

# Landscape & Visual Impact Assessment



**Land situated to the east of Brascote Lane and south of Arnold's Crescent, Newbold Verdon**

**11 July 2024**



**Tyler  
Grange**

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Land situated to the east of Brascote Lane and south of Arnold's Crescent, Newbold Verdon  
Landscape & Visual Impact Assessment

16602\_R02b\_11 July 2024\_EB\_WL

## Contents:

### Summary

Section 1: Introduction	3
Section 2: The Site and Landscape Setting	5
Section 3: Methodology and Scope	8
Section 5: Landscape Character Baseline	20
Section 6: Visual Baseline	28
Section 7: Value and Sensitivity of Receptors	32
Section 8: Proposed Development	34
Section 9: Likely Effects	37
Section 10: Conclusion	40

### Appendices:

Appendix 1: Methodology Summary & Criteria Tables
Appendix 2: Policy and Landscape Character Assessment Extracts
Appendix 3: Sensitivity of Receptors
Appendix 4: Assessment of Effects

## Plans:

Plan 1: Site Location (TG Ref: 16602/P01a)
Plan 2: Site Context (TG Ref: 16602/P02a)
Plan 3: Landscape Planning Policy and Designations (TG Ref: 16602/P03a)
Plan 4: Topography (TG Ref: 16602/P04a)
Plan 5: Landscape Character Context (TG Ref: 16602/P05a)
Plan 6: Zone of Theoretical Visibility (TG Ref: 16602/P06a)
Plan 7: Photoviewpoint Locations (TG Ref: 16602/P07a)
Plan 8: Landscape Masterplan (TG Ref: 16602/P12a)
Photosheets 1-14 (TG Ref: 16602/P10a)



Land situated to the east of Brascote Lane and south of Arnold's Crescent, Newbold Verdon  
Landscape & Visual Impact Assessment

# Summary

S.1. This report has been prepared by Tyler Grange Group Ltd in order to provide an appraisal of the landscape and visual baseline circumstances at Land situated to the east of Brascote Lane and south of Arnold's Crescent, Newbold Verdon, and assess the potential impacts of the proposed development of the Site for housing. It provides details of the current landscape conditions of the Site, the visual context within which the Site is viewed from nearby publicly available locations, and a series of design recommendations to guide the development of the Site for housing use. The report then goes on to provide an assessment of the potential impacts and effects of the proposed housing development on the landscape and visual resources identified. This report sets out the process by which landscape and visual recommendations have informed the design response for the Site, and it is intended to result in a scheme which does not significantly affect the character of the landscape, or views of sensitive users, and where possible, enhances aspects of the landscape for the better.

S.2. A site visit undertaken in March 2024 confirmed that the Site is located on the southern edge of Newbold Verdon and consists of a medium irregular shaped field currently in pastoral land use (albeit ungrazed at the time of the visit). Site boundaries are defined by a watercourse and associated shrub and trees to the south, hedgerow and hedgerow trees to the west and east, and hedgerow alongside the southern edge of Newbold Verdon to the north. The Site is adjoined by Alans Way Playing Fields to the east, allotments on the periphery of Newbold Verdon to the west and the extent of Phase 1 to the south. Public Right of Way (PRoW) S26/3 runs along the Site's eastern boundary, within the site extent, lined on both sides by hedgerow. Topographically, ground levels gently rise across the Site from 123m AOD in the west to 130m AOD in the east.

S.3. The applicant (Richborough Estates Ltd) is seeking to obtain outline planning permission for up to 135 dwellings on the Site with associated landscaping, open space, drainage infrastructure and associated works (all matters reserved except access from Brascote Lane).

S.4. The Site is not subject to any planning or landscape designations.

S.5. Within published character documentation, the Site is situated entirely within the Newbold and Desford Rolling Farmland Landscape Character Area (LCA), albeit with the northern boundary abutting and occasionally extending into the Urban Character Area of Newbold Verdon. The fieldwork undertaken has confirmed that the Site, though smaller in comparative scale with arable field parcels to the south-east, is somewhat typical of the wider landscape character area in terms of key characteristics present, but these are limited to the commonplace, and not fundamentally defining features – the Site does not contain any unique, rare or notable components. The surrounding landscape has a good network of public footpaths and recreational routes, with PRoW S26/3 running alongside and within the Site's eastern boundary. Changing the Site from pastoral grassland to housing would not noticeably affect the intrinsic character of the wider landscape as it forms only a relatively small area of grassland, sandwiched between existing settlement to the north and



approved development of Phase 1 to the south, would be lost. Proposed public open space areas and landscaping would provide opportunities to incorporate characteristic new landscape features that would be beneficial to the local area in terms of landscape character and visual amenity.

S.6. Visually the Site is contained by its boundary hedgerows and hedgerow trees, as well as the presence of the adjacent settlement. Although the land surrounding the Site is relatively open, the presence of layering of mature field boundary hedgerow vegetation and blocks of woodland means that there are few opportunities to view the Site. Visibility of the Site is only possible from the existing settlement edge to the north (limited to directly adjacent properties only), the adjoining allotments and Public Footpath S26 as it runs through the Site's eastern extent. There are very limited glimpsed views of the eastern extent of the Site from the Newbold Verdon Cricket Club (Alans Way Playing Fields) to the north-east, limited by the presence of intervening boundary vegetation. All other visibility is restricted to glimpses through gaps in hedgerows where the Site is seen within the context of the existing backdrop of settlement and woodland beyond. With the addition of Phase 1 within the fields to the south of the Site, availability of views and the feeling of openness will reduce further, particularly for those receptors to the west and south. This lack of public locations from which the Site can be seen meaning that visibility towards the Site is limited to a local area only.

S.7. A series of recommendations have been made as a result of the baseline landscape and visual appraisal work undertaken. The assessment within this report sets out that the incorporation of these recommendations into the final development layout has resulted in a scheme which would not cause any unduly adverse landscape or visual impacts on the Newbold and Desford Rolling Farmland character area, or on the visual amenity of nearby users of the landscape and townscape edge as a result of the housing development proposed, with no more than a moderate-minor adverse residual level of effect anticipated.



