

Planning Practice Guidance (PPG)

4.13. Relevant Planning Practice Guidance which accompanies the NPPF includes information relating to Green Infrastructure, Landscape, and Design (including the National Design Guide).

4.14. In respect to landscape specifically, the PPG makes reference to the Planning Policy framework, stating *'it is clear that plans should recognise the intrinsic character and beauty of the countryside, and that strategic policies should provide for the conservation and enhancement of landscapes'.*

4.15. Para 037 (Reference ID: 8-037-20190721, Revision date: 210719) relates to the use of landscape character assessment and identifies that Landscape and Visual Impact Assessment can be used to demonstrate the likely effects of a proposed development on the landscape.

4.16. In relation to design, the PPG confirms well-designed places can be achieved by taking a proactive and collaborative approach at all stages of the planning process, from policy and plan formulation through to the determination of planning applications and the post approval stage. Good design is set out in the National Design Guide as comprising of 10 characteristics including context, identity, nature and public spaces (Paragraph: 001 Reference ID: 26-001-20191001, revision date 010119).

4.17. In confirming the role of parameter plans in achieving well designed places, the guidance confirms parameter plans can include information on the proposed land use, building heights, areas of potential built development, structure of landscape and green infrastructure, access and movement and other key structuring and placemaking components (Paragraph: 011 Reference ID: 26-011-20191001, revision date 011019).

Local Planning Policy

4.18. The current Development Plan document relevant to this LVIA is the Hinckley and Bosworth Local Plan (2006-2026)[1]. Whilst a review is currently underway (Local Plan Review 2016-2036). The Core Strategy is the key Development Plan Document (DPD) within the Local Plan providing the vision and spatial strategy for the borough. However, a more recent Site Allocations & Development Management Policies DPD was adopted during 2016, with relevant policies considered below.

4.19. A summary of the relevant adopted policies in respect of landscape and visual matters from the Local Plan are provided below.

Core Strategy - Development Plan Document (Adopted December 2009)

4.20. The policies map shows that the Site is located within the Western GI Zone. The local policies relating to landscape character and visual amenity are detailed under each Policy.

4.21. Those that need to be taken into account as part of the design of the for the development are summarised below:

Policy 11: Key Rural Centres Stand Alone (Market Bosworth)

4.22. Policy 11 identifies Market Bosworth as one of the rural standalone centres outside the National Forest that provide services to their rural hinterlands. To support local services in Market Bosworth, Policy 11 states how the Council will:

"Address the existing deficiencies in the quality, quantity and accessibility of green space and play provision in Market Bosworth as detailed in the council's most up to date strategy and the Play Strategy. New green space and play provision will be provided where necessary to meet the standards set out in Policy 19."

4.23. Policy 11 of the Core Strategy also states the requirement to:

"Protect the fingers of green open land which penetrate towards the market place as these are important to the rural setting of the town as supported by the Hinckley & Bosworth Landscape Character Assessment."

This is relevant, as it indicates that the Site and surrounding landscape was not considered to be an important rural setting to the town.

Policy 17: Rural Needs

4.24. Policy 17 identifies how development will be permitted providing that, *"The development is of a scale and design which fully respects the character of the settlement concerned and the level of need identifies."*

[1] Hinckley and Bosworth (2006-2026) Local Plan – Hinckley and Bosworth Council

Policy 19: Green Space and Play Provision

4.25. Policy 19 identifies the standards in relation to the quantum and accessibility for green spaces and play provision.

Policy 20: Green Infrastructure

4.26. Policy 20 seeks to highlight the green infrastructure links for the western zone in which the Site sits, with links between Bosworth and Hinckley, further described in more detail within the Hinckley and Bosworth Green Infrastructure Strategy (July 2020).

Hinckley and Bosworth Site Allocations & Development Management Policies Development Plan Document (Adopted 2016)

Policy DM4: Safeguarding the Countryside and Settlement Separation

4.27. In relation to landscape and visual matters, Policy DM4 states that development in the countryside will be considered sustainable where it does not have a significant adverse effect on the intrinsic value, beauty, open character and landscape character of the countryside and contributes to the delivery of the National Forest Strategy.

4.28. At paragraph 13.11, in relation to the character and appearance of the landscape and need for development to be sensitive to its' setting, reference is made to the Hinckley and Bosworth Landscape Character Assessment which provides details of the landscape areas within the borough. The Landscape Character Assessment is identified as a Supporting Document to Policy DM4, explored in further detail in Section 5 of this report.

Policy DM10: Development and Design

4.29. Policy DM10 seeks to ensure that new development compliments or enhances the character of the surrounding area with regard to scale, layout, density, mass, design, materials and architectural features.

4.30. The supporting text to Policy DM4 emphasises that new development should take account of existing features and the importance of development considering the inter-relationship with existing development and the surrounding landscape.

Market Bosworth Neighbourhood Plan (2014-2026)

4.31. The Market Bosworth Neighbourhood Plan was 'made' in September 2015. The document considers the importance of "maintaining, enhancing and conserving the essential character and historic environment of Market Bosworth".

4.32. The document describes the various 'Indicative Character Areas' within the Market Bosworth development plan boundary, although doesn't characterise the Site However, the Site sits between a 'Post-2000 Development' area to the west, to the south of a 'Leisure & Tourism' area (the golf club), and to the west and north of the 'Suburban Residential' character area.

4.33. The Leisure and Tourism area to the north has planning consent for the development of the redevelopment of Kyngs Golf and Country Club and new lodges. This relationship is considered further within the assessment of the Landscape and Visual Effects (Appendix 5 and 6 of this report).

4.34. To the south west lies an 'Industrial' area which comprises a number of commercial businesses accessed off Station Road. The intervening vegetation and built form separates the Site from this area.

4.35. Of note, the document includes a 'Proposals' plan (Views, Vistas and Landscapes, page 34 of NP), highlighting 'Important Views' and 'Important Vistas' for consideration.

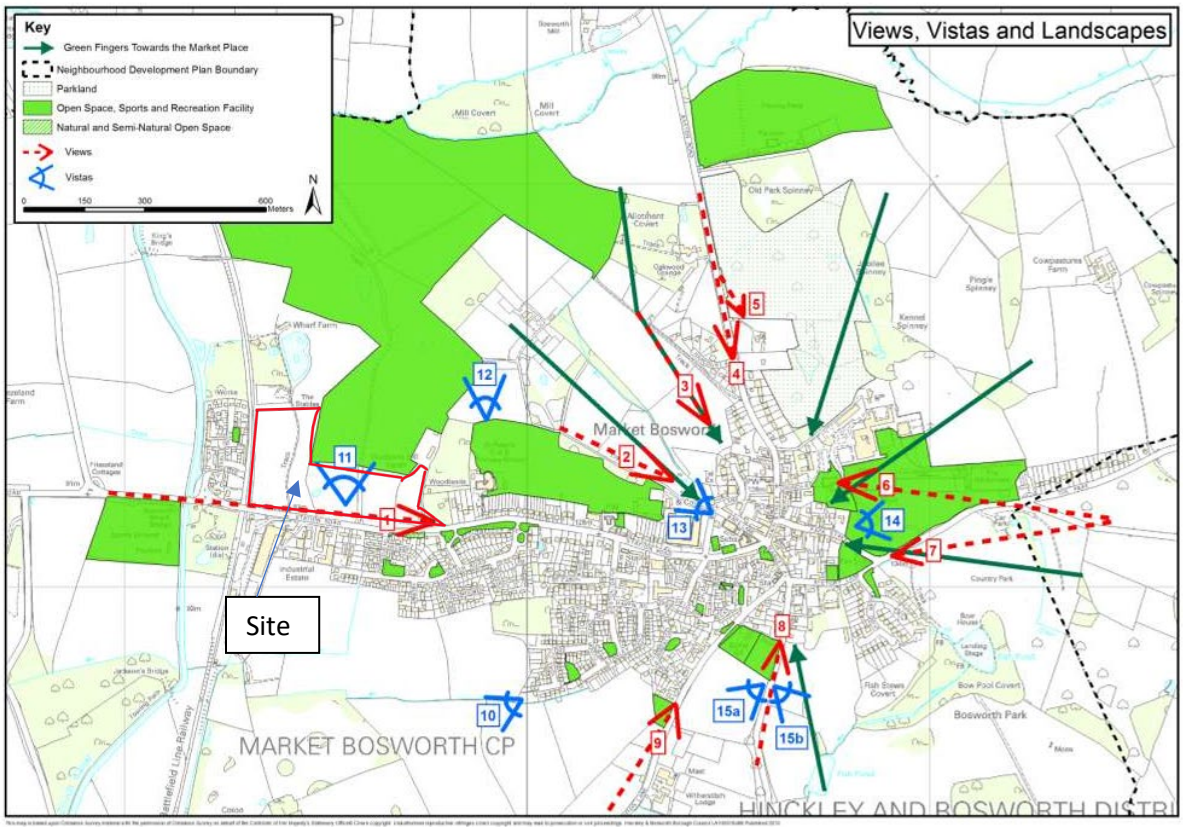


Figure 1: Views, Vistas and Landscapes (page 34 of NP)

4.36. View 1 is taken from the Railway Bridge to the west of the Site and includes views of part of the Site on the raised ground.

Figure 2: 'View 1' from the Hinckley & Bosworth Neighbourhood Plan

4.37. The following commentary is provided:

4.38. *"Approaching Market Bosworth from the west along the B585 the predominant focus of this view is a wooded area at the top of the hill. Either side of the road are expansive views mainly of open countryside over the hedged roadside. As the hill rises up to the canal and railway bridges, Bosworth Marina and the canal side residential development can be seen surrounded by fields and wooded areas. The view continues on past the grassed fields and grazing pasture fronting the Kyngs Golf and Country Club on the left, to a wooded area at the top of the hill. This view is important because it shows how close the countryside is to the built form of the village and the fact that the settlement sits on an open wooded hilltop."*

4.39. It is noted that the Site is located to the north of Station Road, occupying the open green space visible in the middle ground beyond the foreground trees shown in View 1 (shown at Image 2 above).

4.40. Also noteworthy is 'Vista 11' (re-named 'Vista I' within the 2020 Landscape Review – described below) which is taken from Station Road facing north across the site. The photography is shown at Figure 3, with the following commentary included within the report:

"Standing on Station Road pavement at the junction with Godsons Hill the vista starts with housing on the west side enclosed by trees, turning northwards to mature trees and wooded areas stretching across the golf course the land undulates with fields and woods to the horizon. Turning east across grazing land which rises up to woods with a couple of dwellings on the edge to the right. This vista is important because it gives extensive views of north west Leicestershire."

Figure 3: Vista 11 – Station Road Approach

4.41. It is noted that the Site is located in the foreground of 'Vista 11' (shown at Figure 3 above), with the Site boundaries extending east and west of the extent of Vista shown in the accompanying photograph.

4.42. Chapter 6.1 of the document justifies the findings of the plan with 'Character and Environment' findings. It describes how the 'setting of Market Bosworth is considered to be its most striking characteristic', and is 'bound in all directions by a mature wooded landscape, parkland and farmed countryside with green fingers of land penetrating in towards the market place'.

4.43. It states, 'the landscape surrounding Market Bosworth is well wooded with mature trees in the settlement area, a common feature breaking the roofline. The rooftops are visible through the trees although views are typically filtered, consequently the roof line is a regressive and integrated feature of the landscape.'

4.44. The Neighbourhood Plan policies in relation to Character and Environment are listed below:

Policy CE1: Character and Environment:

4.45. This policy states that all new development within Market Bosworth should be in keeping with its Character Area (as defined within the MBNP Character . Although it is noted that the Site does not lie within any of the Character Areas identified within the Neighbourhood Plan, it does lie in proximity to Character Area A, shown on Image 4 below. The policy states that "*where new development would be visible from an adjacent Character Area it should be sensitive to the principal characteristics of that area.*"

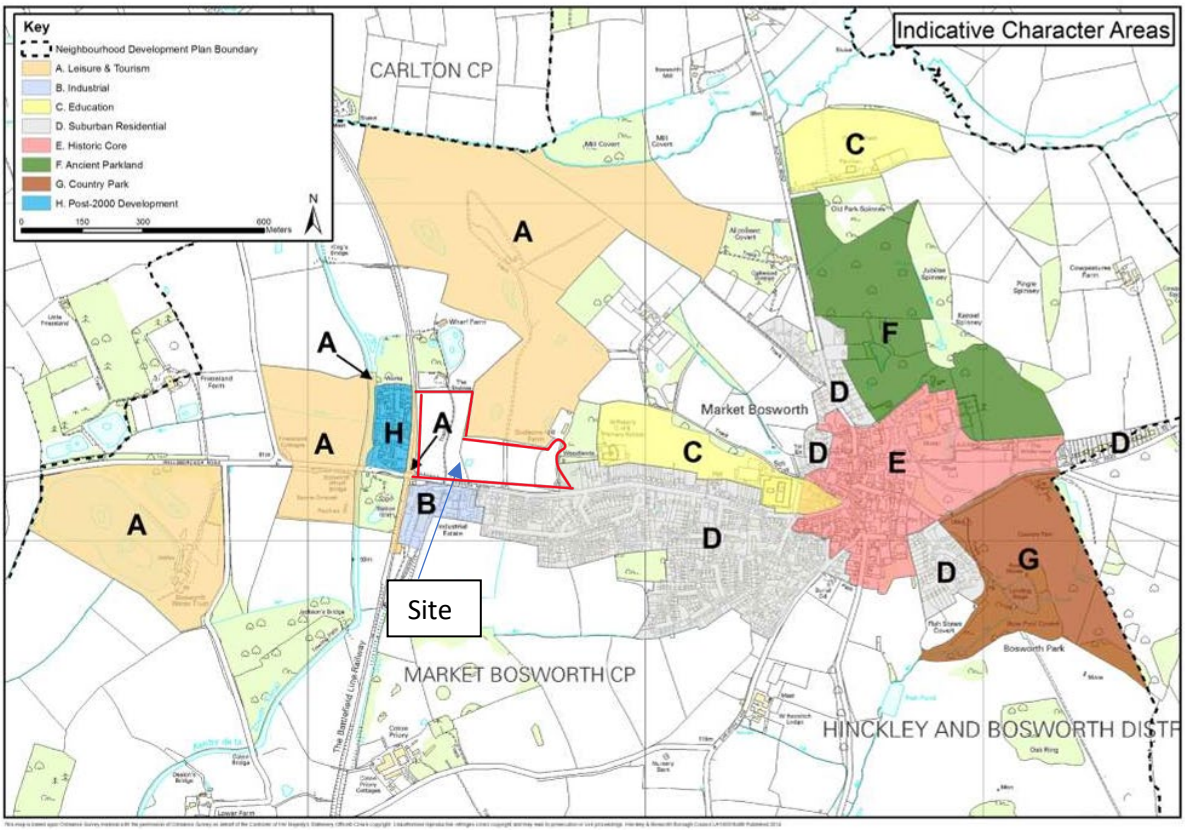


Figure 4: Boundaries of the MBNP Character Areas (page 13 of MBNP)

4.46. The principal characteristics of the MBNP Character Area A – Leisure & Tourism, are noted as follows:

"1. Open landscape features including open bodies of water and green countryside landscape

2. Large wide open aspect (within individual sites)

3. Outdoor leisure pursuits including water-based activities

4. Heritage-style leisure resources."

Policy CE3: Important Views and Vistas

4.47. This policy states that *"development that harms important views into or vistas out of Market Bosworth will be resisted."* The Site is located in proximity to 'View 1' and 'Vista 11' within the MBNP (refer to Image 1 above for locations). The policy goes on to state that "n*ew development will not be supported if it has a significantly adverse impact on an important view or vista."*

Policy CE5: Landscape of the wider parish

4.48. This policy relates to land which exists outside the defined settlement boundary, in open countryside. The Site is located adjacent but outside the settlement boundary (shown on Image 5 below). The policy states that new development in the open countryside will only be permitted in the following circumstances:

- *"Where it contributes to the local economy;*
- *For the re-use or extension of an existing building;*
- *For sport or recreation or;*
- *For new dwellings in the circumstances identified in paragraph 55 of the Framework"*

4.49. In all cases, the policy states that "*new development will only be permitted where it does not cause harm to the landscape or biodiversity of the countryside that cannot be effectively mitigated.*"

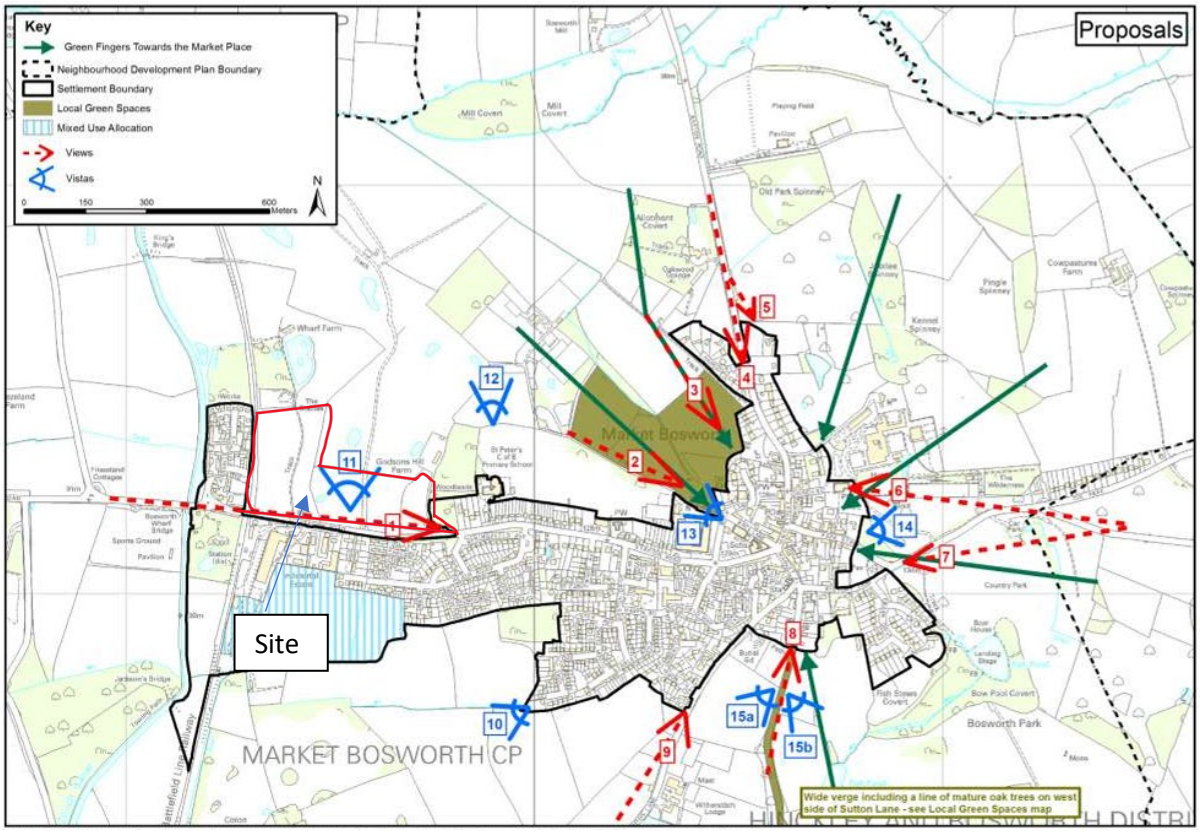


Figure 5: Proposals map of the MBNP Character Areas (page 23 of MBNP)

Market Bosworth Neighbourhood Plan Review

4.50. In 2020 a review of the Neighbourhood Plan was undertaken of how well the Neighbourhood Plan meets the basic conditions (the main criteria that a draft Neighbourhood Plan must meet

if it is to proceed to referendum) and whether it accords with national planning policy and the Borough Council's Local Plan. It was concluded that no updates were necessary other than publishing the housing needs assessment of July 2020.

4.51. The Parish Council has now embarked on what is termed a 'major' review of the Neighbourhood Plan. Since the designation of the previous neighbourhood plan area, the parish boundary has been amended because of a Community Governance Review in 2015. As part of the neighbourhood plan review, the Parish Council applied for the designated neighbourhood area to follow the current parish boundary of Market Bosworth. The old neighbourhood area has been de-designated and the amended neighbourhood area has been designated.