# Section 1: Introduction

- 1.1. Tyler Grange Group Ltd (TG) have been commissioned by Richborough Estates Ltd to prepare a Landscape and Visual Impact Assessment (LVIA) to accompany an outline planning application for residential development on Land situated to the east of Brascote Lane and south of Arnold's Crescent, Newbold Verdon.
- 1.2. The planning application boundary, as shown edged red on the Site Location Plan extracted below at Figure 1, extends in total to 13.77ha hectares (hereinafter referred to as the "Combined Site"), which comprises the following:
  - 6.91 hectares of land to the east of Brascote Lane and south of the Thurlaston Brook, as shown shaded grey on the plan below, which benefits from an extant planning permission under reference 22/00277/OUT, for the purpose only of providing access/egress to the public highway known as Brascote Lane (hereinafter referred to as "Phase 1"); and
  - 6.86 hectares of land to the south of Arnold's Crescent and north of the Thurlaston Brook, as shown shaded pink on the plan below, for up to 135 dwellings with associated landscaping, open space, drainage infrastructure and associated works (hereinafter referred to as "Phase 2").
- 1.3. On the basis Phase 1 has the benefit of planning permission (granted 17 May 2024), the scope of this LVIA focusses upon Phase 2, (hereinafter referred to as the 'Site') with Phase 1 considered as part of the baseline.

**Figure 1:** Phased Boundary Plan, with the Site area to be considered as part of this LVIA highlighted in pink, and Phase 1 portion highlighted grey.



Land situated to the east of Brascote Lane and south of Arnold's Crescent, Newbold Verdon  
Landscape & Visual Impact Assessment



- 1.4. The area shown within 2km of the Site is referred to as the 'Study Area'. The Study Area has been chosen through the use of Zone of Theoretical Visibility (ZTV) mapping and on Site assessment work. Further detail is included within the Methodology.
- 1.5. This LVIA reports the likely effects of the Proposed Development in terms of landscape and views in the context of the Site and surrounding area. In particular, it considers the likely effects on the character and features of the landscape, and on people's views and visual amenity within the Study Area.
- 1.6. The LVIA has been prepared in accordance with the Guidelines for Landscape and Visual Impact Assessment, Third Edition (GLVIA3) and Landscape Institute advice notes. The assessment contained within this report has been prepared by a Chartered Member of the Landscape Institute (CMLI). This report was prepared during March to June 2024.
- 1.7. This report is supported by the following plans and appendices:
  - Plan 1: Site Location;
  - Plan 2: Site Context;
  - Plan 3: Landscape Planning Policy and Designations;
  - Plan 4: Topography;
  - Plan 5: Landscape Character Context;
  - Plan 6: Zone of Theoretical Visibility;
  - Plan 7: Photoviewpoint Locations;
  - Plan 8: Landscape Masterplan;
  - Photosheets 1-14;
  - Appendix 1: Methodology Summary & Criteria Tables;
  - Appendix 2: Data Trawl Extracts
  - Appendix 3: Value and Sensitivity of Receptors;
  - Appendix 4: Assessment of Effects



## Section 2: The Site and Landscape Setting

2.1. The Site is formed of a single 6.84ha irregular shaped agricultural field, defined by the urban edge of Newbold Verdon to the north, hedgerows with numerous hedgerow trees to the east and west, and a vegetated stream corridor to the south, all of which contribute to visual and physical enclosure to the Site. The Site is adjoined by suburbanising elements of rear property elevations and private gardens of Arnold's Crescent to the immediate north, allotments on the periphery of Newbold Verdon to the west and the approved residential development extent of Phase 1 to the south. Arable fields and Alans Way Playing Fields are present to the south-east and east respectively, providing a slightly more rural edge character to the eastern-most area of the Site.

### Access and Rights of Way

2.2. Public Footpath S26 runs along and within the Site's eastern boundary. This route connects Pasture Lane within Newbold Verdon to Kirby Lane, following the hedgerow and tree lined boundary associated within Alans Way Playing Field to the east and the Site's eastern edge, before turning broadly south-westwards.

2.3. There are several PRoW within the landscape surrounding the Site and these, together with Site context described above, are shown on **Plan 2: Site Context**. The most relevant are listed below:

- Footpath S23 is located approximately 635m south-west of the Site and leads from Brascote Lane south-east towards Newbold Road, near Kirkby Mallory;
- Footpath S27 comprises two short sections of footpath located approximately 85m west and 30m to the north of the Site. It leads from Brascote Lane to the eastern extent of Arnold's Crescent and from Barbara Avenue to Footpath S26;
- Footpath S16 is located approximately 560m west of the Site. It begins on Main Street in Newbold Verdon, with a short spur to the junction of Footpaths S17 and S20, then to Footpath S17 onwards to Brascote Lane and Footpath S67, east of Cadeby;
- Footpath S17 is located approximately 590m west of the Site. It leads from Footpath S20 south westwards to Footpath S16, north of Botany Bay Spinney in Newbold Verdon;
- Footpath S20 is located approximately 585m west of the Site. It leads from Footpath S17 in Newbold Verdon to Bosworth Lane; and
- Footpath R95 is located approximately 335m to the north-east of the Site, connecting the eastern extent of Peter's Avenue to Kirkby Lane to the east of the site and onward across arable farmland to the settlement of Desford.

2.4. The main road routes in the Study Area include Brascote Lane, located 136m to the west of the Site beyond adjacent allotments. Brascote Lane continues south from the southern extent



of Newbold Verdon, before making a 90 degree turn and continuing towards the junction of Brascote Lane, Newbold Road and Kirkby Lane approximately 530m to the south of the Site. Kirkby Lane is oriented on a northeast – south direction of travel and is located approximately 300m to the south-east of the Site at its closest point. More distant roads are present within the Study Area. Those of note include the B585 Bosworth Lane approximately 1.3km west of the Site and the B582 Hunts Lane approximately 555m north of the Site, on the northern extents of the settlement of Newbold Verdon.

## Settlement and Land Use

- 2.5. The village edge of Newbold Verdon directly adjoins the Site's northern boundary and has a nucleated form. The landscape to the south and west of the Site is currently agricultural in use, gently undulating, and with field boundaries typically consisting of hedgerows with hedgerow trees - albeit the agricultural land to the immediate south will be replaced in due course by the residential development of Phase 1 which would in turn sandwich the site between built form. Alans Way Playing Fields and Cricket Ground are present within a well treed boundary to the east. Blocks of woodland are present within the wider landscape surrounding the Site, and fields have a tendency to be large in size and irregular shaped giving the wider landscape an open and vast character. A large solar farm and quarry are located near Cadeby circa 830m and 1.4km to the south-west of the Site respectively, but otherwise development within the area surrounding the Site is formed of clustered settlements and sporadic farms.
- 2.6. The landscape setting of the Site comprises principally pasture farmland with occasional arable fields, the settlement extents of Newbold Verdon, allotment gardens, recreation grounds and numerous blocks of woodland, which combine to create a well vegetated feel to the locality.