4.52. A Draft Modified Neighbourhood Plan has now been produced for the Plan Period 2020 - 2039 to align with the Hinckley and Bosworth Local Plan and to bring it in line with current planning guidelines and ensure it is robust in terms of planning requirements as it is more than two years old. This modified version updates the Market Bosworth Neighbourhood Plan which was made in 2015 and subsequently had a minor update.

4.53. As part of the modified Neighbourhood Plan, various Core Documents associated with the Policies in the draft Modified Plan have been produced, including the 'Market Bosworth Landscape Review', as detailed below.

Landscape Review: Market Bosworth Neighbourhood Plan (March 2023)

4.54. David Hickie Associates were commissioned by Market Bosworth Parish Council to review the landscape character and associated views and vistas of the open countryside surrounding the settlement boundary - to help guide the preparation of the new version of the Neighbourhood Plan.

4.55. Compared to the 'made' Neighbourhood plan, the report describes similar views and vistas, with the noted change in the naming of 'Vista 11', to now be labelled 'Vista I: Station Road Approach'. However, this is now a much wider view that extends further west along Station Road.

4.56. The following imagery (Figure 6) and accompanying notes (Figure 7) are shown within the report to describe View 1:

View 1

4.2 Station Road Approach to Market Bosworth

Figure 6: View 1 [Station Road Approach to Market Bosworth]

Figure 6: View 1 – Station Road approach to Market Bosworth

View 1: Station Road Approach
Location: View from Station Road Railway bridge looking eastwards towards Market Bosworth town centre and hilltop
Positive Features: Unobstructed view of straight road focusing view towards top of slope, woodland avenue and town; hedgerows, roadside trees and shrubs.
Neutral Features: Telegraph poles and power line on righthand side of road
Negative Features: Housing on right-hand side of road, clutter of street signage and road markings,
Key View Receptors: Car users, cyclists and pedestrians
Management Recommendations: Encourage improvements to street signage clutter.

Figure 7: View 1 – Station Road approach to Market Bosworth – accompanying notes

4.57. The following imagery (Figure 8), map (Figure 9) and notes (Figure 10) are shown within the report to describe Vista I:

Figure 31: Map Showing Vista I Corridor – from Railway Bridge – looking northwards and eastwards

Figure 32: Map Showing Vista I Corridor from the eastern end looking northwards

Figure 8: Vista I – Imagery accompanying Vista I

Figure 33: Map Showing Vista I Corridor

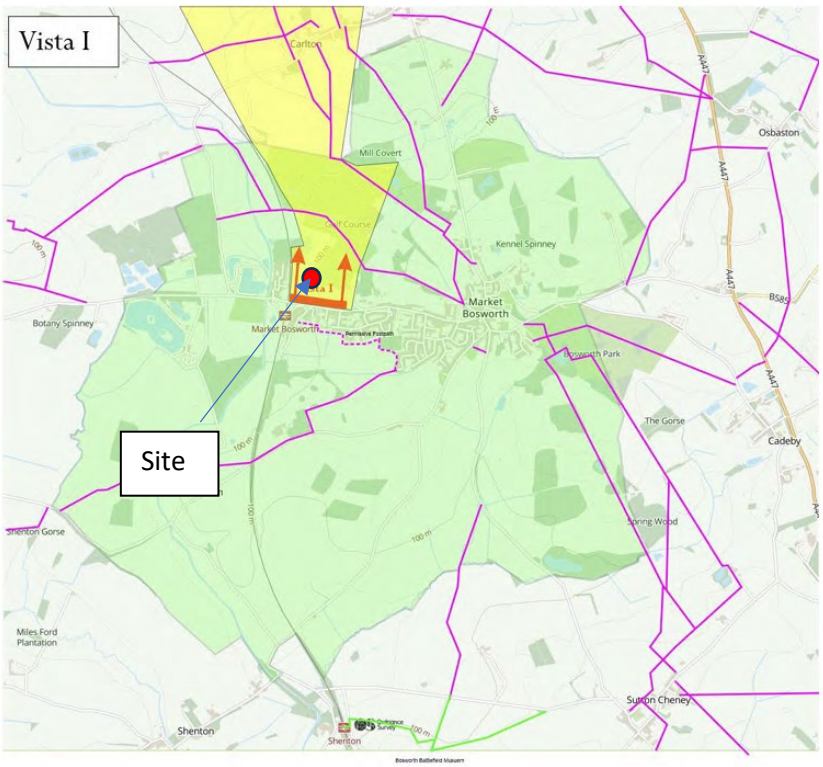


Figure 9: Map showing Vista I Corridor

Vista I:
Location: View from Station Road Railway Brigade to top of hill opposite Godsons Hill . Field of view 180 degrees along the northern length of road and footpath.
Positive Features: Foreground and middle-distance views of grass field with hedgerows. Distant views of hedgerows and woodland on the skyline. To the east –built settlement.
Neutral Features: View of settlement edge dwellings and roadside timber fence
Negative Features: Power lines and cluttered road signage, golf club entrance and associated buildings
Key View Receptors: Car users, Cyclists and Pedestrians.
Management Recommendations: Protect vista from future further encroachment of development.

Figure 10: Notes accompanying Vista I

4.58. The issue with the revised plans pertains to the scale and extents of the proposed views/vistas in the Landscape Review document that would seemingly preclude any development surrounding Market Bosworth. To assist, the below map overlays all of the proposed Views/Vistas to demonstrate:

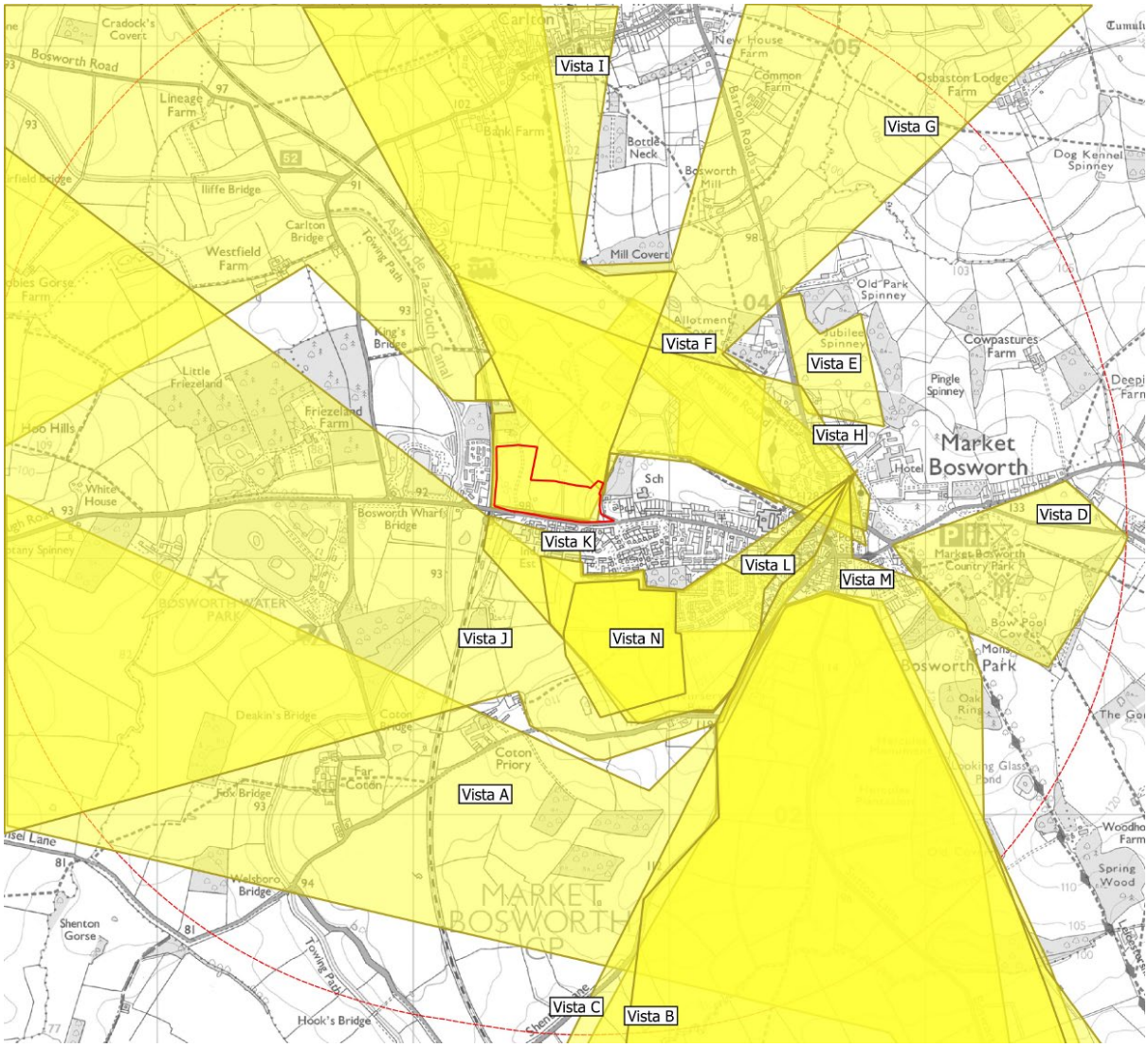


Figure 11: All Views/Vistas combined on one plan from the proposed Landscape Review of the Neighbourhood Plan.

Supplementary Guidance and Evidence Base

4.59. This section will consider the findings of the following documents of relevance to the application:

- Hinckley and Bosworth Borough Council Green Infrastructure Strategy (July 2020);
- Hinckley and Bosworth Borough Landscape Character Assessment (2017); and
- Hinckley and Bosworth Borough Landscape Sensitivity Assessment (2017).

Hinckley and Bosworth Green Infrastructure Strategy (July 2020)

4.60. As a largely rural Borough, Hinckley and Bosworth is rich in GI assets of various kinds. Against a backdrop of future growth and development within the Borough, a strategic framework is needed to ensure that the existing GI network is protected, strengthened and expanded.

4.61. Elements identified within the report that are of relevance to the Site include:

- The introduction of a 'Battlefield loop line', that follows the approximate line of Ashby Canal;
- Consideration of the Bosworth Sculpture Trail, connecting Market Bosworth to Hinckley.

Hinckley and Bosworth Borough Landscape Character Assessment (2017) and Landscape Sensitivity Assessment (2017)

4.62. The Site is situated within Landscape Character Area LCA C: Bosworth Parkland. The characteristics, features, sensitivities and guidelines for development and the management of the landscape as identified in the above documents are considered further in Section 5 Landscape Character and have informed the design of the proposed scheme, which is detailed in Section 6.

Section 5: Landscape Character Baseline

Published Character Assessments

5.1. The locations of the relevant character areas are shown on **Plan 5.**

National

5.2. For the purpose of assessing the effects of development, National Character Areas (NCA) are relevant; however, they are broad brush and set out the characteristics of large geographical areas. Whilst NCAs do not provide an appreciation of the site-specific issues which need to be taken into account in the determination process, it should be noted that some of the characteristics are discernible in relation to the wider landscape surrounding the Site.

5.3. The Site and Study Area are situated within the eastern edge of NCA 94: Leicestershire Vales[2]. The Leicestershire Vales extend between the town of Hinckley in the west to Leicester in the north east and southwards towards Market Harborough and Lutterworth. This is a large, relatively undeveloped, uniform landscape composed of low-lying clay vales interrupted by a range of varied river valleys. Its character comes less from its overall landform and more from its visually dominant settlements and views towards surrounding higher ground.

5.4. The following characteristics are relevant to the Site and Study Area:

- Land use characterised by a mixture of pasture and arable agriculture that has developed on the neutral clay soils.
- Woodland character derived largely from spinneys and copses on the ridges and the more undulating land and from waterside and hedgerow trees and hedgerows. The density, height and pattern of hedgerows varies throughout.
- Diverse levels of tranquillity associated with contrasts between busy urban areas and some deeply rural parts. Large settlements dominate the open character of the landscape. Leicester, Lutterworth, Hinckley and Market Harborough and related infrastructure, including major roads, are often visually dominant.
- Frequent small towns and large villages often characterised by red brick buildings and attractive stone buildings in older village centres and eastern towns and villages. Frequent, imposing spired churches are also characteristic, together with fine examples of individual historic buildings.

Borough

5.5. Within the Hinckley and Bosworth Borough Landscape Character Assessment (2017)'[3], the Site is situated within the Landscape Character Area 'LCA C - Bosworth Parkland'.

[2] Natural England (2015) NE532: NCA Profile: 94 Leicestershire Vales
[3] Hinckley and Bosworth Borough Landscape Character Assessment (2017)

5.6. The Landscape Character Assessment identifies the characteristics of each LCA, as well as the historic, cultural and natural influences. The assessment also identifies Key Sensitivities and Values for each area and a set of landscape strategies for the conservation and restoration of the landscape character. These are considered in relation to the Site and its landscape setting below.

5.7. 'Key Characteristics' identified within the Character Assessment for the Bosworth Parkland LCA include:

- Rolling Farmland and parkland with gentle slopes which rise and fall reaching a high point around the town of Market Bosworth;
- Scattered trees, woodlands and smaller fields of pasture around settlements add interest to the regular pattern of enclosure fields divided by low hawthorn hedges;
- Recreation and tourism- Market Bosworth Country Park and a good network of public footpaths and routes popular with cyclists. Destinations include Market Bosworth, the Battlefield Visitor Centre, the Battlefield Line Railway and the Ashby Canal; and
- Market Bosworth provides an important focus within the area and St Peter's church provides a key landmark.

5.8. The assessment recognises the mixed land use of farmland, parkland and recreation; 'predominantly arable planned enclosure fields of medium-size and regular pattern divided by low hedgerows (predominantly hawthorn), with smaller fields of pasture surrounding settlements'. It continues, 'it is a regular landscape pattern punctuated with hedgerows, hedgerow trees and occasional woodland clumps on higher ground which create an impression of a wooded landscape'.

5.9. It further notes in relation to Natural Influences, that 'deciduous woodland is prevalent throughout the character area and is commonly found in small rectilinear plantations'.

Key Sensitivities and Values (as defined in Landscape Character Assessment)

5.10. The Character Assessment identifies what it terms 'Key Sensitivities', of which the following relate to the Site and the proposed development:

- Mature trees and ancient woodland are an important habitat for many species including bats and birds. Hedgerows and trees are important features, creating structure and pattern to the landscape; and
- The quintessential East Midlands landscape of mixed farming with pasture, arable and ridge and furrow providing a strong sense of place as well as field patterns, country houses, canals and rivers. The attractive villages and small towns feature many notable older buildings including Market Bosworth and its landscape setting of fields and trees

Hinckley and Bosworth Borough Landscape Sensitivity Assessment (2017)

5.11. The Site and the surrounding area are not situated within the 'Assessment Areas' identified within the Landscape Sensitivity Assessment. The assessment therefore does not provide an indication of the landscape sensitivity of the Proposed Development.

Site Specific Character

5.12. Whilst the published assessments described above identify the characteristics and features that help to define the character of the wider area, they are not specific to the Site and the local landscape.

5.13. In order to provide a greater understanding of the Site and local landscape Tyler Grange have undertaken a site-specific landscape assessment. This has identified those elements and features which may be affected by the proposed development.

5.14. **Plan 1 Site Location** and **Plan 2 Site Context** show the situation of the Site within the landscape context.

5.15. The Site comprises three pasture fields. Two access roads bisect the Site leading off Station Road. The western-most one serves Wharf Farm and the eastern-most one serves Kyngs Golf and Country Club (currently closed). A small pond, nine existing mature trees (located along the access road to Wharf Farm), a grassed runway oriented on a north-south alignment, which forms part of a private airfield named 'Wharf Farm airfield', and a sectioned-off horse grazing paddock to the east of the Site are the only internal features.

5.16. The Site extends to approximately 7.88 ha and is generally flat at approximately 100m Above Ordnance Datum (AOD), before rising steeply towards the eastern part of the Site at almost 115m AOD. To the north, the golf club is separated from the Site by existing scrubby hedgerow and trees, whilst the western boundary is formed by a mature existing hedgerow, with a railway line beyond. To the east, a mature woodland flanks the Site with St Peter's Church of England Primary School beyond, whilst a post and rail fence forms the southern boundary off Station Road to the south.

5.17. Planning permission has been approved for the construction of a multi-purpose golf clubhouse and six golf holiday homes adjacent to the northern boundary of the application Site.

5.18. The Site itself does contain some representative features and characteristics typical of the surrounding area (as defined by the key characteristics described in 'LCA C - Bosworth Parkland), and these include the rolling farmland, smaller fields of pasture and parkland rising to a high-point around Market Bosworth and scattered trees. However, the Site is not reflective of other key characteristics defined by 'LCA C - Bosworth Parkland'. The Site is not a peaceful rural landscape with scattered farmsteads, it is not associated with the historic parkland of Bosworth Hall and Bosworth Country Park, nor does it have a relationship with the Ashby Canal, Bosworth Battlefield or provide inter-visibility with St. Peter's Church which is considered a key landmark.

5.19. Furthermore, unlike other parts of the LCA, the Site is also influenced by adjacent residential and commercial development. As already described, to the north, the Kyngs Golf and Country Club is separated from the Site by existing scrubby hedgerow, whilst the western boundary is formed by a mature existing hedgerow and tree line. Beyond this is the Battle Line Railway which separates the Site from the early 21st Century residential development (Pipistrelle Drive) adjacent to the Ashby de la Zouche Canal and Bosworth Marina. To the

east, mature woodland bounds the Site, beyond which there are several residential properties located within large plots and St Peter's Church of England Primary Academy. A post and rail fence forms the southern boundary of Station Road to the south, with established mid 20th Century residential and commercial development beyond.

5.20. These elements place the Site in a peri-urban context which relates to the settlement and, with the construction of the chalets, club house and car parking associated with the consented Kyngs Golf and Country Club to the immediate north, the Site will become fully integrated within the extents of development at the edge of Market Bosworth.

Opportunities and Guidance

National

5.21. NCA94 sets out four Statements of Environmental Opportunity (SEOs) with examples, of which the following are relevant:

- "SEO 1: Protect and appropriately manage the strong historic character and heritage and the geological assets within the rural and urban landscapes, maintaining the evidence of past land use and connections between agriculture, settlement pattern and topography, as well as the significant places and events that took place within the area, so that the area can be enjoyed by all. Ensure that development is fully integrated into and informed by the landscape."

- "SEO 2: Manage, conserve and enhance the woodlands, hedgerows, streams and rivers – particularly the rivers Soar, Sence, Swift and Welland – in both rural and urban areas, to enhance biodiversity and recreation opportunities; improve water quality, flow and availability; benefit soil quality; and limit soil erosion."

- "SEO 3: Increase, manage and enhance the recreational assets, principally the rights of way network, country parks such as Watermead and historic linear features such as the canals. Improve access to these assets and the open countryside from the city of Leicester and surrounding rural communities and provide green infrastructure to help improve people's health and wellbeing."

- "SEO 4: Create new habitats where opportunities exist, such as woodlands and wetlands at old gravel extraction sites, to extend, link or buffer areas of existing habitat to reduce the impacts of fragmentation. Manage existing grassland, woodlands, coverts and spinneys that contribute to sense of place, enhancing biodiversity resilience and habitat networks."

5.22. The NCA sets out further 'landscape opportunities', of which the following are relevant:

- Plan to establish a strong landscape framework as a context for further development expansion around Leicester and other larger settlements, for example Hinckley, ensuring that new development does not have a negative impact on landscape character. Consider the visual impact of any new development, particularly urban

intrusion into rural areas, and manage road improvements to maintain the existing character of the rural road network.