## Topography and Hydrology

- 2.7. The Study Area comprises a tightly undulating landscape, with rising landform from the River Lune, ranging primarily between 20 and 100m Above Ordnance Datum (AOD). Higher ground (up to 150m AOD) exists to the far north-east and south of the Study Area.
- 2.8. Ground levels gently rise across the Site from 123m Above Ordnance Datum (AOD) in the west to 130m AOD in the east.
- 2.9. Numerous small ponds and water bodies are present within the surrounding landscape, most notable is the private fishing pond located approximately 420m south of the Site. No water bodies are present within the Site extent.
- 2.10. A minor watercourse is aligned along the southern boundary of the Site.

## Vegetation and Field Pattern

- 2.11. The Site is formed of a single medium-sized, irregular shaped field currently in agricultural use (appearing to be unfarmed at the time of visit), defined by the urban edge of Newbold



Land situated to the east of Brascote Lane and south of Arnold's Crescent, Newbold Verdon  
Landscape & Visual Impact Assessment

Verdon to the north, hedgerows with numerous hedgerow trees to the east and west, and a vegetated stream corridor to the south, all of which contribute to visual and physical enclosure to the Site. The Site is adjoined by rear property elevations and private gardens of Arnold's Crescent to the immediate north, allotments on the periphery of Newbold Verdon to the west, Alans Way Playing Fields to the east, and arable fields to the south (comprising development Phase 1) and south-east.

- 2.12. The Site's interior predominantly comprises modified grassland with smaller areas of semi-improved neutral grassland (noted within the Ecology Impact Assessment (Ref: 16602\_R04; Tyler Grange) to be of negligible ecological importance). Native hedgerows which border the site's eastern and western boundaries, the line of broadleaf trees which run along the stream corridor which forms the Site's southern boundary and the small area of semi-natural broad leaf wet woodland within the western extent of the site are all considered to be of local (potentially county) level ecological importance. Hedgerow and tree species identified on-site predominantly comprise Alder, Ash, Crack Willow, Elder, Goat Willow, Blackthorn, Hawthorn, Hazel, Holly and Oak.
- 2.13. The boundary of 'The Pastures' property, adjacent to the northern Site boundary, is lined by a large group of ornamental tree species including circa 13 Poplar trees planted in a uniform row with dense hedgerow and ornamental planting below and a mixed species garden boundary of Ash, Beech, Cherry Laurel, Norway Spruce, Scots Pine, Western Red Cedar and Wild Cherry. While located off-site, the large scale of these adjacent species exerts a visual influence over the Site's interior and emphasises an urban influence in contrast with the rest of the site boundaries' native palette.



## Section 3: Methodology and Scope

3.1. 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.*

3.2. 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"*

3.3. 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.

3.4. 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.

3.5. 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."*

3.6. 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.



Land situated to the east of Brascote Lane and south of Arnold's Crescent, Newbold Verdon  
Landscape & Visual Impact Assessment

3.7. 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.

3.8. For the purposes of the LVIA, the intended Study Area is shown on the enclosed Proposed Photoviewpoints Local 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

3.9. The ZTV (**Plan 6: Zone of Theoretical Visibility**) 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 October and December 2023, 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

3.10. 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; and
- Guidelines for Landscape and Visual Impact Assessment (GLVIA), Third Edition, LI and IEMA, 2013.

3.11. 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

3.12. 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;



Land situated to the east of Brascote Lane and south of Arnold's Crescent, Newbold Verdon  
Landscape & Visual Impact Assessment

- 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**

3.13. 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**

3.14. 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**

3.15. Landscape sensitivity is dependent on:

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

3.16. 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**

3.17. 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:



Land situated to the east of Brascote Lane and south of Arnold's Crescent, Newbold Verdon  
Landscape & Visual Impact Assessment

16602\_R02b\_11 July 2024\_EB\_WL

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

3.18. 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.

3.19. In order to assist in understanding the application of sensitivity to landscape and visual receptors, **Appendix 1** 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**

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

3.21. The significance 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.

3.22. 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.

3.23. 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**

3.24. 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.

3.25. 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.



## **Mitigation Measures**

- 3.26. 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.
- 3.27. 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 4: Policy Background

4.1. This section sets out the relevant national and local landscape policy and evidence base as pertains to the Site and Proposed Development. The main themes have then been drawn out and a summary included of the way in which the Proposed Development and the illustrative masterplan have responded to those themes.

### Designations

4.2. The Site does not fall within any national or local landscape designations. It does not fall within any of the designated areas and assets referred to at Paragraph 11 of the Framework, which includes Green Belt Land, Local Green Spaces and Areas of Outstanding Natural Beauty amongst other examples.

4.3. The nearest areas of Ancient and Semi Natural Woodland (ASNW) are approximately 1.28km to the south-west at Fox Covert.

4.4. The Site is located approximately 280m from Newbold Verdon's Conservation Area and there are several Listed Buildings within the village core, all of which are restricted from intervisibility with the Site by the intervening built form within the village.

### National Planning Policy

#### National Planning Policy Framework 2023 (NPPF)<sup>1</sup>

4.5. At the heart of the NPPF is a presumption in favour of sustainable development. For plan making the presumption requires plans to positively seek opportunities to meet the development needs of an area and be sufficiently flexible to adapt to rapid change. Footnote 6 accompanying the presumption identifies protected areas or assets of particular importance which includes Areas of Outstanding Natural Beauty.

4.6. Paragraph 11 of the NPPF clarifies that the presumption in favour of sustainable development does not change the status of the development plan as the starting point for decision making. Furthermore, it confirms that where a planning application conflicts with an up-to-date development plan (including any neighbourhood plans that form part of the development plan), permission should not usually be granted. Local planning authorities may take decisions that depart from an up-to-date development plan, but only if material considerations in a particular case indicate that the plan should not be followed.

4.7. The creation of high-quality buildings and places is fundamental to what the planning and development process should achieve, as stated at paragraph 131.

4.8. Paragraph 135 seeks to ensure that developments:

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<sup>1</sup> Ministry of Housing, Communities and Local Government (2023) [National Planning Policy Framework](#)



Land situated to the east of Brascote Lane and south of Arnold's Crescent, Newbold Verdon  
Landscape & Visual Impact Assessment

- *"Will function well and add to the overall quality of the area, just not for the short term but over the lifetime of the development;*
- *Are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;*
- *Are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);*
- *Establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;*
- *Optimise the potential of the Site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and*
- *Create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience."*

4.9. Paragraph 180 requires planning policies and decisions to contribute to and enhance the natural and local environment by fulfilling criteria including amongst others:

- a) *protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan); and*
- b) *recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland.*

## **National Planning Practice Guidance<sup>2</sup>**

4.10. National Planning Practice Guidance (NPPG) does not preclude development. It considers that the creation of new residential neighbourhoods can, through sensitive design, be deemed acceptable even where it results in a loss of open countryside. Those categories within the NPPG that are of relevance to landscape and visual matters in relation to this Site are set out below.