Borough

5.23. Within the Hinckley and Bosworth Landscape Character Assessment (2017), the assessment of '*LCA C – Bosworth Parkland'* sets out a number of strategies and recommendations including the following (of relevance to landscape/visual purposes):

5.24. *"Landscape Strategies for the area identified by the LCA include the following of relevance to the site and the proposed development:*

- *Encourage the use of traditional 'Midlands-style' hedge laying to manage hedgerows, improving their structure and biodiversity value and strengthening landscape character;*
- *Maintain the rural character of the landscape, ensuring development responds sensitively to the landscape context;*
- *Maintain views to the church spire on the wooded skyline at Market Bosworth and rural views and setting of Market Bosworth;*
- *Maintain and enhance the recreational assets including rights of way network and canal. Maintain positive management of the Ashby Canal and seek opportunities to extend and enhance areas of wetland habitat; and*
- *Create new and conserve existing notable habitats, in particular lowland wood pasture and parkland, wet woodland and grazing marsh."*

Summary of Character

5.25. To summarise, the Site contains features and characteristics of the wider landscape character area, including the trees, hedgerows and land use. However, the Site is influenced by adjacent residential and commercial development along Station Road to the south and to the west beyond the railway line, with the post-2000 development off Pipistrelle Drive. These elements place the Site in a peri-urban context which relates to the settlement of Market Bosworth. With the construction of the chalets, club house and car parking associated with the consented Kyngs Golf and Country Club immediately adjacent to the north, the land will become fully integrated within the extents of development on the edge of Market Bosworth.

5.26. The Site contains no features either nationally or locally designated as notable, although it does feature within the Neighbourhood Plan's 'View 1' and 'Vista 11' (referred to as Vista I in the Landscape Review: Market Bosworth Neighbourhood Plan (March 2023)).

5.27. Guidance at national, regional and local level refers to the protection and enhancement of native landscape features, such as trees, woodland and hedgerows, and the connection and enhancement of these into a wider Green Infrastructure network.

Receptors

5.28. Effects will be assessed on the following landscape receptors:

- Local landscape character area 'LCA C: Bosworth Parkland' and;
- The Site specific character and landscape features (pasture field, hedgerows with boundary trees, internal trees and topography).

Section 6: Visual Baseline

Zone of Theoretical Visibility (ZTV)

6.1. A ZTV map produced to accompany this report is shown at **Plan 6**. It demonstrates the potential visibility of the Proposed Development from within the wider landscape based upon Terrain data. The software generated image illustrates the extent to which development of up to 10m high on the Site would be potentially visible within a 5km radius to a 1.6m high receptor. The calculation is based on Lidar DSM 1m data and as such, vegetation and built form are taken into account. The ZTV generated for the Proposed Development clearly identifies the influence of the topography in limiting views.

6.2. This ZTV was verified on Site by Chartered Landscape Architects, as part of the field survey. The viewpoints identified are considered to be appropriate (previously agreed as part of the 2020 planning submission) . Appendix 2 includes the photography captured in July 2024.

Visual Context of the Site

6.3. The ZTV indicates that the most distant view from the north is from the Leicestershire Round long distance footpath that traverses to the north of the Site towards Carlton. As the route gets in closer proximity to the Site, views are screened due to the drop in landform in the middle distance.

6.4. The existing PRoW that runs from Carlton Road, through Kyngs Golf and Country Club allows for sequential views when traversed to the north and north west of the Site, with a greater potential for visibility as distance decreases from the Site. An intervening woodland to the north west of the Site assists to limit visibility to the north west and west, with further mature trees and hedgerows filtering views from the north.

6.5. Undulating topography and intervening built form and vegetation assist to limit the potential for any distant views from the west. Only short distance views from Station Road on the approach to Market Bosworth are possible, albeit glimpsed. When experiencing the approach to Market Bosworth from the west as part of a sequential experience, it is the existing built form and urbanising features which set the Site in a peri-urban context.

6.6. Views along the route of Footpath ref S70/2 are shown as a sequential journey from west to east, where views of Bosworth Marina and Market Bosworth Sports Club are available where Wellsborough Road meets Station Road. Views of the post-2000 development off Pipistrelle Drive adjacent to Bosworth Marina are then experienced as you cross the Ashby de la Zouch Canal bridge and enter Station Road at the roundabout. Views are not possible of the Site at this location due to the undulating topography and intervening vegetation, although further urbanising features of the Railway line and associated adjacent commercial development are experienced further east along Station Road, before the residential development is visible opposite the Site boundary.

6.7. With the Site's southern boundary comprising a simple wooden post and rail fence, views into the Site from Station Road are possible. The existing residential development area of

Market Bosworth is experienced beyond the Site's eastern boundary, although there is limited intervisibility due to the mature woodland boundary to the east.

6.8. Additional short distance views are possible for the residents of Godsons Hill to the immediate south of the Site, although limited and localised.

6.9. Longer distance views from the south are not possible, with limited public access beyond the existing residential and commercial developments. A PRoW to the south is shown with theoretical visibility within the ZTV, although the distance in combination with the existing development and vegetation reduces the potential for views.

Representative viewpoints

6.10. Initially viewpoints were chosen following the production of ZTV mapping, a review of the relevant planning history, local planning policy and aerial mapping.

6.11. This assessment has identified 16 viewpoints, as shown on the Viewpoint Location Plan in Appendix 1 – **Plan 6** (the locations reflect those contained within the original LVIA and subsequent Appeal).

6.12. The photographs within this LVIA have been taken using an SLR digital camera using a focal length equivalent to 50mm. They are intended to provide an indication of the view and extent of visibility. It is recognised that such views are best experienced in the field. The photographs were taken during July 2024 in dry weather with good visibility. The photographs include annotations to describe the composition of the views.

6.13. The 16 selected, representative viewpoints are set out below.

6.14. Viewpoint 1: Taken from the Leicestershire Round long distance footpath approximately 1.5km to the north of the Site. In the foreground, expansive arable fields allow for distant views towards the Site where the land rises?, although in closer proximity to the Site, the trees and hedgerows associated with the golf course screen views.

6.15. Viewpoint 2: Taken from Footpath S70/1 approximately 650m to the north west of the Site, where the footpath crosses Ashby de la Zouch Canal. From here, the intervening woodland provides dense screening towards the Site, particularly during the summer period. The northern extents of the Site are screened from this location, with glimpsed views available of the southern extents.

6.16. Viewpoint 3: View taken further along Footpath S70/1 as it crosses the Railway bridge approximately 550m to the north west of the Site. From here, views of the woodland backdrop to the east of the Site are visible, with the upper slopes and area of higher topography within the Site visible. There is existing development within the view, with existing properties visible in the foreground and background beyond the golf course. From here, the upper slopes within the eastern part of the Site are visible.

6.17. Viewpoint 4, 5 and 6: Views taken along Footpath S70/1 at between approximately 400m and 200m to the north of the Site. These viewpoints are within the grounds of the golf course, with the reserved airfield landing strip visible within the foreground. Glimpsed views of the

existing development beyond the Site along Station Road are possible, with the upper slopes and the woodland backdrop to the east of the Site visible in the centre of the view, although it's worth noting that the consented development of Kyngs Golf and Country Club will introduce new built form within the view.

6.18. Viewpoint 7: View taken from Wellsborough Road approximately 450m to the west, adjacent to the Market Bosworth Sports Club. From here, views towards the Site are screened largely by the intervening vegetation, development and the rising topography associated with the Railway bridge. Viewpoints 7, 8, 9, 10, 11, 12, 13 and 15 are experienced as part of the sequential journey from the west towards the Site. As distance decreases, the potential for increased visibility of the proposals increases.

6.19. Viewpoint 8: View taken from the roundabout where Wellsborough Road meets Station Road at approximately 275m to the west. The Site is not visible from this location.

6.20. Viewpoint 9 (corresponds with 'View 1' in the MBNP): View taken from the railway bridge along Station Road, approximately 175m to the west. This view is identified as 'Key View 1' within the Neighbourhood Plan. There are glimpsed views of the upper slopes of the eastern part of the Site between intervening vegetation. The golf course and associated development is visible to the left of the viewpoint, although it's worth noting that the consented development of Kyngs Golf and Country Club will introduce new built form within the view.

6.21. Viewpoint 10: View taken further along Station Road at approximately 150m to the west of the Site. From here, the Site is visible between intervening vegetation. It is worth noting that the consented development of Kyngs Golf and Country Club will introduce new built form to the left hand side of the view.

6.22. Viewpoint 11: View taken from Station Road approximately 65m to the west, with views of the adjacent property and the Site's southern and western hedgerows. The hedgerows serve to provide screening towards the Site in addition to the mature trees along Station Road. The development associated with the consented Kyngs Golf and Country Club to the north will be visible within these views once completed, introducing further built form.

6.23. Viewpoint 12: View taken from the corner of the Site along Station Road facing north east. The mature trees within the Site's south western boundary assist with filtering views into the Site, although along the footpath views are possible. The development associated with the consented Kyngs Golf and Country Club to the north will be visible within these views once completed, introducing further built form.

6.24. Viewpoint 13: View taken from the existing Site entrance along Station Road facing north. This shared entrance of the Site and golf club currently comprises a steel gate with post and rail wooden fencing either side. These allow for views across the site. Views of the rising topography and the woodland backdrop to the east are possible to the right of the view. It is also worth noting that the consented development of Kyngs Golf and Country Club will introduce new built form within the view.

6.25. Viewpoint 14: View taken from Godsons Hill off Station Road to the south of the Site. This view is noted as a Key Vista (Vista 11) within the Neighbourhood Plan, with distant views towards

Carlton to the north currently possible beyond the golf course. However, it is worth noting that the consented development of Kyngs Golf and Country Club will introduce new built form within the view and could screen distant views of the north once completed.

6.26. Viewpoint 15: View taken further along Station Road to the eastern corner of the Site, with views across the Site in the foreground beyond the wooden post and rail boundary fencing. Mature trees within and towards the boundary of the Site provide a well vegetated context, in addition to the characteristic undulating topography, visibly to the right side of the view towards the eastern boundary. The hedgerow to the north separates the Site from the consented development of Kyngs Golf and Country Club. Once completed, the golf club development will introduce further built form and will provide additional built form context to the north of the Site.

6.27. Viewpoint 16: View taken from the PRoW approximately 550m to the south of the Site. The intervening development to the south of Station Road, in addition to the undulating topography and vegetation, screen views of the Site.

Residential Receptors

6.28. This LVIA has focussed upon the analysis of views from publicly accessible locations. Views from private residential dwellings are not protected by national or local planning policy. Residential receptors do however remain relevant to this assessment in identifying the nature and extent of visual change and have therefore been analysed separately within this LVIA.

6.29. As a result of intervening mature vegetation within the landscape surrounding the Site and the orientation and distribution of residential properties, there are a limited number of private residential dwellings with potential views of the Site. Views from residential properties are generally limited to the near vicinity to the Site and properties immediately adjacent to the Site boundary or within close proximity. These include as follows:

- Dwellings south of the Site, situated on Station Road; and
- Dwellings east of the Site.

Receptors

6.30. Having conducted the field visit and analysed the views from 16 viewpoint locations, the following visual receptors (people) have been identified as having the potential to be affected by the proposed development on land off Station Road, others have been scoped out due to the lack of visibility of the proposal.

- Recreational users of Leicestershire Round long distance footpath (VP1);
- Recreational users of Footpath S70/1 to the north (VPs 2, 3, 4, 5 and 6);
- Users of Kyngs Golf and Country Club (Future Receptor) (VPs 2, 3, 4, 5 and 6); and
- Transient users of Station Road (VPs 7, 8, 9, 10, 11, 12, 13 and 15)

6.31. Residential receptors are analysed separately within this LVIA.

Section 7: Value and Sensitivity of Receptors

7.1. Effects on the following landscape receptors are assessed as part of this section:

- Local landscape character area 'LCA C: Bosworth Parkland'; and
- The Site specific character and landscape features (pasture fields, hedgerows with boundary trees and topography).

7.2. The following visual receptors will be assessed as part of this report:

- Recreational users of Leicestershire Round long distance footpath (VP1);
- Recreational users of Footpath S70/1 to the north (VPs 2, 3, 4, 5 and 6);
- Users of Kyngs Golf and Country Club (Future Receptor) (VPs 2, 3, 4, 5 and 6); and
- Transient users of Station Road (VPs 7, 8, 9, 10, 11, 12, 13 and 15)

Landscape Value

7.3. As set out within GLVIA3, it is necessary to establish the relative value of the potentially affected landscape, as this will inform later judgements about the importance of effects. Value can apply to both areas as a whole of the individual elements, features and aesthetic or perceptual dimensions that contribute to the character of the landscape.

7.4. Para. 5.19 of the GLVIA3 confirms that:

> *"A review of existing landscape designations is usually the starting point in understanding value, but the value attached to undesignated landscapes also needs to be carefully considered and individual elements of the landscape such as trees, buildings or hedgerows may also have a value. All need to be considered where relevant."*

7.5. Existing landscape designations provide an indication of landscapes that are particularly valued, although consideration of the value of undesignated landscapes also needs to be considered. The Site does not lie within a designated landscape at either a national or local level.

7.6. Paragraph 5.28 of the GLVIA3 identifies a range of factors that can assist in the identification of valued aspects of the landscape, presented in Box 5.1 of the document. However, this has been superseded for non-designated landscapes by TGN 02/21: Assessing Landscape Value Outside National Designations.

7.7. The GLVIA3 also recognises that individual components of the landscape, including landscape features and notable aesthetic or perceptual qualities can be judged on their own importance, as well as their contribution to the overall character and value of the wider landscape (paragraph 5.30, page 85).

7.8. **Table TG1** is derived from TGN 02/21 and provides a description as to the extent the valued factors are present within the Site. This analysis has drawn upon the review of published landscape character assessment and the site-specific landscape character assessment detailed within Section 5 of this report.

Table TG1: Landscape Value of the Site

Aspect	Definition	Description
Landscape condition (quality)	A measure of the physical state of the landscape. It may include the extent to which the typical character is represented in individual areas, the intactness of the landscape and condition of individual elements.	In respect of landscape condition, the local landscape has been influenced by local transport networks, including roads, Ashby de la Zouch canal and numerous footpaths along with residential development. Recent residential construction at the Owl Homes site, south of Station Road and the consented scheme at Kyngs Golf and Country Club have and have the potential to change the surrounding condition and character of the landscape surrounding the Site. Further details can be seen within the Arboricultural Impact Assessment, Method Statement and Tree Protection Plan (Ref: RSE_8306_R2_V1_ARB) prepared by RammSanderson. The landscape condition of the Site is therefore assessed as **medium.**
Perceptual (scenic quality)	The term used to describe landscapes that appeal primarily to the senses (primarily but not wholly the visual senses).	The character of the Site is influenced by its surrounding built and developed context, being a location on the edge of existing settlement to the south, south-east and south-west and fields to the north. It is also influenced by noise and traffic movements along Station Road to the south. The Site does not lie within a Conservation Area and it is not visible from within any Conservation Areas. There are limited locations where the Site is visible in public views beyond the immediate vicinity, however it is noted that the Site is included within two of the noted views shown in the made Neighbourhood Plan: 'View 1 and Vista 11 (Vista I in the draft 'Neighbourhood Plan – Landscape Review') The perceptual quality of the Site is therefore assessed as **medium**.
Distinctiveness (rarity and representativeness)	Whether the landscape contains a particular character and / or features or elements which are	The Site contains some features consistent with the published 'LCA C: Bosworth Parkland'. These features present are generally typical and not rare across the LCA.

	considered particularly important examples.	The distinctiveness of the Site is therefore assessed as **medium.**
Natural Heritage	The presence of landscape features with clear evidence of ecological, geological, geomorphological or physiographic interest which contribute positively to the landscape.	As set out within the Ecological Impact Assessment, there are no statutory designations covering any part of the Site. Further details of the hedgerows and trees present on site can be seen within the 'Ecological Impact Assessment' (Ref: RSE_8306_R1_V1_EcIA) prepared by RammSanderson. The natural heritage of the Site is therefore to be **medium**.
Cultural Heritage	Whether the landscape contains clear evidence of archaeological, historical or cultural interest which contribute positively to the landscape.	As set out within the Heritage Statement, there are no designated heritage assets within the Site or its immediate vicinity. For further details see 'Heritage Statement' (Ref: 794-PLN-HER-00773) prepared by RPS. The cultural heritage of the Site is therefore assessed as **low** overall.
Associations	Some landscapes are associated with particular people, such as artists or writers, or events in history that contribute to perceptions of natural beauty of the area.	The Site has no known notable cultural associations with art, literature or events in history. It is noted that the Site has close associations with adjacent residential development associated with the settlement of Marker Bosworth. This is assessed to be **low**.
Recreational Value	Evidence that the land-scape is valued for recrea-tional activity where expe-rience of the landscape is important	There is no public access into the Site. This is assessed as **low**.

7.9. The Site is ordinary, valued at a local level, representative of the local landscape but also influenced by the surrounding residential context, which includes the existing vehicular access to the Kyngs Golf and Country Club, the properties along Station Road and residential development to the west at Pipistrelle Drive. Some hedgerow features have been lost over time and natural age-related decline in trees has seen the gradual erosion of a former internal field boundary.

7.10. As set out within the table above, the Site is of **medium** landscape value. Given the above findings, it is concluded that the Site is not considered 'valued' as per the TGN 02/21 analysis.

7.11. This recognises the content of the Neighbourhood Plan in terms of the proximity of 'View 1' and 'Vista 11', but also it is also important to recognise that the Site was not designated as Local Green Space and was not considered as being a 'Green Finger', which identified landscape that was important to the rural setting of the town as supported by the Hinckley & Bosworth Landscape Character Assessment.

Sensitivity of Receptors

7.12. The sensitivity of landscape and visual receptors is a product of value and susceptibility, as set out in the methodology in Appendix 3. The assessment of sensitivity is set out in Appendix 4, with the following comprising a summary:

7.13. Sensitivity of Landscape receptors:

- Local landscape character area 'LCA C: Bosworth Parkland' – **Low Sensitivity**
- The Site specific character and landscape features (pasture fields, hedgerows with boundary trees and topography) – **Medium Sensitivity**

7.14. Sensitivity of Visual Receptors:

- Recreational users of Leicestershire Round long distance footpath (VP1) – **Medium Sensitivity**
- Recreational users of Footpath S70/1 to the north (VPs 2, 3, 4, 5 and 6) – **Medium Sensitivity**
- Users of Kyngs Golf and Country Club (Future Receptor) (VPs 2, 3, 4, 5 and 6) – **Low Sensitivity**
- Transient users of Station Road (VPs 7, 8, 9, 10, 11, 12, 13 and 15) – **Medium Sensitivity**

Section 8: Proposed Development

8.1. The application is made in outline and as such, there is no detailed information available. However the principles of the layout (as shown on the Landscape Strategy Plan at Appendix 8) are outlined below. Building upon the findings of the baseline report, a number of design considerations emerged for a landscape-led approach to design. The following features and principles have been incorporated:

- Proposed access to the Site will be taken off Station Road;
- Approximately 3.7 hectares of land has been designed to accommodate the potential development of circa 130 no. dwellings with an average density of 35 dph;
- The provision of public open space, particularly to the southern and eastern extents of the Site, totalling approximately 4.18 hectares;
- SuDS and water storage has been accommodated within the Site, particularly within the area of Public Open Space to the south and east, with seasonal water meadows and Ecology ponds included;
- Provision of community facilities, including two play spaces, a community park and orchard;
- Retained views of the upper slopes on the approach to Market Bosworth from the west (identified as 'View 1' within the Neighbourhood Plan). This is to be achieved with a development set back from Station Road to avoid interrupting views;
- Open space alongside Station Road beyond estate railings and retained as a parkland character with views across area of grassland and specimen trees with pathways connecting open space. Properties fronting open space beyond private driveways provide an attractive frontage;
- Sloping land to the east of the Site to be retained as public open space to maintain north-facing views from Godsons Hill (identified as 'Vista 11 within the Neighbourhood Plan);
- Bungalows fronting open space allow views beyond the site and consented golf club chalets to the wider countryside to the north;
- Creation of publicly accessible open space with elevated views across the wider landscape to the north from the hillside east of the Site. Areas of Open space accessed by new paths off Station Road;
- Hilltop woodland retained and supplemented with new tree planting within open space to strengthen wooded character and backdrop;
- Boundary hedgerow to the north maintained and enhanced with hedgerow tree planting to provide a soft edge and buffer with the consented development and golf club to the north;

- Hedgerow to the eastern site boundary enhanced with new hedgerow tree planting to soften development edge, whilst retaining views across open space towards the wooded backdrop;

- Trees within the Site retained in open space to the east of the development and supplemented with new trees to reflect field boundaries. Trees scattered to allow intervisibility and retain views across the site to the wider landscape to the north;

- Avenue tree planting centrally within the Site will provide a sense of arrival to both the Site and the consented Kyngs Golf and Country Club to the north; and

- Opportunities to provide marginal vegetation associated with attenuation features and existing pond for wildlife and biodiversity enhancements. Wildflower / meadow grassland to areas of public open space to provide amenity and wildlife benefits.

Evolution of the Design

8.2. The Site has been through an iterative design process, with feedback from all consultants to produce the Framework Plan which accompanied the original planning application for the Site. Following the subsequent refusal of the planning application and then the Appeal being dismissed, the proposed layout for the Site was re-visited.

8.3. An additional area of land to the west of the original red line boundary has now been included as part of the current proposals. This has enabled the layout to fully respond to the points raised as part of the previous planning history of the Site. Proposed residential development is now contained to the north western extents of the Site only, leaving the more sensitive areas that fall within 'View 1' and 'Vista 11' as undeveloped and therefore visually uninterrupted.

Mitigation and Enhancement

8.4. The Site proposals have been designed with the landscape and visual sensitivities identified within the Market Bosworth Neighbourhood Plan at the forefront of considerations. The southern and eastern extents of the Site that are identified as being located within the published views identified within the Neighbourhood Plan ('View 1' and 'Vista 11') have been retained as undeveloped, while also retaining the informal pastoral foreground which exists along the boundary with Station Road. Long distance views towards North West Leicestershire (as identified as part of 'Vista 11') would be retained as a result of the proposed layout.

8.5. The proposed enhancements are in line with the published policy and guideline recommendations. These include the retention of existing vegetation within the Site, the provision of further green infrastructure, along with the creation of additional footpath routes throughout the Site.

8.6. Roads are proposed to be flanked by offsets within the scheme in addition to that provided at the peripheries. Further consideration and landscaping is provided at the interface of the Site.

8.7. These elements will provide a soft transition to the settlement edge. Proposed set back of development from Station road will, in addition to the proposed landscape along the development frontage and entrance, soften the views and transition into settlement edge along Station Road.

Section 9: Likely Effects

9.1. A full analysis of likely effects is included in the tables in Appendices 5 and 6. The following comprises a summary of the likely landscape and visual effects.

Construction Phase Effects

9.2. The following construction effects are predicted:

- Major-Moderate adverse;
  - The Site-specific landscape elements and features;
- Moderate adverse;
  - Transient users of Station Road (VPs 7, 8, 9, 10, 11, 12, 13 and 15);
  - Views from recreational users of Footpath S70/1 to the north (VPs 2, 3, 4, 5 and 6);
  - Users of Kyngs Golf and Country Club (Future Receptor) (VPs 2, 3, 4, 5 and 6);
- Minor adverse;
  - LCA C: Bosworth Parkland within the Hinckley and Bosworth Landscape Character Assessment;
  - Views from recreational users of Leicestershire Round long distance footpath (VP1).

Operational Phase Effects

9.3. The following operational effects are predicted:

- Moderate adverse;
  - The Site-specific landscape elements and features;
  - Views from recreational users of Footpath S70/1 to the north (VPs 2, 3, 4, 5 and 6);
  - Users of Kyngs Golf and Country Club (Future Receptor) (VPs 2, 3, 4, 5 and 6);
- Minor adverse;
  - LCA C: Bosworth Parkland within the Hinckley and Bosworth Landscape Character Assessment;
  - Views from recreational users of Leicestershire Round long distance footpath (VP1).
  - Transient users of Station Road (VPs 7, 8, 9, 10, 11, 12, 13 and 15)

Residual Effects (Year 15)

9.4. Minor adverse effects are predicted on the local landscape character of the Site.

9.5. The Proposed Development will result in the creation of new areas of native habitat within the Site, expanding upon and enhancing the green infrastructure in the area.

9.6. The following residual effects (Year 15) are predicted:

- Moderate to minor adverse;
  - Transient users of Station Road (VPs 7, 8, 9, 10, 11, 12, 13 and 15);
- Minor adverse (reducing to neutral over time);
  - The Site-specific landscape elements and features;
  - Views from recreational users of Footpath S70/1 to the north (VPs 2, 3, 4, 5 and 6);
  - Users of Kyngs Golf and Country Club (Future Receptor) (VPs 2, 3, 4, 5 and 6);
- Negligible;
  - LCA C: Bosworth Parkland within the Hinckley and Bosworth Landscape Character Assessment;
  - Views from recreational users of Leicestershire Round long distance footpath (VP1).

9.7. Beyond Year 15, vegetation will continue to mature, further screening the residential development within views and integrating them into the landscape. Effects will continue to reduce over time as vegetation matures.

Section 10: Conclusion

10.1. This LVIA has been prepared to support an outline planning application for a development of up to 130 dwellings on land off Station Road to the north west of the small market town of Market Bosworth. The Site comprises three pasture fields. Two access roads bisect the Site on a north – south orientation, both of which lead off Station Road. One of which serves Kyngs Golf and Country Club (currently closed) and another which serves Wharf Farm to the adjacent northern land.

10.2. The golf club received full planning permission in June 2020 for the erection of a multi-purpose golf clubhouse (D2), formation of new car parking areas and access roads and the erection of 6 golf holiday homes (C1) and all associated ancillary works and landscaping. These proposals will introduce built development and car parking on land to the north of the Site. This will further reinforce the peri urban context within which the Site is situated, with development enclosing the Site. The Site and any development within it will be viewed beyond the clubhouse and chalets in views from public footpaths and the golf course to the north. The golf club development will also form a backdrop to views across the Site from Station Road.

10.3. Policy compliance seeks to align with both adopted (Core Strategy Development Plan Document) and (Hinckley and Bosworth Site Allocations & Development Management Policies Development Plan Document) documents; specifically Policy DM4 (Safeguarding the Countryside and Settlement Separation) and Policy DM10 (Development and Design). In addition, the proposals have sought to comply with Policies CE3 and CE5, along with the Key Views and Vistas of relevance to the Site within the Market Bosworth Neighbourhood Plan. Further supplementary guidance and adopted evidence base have been considered, namely the Landscape Character Assessment and Landscape Sensitivity Assessment.

10.4. In addition, the planning history of the Site has been taken account of, with the Inspectors comments made as part of the Appeal Decision used to guide and inform the current proposals.

10.5. The development parameters have responded to the landscape and visual opportunities and constraints and include the following:

- Retained views of the upper slopes on the approach to Market Bosworth from the west (identified as 'View 1' within the Neighbourhood Plan). This is to be achieved with a development set back from Station Road to avoid interrupting views;
- Open space alongside Station Road beyond estate railings and retained as a parkland character with open views across area of grassland and specimen trees with pathways connecting open space. Properties fronting open space beyond private driveways provide an attractive frontage;
- Sloping land to the east of the site to be retained as public open space to maintain north-facing views from Godsons Hill (identified as 'Vista 11 within the Neighbourhood Plan);

- Bungalows fronting open space allow views beyond the Site and consented golf club chalets to the wider countryside to the north;

- Creation of publicly accessible open space with elevated views across the wider landscape to the north from the hillside east of the site. Areas of Open space accessed by new paths off Station Road;

- Hilltop woodland retained and supplemented with new tree planting within open space to strengthen wooded character and backdrop;

- Boundary hedgerow to the north maintained and enhanced with hedgerow tree planting to provide a soft edge and buffer with the consented development and golf club to the north;

- Hedgerow to the eastern Site boundary enhanced with new hedgerow tree planting to soften development edge, whilst retaining views across open space towards the wooded backdrop on Godsons Hill;

- Trees within the Site retained in open space to the east of the development and supplemented with new trees to reflect field boundaries. Trees scattered to allow intervisibility and retain views across the site to the wider landscape to the north;

- Avenue tree planting centrally within the site will provide a high quality strong sense of arrival to both the site and the consented Kyngs Golf and Country Club to the north;

- Opportunities to provide marginal vegetation associated with attenuation features and existing pond for wildlife and biodiversity enhancements; and

- Wildflower / meadow grassland to areas of public open space to provide amenity and wildlife benefits.

Landscape Effects

10.6. The effects of the proposed development upon the character of the landscape have been considered for the Site and the wider character area. These reflect the features and sensitivities identified from the review of the published studies and Tyler Grange's site-specific appraisal of the character and include the following:

- Published Local Landscape Character Area LCA C - Bosworth Parkland; and

- The Site specific character and landscape features (pastoral field, hedgerows with boundary trees and topography).

10.7. With the addition of the new tree planting and enhanced boundary hedgerows and trees, whilst providing new vantage points within a large area of public open space, the proposed development will give rise to localised, Minor Adverse effects upon the landscape character of the Site upon completion.

10.8. When assessed at the wider scale, the impact of the proposals on the surrounding LCA C - Bosworth Parkland character area is considered to be Negligible upon completion.

Visual Effects

10.9. The following groups of people have been identified who may have views of the proposed development and whose visual amenity may be affected:

- Recreational users of Leicestershire Round long distance footpath (viewpoint 1);
- Recreational users of Footpath S70/1 to the north (viewpoints 2, 3, 4, 5 and 6);
- Users of Kyngs Golf and Country Club (Future Receptor), (viewpoints 2, 3, 4, 5 and 6); and
- Transient users of Station Road (viewpoints 7, 8, 9, 10, 11, 12, 13 and 15).

10.10. The visual assessment has determined that users of the Leicestershire Round long-distance footpath will experience Minor Adverse residual effects during construction although will reduce to Negligible once completed, due to the distance, intervening vegetation and landform and the existing and consented developed backdrop.

10.11. For recreational users of Footpath S70/1 to the north, the development will be experienced as part of a sequential journey from the north west. Potential visibility of the new development will become more apparent as intervening woodland is passed and as distance increases, although by that point views of the existing developed edge along Station Road and the consented Kyngs Golf and Country Club development within the foreground will be completed. This will set the development within a developed, peri-urban context where the new development will not introduce incongruous features, and Minor Adverse residual effects are considered overall.

10.12. For the future receptor of users of Kyngs Golf and Country Club, a Minor Adverse residual effect is considered, with mitigation incorporated including a landscape buffer, traditional estate railings of an open, parkland character with properties fronting the space beyond private drives.

10.13. For transient users of Station Road, the assessment has determined that there will be Minor Adverse residual effects associated with the development. Station Road is experienced sequentially from the west on the approach to Market Bosworth, where development such as the sports club, the marina, the post-2000 development and the residential and commercial developments are experienced before views of the Site become possible. 'View 1' as identified within the Neighbourhood Plan is located on the Railway bridge along Station Road (corresponding assessment viewpoint 9), where views of the upper slopes within the Site are visible. The mitigation incorporated into the scheme allows for the retention of these views as part of a development set back from Station Road. Enhancements will be made in the form of the parkland-character traditional estate railings along the frontage, with carefully located new planting and the tree-lined avenue along the Site's main route.

10.14. For residents to the south (Godsons Hill and Station Road), the assessment has determined that there will be Moderate Adverse residual effects overall associated with the development. The development will be clearly visible within short-distance views, although the consented Kyngs Golf and Country Club development will introduce built form to the backdrop of views once constructed. The scale of change will be notable but not uncharacteristic. 'Vista 11'

(corresponding assessment viewpoint 14) within the Neighbourhood Plan will be retained with careful development set back, whilst avoiding development on the upper slopes in the eastern part of the Site. Instead, this higher area is retained and enhanced as a new area of public open space, maintaining the countryside views to the north beyond Kyngs Golf and Country Club.

10.15. Overall, the views along Station Road (particularly noting the Neighbourhood Plan 'View 1' and 'Vista 11') will not fundamentally change in character. The Site will be seen as part of the wider edge of the settlement, while also retaining the visual connection to the existing pasture fields on Site, and to the open countryside beyond.

Conclusion

10.16. As set out within the Hinckley and Bosworth Landscape Character Assessment (2017), the Site does not lie within a landscape that is designated at either a national or local level for its landscape value or quality. As demonstrated within this LVIA and through the design of the scheme, the proposals include measures that are effective in helping to assimilate the development into its surroundings having regard to the layout, scale and height of properties and the retention and enhancement of existing hedgerows, trees and woodland.

10.17. Tyler Grange has worked alongside a wider technical and design team to formulate clear opportunities and constraints associated with the Site, to ensure that the development parameters respond to the local landscape context. From the outset this acknowledged the presence of View 1 and Vista 11 (latterly referred to as Vista I), recognised that the topography and local landform rises to the east and, that there was an existing framework of boundary vegetation including some scattered internal mature trees. This demonstrates that the proposed development has considered and responded sensitively to the local landscape.

10.18. The proposals retain views across the Site from Station Road and also provide publicly accessible green spaces with elevated vantages across the wider countryside. The retention of boundary trees and hedgerows, new tree planting and green infrastructure within the Site and opening up improved visual links with the landscape provide effective mitigation. The proposed development has therefore been assessed on balance as making a site-wide, localised Minor Adverse effect upon the landscape character of the Site.

10.19. At a wider scale, the development will give rise to Negligible landscape effects due to the containment of the Site and proposed houses in the landscape and relationship with the existing and consented development surrounding the Site. The proposals will not introduce incongruous features into the area. The visual assessment highlights the relatively limited extent of views in which the development will be visible. The surrounding undulating topography, existing woodland blocks and existing built form, in addition to the consented Kyngs Golf and Country Club scheme to the north, places the site in a peri-urban context.

10.20. For users of local roads and public rights of way, the visual effects have been assessed as Minor Adverse, reflecting the situation of the Site in relation to existing development, its contained nature and retention of the rising land to the east of the Site as undeveloped open space.

10.21. Overall, the planning history of the Site has been taken account of, with the Inspectors comments made as part of the Appeal Decision used to guide and inform the current proposals. The scheme has undergone significant changes since the previous iteration which was the subject of the Planning Appeal. Specifically in relation to the extent to which the proposed layout will affect the Key Views and Vistas identified withing the Market Bosworth Neighbourhood Plan ('View 1' and 'Vista 11'). The additional area of land now included as part of the red line boundary has enabled built development to be contained to the less visible north western extents of the Site, where much of the scheme will be screened and contained by the surrounding existing vegetation. The important components of 'View 1' and 'Vista 11' would be retained and will be largely unaffected.

10.22. The findings of this LVIA identify that the visual envelope of the Proposed Development is contained and that longer term effects will tend to minor or negligible.

10.23. Overall, the Proposed Development will not result in unacceptable effects on the landscape or visual resource.

Appendix 1: Plans

Plan 1: **Site Location**

Plan 2: **Site Context**

Plan 3: **Topography**

Plan 4: **Landscape Planning Policy and Designations**

Plan 5: **Landscape Character Areas**

Plan 6: **Zone of Theoretical Visibility (ZTV) and Viewpoint Locations**

LEGEND

- Site Boundary
- 2km Study Area

Revision	Description
a	Updated Site Boundary

0 0.2 0.4 km

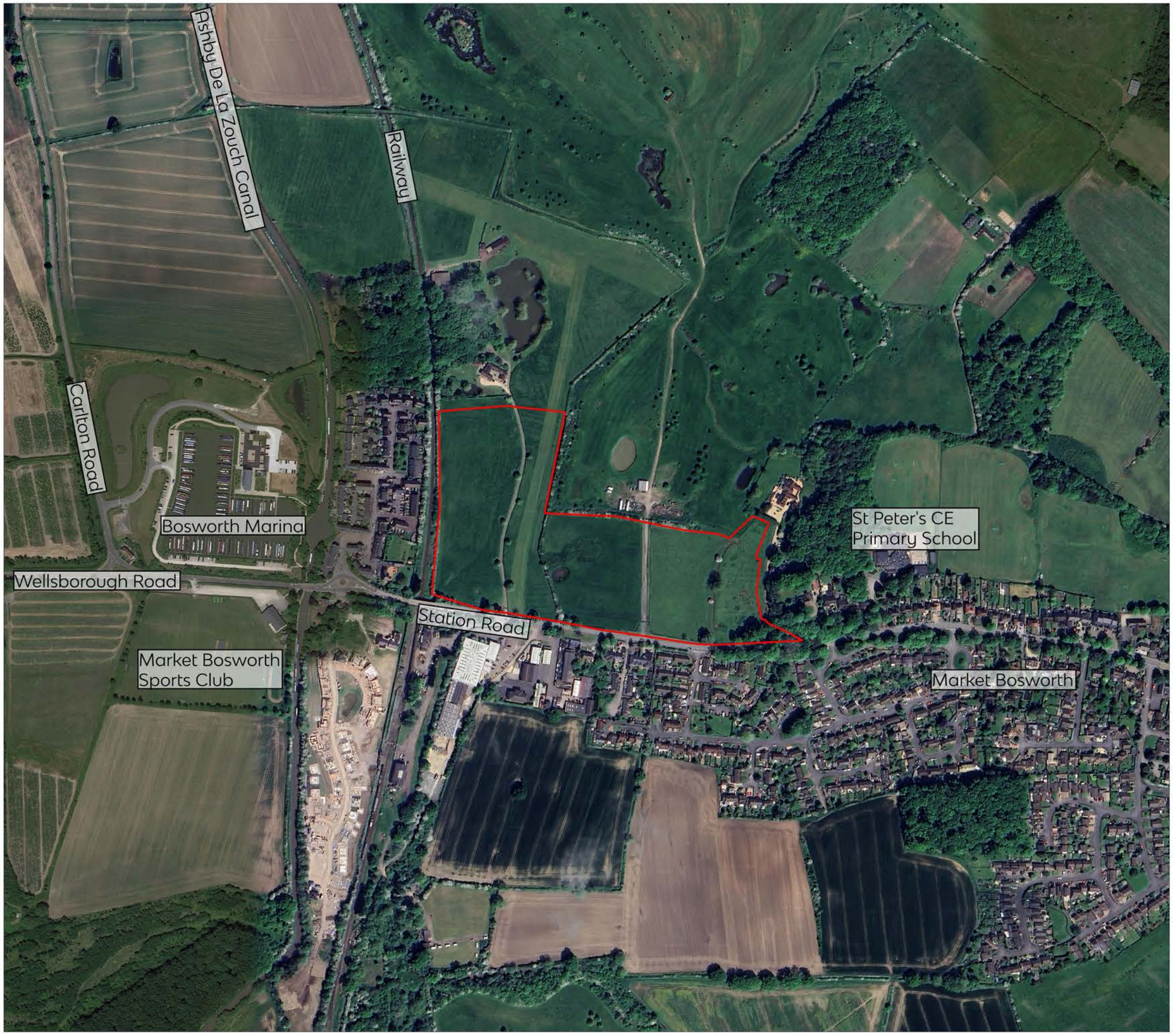
Project	Land at Station Road, Market Bosworth
Title	Plan 1 Site Location
Scale	1:17000 @ A3
Drawing No.	11776_P10a
Date	AUG 2024
Checked	EL/CD

Tyler Grange

Tyler Grange Group Ltd
Contains OS Open Data © Crown copyright and database right 2023