### **Design**

4.11. The NPPG emphasises the need for development to be integrated with its surrounding context, reinforces local distinctiveness, reduces impacts on nature and sense of place, and

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<sup>2</sup> Ministry of Housing, Communities and Local Government (DCLG) (2019) National Planning Practice Guidance



considers views into and out of sites. This includes the use of local building forms and ensuring that development reflects the layout, scale, pattern and materials within new development. At paragraph 007 Reference ID: 26-007-20140306, it states: "*planning should promote local character (including landscape setting). Development should seek to promote character in townscape and landscape by responding to and reinforcing locally distinctive patterns of developments, local man-made and natural heritage and culture, while not preventing or discouraging appropriate innovation*".

4.12. The use of high quality hard and soft landscape design to help successfully integrate development into the wider environment is also emphasised as being important to consider from the outset, in order to ensure proposals improve the overall quality of the townscape and landscape.

### **Green Infrastructure**

4.13. This NPPG highlights the multifaceted benefits provided through the provision of Green Infrastructure, including but not limited to: "enhanced wellbeing, outdoor recreation and access, enhanced biodiversity and landscapes, urban cooling, and the management of flood risk" (Paragraph: 005 Reference ID: 8-005-20190721).

4.14. Moreover, the NPPG recognises how green infrastructure exists within a wider landscape context and can thus be used to reinforce and enhance local landscape character and contribute to a sense of place.

### **Landscape**

4.15. The NPPG makes reference to the National 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*" (Paragraph: 036 Reference ID: 8-036-20190721).

4.16. It is therefore emphasised that the cumulative impacts of development on the landscape need to be considered carefully, whereby proposals should "*avoid adverse impacts on landscapes and set out necessary mitigation measures, such as appropriate design principles and visual screening, where necessary*" (Paragraph: 036 Reference ID: 8-036-20190721).

## **Local Planning Policy**

4.17. The Site falls within the administrative borough of Hinckley and Bosworth Borough Council. The specific local level policies that are relevant for landscape and visual matters and applicable to the Site and development proposed are summarised in the following text:



Land situated to the east of Brascote Lane and south of Arnold's Crescent, Newbold Verdon  
Landscape & Visual Impact Assessment

## **Hinckley and Bosworth Borough Council Core Strategy (adopted Dec 2009)<sup>3</sup>**

4.18. The policies within the above document that are relevant to landscape and visual matters are:

- Policy 7: Key Rural Centres

Newbold Verdon is identified within the Core Strategy as a Key rural Centre and this policy requires all development within such locations to be of the 'highest environmental standards'.

- Policy 11: Key Rural Centres Stand Alone

This policy sets out a series of requirements for development within Newbold Verdon as one of the 'standalone' Key Rural Centres. Within the requirements, it includes the need for existing deficiencies in the quality, quantity and accessibility of green space and play provision in Newbold Verdon to be addressed, and for the character and appearance of the Newbold Verdon Conservation Area to be respected by incorporating locally distinctive features of the conservation area into the development.

## **Hinckley & Bosworth Borough Council Site Allocations and Development Management Policies Document (DPD) (July 2016)<sup>4</sup>**

4.19. The Site is not identified within the Site Allocations and Development Management Policies Document. The following strategic policies are relevant to landscape and visual matters and are extracted within **Appendix 2**:

- DM4: Safeguarding the Countryside and Settlement

This policy aims to protect the intrinsic value, beauty, open character and landscape character of the countryside. According to this policy, development within the countryside must not:

- have a significant adverse effect on the intrinsic value, beauty, open character and landscape character of the countryside; and
- undermine the physical and perceived separation and open character between settlements; and
- create or exacerbate ribbon development.

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<sup>3</sup> Hinckley and Bosworth Borough Council, Local Development Framework, Core Strategy (2009): [https://www.hinckley-bosworth.gov.uk/downloads/file/487/core\\_strategy\\_adopted\\_document](https://www.hinckley-bosworth.gov.uk/downloads/file/487/core_strategy_adopted_document)

<sup>4</sup> Hinckley and Bosworth Borough Council Local Plan 2006-2026 Site Allocations and Development Management Policies DPD (2016): [https://www.hinckley-bosworth.gov.uk/downloads/file/5295/site\\_allocations\\_and\\_development\\_management\\_policies\\_dpd\\_-\\_adopted\\_july\\_2016](https://www.hinckley-bosworth.gov.uk/downloads/file/5295/site_allocations_and_development_management_policies_dpd_-_adopted_july_2016)



Land situated to the east of Brascote Lane and south of Arnold's Crescent, Newbold Verdon  
Landscape & Visual Impact Assessment

- DM10: Development and Design

Policy DM10 requires developments to:

- Not visually intrude on nearby residents/occupiers of adjacent buildings;
- Complement or enhance the character of the surrounding area, in terms of scale, layout, density, mass, design, materials and architectural features;
- Respect the materiality of the existing, adjoining/neighbouring buildings and local area; and
- Incorporate a high standard of landscaping.

## **Draft Local Plan 2020-2039<sup>5</sup>**

4.20. Draft policy NAT10: Landscape Character states:

*"Development proposals will conserve and enhance the key landscape features and visual sensitivities of the landscape character areas identified in the latest Borough Council Landscape Character Assessment and Landscape Sensitivity Study. Proposals will be required to:*

- a) Where appropriate incorporate and implement the landscape strategies and/or guidance set out in the most up to date Landscape Character Assessment and Landscape Sensitivity Study; and*
- b) Protect and enhance the character and qualities of the local landscape through appropriate design and management; and*
- c) Make provision for the retention and enhancement of features of landscape importance; and*
- d) Where appropriate, provide landscape mitigation; and*
- e) Where significant landscape impacts are likely to occur a Landscape and Visual Impact Assessment (LVIA) should be prepared"*

## **Newbold Verdon Draft Neighbourhood Plan 2022-2039 – Pre-Submission Version October 2021<sup>6</sup>**

4.21. The Pre-Submission Newbold Verdon Neighbourhood Plan 2018-2036 was formally published as part of the Regulation 14 consultation on 4 August 2020. The current document is the updated version of the original draft Plan which was submitted to Hinckley and

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<sup>5</sup> Hinckley and Bosworth Local Plan 2020-2039, Consultation Draft Plan, Regulation 18 (June 2021): [https://www.hinckleybosworth.gov.uk/downloads/file/7356/draft\\_local\\_plan\\_2020\\_-\\_2039](https://www.hinckleybosworth.gov.uk/downloads/file/7356/draft_local_plan_2020_-_2039)

<sup>6</sup> Newbold Verdon Draft Neighbourhood Plan 2022-2039 (October 2021): <https://www.newboldverdon-pc.gov.uk/uploads/nvnp-pre-submission-version-22-october-2021.pdf?v=1649410686>



Bosworth Borough Council for review back in 2020. It is noted that the Pre-Submission Plan has not been submitted to the Council or progressed to examination.