Head Office: 97 Icknield Street Hockley, Birmingham, B18 6RU

T: 0121 828 4043 E: hello@tylergrange.co.uk W: www.tylergrange.co.uk



LEGEND

Site Boundary

Revision	Description
a	Updated Site Boundary

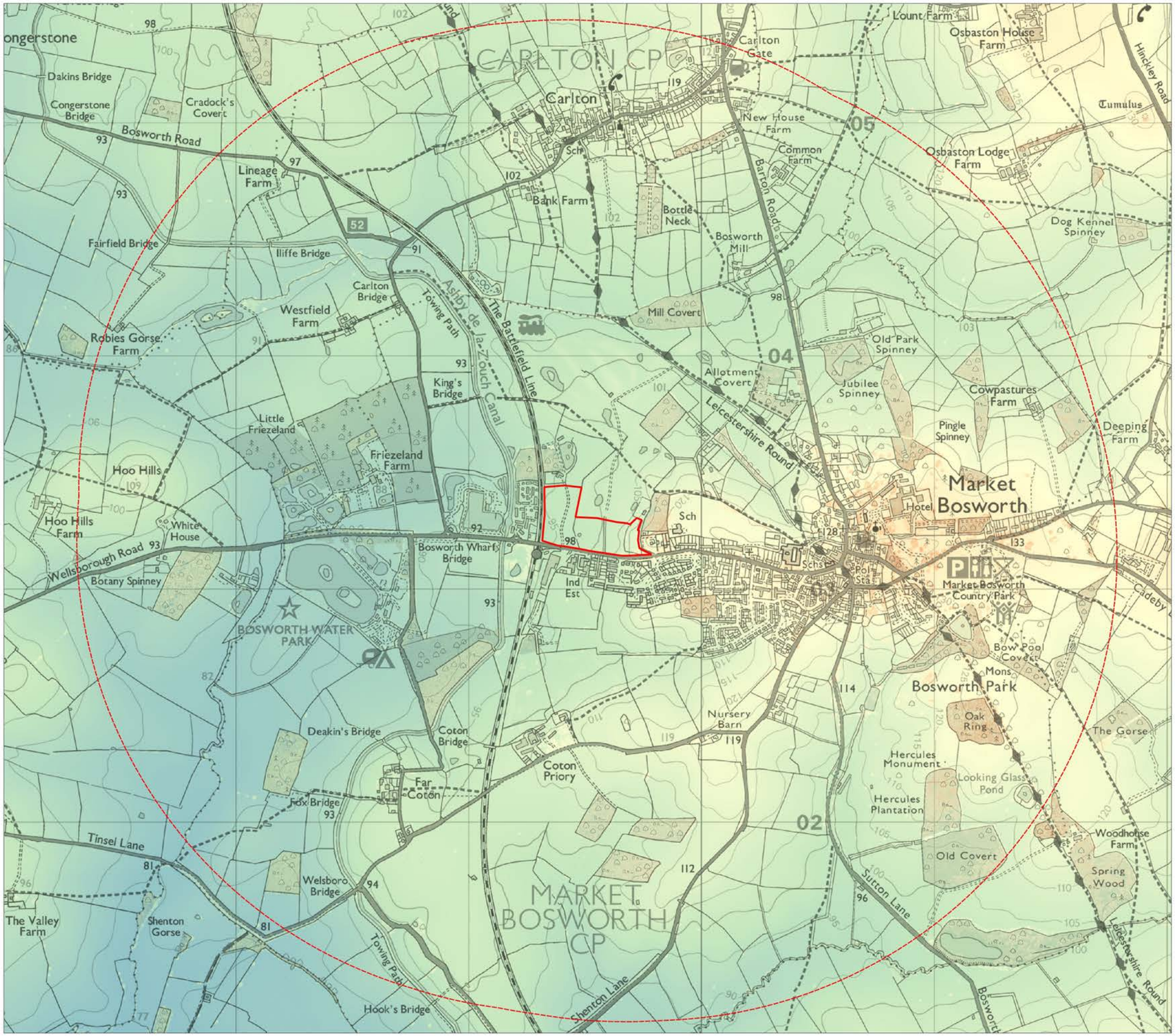
0 100 200 m

Project	Land at Station Road, Market Bosworth
Title	Plan 2 Site Context
Scale	1:5000 @ A3
Drawing No.	11776_P11a
Date	AUG 2024
Checked	EL/CD

Tyler Grange

Tyler Grange Group Ltd
Map Data © Google

Head Office: 97 Icknield Street Hockley, Birmingham, B18 6RU
T: 0121 828 4043 E: hello@tylergrange.co.uk W: www.tylergrange.co.uk



LEGEND

Site Boundary

2km Study Area

Elevation (m)

188

65

Revision	Description
-	-

0 0.2 0.4 km

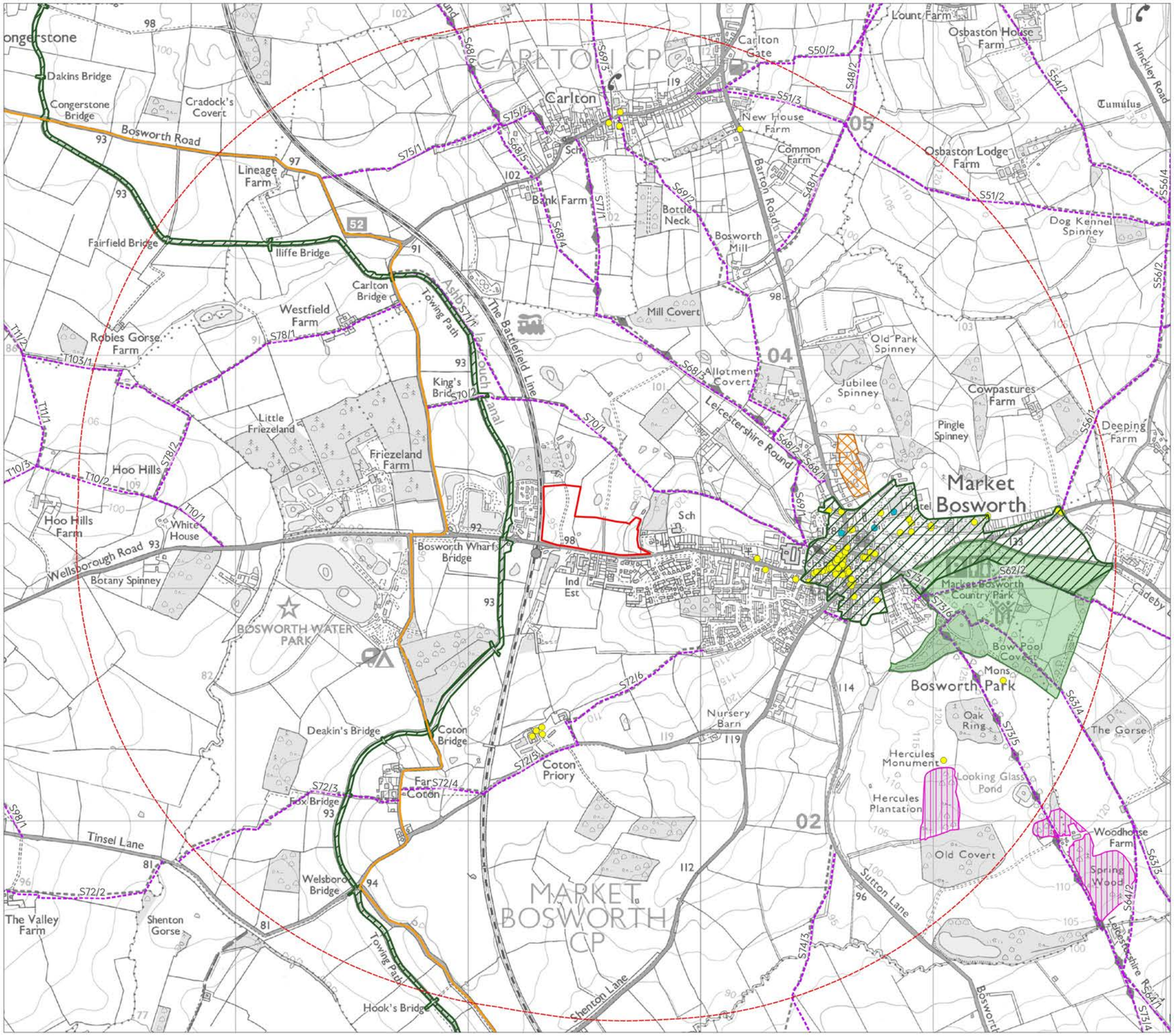
Project	Land at Station Road, Market Bosworth
Title	Plan 3 Topography Plan
Scale	1:17000 @ A3
Drawing No.	11776_P19
Date	AUG 2024
Checked	EL/CD

Tyler Grange

Head Office: 97 Icknield Street Hockley, Birmingham, B18 6RU

T: 0121 828 4043 E: hello@tylergrange.co.uk W: www.tylergrange.co.uk

Tyler Grange Group Ltd
Contains OS Open Data © Crown copyright and database right 2023



LEGEND

- Site Boundary
- 2km Study Area
- Public Right of Way
- Ancient Woodland
- Conservation Areas
- Country Parks
- National Cycle Network
- Scheduled Monuments

ListedBuildings

- I
- II*
- II

Revision	Description
-	-

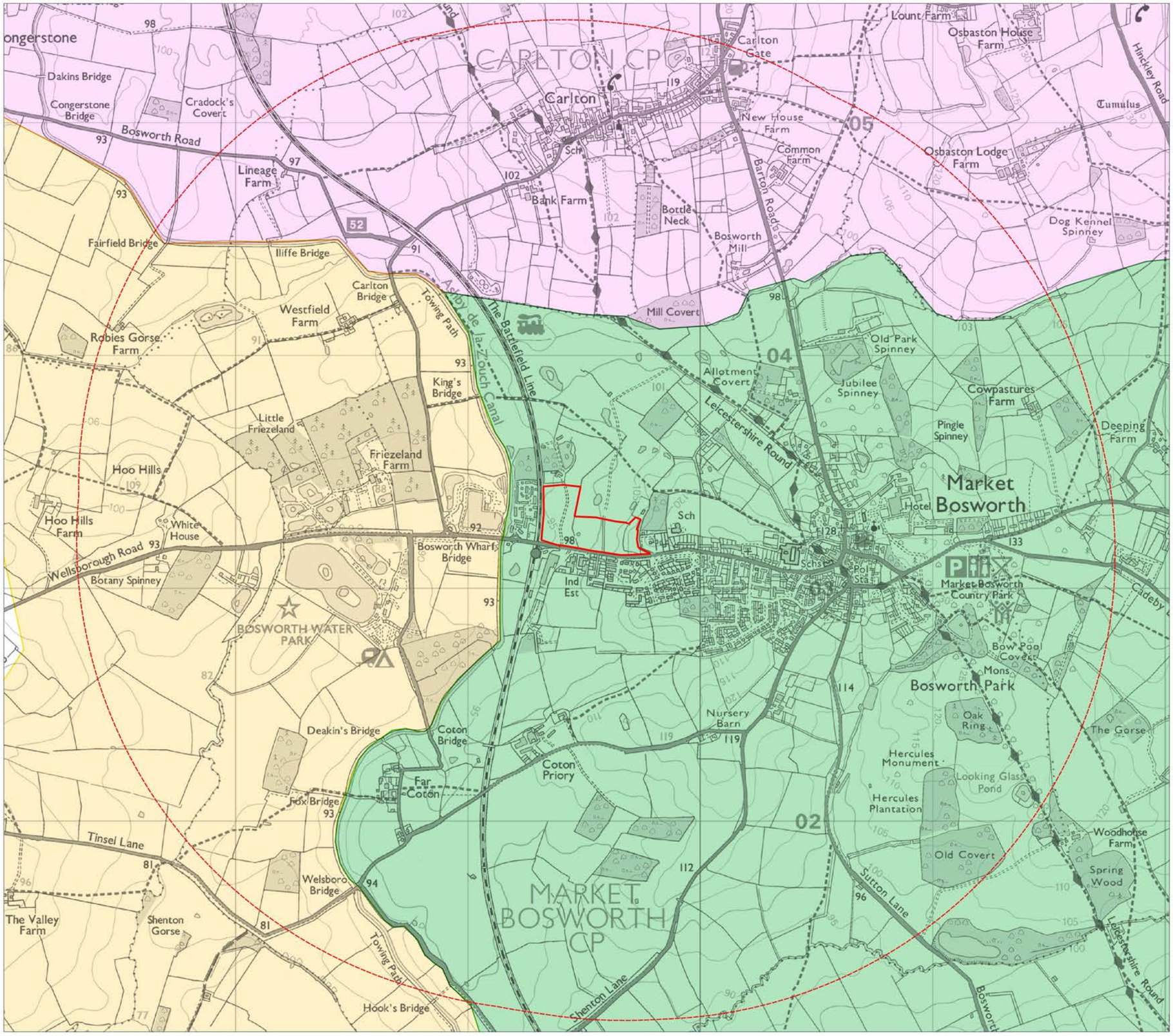
0 0.2 0.4 km

Project	Land at Station Road, Market Bosworth
Title	Plan 4 Planning Policy & Designations
Scale	1:17000 @ A3
Drawing No.	11776_P18
Date	AUG 2024
Checked	EL/CD

Tyler Grange

Tyler Grange Group Ltd
Contains OS Open Data © Crown copyright and database right 2023

Head Office: 97 Icknield Street Hockley, Birmingham, B18 6RU
T: 0121 828 4043 E: hello@tylergrange.co.uk W: www.tylergrange.co.uk



LEGEND

- Site Boundary
- 2km Study Area

Hinckley Bosworth Council Landscape Character Assessment (Adopted September 2027)

- Barton Village Farmlands
- Bosworth Parkland
- Sence Lowlands

Revision	Description
-	-

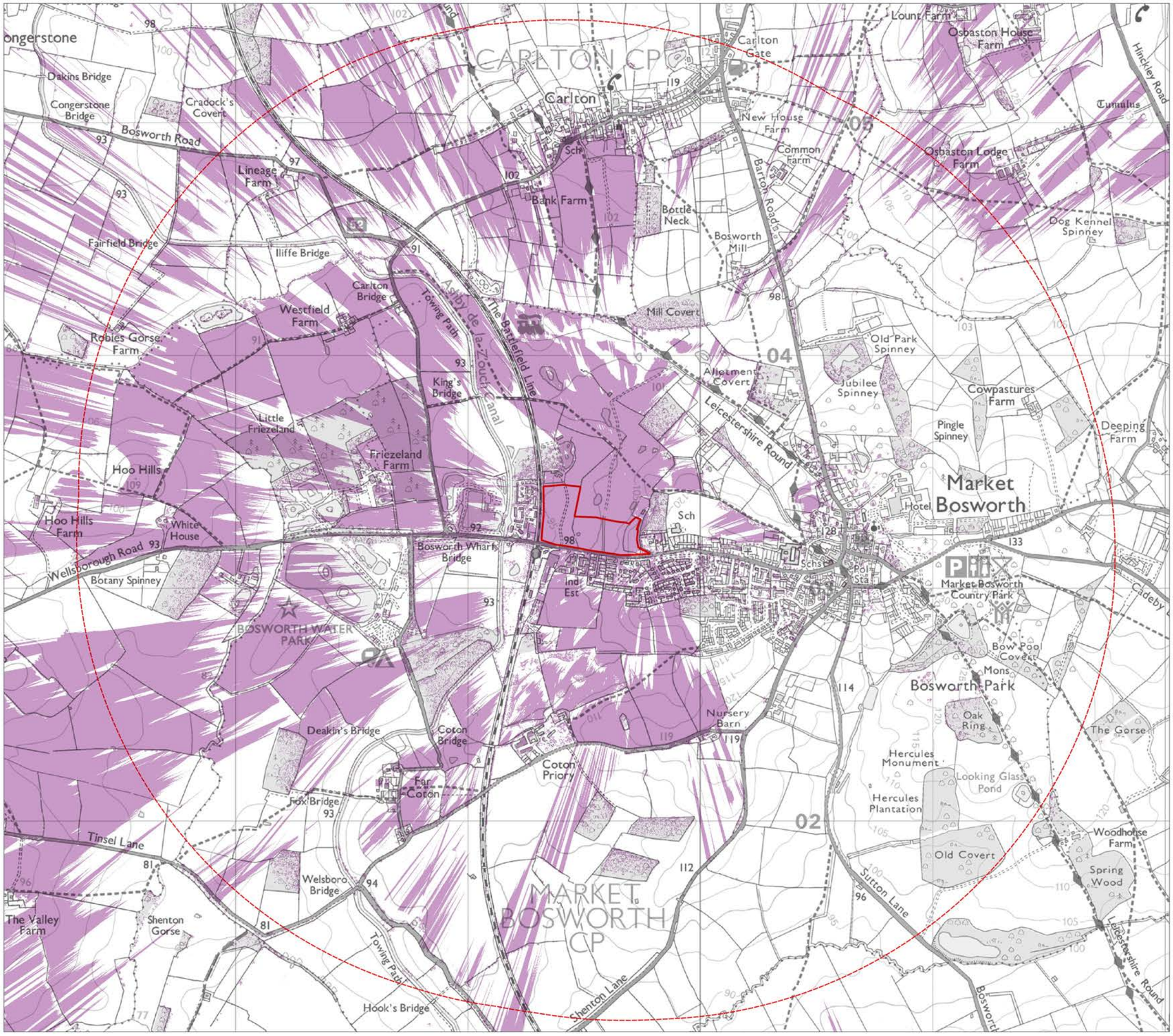
0 0.2 0.4 km

Project	Land at Station Road, Market Bosworth
Title	Plan 5 Published Landscape Character
Scale	1:17000 @ A3
Drawing No.	11776_P20
Date	AUG 2024
Checked	EL/CD

Tyler Grange

Head Office: 97 Icknield Street Hockley, Birmingham, B18 6RU
T: 0121 828 4043 E: hello@tylergrange.co.uk W: www.tylergrange.co.uk

Tyler Grange Group Ltd
Contains OS Open Data © Crown copyright and database right 2023



LEGEND

Site Boundary

2km Study Area

Zone of Theoretical Visibility

1

0

Notes:

The Zone of Visibility (ZTV) illustrates the extent to which the development at a 10m ridge height is potentially visible assuming a receptor with an eye height of 1.6m within a 2km radius. The ZTV has been modelled using GIS computer software (QGIS) and Lidar DSM 1m data (2022), and as such, vegetation and built form are taken into account. Field verification is required to refine the accuracy of the ZTV.