- 4.22. The site is not designated or allocated within this latest draft version of the Neighbourhood Plan.
- 4.23. Policies from within the Pre-Submission version of the Neighbourhood Plan that could be applicable to the Site should the Neighbourhood Plan be made, are:

#### **Policy H6: Design**

- 4.24. This policy places design requirements on all new housing developments including the need to enhance and reinforce local distinctiveness and not have any adverse effects on the visual amenity of the street scene or impact negatively on any wider rural landscape views without incorporating appropriate mitigation. The policy states that "*All new housing should continue to reflect the character and historic context of existing properties and developments within the parish and incorporate a diversity of quality materials.*"
- 4.25. The policy also requires new development to be enhanced through biodiversity and landscape with as much preservation of existing trees, hedgerows and wildlife habitats as possible. Native hedging is noted to be preferred for plot enclosures, as well as rural wooden fencing or brick/stone walls of rural designs.
- 4.26. Sustainable drainage systems are also advocated within the requirements of this policy.
- 4.27. This policy states that land outside the settlement boundary as defined within the Neighbourhood Plan will be protected "*for the sake of its intrinsic character, beauty, heritage and wildlife the wealth of its natural resources and to ensure it may be enjoyed by all*". The development proposed does not form one of the types of development considered suitable within the countryside under this policy. It will be necessary therefore to demonstrate that the intrinsic character and beauty of the countryside will be unaffected by the proposals, although the identification of the site as a housing reserve site does indicate an acceptance that the Site could accommodate housing without any undue harm to the wider countryside.

#### **Policy ENV4: Biodiversity and Wildlife Corridors**

- 4.28. The southern boundary of the site, comprising the stream corridor, is identified within the Neighbourhood Plan as a wildlife corridor. Policy ENV4 states that development proposals will be expected to protect and enhance these wildlife corridors and that new development should not create barriers to the permeability of the landscape for wildlife in general or fragment the populations of any species of conservation concern.

#### **Policy ENV5: Landscape Character Areas**

- 4.29. The Site is not situated within any of the 6 local landscape character areas identified within the policy (based upon Figure 14 of the Neighbourhood Plan, an extract of which is included within Appendix 2). Appendix 8 of the Draft Neighbourhood Plan provides further background to this policy, and within this Appendix includes the Site within the northern



Land situated to the east of Brascote Lane and south of Arnold's Crescent, Newbold Verdon  
Landscape & Visual Impact Assessment

extent of Character Area 3 'The Block', considered further within Section 5 of this report. Policy ENV5 states that new development will be expected to maintain the existing characteristics of 'The Block'.

#### **Policy ENV6: Safeguarding Important Views**

4.30. This policy requires a series of locally identified open views and vistas to be respected. It states that proposals that would have an unacceptably detrimental impact on the identified views and vistas will not be supported. Of the six identified views, none have visibility of the Site.

#### **Policy ENV7: Footpaths and Bridleways**

4.31. This policy requires development to not result in the loss of or significant adverse effects upon the existing network of footpaths and bridleways.

### **Supplementary Guidance and Evidence Base**

#### **The Good Design Guide Supplementary Planning Document (2020)<sup>7</sup>**

4.32. This SPD contains detailed guidance on the character of the urban areas within the Borough and provides examples of how developments should respond in order to assimilate well with the local context, and to be distinctive to the area.

4.33. The document outlines 'design objectives' for Newbold Verdon described as follows:

- Protect the landscape setting of the village, including Hall Farm and its outbuildings, the medieval manorial site, as well as key spaces around the churchyard and rectory.
- Protect the quality sense of enclosure achieved around the church by relatively regular traditional buildings, and development should be resisted if it introduces ad hoc modern domestic detritus creating visual disjunction.
- In the rest of the village, opportunities should be sought to enhance the entrance to the village from the countryside, which has been lost, introducing more appropriate rural and agricultural vernacular designs.

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<sup>7</sup> Hinckley and Bosworth Borough Council, The Good Design Guide SPD (2020): [https://www.hinckley-bosworth.gov.uk/downloads/download/1703/the\\_good\\_design\\_guide\\_supplementary\\_planning\\_document\\_2019](https://www.hinckley-bosworth.gov.uk/downloads/download/1703/the_good_design_guide_supplementary_planning_document_2019)



# Section 5: Landscape Character Baseline

## Published Character Assessments

### National

5.1. 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.

5.2. The Site and Study Area are situated within the eastern edge of NCA 71: Leicestershire and South Derbyshire Coalfield<sup>8</sup>. This is an area with a developing woodland character, heavily influenced by the work of the National Forest that cover the majority of the NCA. The published character area profile for this NCA states that *"the landscape is in continuing transition, from an unenclosed rolling landform that was extensively scarred by abandoned collieries, spoil tips and clay pits, to a matrix of new woodland, restored colliery sites, active brick pits and commercial developments that are woven into an essentially rural, agricultural landscape."* The NCA also states in relation to the increasing demand for housing in the area, that this *"has the potential to further fragment habitats and change settlement patterns but can also provide opportunities to create a high-quality built environment with multifunctional green space within urban areas and woodland fringe and biomass."*

5.3. The NCA profile sets out 4 'Statements of Environmental Opportunity' (SEO) to offer guidance for new developments within the NCA area. The following opportunities of relevance to the Site and Study Area, and their associated SEO numbers, are listed below for consideration within the design of forthcoming proposals:

- Enhancing the visual and ecological continuity of river corridors and their tributaries through positive management – for example, facilitating natural regeneration and, where appropriate, planting riparian trees and vegetation that can stabilise soils and slow water flow, particularly in the upper parts of the catchments (SEO1);
- Identifying natural floodwater storage areas and protecting them from inappropriate development; planting reedbeds that can filter and slow flow rates, thus alleviating flooding of agricultural land and providing benefits to biodiversity (SEO2);
- Reversing the fragmentation of semi-natural habitat; where appropriate, creating new wetlands, lowland meadows and lowland heathlands to increase biodiversity, mitigate the effects of climate change and strengthen landscape character while increasing the experiential qualities of the NCA (SEO2);

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<sup>8</sup> Natural England (2015) [NE518: NCA Profile: 71: Leicestershire and South Derbyshire Coalfield](#)



- Increasing woodland cover in blocks of all sizes, and developing community woodlands adjacent to urban areas (SEO2);
- Encouraging the restoration of hedgerows with typical species, through gapping up and reinstating by new planting, ensuring the distinction between early and contemporary hedged enclosures with their historically different enclosure patterns and complements of hedgerow trees; adopting appropriate cutting regimes and tagging to extend the age range and species diversity (SEO2);
- Providing opportunities for woodland creation, biodiversity, public access and recreation (SEO3); and
- Maintaining and/or restoring key landscape features, for example vistas (SEO3).