Revision	Description
a	Updated Site Boundary

0 0.2 0.4 km

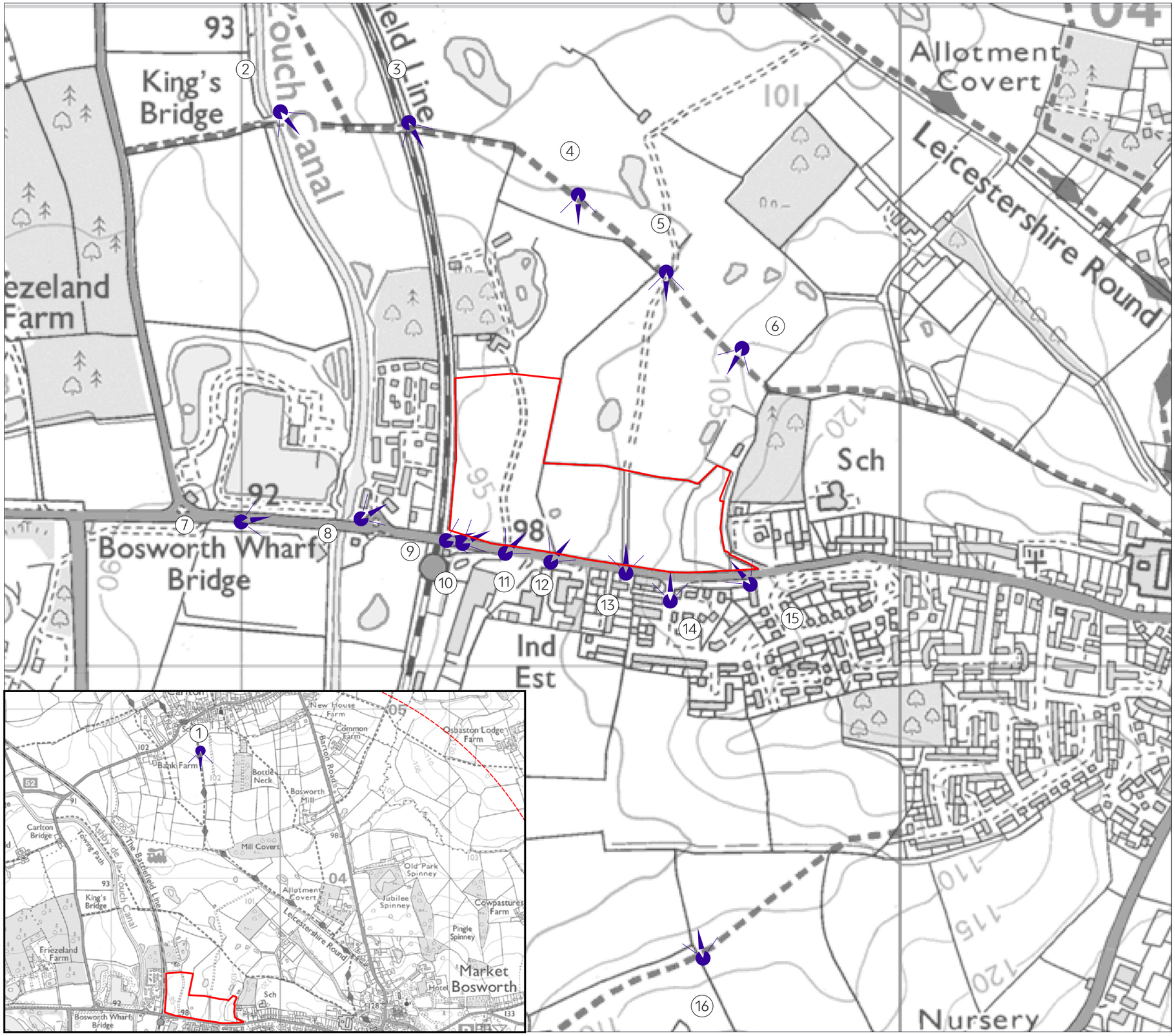
Project	Land at Station Road, Market Bosworth
Title	Plan 6 Zone of Theoretical Visibility
Scale	1:17000 @ A3
Drawing No.	11776_P13a
Date	AUG 2024
Checked	EL/CD

Tyler Grange

Head Office: 97 Icknield Street Hockley, Birmingham, B18 6RU

T: 0121 828 4043 E: hello@tylergrange.co.uk W: www.tylergrange.co.uk

Tyler Grange Group Ltd
Contains OS Open Data © Crown copyright and database right 2023



LEGEND

Site Boundary

Public Right of Way

Viewpoint Locations

1 - 16

Revision	Description
e	Updated Site Boundary

0 0.2 0.4 km

Project	Land at Station Road, Market Bosworth
Title	Plan 7 Viewpoint Location
Scale	1:6000 @ A3
Drawing No.	11776_P14e
Date	AUG 2024
Checked	EL/CD

Tyler Grange

Head Office: 97 Icknield Street Hockley, Birmingham, B18 6RU

T: 0121 828 4043 E: hello@tylergrange.co.uk W: www.tylergrange.co.uk

Tyler Grange Group Ltd
Contains OS Open Data © Crown copyright and database right 2023

Appendix 2: Photosheets

Tyler Grange
Marsden Estate, Rendcomb, Cirencester, GL7 7EX
T: 0121 828 4043 E: landscape@tylergrange.co.uk W: www.tylergrange.co.uk

When printed, cylindrical images need to be curved around the viewer to represent real-world viewing angles. Alternatively they could be viewed flat by moving the head to maintain a constant viewing distance across the panorama. (Ref: LI TGN 06/19)

0cm (Original image width 820mm) 10cm

Please note: To view this image digitally, calibrate this scale bar, on screen, for a correct scale representation and view the image at a comfortable arm's length

Date Taken:	29/07/24	**Field of View**	90 degrees	**Projection:**	Cylindrical	**Visualisation Type:**	Type 1	**Project No:**	11776
Taken From:	Taken from Leicestershire Round long distance footpath approximately 1.5km to the north	**Camera:**	Canon EOS 1300D	**Lens:**	33mm	**Image Enlargement:**	96%	**Client:**	Richborough Estates Limited
Direction of View:	South	**Distance to site:**	1.3km	**Visibility:**	Good	**Page Size:**	A1 width	**Status:**	Planning

Date:	08/08/24
Project:	Land at Station Road, Market Bosworth
Title:	Photo Viewpoint 1

Tyler Grange
Marsden Estate, Rendcomb, Cirencester, GL7 7EX
T: 0121 828 4043 E: landscape@tylergrange.co.uk W: www.tylergrange.co.uk

When printed, cylindrical images need to be curved around the viewer to represent real-world viewing angles. Alternatively they could be viewed flat by moving the head to maintain a constant viewing distance across the panorama. (Ref: LI TGN 06/19)

0cm (Original image width 820mm) 10cm

Please note: To view this image digitally, calibrate this scale bar, on screen, for a correct scale representation and view the image at a comfortable arm's length

Date Taken:	29/07/24	**Field of View**	90 degrees	**Projection:**	Cylindrical	**Visualisation Type:**	Type 1	**Project No:**	11776
Taken From:	Taken from Footpath 570/1 approximately 650m to the north west close to the Ashby de la Zouch Canal	**Camera:**	Canon EOS 1300D	**Lens:**	33mm	**Image Enlargement:**	96%	**Client:**	Richborough Estates Limited
Direction of View:	South-east	**Distance to site:**	500m	**Visibility:**	Good	**Page Size:**	A1 width	**Status:**	Planning

Date:	08/08/24
Project:	Land at Station Road, Market Bosworth
Title:	Photo Viewpoint 2

Tyler Grange
Marsden Estate, Rendcomb, Cirencester, GL7 7EX
T: 0121 828 4043 E: landscape@tylergrange.co.uk W: www.tylergrange.co.uk

When printed, cylindrical images need to be curved around the viewer to represent real-world viewing angles. Alternatively they could be viewed flat by moving the head to maintain a constant viewing distance across the panorama. (Ref: LI TGN 06/19)

0cm (Original image width 820mm) 10cm

Please note: To view this image digitally, calibrate this scale bar, on screen, for a correct scale representation and view the image at a comfortable arm's length

Date Taken:	29/07/24	**Field of View**	90 degrees	**Projection:**	Cylindrical	**Visualisation Type:**	Type 1	**Project No:**	11776
Taken From:	Taken from Footpath 570/1 crossing the Railway bridge approximately 550m to the north west	**Camera:**	Canon EOS 1300D	**Lens:**	33mm	**Image Enlargement:**	96%	**Client:**	Richborough Estates Limited
Direction of View:	South-east	**Distance to site:**	400m	**Visibility:**	Good	**Page Size:**	A1 width	**Status:**	Planning

Date:	08/08/24
Project:	Land at Station Road, Market Bosworth
Title:	Photo Viewpoint 3

Tyler Grange
Marsden Estate, Rendcomb, Cirencester, GL7 7EX
T: 0121 828 4043 E: landscape@tylergrange.co.uk W: www.tylergrange.co.uk

When printed, cylindrical images need to be curved around the viewer to represent real-world viewing angles. Alternatively they could be viewed flat by moving the head to maintain a constant viewing distance across the panorama. (Ref: LI TGN 06/19)

0cm (Original image width 820mm) 10cm

Please note: To view this image digitally, calibrate this scale bar, on screen, for a correct scale representation and view the image at a comfortable arm's length

Date Taken:	29/07/24	**Field of View**	90 degrees	**Projection:**	Cylindrical	**Visualisation Type:**	Type 1	**Project No:**	11776
Taken From:	Taken from Footpath 570/1 crossing Kyngs Golf and Country Club approximately 400m to the north	**Camera:**	Canon EOS 1300D	**Lens:**	33mm	**Image Enlargement:**	96%	**Client:**	Richborough Estates Limited
Direction of View:	South	**Distance to site:**	280m	**Visibility:**	Good	**Page Size:**	A1 width	**Status:**	Planning

Date:	08/08/24
Project:	Land at Station Road, Market Bosworth
Title:	Photo Viewpoint 4

Tyler Grange
Marsden Estate, Rendcomb, Cirencester, GL7 7EX
T: 0121 828 4043 E: landscape@tylergrange.co.uk W: www.tylergrange.co.uk

When printed, cylindrical images need to be curved around the viewer to represent real-world viewing angles. Alternatively they could be viewed flat by moving the head to maintain a constant viewing distance across the panorama. (Ref: LI TGN 06/19)

0cm (Original image width 820mm) 10cm

Please note: To view this image digitally, calibrate this scale bar, on screen, for a correct scale representation and view the image at a comfortable arm's length

Date Taken:	29/07/24	**Field of View**	90 degrees	**Projection:**	Cylindrical	**Visualisation Type:**	Type 1	**Project No:**	11776
Taken From:	Taken from Footpath S70/1 crossing Kyngs Golf and Country Club approximately 280m to the north	**Camera:**	Canon EOS 1300D	**Lens:**	33mm	**Image Enlargement:**	96%	**Client:**	Richborough Estates Limited
Direction of View:	South	**Distance to site:**	241m	**Visibility:**	Good	**Page Size:**	A1 width	**Status:**	Planning

Date:	08/08/24
Project:	Land at Station Road, Market Bosworth
Title:	Photo Viewpoint 5

Tyler Grange
Marsden Estate, Rendcomb, Cirencester, GL7 7EX
T: 0121 828 4043 E: landscape@tylergrange.co.uk W: www.tylergrange.co.uk

When printed, cylindrical images need to be curved around the viewer to represent real-world viewing angles. Alternatively they could be viewed flat by moving the head to maintain a constant viewing distance across the panorama. (Ref: LI TGN 06/19)

0cm (Original image width 820mm) 10cm

Please note: To view this image digitally, calibrate this scale bar, on screen, for a correct scale representation and view the image at a comfortable arm's length

Date Taken:	29/07/24	**Field of View**	90 degrees	**Projection:**	Cylindrical	**Visualisation Type:**	Type 1	**Project No:**	11776
Taken From:	Taken from Footpath 570/1 crossing Kyngs Golf and Country Club approximately 200m to the north	**Camera:**	Canon EOS 1300D	**Lens:**	33mm	**Image Enlargement:**	96%	**Client:**	Richborough Estates Limited
Direction of View:	South-west	**Distance to site:**	185m	**Visibility:**	Good	**Page Size:**	A1 width	**Status:**	Planning

Date:	08/08/24
Project:	Land at Station Road, Market Bosworth
Title:	Photo Viewpoint 6

Tyler Grange
Manden Estate, Rendcomb, Cirencester, GL7 7EX
T: 0121 828 4043 E: landscape@tylergrange.co.uk W: www.tylergrange.co.uk

When printed, cylindrical images need to be curved around the viewer to represent real-world viewing angles. Alternatively they could be viewed flat by moving the head to maintain a constant viewing distance across the panorama. (Ref: LI TGN 06/19)

0cm (Original image width 820mm) 10cm

Please note: To view this image digitally, calibrate this scale bar, on screen, for a correct scale representation and view the image at a comfortable arm's length

Date Taken:	29/07/24	**Field of View**	90 degrees	**Projection:**	Cylindrical	**Visualisation Type:**	Type 1	**Project No:**	11776
Taken From:	Taken from Wellsborough Road approximately 450m to the west	**Camera:**	Canon EOS 1300D	**Lens:**	33mm	**Image Enlargement:**	96%	**Client:**	Richborough Estates Limited
Direction of View:	North-east	**Distance to site:**	312m	**Visibility:**	Good	**Page Size:**	A1 width	**Status:**	Planning

Date:	08/08/24
Project:	Land at Station Road, Market Bosworth
Title:	Photo Viewpoint 7

Tyler Grange
Marsden Estate, Rendcomb, Cirencester, GL7 7EX
T: 0121 828 4043 E: landscape@tylergrange.co.uk W: www.tylergrange.co.uk

When printed, cylindrical images need to be curved around the viewer to represent real-world viewing angles. Alternatively they could be viewed flat by moving the head to maintain a constant viewing distance across the panorama. (Ref: LI TGN 06/19)

0cm (Original image width 820mm) 10cm

Please note: To view this image digitally, calibrate this scale bar, on screen, for a correct scale representation and view the image at a comfortable arm's length

Date Taken:	29/07/24	**Field of View**	90 degrees	**Projection:**	Cylindrical	**Visualisation Type:**	Type 1	**Project No:**	11776
Taken From:	Taken from the roundabout where Wellsborough Road meets Station Road approx. 275m to the west.	**Camera:**	Canon EOS 1300D	**Lens:**	33mm	**Image Enlargement:**	96%	**Client:**	Richborough Estates Limited
Direction of View:	North-east	**Distance to site:**	136m	**Visibility:**	Good	**Page Size:**	A1 width	**Status:**	Planning

Date:	Recently completed Owl Homes development 08/08/24
Project:	Land at Station Road, Market Bosworth
Title:	Photo Viewpoint 8

Tyler Grange
Marsden Estate, Rendcomb, Cirencester, GL7 7EX
T: 0121 828 4043 E: landscape@tylergrange.co.uk W: www.tylergrange.co.uk

When printed, cylindrical images need to be curved around the viewer to represent real-world viewing angles. Alternatively they could be viewed flat by moving the head to maintain a constant viewing distance across the panorama. (Ref: LI TGN 06/19)

0cm (Original image width 820mm) 10cm

Please note: To view this image digitally, calibrate this scale bar, on screen, for a correct scale representation and view the image at a comfortable arm's length

Date Taken:	29/07/24	**Field of View**	90 degrees	**Projection:**	Cylindrical	**Visualisation Type:**	Type 1	**Project No:**	11776
Taken From:	Taken from Railway bridge along Station Road near the south west corner of the Site	**Camera:**	Canon EOS 1300D	**Lens:**	33mm	**Image Enlargement:**	96%	**Client:**	Richborough Estates Limited
Direction of View:	North-east	**Distance to site:**	38m	**Visibility:**	Good	**Page Size:**	A1 width	**Status:**	Planning

Date:	08/08/24
Project:	Land at Station Road, Market Bosworth
Title:	Photo Viewpoint 9

Tyler Grange
Marsden Estate, Rendcomb, Cirencester, GL7 7EX
T: 0121 828 4043 E: landscape@tylergrange.co.uk W: www.tylergrange.co.uk

When printed, cylindrical images need to be curved around the viewer to represent real-world viewing angles. Alternatively, they could be viewed flat by moving the head to maintain a constant viewing distance across the panorama. (Ref: LI TGN 06/19)

0cm (Original image width 820mm) 10cm

Please note: To view this image digitally, calibrate this scale bar, on screen, for a correct scale representation and view the image at a comfortable arm's length

Date Taken:	29/07/24	**Field of View**	90 degrees	**Projection:**	Cylindrical	**Visualisation Type:**	Type 1	**Project No:**	11776
Taken From:	Taken from Station Road to the south of the Site	**Camera:**	Canon EOS 1300D	**Lens:**	33mm	**Image Enlargement:**	96%	**Client:**	Richborough Estates Limited
Direction of View:	North-east	**Distance to site:**	On boundary	**Visibility:**	Good	**Page Size:**	A1 width	**Status:**	Planning

Date:	08/08/24
Project:	Land at Station Road, Market Bosworth
Title:	Photo Viewpoint 10

Tyler Grange
Marsden Estate, Rendcomb, Cirencester, GL7 7EX
T: 0121 828 4043 E: landscape@tylergrange.co.uk W: www.tylergrange.co.uk

When printed, cylindrical images need to be curved around the viewer to represent real-world viewing angles. Alternatively they could be viewed flat by moving the head to maintain a constant viewing distance across the panorama. (Ref: LI TGN 06/19)

0cm (Original image width 820mm) 10cm

Please note: To view this image digitally, calibrate this scale bar, on screen, for a correct scale representation and view the image at a comfortable arm's length

Date Taken:	29/07/24	**Field of View**	90 degrees	**Projection:**	Cylindrical	**Visualisation Type:**	Type 1	**Project No:**	11776
Taken From:	Taken from Station Road to the south of the Site	**Camera:**	Canon EOS 1300D	**Lens:**	33mm	**Image Enlargement:**	96%	**Client:**	Richborough Estates Limited
Direction of View:	North	**Distance to site:**	On boundary	**Visibility:**	Good	**Page Size:**	A1 width	**Status:**	Planning

Date:	08/08/24
Project:	Land at Station Road, Market Bosworth
Title:	Photo Viewpoint 11

Tyler Grange

Mansden Estate, Rendcomb, Cirencester, GL7 7EX
T: 0121 828 4043 E: landscape@tylergrange.co.uk W: www.tylergrange.co.uk

When printed, cylindrical images need to be curved around the viewer to represent real-world viewing angles. Alternatively they could be viewed flat by moving the head to maintain a constant viewing distance across the panorama. (Ref: LI TGN 06/19)

0cm (Original image width 820mm) 10cm

Please note: To view this image digitally, calibrate this scale bar, on screen, for a correct scale representation and view the image at a comfortable arm's length

Date Taken:	29/07/24	**Field of View**	90 degrees	**Projection:**	Cylindrical	**Visualisation Type:**	Type 1	**Project No:**	11776
Taken From:	Taken from Station Road facing north east across the eastern part of the Site	**Camera:**	Canon EOS 1300D	**Lens:**	33mm	**Image Enlargement:**	96%	**Client:**	Richborough Estates Limited
Direction of View:	North	**Distance to site:**	On boundary	**Visibility:**	Good	**Page Size:**	A1 width	**Status:**	Planning

Date:	08/08/24
Project:	Land at Station Road, Market Bosworth
Title:	Photo Viewpoint 12

Tyler Grange
Marsden Estate, Rendcomb, Cirencester, GL7 7EX
T: 0121 828 4043 E: landscape@tylergrange.co.uk W: www.tylergrange.co.uk

When printed, cylindrical images need to be curved around the viewer to represent real-world viewing angles. Alternatively they could be viewed flat by moving the head to maintain a constant viewing distance across the panorama. (Ref: LI TGN 06/19)

0cm (Original image width 820mm) 10cm

Please note: To view this image digitally, calibrate this scale bar, on screen, for a correct scale representation and view the image at a comfortable arm's length

Date Taken:	29/07/24	**Field of View**	90 degrees	**Projection:**	Cylindrical	**Visualisation Type:**	Type 1	**Project No:**	11776
Taken From:	Taken from Site entrance off Station Road facing north	**Camera:**	Canon EOS 1300D	**Lens:**	33mm	**Image Enlargement:**	96%	**Client:**	Richborough Estates Limited
Direction of View:	North	**Distance to site:**	On boundary	**Visibility:**	Good	**Page Size:**	A1 width	**Status:**	Planning

Date:	08/08/24
Project:	Land at Station Road, Market Bosworth
Title:	Photo Viewpoint 13

Tyler Grange
Marsden Estate, Rendcomb, Cirencester, GL7 7EX
T: 0121 828 4043 E: landscape@tylergrange.co.uk W: www.tylergrange.co.uk

When printed, cylindrical images need to be curved around the viewer to represent real-world viewing angles. Alternatively they could be viewed flat by moving the head to maintain a constant viewing distance across the panorama. (Ref: LI TGN 06/19)

0cm (Original image width 820mm) 10cm

Please note: To view this image digitally, calibrate this scale bar, on screen, for a correct scale representation and view the image at a comfortable arm's length

Date Taken:	29/07/24	**Field of View**	90 degrees	**Projection:**	Cylindrical	**Visualisation Type:**	Type 1	**Project No:**	11776
Taken From:	Taken from Station Road facing north west across the eastern part of the Site	**Camera:**	Canon EOS 1300D	**Lens:**	33mm	**Image Enlargement:**	96%	**Client:**	Richborough Estates Limited
Direction of View:	North	**Distance to site:**	On boundary	**Visibility:**	Good	**Page Size:**	A1 width	**Status:**	Planning

Date:	08/08/24
Project:	Land at Station Road, Market Bosworth
Title:	Photo Viewpoint 14

Tyler Grange
Marsden Estate, Rendcomb, Cirencester, GL7 7EX
T: 0121 828 4043 E: landscape@tylergrange.co.uk W: www.tylergrange.co.uk

When printed, cylindrical images need to be curved around the viewer to represent real-world viewing angles. Alternatively they could be viewed flat by moving the head to maintain a constant viewing distance across the panorama. (Ref: LI TGN 06/19)

0cm (Original image width 820mm) 10cm

Please note: To view this image digitally, calibrate this scale bar, on screen, for a correct scale representation and view the image at a comfortable arm's length

Date Taken:	29/07/24	**Field of View**	90 degrees	**Projection:**	Cylindrical	**Visualisation Type:**	Type 1	**Project No:**	11776
Taken From:	Taken from PRoW (Insert Footpath Ref) approx. 550m to the south of the Site	**Camera:**	Canon EOS 1300D	**Lens:**	33mm	**Image Enlargement:**	96%	**Client:**	Richborough Estates Limited
Direction of View:	North	**Distance to site:**	On boundary	**Visibility:**	Good	**Page Size:**	A1 width	**Status:**	Planning

Date:	08/08/24
Project:	Land at Station Road, Market Bosworth
Title:	Photo Viewpoint 15

Appendix 3: Methodology

Methodology

1.1. The methodology and guidelines used in the preparation of this assessment have been developed from the following document:

- An Approach to Landscape Character Assessment, Natural England, Second Version, October 2014[1];
- Guidelines for Landscape and Visual Impact Assessment (GLVIA), Third Edition, LI and IEMA, 2013;
- Visual Representation of Development Proposals (TGN 06/19), LI, September 2019;
- Assessing landscape value outside national designations (TGN 02/21), May 2021; and
- Notes and Clarifications on Aspects of Guidelines for Landscape and Visual Impact Assessment Third Edition (LITGN-2024-01), LI, August 2024.