## District

5.4. At a district level, the most recent landscape character study relating to the Site is Hinckley and Bosworth Borough Council's Landscape Character Assessment (Sept 2017; LUC)<sup>9</sup>. The Site is identified to sit entirely within Newbold and Desford Rolling Farmland (Landscape Character Area (LCA) D) and Rolling Farmland Landscape Character Type, with the urban character area of 'Newbold Verdon' located directly adjacent to the Site's northern extent (see **Plan 05: Landscape Character Context**). A relevant extract of the Landscape Character Assessment is included within **Appendix 2**.

5.5. 'Key Characteristics' of the Newbold and Desford Rolling Farmland LCA are set out below, underlined where of relevance to the Site and its local context:

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

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<sup>9</sup> Hinckley and Bosworth Borough Council's Landscape Character Assessment (Sept 2017; LUC): [https://www.hinckley-bosworth.gov.uk/downloads/download/308/landscape\\_character\\_assessment](https://www.hinckley-bosworth.gov.uk/downloads/download/308/landscape_character_assessment)



- *Electricity pylons and wind turbines are often prominent vertical features in this open landscape.”*

5.6. The following ‘Key Sensitivities and Values’ of the landscape character area, of relevance to the Site and local context, are set out below, and should influence the development response for the Site:

- *“Rural settlement pattern of compact, nucleated settlements connected by a network of rural lanes and minor roads”;*
- *“The rural landscape and sense of tranquillity”*, and
- *“Areas which provide a rural setting to settlements”.*

5.7. In this context it is worth noting that the Site is located to the immediate south of the settlement edge and has a clear settlement edge character. It is contained by residential development to the north, future approved development to the south, playing fields to the east and allotments to the west and is not particularly tranquil or rural in character. A sensitive development response would be to retain the characteristic landscape features on-site and avoid any effects on the ‘key sensitivities and values’ of the LCA noted within the published character studies.

5.8. The Landscape Character Assessment also provides a landscape strategy for each LCA, of which the following are considered to be pertinent to the potential development of the Site for housing within the Newbold and Desford Rolling Farmland:

- *“Conserve historic field patterns where possible, and the agricultural setting to isolated farmsteads”;*
- *“Conserve the relatively small-scale villages and ensure any new development contributes positively to the character and built vernacular”;*
- *“Conserve and enhance pedestrian access between adjacent villages”;*
- *“Conserve and enhance the biodiversity of the landscape through a mosaic of habitats”;*
- *“Identify opportunities for replacement of hedgerows along roadsides and their future management as landscape features”*, and
- *“Promote regeneration and enhancement of tree cover through establishment of linear copses and hedgerow trees within field boundaries and around urbanising influences”.*

5.9. Urban Character Area 7: Newbold Verdon, located directly adjacent to the northern boundary of the Site is characterised as a large compact village with a defined historic core with areas of 20th Century and modern development to the north and east. Local vernacular includes red brick or render with slate or tiled roofs and small white window frames, generally limited to no more than two storey in height, however it is noted that later residential areas



Land situated to the east of Brascote Lane and south of Arnold’s Crescent, Newbold Verdon  
Landscape & Visual Impact Assessment

of varied style and building materials (such as that located along Arnold's Crescent) do not respond to local distinctiveness found within the historic core of the village. The settlement as a whole has a strong sense of enclosure created by buildings fronting onto the street, or walls of stone or red brick enclosing gardens.

### **Newbold Verdon Neighbourhood Plan Character Assessment (2017)**

5.10. The Newbold Verdon Neighbourhood Plan Character Assessment (2017) Appendix 8<sup>10</sup> identifies the Site within the northern extent of 'Parish Area 3: The Block', which covers an area between Newbold Verson's settlement edge, Brascote Lane and Kirkby Lane described within the document as "*this area lies to the south of the Village and is predominately rural with some wooded areas*". The key characteristics of this parish area are:

- Provides main countryside access and visual amenity;
- Provides the most locally used countryside footpaths;
- Provides Lake views and Woodland access; and
- Newbold Spinney is a designated Local Wildlife Site.

5.11. In relation to the Site within 'The Block', the character assessment acknowledges the two sets of allotments and the Windmill Inn and Restaurant. The allotments, 'The Top Close' and 'The Bog', it states were set up by a Charitable Organisation, The Montague Trust, in order that the local people could grow their own fruit, vegetables and flowers. The character assessment states that one of the key benefits of the wider area known locally as 'The Block' is that it forms a circular route around the town that is popular with walkers, joggers, cyclists and equestrian riders. The character assessments states that "*this area therefore provides some of the best and most immediate access to the open countryside for villagers, not only through the circular walk but also because of the well-used public footpaths radiating out of the village centre; one to Goatsgate Farm and the other to Cottage Farm.*"

## **Site Specific Character**

5.12. The Site consists of a medium-sized, irregular shaped field currently in agricultural use (appearing to be un-farmed at the time of visit), defined by the urban edge of Newbold Verdon to the north, hedgerows with numerous hedgerow trees to the east and west, and a vegetated stream corridor to the south.

5.13. The hedgerow vegetation on Site is well-established and maintained, although some gaps are present. Hedgerow trees are more frequent to the south, east and west of the Site which provides visual containment to the Site from these directions. Three specimen oak trees (two mature and one dead, seen within Figure 3) are present as a small tree group within the

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<sup>10</sup> Newbold Verdon Neighbourhood Plan Character Assessment (2017) Appendix 8: [https://www.newboldverdon-pc.gov.uk/uploads/appendix-8-character-assessment-final-copy-\(2017-04-15-08-49-51-utc\).pdf?v=1594474220](https://www.newboldverdon-pc.gov.uk/uploads/appendix-8-character-assessment-final-copy-(2017-04-15-08-49-51-utc).pdf?v=1594474220)



grassland of the western extent of the Site, creating a notable standalone vegetative feature within an otherwise internally open field parcel.

5.14. The Site's character is heavily influenced by clear intervisibility with the adjoining residential edge to the north (seen within Figure 5), the allotments to the west and the recreation ground to the east, giving the Site an enclosed peri-urban character which will only increase with the addition of the approved Phase 1 development to the south. With this sandwiching of the Site between existing and future built form to the north and south respectively, the Site is considered to have greater relatability to the settlement edge of Newbold Verdon than to the wider arable countryside which is present to the south-east and beyond Brascote Lane to the west. Views south-east and eastwards from the Site are curtailed by field boundary hedgerows and frequent hedgerow trees, which continues the feeling of Site containment, however views in this direction provide the only feeling of connection to a wider rural landscape context. Even in this instance however the tops of flood lights associated with Alans Way Playing Fields are visible above intervening vegetation (see Figure 4), providing a subtle urbanising influence.

**Figure 2:** Taken from the easterly high point of the Site. Views towards the wider agricultural landscape (and Phase 1) are filtered by the southern boundary tree belt and gently rolling topography.



Land situated to the east of Brascote Lane and south of Arnold's Crescent, Newbold Verdon  
Landscape & Visual Impact Assessment

16602\_R02b\_11 July 2024\_EB\_WL

**Figure 3:** Mature specimen oak trees within the fieldscape of the Site, creating an island of vegetation within an otherwise internally open field parcel.



**Figure 4:** Mature boundary vegetation of 'The Pastures', with white flood lighting columns just glimpsed above eastern Site boundary vegetation to the right of the view.



5.15. The southern edge of Newbold Verdon is consistent in terms of its urban grain, with a curving rectilinear pattern of streets and cul-de-sacs prevailing, and with brick being the dominant material for housing. The interface between the Site and residential properties is open and made up of mixed rear garden fencing, giving a suburban character to this edge, aligned in places on the Site-side by low, well-maintained hedgerow (see Figure 5). Scattered trees within rear garden curtilages provide some breaking up of built form and vertical interest along this boundary, but ultimately provide little in the way of softening to the urban edge. Contrastingly, the properties of 'The Pastures', accessed off Arnold's Crescent and also



Land situated to the east of Brascote Lane and south of Arnold's Crescent, Newbold Verdon  
Landscape & Visual Impact Assessment

16602\_R02b\_11 July 2024\_EB\_WL

located alongside the Site's northern boundary, are surrounded by mature tree and shrub belts along the curtilages of the property's boundary (see Figure 4) providing a much softer rural edge in this area.

**Figure 5:** Northern Site boundary interface with adjacent residential built form of Arnold's Crescent.



- 5.16. Green infrastructure within and around the village is associated mainly with roadside hedgerows and trees, front garden planting of housing plots, areas of public open space, parks and church/school grounds, and the stream corridor which runs along the Site's southern boundary.
- 5.17. There are blocks of woodland around the village on the peripheries and beyond the built edge. The village does not have a transitional edge in particular – the village is nucleated, housing, and built form at the edges of Newbold Verdon tend to immediately adjoin agricultural fields and main roads into the village with the layering of hedgerow vegetation within the fields beyond the village and occasional blocks of woodland providing visual filtering of the settlement edges. The large to medium field sizes mean that there is a sense of openness surrounding the village with views extending out over neighbouring fields which are then curtailed by field boundary hedgerows and/or blocks of woodland, such as that along the southern Site boundary. The layering of the hedgerow field boundaries with frequent mature hedgerow trees, and gentle undulations in the landform, presents a situation whereby the landscape, to the south of the Site in particular, has a sense of being verdant and open away from the settlement edge, and the lack of visibility towards urban form creates a rural feel.
- 5.18. Overall, this context gives the Site itself an urban village-edge character more so than a rural one, despite its proximity to the wider rural landscape to the south, south-east and south-west. Although the Site itself is a medium sized irregular agricultural field, the presence of a clear visual interface with properties to the north, its position alongside allotments and playing fields to the west and east respectively, and the containment provided by the vegetated southern boundary, all contribute to a sense of proximity to and association with the village edge and more urban land uses than the wider farmed landscape which is largely devoid of built form. This feeling of association with urban settlement will be further



Land situated to the east of Brascote Lane and south of Arnold's Crescent, Newbold Verdon  
Landscape & Visual Impact Assessment

16602\_R02b\_11 July 2024\_EB\_WL

emphasised within the Site going forward through the addition of the Phase 1 development within the field parcel to the south.

## Receptors

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

- The character of the Site itself; and
- Newbold and Desford Rolling Farmland.



Land situated to the east of Brascote Lane and south of Arnold's Crescent, Newbold Verdon  
Landscape & Visual Impact Assessment

# Section 6: Visual Baseline

## Zone of Theoretical Visibility

6.1. A ZTV map produced to accompany this report and is illustrated on **Plan 6: Zone of Theoretical Visibility**. The ZTV demonstrates that the there is potential for the development on Site to be visible as far as Bosworth Lane to the west, Brascote Lane and Newbold Road to the south, Kirkby Lane to the east, and encompassing Newbold Verdon to the north. The fieldwork analysis of this potential visibility however has ascertained that the gentle undulations and the intact field boundary hedgerows and hedgerow trees in the surrounding landscape, provide a contained visual context in which there is little opportunity to view the Site from anywhere other than close proximity locations.

6.2. This ZTV was verified on Site by Chartered Landscape Architects, as part of the Site survey. The viewpoints identified are considered to be appropriate.

## Representative viewpoints

6.3. This assessment has identified 14 viewpoints, as shown on **Plan 7: Photoviewpoint Locations** and set out within the photosheets at the rear of this report. Photoviewpoint photography was collected in dry, clear weather conditions on 04 March 2024 by a chartered landscape architect.