1.2. To assist the reader in understanding the purpose for undertaking landscape assessment work, the definition of 'landscape' as defined by the European Landscape Convention (ELC, 2000) is set out below.

"'Landscape' means an area, as perceived by people, whose character is the result of the action and interaction of natural and/or human factors."

1.3. In the context of this definition the assessment process seeks to consider the likely significant effects of the Proposed Development on landscape and visual receptors in an objective and systematic manner whilst recognising the perceptual and therefore subjective response to the landscape. Whilst subjectivity can never be removed from the assessment process, by following a systematic and structured framework of assessment, a more robust assessment can be performed, and more rational and transparent conclusions drawn.

1.4. Furthermore, the LVIA process deals with the separate but interlinked issues of:

- Landscape Character: The effects of the Proposed Development upon discrete character areas and/or character types comprising features possessing a particular quality or merit; and
- Visual Context: The effects of the Proposed Development on views from visual receptors, and upon the amenity value of the views.

1.5. Landscape character is defined in the GLVIA3 as:

"A distinct, recognisable and consistent pattern of elements in the landscape that makes one landscape different from another, rather than better or worse."

[1] Natural England (2014) An Approach to Landscape Character Assessment. Second Edition

1.6. Changes to the landscape character can arise as a result of:

- Changes to the fabric of the landscape including either the loss of key elements or introduction of new features which alter the distinct character of the landscape; and
- Changes which alter the way in which the landscape is perceived or appreciated.

1.7. Changes to views will occur where there is alteration of the view in terms of elements present and their distribution or dominance. Such changes may or may not have a significant effect on the visual amenity of identified visual receptors.

1.8. The assessment process is set out in further detail below but involves the following steps:

- Baseline appraisal of landscape, visual and planning policy baseline;
- Identification of potential receptors to change and their sensitivity;
- Assessment of potential effects on identified receptors;
- Proposed mitigation measures.

Baseline Appraisal

1.9. The baseline appraisal process is a crucial part of any assessment and includes:

- A desktop and on-site appraisal of the landscape features and topography of the area;
- The identification of relevant designations at national and local level;
- The review of relevant planning policy and evidence base;
- An on-site review of the character of the Site and its surroundings;
- The review of relevant published landscape character assessments;
- Field work to determine the extent to which the Site can be seen from the wider area, taking into account any significant vegetation or built form which restricts or limits the extent of visibility; and
- Identification of representative viewpoints and determination of likely visual receptors.

Identification of Receptors and Their Sensitivity

1.10. The desktop and on-site appraisals are used to identify potential receptors to change. Landscape receptors may be individual landscape elements, such as trees and hedgerows, or landscape character. Visual receptors are always people. The sensitivity of the identified receptors to change are then assessed.

Identification of Receptors

1.11. Receptors are identified through the baseline analysis as set out above. This is used to identify areas of landscape character, landscape elements and visual receptors that may be affected by the Proposed Development. Receptors that are identified but then deemed to not be affected by the Proposed Development are scoped out of the assessment in accordance with the GLVIA3.

Landscape Sensitivity

1.12. Landscape sensitivity is dependent on:

- The susceptibility of the landscape to the type of change proposed; and
- The value placed on the landscape.

1.13. As a general rule, those landscape resources which make a notable contribution to the character and cannot be replaced or substituted, or where the type of proposed development is inconsistent with the baseline situation will be of a high sensitivity. Those resources which are replaceable or contribute little to the overall character of the landscape, and where the type of proposals complement the baseline situation will be of low sensitivity.

1.14. Landscape susceptibility indicates the ability of a defined landscape receptor to accommodate the Proposed Development *"without undue consequences for the maintenance of the baseline situation and/or the achievement of landscape planning policies and strategies."* (GLVIA, 3rd edition, para 5.40). An example of how susceptibility can be described at each end of the continuum of low to high is provided in Table 1 below.

1.15. Landscape Value is *"the relative value that is attached to different landscapes by society"* (GLVIA, 3rd edition, page 157). Box 5.1 (GLVIA 3rd version, page 84) sets out factors to be considered in the assessment of the value of designated landscapes, with TGN 02/21 relating to non-designated landscapes. The value of the local landscape is assessed in the report.

Visual Sensitivity

1.16. The sensitivity of people (visual receptors) who may experience a change to views and visual amenity arising from the proposed development is a combination of the susceptibility of the receptor and the value of the view.

1.17. Susceptibility for visual receptors (people) relate to "the occupation or activity of people experiencing views at particular locations and the extent to which their attention may be focused on the views and the visual amenity they experience at a particular location." (GLVIA, 3rd edition, para 6.32). An example of how susceptibility can be described at each end of the continuum of low to high is provided in Table 2 below.

1.18. In visual terms, value relates to that attached to views experienced by receptors (people). An example of how value can be described at each end of the continuum of low to high is provided below for visual receptors in Table 2 below. The assessment of sensitivity of receptors is included in the report.

Magnitude of Effects

1.19. The assessment of the magnitude of effects is undertaken in the knowledge of the scheme proposals and the existing baseline situation.

1.20. Scale of effect is assessed for both landscape and visual receptors and identifies the degree of change which would arise from the development. An example of how Scale of effect can be described for landscape and visual receptors at each end of the continuum of low to high is provided in Tables 3 and 4 below.

1.21. Geographical Extent of effect is assessed for both landscape and visual receptors and indicates the geographic area over which the effects will be felt. An example of how Geographical Extent can be described at each end of the continuum of low to high is provided in the tables below for both landscape and visual receptors.

1.22. Duration and Reversibility of effect is assessed for all landscape and visual receptors and identifies the time period over which the change to the receptor would arise as a result of the development. An example of how Duration and Reversibility can be described at each end of the continuum of low to high is provided in the tables below for both landscape and visual receptors.

1.23. The above elements are combined using professional judgement to reach an assessment of the magnitude of effect.

Significance of Effects

1.24. Best practice guidelines stipulate that the level of any landscape or visual effect should be evaluated, both during the construction works and following completion of the development. The level of any landscape and visual effect is a function of the sensitivity of the affected landscape resources and visual receptors against the magnitude of change that they would experience.

1.25. It is also important to note that the latest GLVIA (3rd Edition) places greater emphasis on professional judgement and the supporting narrative and less emphasis on a formulaic, mechanistic approach; a transparent assessment process should be evident.

1.26. The matrix within Table 5 below indicates how the general relationship between sensitivity and magnitude of change determines the level of effect. The level of effect is rated within the range of Major – Major / Moderate – Moderate – Moderate / Minor – Minor – Negligible. The assessment of magnitude and significance of effects is included in the report.

1.27. Impacts which are moderate-major and above are considered 'significant'.

Nature of Effects

1.28. Landscape and visual effects are considered likely to arise during both the Construction and Operation phases of the Proposed Development. For the purposes of the assessment, the terms 'impact' refers to the causation of change. The changes will be judged to be positive (beneficial) or negative (adverse) in their consequences for landscape or for views and visual amenity.

1.29. The following terms have been used to define landscape effects:

- Adverse: The Proposed Development may result in direct loss of physical landscape/townscape resources, weaken key characteristics or negatively affect the integrity of a landscape/townscape designation; and

- Beneficial: The Proposed Development may replace poor quality elements of the existing landscape/townscape or strengthen existing landscape/townscape characteristics.

1.30. Where there will be negligible or no change, the nature of effect can be considered 'Neutral'.

Mitigation Measures

1.31. The consideration of mitigation with the aim where possible, of avoiding, reducing or offsetting adverse landscape or visual effects is determined during the course of the assessment where this can be addressed through a suitably worded condition.

1.32. The evaluation of landscape and visual effects following mitigation, are known as residual effects. For the purposes of this report, the term 'impact' refers to the causation of change and effects that are the results of the changes to the landscape and visual context.

Photography Methodology

1.33. Photographs were taken from selected viewpoints with a digital camera with an equivalent 50mm focal length lens at eye level (approximately 1600mm above ground). Photographs were stitched in Photoshop using the cylindrical method and presented on photosheets in accordance with the Landscape Institute TGN 06/19 set out above.

1.34. The representative viewpoints have been chosen from locations surrounding the Site to enable the effects of the development to be assessed from all directions.

Table 1: Sensitivity of Landscape Receptors

	Landscape Value **Characteristics and features as recognised in published landscape character assessments or policy**	**Landscape Susceptibility** **The ability of a defined landscape to accommodate the specific proposed development without undue negative consequences**	
High ↕ **Low**	Assessment of landscape value is undertaken using the criteria set out in Landscape Institute Technical Guidance Note 02/21 for non designated landscapes, and using Box 5.1 of the GLVA3 for designated landscapes.	The landscape is such that changes in terms of the proposed development would be entirely at odds with the character of the local area, related to matters including pattern, grain, use, scale and mass. The proposed development has a degree of consistency with the existing scale, pattern, grain, land use of the prevailing character, although mitigation may be appropriate to enhance assimilation. The proposed development is entirely consistent with the character of the local area, related to matters including pattern, grain, use, scale and mass.	**High** ↕ **Low**

Table 2: Sensitivity of Visual Receptors

	Value (attached to views)	**Visual Susceptibility** **The occupation or activity of people experiencing the view and the extent to which their attention or interest may be focused on the views and their visual amenity at particular locations**	
High ↕ **Low**	Recognised national / Important Viewpoints, including those identified within and protected by policy. These viewpoints may be tourist destinations and marked on maps. Designed views, including from within historic landscapes. Users of nationally recognized routes e.g. National Cycle Network, National Trails. Land with public access (i.e. Open Access Land and National Trust Land). Locally important views/ views. Views from within locally designated landscapes e.g. Conservation Areas and local planning policy. Views from local routes identified on maps Permissive routes, not recognised by policy or identified on maps. No designations present	People visiting recognised viewpoints People using Public Rights of Way and Access Land Users of local roads where speeds are lower and where footways may be present People using recreational facilities or playing outdoor sports but for whom views are not the main focus. People travelling along major roads or using transport routes where the focus is not on the views and speeds are high People at places of work where attention is not on the views.	**High** ↕ **Low**

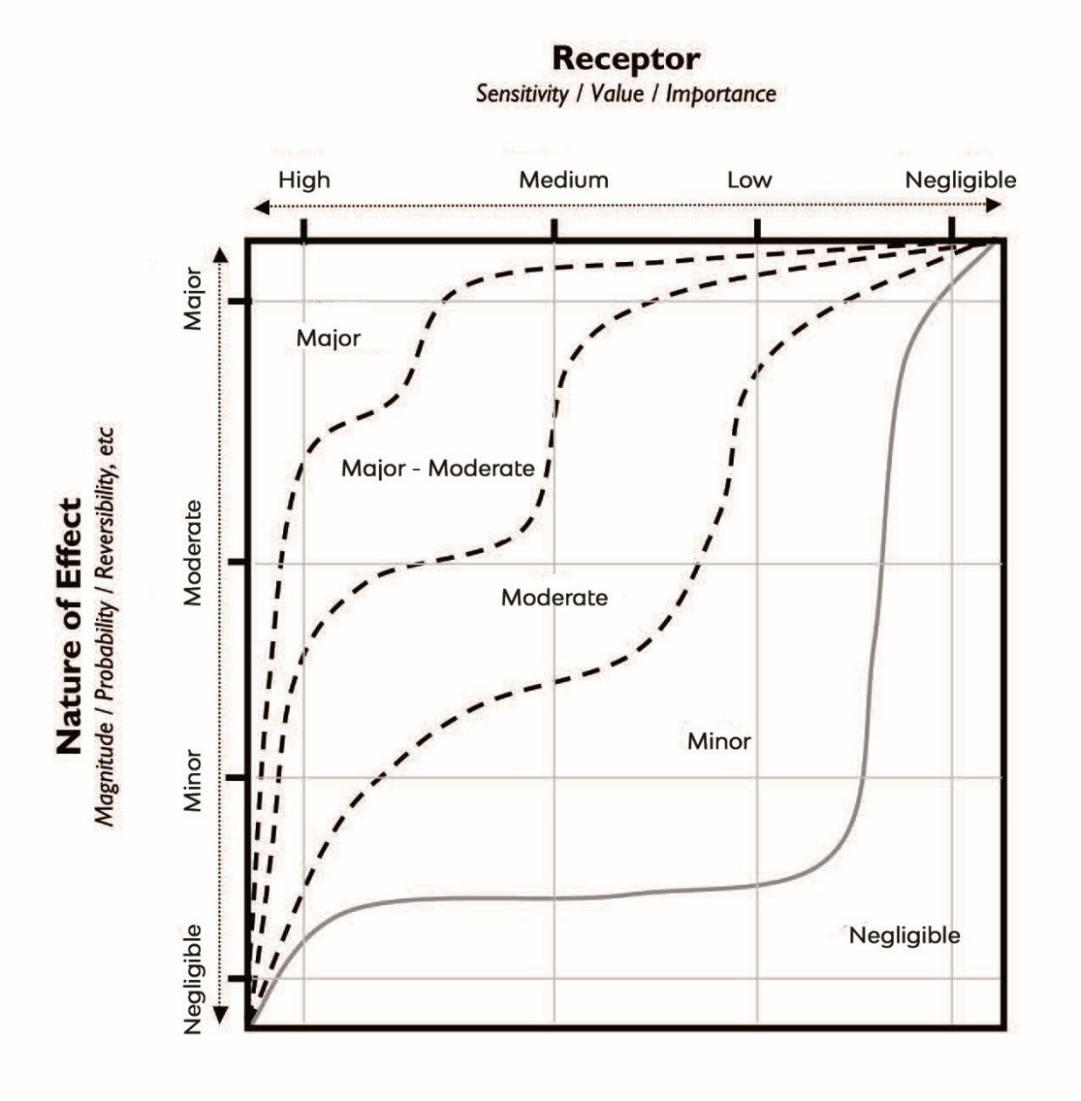
Table 3: Magnitude of Effect of Landscape Receptors

	Scale **identifies the degree of change which would arise from the development**	**Geographical Extent** **of effect indicates the geographic area over which the effects will be felt**	**Duration and Reversibility** **of effect identifies the time period over which the change to the receptor would arise as a result of the development.**
Major	Highly noticeable change, affecting most key characteristics and dominating the experience of the Landscape/Townscape; introduction of highly conspicuous new development; and the baseline situation will be fundamentally changed.	Extensive, affecting the majority or all the character area / receptor.	Long-term or permanent, the change is expected to be in place for 10+ years and there may be no intention for it to be reversed or only partially reversed.
Moderate	Partial alteration to key elements, features, qualities or characteristics, such that post development the baseline situation will be largely unchanged but noticeable despite discernible differences.	Partial, affecting a moderate amount of the character area / receptor.	Medium-term, the change is expected to be in place for 5-10 years and the effects may be reversed or partially reversed.
Minor	Minor alteration to few elements, features qualities or characteristics resulting in a barely perceptible change.	Affecting the character area / receptor to a minor extent.	Short-term, the change is expected to be in place for 0-5 years and the effects are likely to be reversed.
Negligible / None	Negligible to no perceptible change	Affecting an extremely limited part of the character area/receptor.	

Table 4: Magnitude of Effect of Visual Receptors

	Scale **identifies the degree of change which would arise from the development**	**Geographical Extent** **Wide, and/or within close proximity, and/or open views.**	**Duration and Reversibility** **identifies the time period over which the change to the receptor would arise as a result of the development.**
Major	Intensive/dominant or major alteration to key elements of the baseline view.	Changes perceived over wide area.	Long-term or permanent, the change is expected to be in place for 10+ years and there may be no intention for it to be reversed or only partially reversed.
Moderate	Partial/noticeable or minor alteration to key elements of the baseline view.	Changed perceived by receptors over moderate to localised area.	Medium-term, the change is expected to be in place for 5-10 years and the effects may be reversed or partially reversed.
Minor	Minor alteration to few elements of the baseline view.	Changes perceived by receptors over a localised or isolated extent e.g., a single viewpoint.	Short-term, the change is expected to be in place for 0-5 years and the effects are likely to be reversed.
Negligible / None	Barely perceptible or no change to the baseline view.		

Table 5: Landscape and Visual Significance Matrix (derived from IEMA 2011[2])



[2] IEMA (2011) Special Report – The State of Environmental Impact Assessment Practice in the UK

Appendix 4: Sensitivity of Receptors

Appendix 4: Sensitivity of Receptors

Table TG2 Sensitivity of Receptors

Receptor	Value of the Receptor	Susceptibility of the Receptor	Sensitivity of the Receptor
Landscape receptors			
LCA C: Bosworth Parkland within the Hinckley and Bosworth Landscape Character Assessment	The LCA does not lie within a nationally or locally designated landscape. The landscape contains locally important and notable features that contribute to the overall character of the LCA. The landscape exhibits a recognisable structure and characteristic patterns, although some detracting features are present. **Low**	The Proposed Development has a degree of consistency with the existing scale, pattern, grain, land use of the prevailing character, although mitigation may be appropriate to enhance assimilation. **Low**	**Low**
The Site-specific landscape elements and features	The Site does not lie within a designation of either national, regional or local importance. The Site contains some locally important and notable features that contribute to the overall character of the area protected by local policy (i.e. trees and hedgerows). The Site exhibits some characteristic patterns although detracting features are present. **Medium**	The Proposed Development has a degree of consistency with the existing scale, pattern, grain, land use of the prevailing character, although mitigation may be appropriate to enhance assimilation. **Medium**	**Medium**
Visual Receptors			
Recreational users of Leicestershire Round long distance footpath (VP1);	No designations present. **Medium**	Users of Public Rights of Way with screened and filtered views towards the development. **Medium**	**Medium**
Recreational users of Footpath S70/1 to the north (VPs 2, 3, 4, 5 and 6);	No designations present. **Medium**	Users of Public Rights of Way with filtered views towards the development. **Medium**	**Medium**

Users of Kyngs Golf and Country Club (Future Receptor) (VPs 2, 3, 4, 5 and 6);	No designations present. **Low**	Visitors to a recreational facility, whose attention will be focused on the location and activity, rather than their surroundings. **Low**	**Low**
Transient users of Station Road (VPs 7, 8, 9, 10, 11, 12, 13 and 15)	No designations present. **Medium**	Users of highway, where views are transient and seen while travelling, while attention is focused on the road. **Medium**	**Medium**

Appendix 5: Table of Landscape Effects

Appendix 4: Assessment of Landscape Effects

Table TG3 Assessment of Landscape Effects

			Construction		Year 1		Year 15 (Residual Effects)	
Receptor	**Sensitivity of landscape receptor (see Appendix 3)**	**Predicted Change**	**Magnitude of Change**	**Effects**	**Magnitude of Change**	**Effects**	**Magnitude of Change**	**Effects**
LCA C: Bosworth Parkland within the Hinckley and Bosworth Landscape Character Assessment	Low	As set out within Section 5 of this report, 'LCA C - Bosworth Parkland' comprises mixed land use of farmland, parkland and recreation; 'predominantly arable planned enclosure fields of medium-size and regular pattern divided by low hedgerows (predominantly hawthorn), with smaller fields of pasture surrounding settlements'. It continues, 'it is a regular landscape pattern punctuated with hedgerows, hedgerow trees and occasional woodland clumps on higher ground which create an impression of a wooded landscape'. It further notes in relation to Natural Influences, that 'deciduous woodland is prevalent throughout the character area and is commonly found in small rectilinear plantations'. The Site extends to approximately 7.88 ha and is relatively flat at approximately 100m Above Ordnance Datum (AOD), before rising steeply towards the eastern part of the Site at almost 115m AOD. To the north, the golf club is separated from the Site by existing scrubby hedgerow and trees, whilst the eastern boundary is formed by a mature existing hedgerow, with a residential property beyond separating the Site from the recent residential development adjacent to Bosworth Marina. To the east, a mature woodland flanks the Site with St Peter's Church of England Primary School beyond, whilst a post and rail fence forms the southern boundary off Station Road to the south. Opportunities for new planting are proposed as illustrated by the Landscape Strategy Plan and this includes the implementation of characteristic features. In respect to the planning and development and land management guidance for 'LCA C – Bosworth Parkland', the following have been adopted within the Proposed Development: • *"Maintain the rural character of the landscape, ensuring development responds sensitively to the landscape context."* Tyler Grange worked alongside a wider technical and design team to formulate clear opportunities and constraints associated with the Site, to ensure that the development parameters responded to the local landscape context. From the outset this acknowledged the presence of View 1 and Vista 1, recognised that the topography and local landform rises to the east and, that there was an existing framework of boundary vegetation including some scattered internal mature trees. • *"Enhance and manage the diversity of parkland meadows, and retain features such as estate fencing and open roadsides with grass verges."* Such features are not attributed with the Site, but the Landscape Strategy clearly identifies opportunities to enhance the existing species-poor grassland, through the provision of new wildflower meadows which are distributed throughout the proposed areas of open space. • *"Maintain views to the church spire on the wooded skyline at Market Bosworth and rural views and setting of Market Bosworth."* There is no visibility to from within or across the Site to the Grade II* Listed Church of St Peter; however, the development parameters were formulated to respond to	Minor	Minor adverse	Minor	Minor adverse	Negligible	Negligible

		the identified important views contained within the Market Bosworth Neighbourhood Plan. The open slopes of the Site remain free from development to ensure views remain towards the wooded backdrop and a new public vista opportunity has been created to offer views out over the wider Leicestershire countryside to the north. • *"Maintain and enhance the recreational assets including rights of way network and canal. Maintain positive management of the Ashby Canal and seek opportunities to extend and enhance areas of wetland habitat* There is no direct interaction with the Ashby Canal and no public footpaths within the Appeal Site itself; however, new circulate routes have been proposed as part of the proposed development and marginal planting is recommended to improve the biodiversity value of pond and SuDS margins. • *"Create new and conserve existing notable habitats, in particular lowland wood pasture and parkland, wet woodland and grazing marsh"* There are currently no notable lowland wood pasture habitats, parkland, wet woodland or grazing marsh associated with the Site, but opportunities are available to improve the ecological value of the Site. Whilst the magnitude of change is long-term or permanent (10+ years), the Proposed Development results in a minor alteration to few elements, features, qualities or characteristics of LCA C and is localised, affecting the Site and immediate setting only. This results in a barely perceptible change to the wider landscape character. At year 1, the development would cause minor permanent loss or alteration to one or more characteristic elements or features of the LT and LDU, to include the introduction of elements that are not uncharacteristic of the wider landscape. By year 15, the development will be well assimilated into the settlement with characteristic planting and therefore cause limited changes to the LCA.						
The Site-specific landscape elements and features	Medium	The Site comprises a series of three pasture fields, bisected by two existing access tracks leading to Wharf Farm and Kyngs Golf Course and Country Club. Vegetation within the Site is generally sparse. The landscape features of the Site are identified as follows: • The Site itself does contain some ordinary features and characteristics typical of the surrounding area, and these include the rolling farmland, smaller fields of pasture and parkland rising to a high-point around Market Bosworth and scattered trees. However, the Site does is not an example of a peaceful rural landscape with scattered farmsteads, it is not associated with the historic parkland of Bosworth Hall and Bosworth Country Park, nor does it have a relationship with the Ashby Canal, Bosworth Battlefield or provide inter-visibility with St. Peter's Church which is considered a key landmark. • Furthermore, unlike other parts of the LCA, the Site is also influenced by adjacent residential and commercial development. As already described, to the north, the Kyngs Golf and Country Club separated from the Site by existing scrubby hedgerow, whilst the western boundary is formed by a mature existing hedgerow and tree line, beyond which is the Battle Line Railway, with a pastoral field and the Battlefield Line Railway beyond separating the Site from the early 21st Century residential development (Pipistrelle Drive) adjacent to the Ashby de la Zouche Canal and Bosworth Marina. To the east, mature woodland bounds the Site, beyond which there are several residential properties located within large plots and St Peter's Church of England Primary Academy. A post and rail fence forms the southern boundary of Station Road to the south, with established mid 20th Century residential and commercial development beyond.	Major-Moderate	Major-Moderate adverse	Moderate	Moderate adverse	Minor	Minor adverse

		The type of development proposed (residential) and the limiting of the building height to a maximum of 2 storey is designed to assimilate the Proposed Development into the settlement edge of Market Bosworth. The Site sits adjacent to the urban extent of the village following the pattern established by both existing and emerging development. Whilst the magnitude of change is long-term or permanent (10+ years), the change affects the Site and immediate setting only. At year 1 there will be a highly noticeable change, affecting the character of the Site and its elements/features and introducing elements that are prominent but not substantially uncharacteristic within the surrounding landscape. By year 15, the development will be well assimilated into the settlement with characteristic planting and therefore cause a partial alteration overall to the elements, features, qualities or characteristics of the Site-specific landscape.						

Appendix 6: Table of Visual Effects

Appendix 6: Assessment of Visual Effects

Table TG4 Assessment of Visual Effects

			Construction		Year 1		Year 15 (Residual Effects)	
Receptor	**Sensitivity of visual receptor (see Appendix 3)**	**Predicted Change**	**Magnitude of Change**	**Effects**	**Magnitude of Change**	**Effects**	**Magnitude of Change**	**Effects**
Views from recreational users of Leicestershire Round long distance footpath (VP1);	Medium	Views from the Leicestershire Round long distance footpath approximately 1.5km to the north of the site demonstrate a foreground comprised of expansive arable fields, which allow for distant views towards the site. Although in closer proximity to the site, the trees and hedgerows associated with the golf course assist to screen views. At a distance of over 1.5km, there is the potential for glimpsed views of rooftops within the site, although these will sit against the existing developed edge of Market Bosworth; Views towards the upper elements of construction activity will be possible, although filtered by intervening vegetation and comprising a small element of the wider view. At Year 1, the buildings will be established, and there will be new built form present. These will be on the periphery of the view and not a dominant visual element. At Year 15, planting on the boundaries will have become established, reducing visual permeability even further. The new dwellings will be seen set within a wooded horizon.	Low	**Minor adverse**	Low	**Minor adverse**	Negligible	**Negligible**
Views from recreational users of Footpath S70/1 to the north (VPs 2, 3, 4, 5 and 6);	Medium	The sequential viewing experience of footpath users is described below. Views towards the site from the west are generally screened by intervening mature woodland associated with the adjacent railway line. Views travelling east along the footpath remain well vegetated, with trees and woodland associated with the Golf Course. The undulating nature of the course is highlighted by the impact of screening towards the existing built edge along Station Road. Glimpsed views of the site are possible between the rising topography and intervening trees, with the upper slopes to the east of the site visible, although it is worth noting that the consented development of Kyngs Golf and Country Club will introduce new built form within the view. Any changes on receptors at this location will be experienced over a limited extent due to the screening effects of vegetation, but will be permanent. Views towards the upper elements of construction activity will be possible along the route of the footpath, although filtered by intervening vegetation and comprising a small element of the wider view. These changes will be short term. At Year 1, it will be possible to see built form in the north western extents of the Site, with views also available of the open space to the eastern extents of the scheme. Given the existing view of settlement edge along Station Road the new development will not be comparatively incongruent. At Year 15, the planting will have become established, likely filtering views of built form.	Moderate	**Moderate adverse**	Moderate	**Moderate adverse**	Low	**Minor adverse**
Users of Kyngs Golf and Country Club (Future Receptor) (VPs 2, 3, 4, 5 and 6);	Low	Views from within the existing Golf Course are generally well vegetated, with trees and woodland associated with the Golf Course contributing to the visual containment. Anticipated built form associated with the consented Kyngs Country Club would further contain views with intervening built form. The undulating nature of the course is highlighted by the impact of screening towards the existing built edge along Station Road. Glimpsed views of the site are possible between the rising topography and intervening trees, with the upper slopes to the east of the site visible, although it is worth noting that the consented development of Kyngs Golf and Country Club will introduce new built form within the view.	Moderate	**Moderate adverse**	Moderate	**Moderate adverse**	Minor	**Minor adverse**

		Any changes on receptors at this location will be experienced over a limited extent due to the screening effects of vegetation, but will be permanent. Views towards the upper elements of construction activity will be possible along the route of the footpath, although filtered by intervening vegetation and comprising a small element of the wider view. These changes will be short term. At Year 1, it will be possible to see built form in the north western extents of the Site, with views also available of the open space to the eastern extents of the scheme. Given the existing view of settlement edge along Station Road the new development will not be comparatively incongruent. At Year 15, the planting will have become established, likely filtering views of built form.						
Transient users of Station Road (VPs 7, 8, 9, 10, 11, 12, 13 and 15)	Medium	The sequential viewing experience along Station Road is described below. Views further west of the site on Station Road are largely screened by interening vegetation, development and rising topography associated with the railway ridge. As users travel further east in closer proximity to the site, clearer views of the site are possible between the intervening vegetation, where the rising topography within the eastern part of the site becomes clearly visible. It is worth noting that the consented development of Kyngs Golf and Country Club will introduce new built form to the left hand side of the view. During construction, it will be possible to see the activity within the Site, including the establishment of roads and buildings. These changes will be temporary in nature. At Year 1, it will be possible to see the southern extents of the residential development on Site, set within the existing mature tree and hedgerows that will be retained as part of the scheme. Development will be filtered by the recently planted landscape scheme along the southern extents of the site. At Year 15, planting will have become established and the southern extents of built form on the Site will be visible in filtered views beyond the new planting. Planting will continue to establish.	Moderate	**Moderate adverse**	Minor	**Minor adverse**	Minor	**Minor adverse**

Table TG5 Residential Visual Amenity

This LVIA has focussed upon the analysis of views from publicly accessible locations. Views from private residential dwellings have not been tested in the field and therefore the following commentary predicts the nature of the change for these people.

			Construction	**Year 1**	**Year 15**
Receptor	**Sensitivity**	**Predicted Change**	**Magnitude of Change**	**Magnitude of Change**	**Magnitude of Change**
Views from residents to the south (Godsons Hill and Station Road)	Medium	Views from residents to the south of the site will obtain clear views of the site between the intervening vegetation, where the rising topography within the eastern part of the site is visible. Views from Godsons Hill off Station Road is noted as a Key Vista ('Vista 11') within the Neighbourhood Plan, with distant views towards Carlton to the north currently possible beyond the golf course. However, it is worth noting that the consented development of Kyngs Golf and Country Club will introduce new built form within the view and could screen distant views of the north once completed;	Minor	Minor	Minor

(VPs 9, 10, 11, 12, 13, 14, 15)		During construction, it will be possible to see the activity within the Site, including the establishment of roads and buildings. These changes will be temporary in nature. At Year 1, it will be possible to see the southern extents of the residential development on Site, set within the existing mature tree and hedgerows that will be retained as part of the scheme. Development will be filtered by the recently planted landscape scheme along the southern extents of the site. At Year 15, planting will have become established and the southern extents of built form on the Site will be visible in filtered views beyond the new planting. Planting will continue to establish.			

Appendix 7: Development Framework Plan

KEY

- APPLICATION BOUNDARY 7.964 HECTARES / 19.679 ACRES
- ACCESS VIA STATION ROAD
- RESIDENTIAL DEVELOPMENT
- PUBLIC OPEN SPACE (INC. SUDS)
- PRIMARY TREE LINED MOVEMENT ROUTE INCORPORATING CYCLE AND PEDESTRIAN MOVEMENT
- SECONDARY MOVEMENT ROUTE INCORPORATING RAINWTARE GARDENS
- TERTIARY STREET
- PRIVATE LANE
- RETAINED FARM TRACK ACCESS FOR WHARF AND GODSONS HILL FARM
- PRIMARY PEDESTRIAN / CYCLE MOVEMENT ROUTE
- PEDESTRIAN MOVEMENT ROUTE
- MOWN PATH MOVEMENT ROUTE
- EXISTING VEGETATION WITH ROOT PROTECTION AREA
- PROPOSED STRUCTURAL WOODLAND PLANTING
- PROPOSED LOW-RISE NATIVE HEDGEROW / SHRUBBERY
- PROPOSED NATIVE HEDGEROW PLANTING
- MIXED SCRUB / NEUTRAL GRASSLAND
- WILDFLOWER PLANTING
- PRIORITY HABITAT POND
- PROPOSED ORNAMENTAL PLANTING
- COMMUNITY ORCHARD PLANTING
- COMMUNITY KITCHEN GARDEN
- LOCALLY EQUIPPED AREA FOR PLAY (LEAP)
- LOCAL AREA FOR PLAY (LAP)
- NATURAL PLAY TRAIL LOCATIONS
- AREA OF NATURALISED PLAY
- POTENTIAL CAR PARK
- ACCESS TO EXISTING WHARF FARM AND KYNGS GOLF AND COUNTRY CLUB
- PROPOSED PUMP STATION
- SUSTAINABLE DRAINAGE SOLUTIONS WITH REEDBED PLANTING

KEY PRINCIPLES

1. PRIMARY ACCESS POINT VIA STATION ROAD;
2. PROPOSED PRIMARY KEY MOVEMENT ROUTE PROVIDING CYCLE AND PEDESTRIAN MOVEMENT THROUGHOUT THE DEVELOPMENT;
3. SECONDARY MOVEMENT ROUTES CREATING CONNECTED STREETS;
4. TERTIARY STREETS SERVING SMALL CLUSTERS OF DEVELOPMENT;
5. MAXIMISE OUTWARD FACING DEVELOPMENT FOR NATURAL SURVEILLANCE;
6. FULLY CIRCULATORY CYCLE / PEDESTRIAN ROUTES PROVIDING ACCESS TO ALL AREAS OF PUBLIC OPEN SPACE;
7. MAXIMUM RETENTION OF EXISTING VEGETATION;
8. PROPOSED TREE AND HEDGEROW PLANTING TO STRENGTHEN EXISTING VEGETATION;
9. AREA OF BIO-DIVERSITY ENHANCEMENTS INCORPORATING NATIVE HEDGEROW PLANTING, PRIORITY HABITAT PONDS, TREE PLANTING AND WILDFLOWER/NEUTRAL GRASSLAND PLANTING WITH LIMITED PUBLIC ACCESS;
10. RELOCATION OF PRIORITY HABITAT PONDS FOR THE GREAT CRESTED NEWT POPULATION;
11. KITCHEN GARDEN AND ORCHARD COMMUNITY SPACES;
12. AREAS OF EQUIPPED PLAY AND RECREATION FOR ALL AGES AT BOSWORTH COMMON, ASH GREEN AND BIRCH GREEN;
13. VIEWING CORRIDORS WITH LONG DISTANCE VIEWS TO WIDER COUNTRYSIDE; AND
14. VILLAGE GREEN PROVIDING SPACE TO MEET AND RELAX.

Rev I: Amendment to play spaces (06.11.24 CM)
Rev H: Updates to landscaping. Added farm track to Godsons Hill Farm (19.10.24 EA)
Rev G: Updates to existing and proposed planting (04.10.24 CM)
Rev F: Updated design principles. Updated northern block. General POS and developable area updates. (02.10.24)
Rev E: Updated redline, changes to POS and developable area. (01.10.24 EA)
Rev D: Updates to layout following client comments.
Rev C: Updates to layout following client and consultants comments. (26.08.2024 MC)
Rev B: Road alignments updated to run along existing track. (07.08.2024 RL)
REV A: Drainage system changes, and block changes to increase developable area (13.08.2024 EA)
First Issue (19.07.2024 MC)

© Pegasus Planning Group Limited. © Crown copyright and database rights OS 100042093. Promap Licence number 100020449. EmapSite Licence number 0100031673. Terms & Conditions @ pegasusgroup.co.uk

Expertly Done.

DESIGN | ECONOMICS | ENVIRONMENT | HERITAGE | LAND & PROPERTY | PLANNING | TRANSPORT & INFRASTRUCTURE

Copyright Pegasus Planning Group Ltd. Crown copyright, All rights reserved. 2022. Ordnance Survey Copyright Licence number 100042093. Promap Licence number 100020449.
Pegasus accepts no liability for any use of this document other than for its original purpose, or by the original client, or following Pegasus' express agreement to such use. T 01285641717 www.pegasusgroup.co.uk

LAND NORTH OF STATION ROAD - **DEVELOPMENT FRAMEWORK PLAN**

PEGASUS GROUP

| PEGASUSGROUP.CO.UK | TEAM/DRAWN BY: MC | APPROVED BY: JW | DATE: 19.07.24 | SCALE: 1:1000@A1 | DRWG: P24-1644_DE_003-01 | REV: I | CLIENT: RICHBOROUGH

Appendix 8: Landscape Strategy Plan

Wildflower Meadows
Proposed wildflower meadow at margins and within open space to to provide ecological benefits and add colour and amenity.

Emorsgate: EM3- Special General Purpose Meadow Mixture

Native Open Space Trees
Native scattered trees are proposed to increase characteristic planting within the open spaces and to enhance planting at the buffer with the existing woodland edge whilst ensureing that key views are retained.
Suggested Species:

Acer campestre

Corylus avellana

Quercus robur

Marginal Planting
Planting around attenuation ponds / SuDS will provide visual and ecological interest.
Suggested Species:

Iris pseudacorus

Myosotis scorpioides

Street / Avenue Trees
Smaller scale ornamental trees to create an attractive scene and provide internal greenery and seasonal interest. Avenue street trees will consist of smaller ornamental and native street trees.
Suggested Species:

Prunus avium 'Plena'

Sorbus aucuparia 'Sheerwater Seedling'

Key:

- Site Boundary
- Existing Vegetation
- Proposed Street Tree Planting
- Proposed Open Space Tree Planting
- Proposed Community Orchard Planting
- Proposed Native Hedgerow Planting
- Proposed Ornamental Hedgerow Planting
- Proposed Special Meadow Mix - Emorsgate EM3 (or similar)
- Ecological Ponds
- Proposed Attenuation Basin
- Proposed Rain Gardens
- Proposed LEAP
- Proposed LAP
- Proposed Timber Bench
- Proposed Fencing
- Proposed Publicly Accessible Open Space
- Proposed Area for BNG Enhancements -Emorsgate EM5 Meadow Mix (or similar)
- Proposed Village Green Providing Space to Meet and Relax
- Proposed Natural Play Trail Locations

Enhancement to Native Hedgerow	
Species	**Mix**
Acer campestre (Field Maple)	10%
Corylus avellana (Hazel)	10%
Ilex aquifolium (Holly)	10%
Prunus spinosa (Blackthorn)	10%
Crataegus monogyna (Hawthorn)	60%

N

Project	Market Bosworth
Drawing Title	Plan 9: Landscape Masterplan
Scale	A3: 1:1600
Drawing No	11776/P22G
Date	NOV 2024
Checked	EL/CD

Tyler Grange

3 Jordan Street, Deansgate, Manchester, M15 4PY
T: 020 393 494 70 E: info@tylergrange.co.uk W: www.tylergrange.co.uk

Step into our world

www.tylergrange.co.uk

Tyler Grange

Landscape | Ecology | Arboriculture