Viewpoint Reference	Viewpoint Location / Description	Visual Receptor view is Representative of
1	View south-west from Public Footpath S26 as it enters the Site's north-eastern corner	Recreational users of Public Footpath S26
2	View west from Public Footpath S26, through a gap in adjacent hedgerow	Recreational users of Public Footpath S26
3	View north-west from Public Footpath S26, to the south of the Site's boundary	Recreational users of Public Footpath S26
4	View south from the junction of Arnold's Crescent and Gilbert's Drive, within the southern residential extent of Newbold Verdon	Transient vehicular and pedestrian users of Arnold's Crescent
5	View south-west from Alan's Way Playing Fields	Recreational users of playing fields
6	View south-west from Public Footpath R95, on the edge of Newbold Spinney	Transient vehicular users of Brascote Lane Recreational users of Public Footpath R95



<b>Viewpoint Reference</b>	<b>Viewpoint Location / Description</b>	<b>Visual Receptor view is Representative of</b>
7	View west from the junction of Kirkby Lane and Public Footpath R95	Transient vehicular and pedestrian users of Kirkby Lane Recreational users of Public Footpath R95
8	View north-west from Kirkby Lane	Transient vehicular users of Kirkby Lane
9	View north-west from the junction of Kirkby Lane and Public Footpath S26	Transient vehicular users of Kirkby Lane Recreational users of Public Footpath S26
10	View north-west from Public Footpath S26	Recreational users of Public Footpath S26
11	View north from Brascote Lane, down the private driveway to Brascote Fields Farm	Transient vehicular users of Brascote Lane
12	View east from Brascote Lane, where a break in roadside hedgerow allows	Transient vehicular and pedestrian users of Brascote Lane
13	View east from the entrance to western allotments from Brascote Lane	Transient vehicular and pedestrian users of Brascote Lane Users of allotments
14	View south-east from Public Footpath S20	Recreational users of Public Footpath S20, S16, and S17

## Visual Context of the Site

6.4. Visibility from the north is limited by rear elevations and private gardens of housing associated with Arnold's Crescent and 'The Pastures' which form the southern edge of Newbold Verdon.

6.5. From the north-east and east, filtered views of the eastern extent of the Site are possible from within the extents of Alans Way Playing Fields (**Photoviewpoint 05**), limited by the presence of the mature tree belt along its western edge which separates the playing fields from the Site. Public Footpath S26 runs within the Site boundary, alongside its eastern edge within a hedgerow corridor (See **Photoviewpoints 01 and 02**). Views from the east and south-east beyond these adjacent receptors become increasingly filtered and obscured by intervening vegetation as distance from the Site increases, with the Site barely perceptible in views from Kirkby Lane (see **Photoviewpoints 07, 08 and 09**).

6.6. Views from the south are limited by the presence of a mature native tree belt associated with the stream corridor which follows the course of the Site's southern boundary. Glimpsed views of this southern Site boundary with filtered views of properties along the southern edge of



Newbold Verdon are available from Brascote Lane (see **Photoviewpoint 11**), with the Site becoming increasingly obscured from view beyond Brascote Lane by the presence of intervening vegetation associated with the wooded area south of Brascote Lane and the private fishing lake to the south-west of the Site. With the addition of the Phase 1 development within the fields directly to the south of the Site, availability of views from this direction will be further curtailed than at present.

- 6.7. Views from the west are at present primarily gained from Brascote Lane, however this is anticipated to be curtailed with the addition of Phase 1 development. There is a pavement along the length of Brascote Lane to the west of the Site, which is used by pedestrians with views towards the Site being possible over roadside hedgerow (when trimmed) and through field gate entrances (see **Photoviewpoints 12 and 13**), beyond the foreground extent of the Phase 1 development. Beyond Brascote Lane, extensive woodland restricts views towards the Site from the public rights of way crossing the fields in this area, but elevated parts of footpath routes do experience distant, but filtered views towards Phase 1 and the Site (see **Photoviewpoint 14**).
- 6.8. Overall, this presents a very limited visual envelope and small number of potential visual receptors.
- 6.9. Beyond the immediate Site environs, woodland and linear hedgerows and tree belts restrict views into the Site, even from nearby public footpaths. The Site is well contained by its own boundary vegetation, albeit with clear intervisibility with properties along the southern edge of Newbold Verdon. Where more distant visibility does occur, intervening trees and field hedgerows serve to heavily filter views. There are no views within which the Site is seen as an important component of the landscape in its current usage, and even for the more sensitive of visual receptors which in this case relate to the public footpaths to the east, the development of the Site would still only represent an extension of the existing settlement edge that is viewed from these locations rather than a loss of any important scenic qualities or valued visual features, especially so with the addition of the Phase 1 development to the south of the Site which would sandwich the Site between built form.

## Receptors

- 6.10. Effects on views experienced by the following receptors have been taken forward in this assessment:
  - Views from users of Footpath S26 (to the east and south-east of the Site) (Photoviewpoints 01, 02, 03, 09 and 10);
  - Views from users of Footpaths S16, S17 and S20 (upon the hillside to the west of the Site) (Photoviewpoint 14);
  - Views from users of Footpath R95 (to the east of the Site) (Photoviewpoints 06);
  - Views from transient users of Brascote Lane (Photoviewpoint 11, 12 and 13);



- Views from transient users of Kirkby Lane (Photoviewpoints 08);
- Views from Alan's Way Playing Fields and Newbold Verdon Cricket Club (Photoviewpoint 05); and
- Views from Allotments (west of the Site) (Photoviewpoint 13).

6.11. Given their private nature an accurate assessment of anticipated effects upon residential receptors will not be undertaken, however an anticipated magnitude of change upon views for the following residential receptors will be considered:

- Residential receptors within properties of Arnold's Crescent, directly adjacent to the Site's northern boundary; and
- Residential receptors within property (Far Away) south of the Site.

6.12. Due to a lack of intervisibility with the Site due to intervening vegetation cover and variance in landform, the following receptors have been scoped out from further consideration within the assessment:

- Residential roads within Newbold Verdon to the north of Arnold's Crescent (Photoviewpoint 04);
- Receptors at the eastern extent of Footpath R95 near its junction with Kirby Lane (Photoviewpoint 07); and
- Receptors at the southern extent of Kirkby Lane (Photoviewpoint 09).



Land situated to the east of Brascote Lane and south of Arnold's Crescent, Newbold Verdon  
Landscape & Visual Impact Assessment

16602\_R02b\_11 July 2024\_EB\_WL

# Section 7: Value and Sensitivity of Receptors

## Landscape Value and Sensitivity

7.1. As set out within GLVIA3, when identifying the landscape baseline, 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 or the individual elements, features and aesthetic or perceptual dimensions that contribute to the character of the landscape.

7.2. 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."*

7.3. 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.

7.4. 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.

7.5. 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).

7.6. The factors identified in Table 1 of TGN 02/21 are set out in **Appendix 3**, with a site-specific assessment of the landscape value against each of these. The assessment has drawn upon the review of published landscape character assessment and the Site-specific landscape character assessment detailed above.

7.7. **Appendix 3** demonstrates that the Site and immediately perceptible surroundings should be considered within a range of 'ordinary' or 'medium' in terms of landscape value.

7.8. The Site is an ordinary undesignated landscape, of 'medium' or 'ordinary' value, with capacity to absorb change at the southern settlement edge of Newbold Verdon. Combining judgements made on value and susceptibility, overall, this assessment considers the Site and its immediate surroundings to be of medium sensitivity, with the local landscape character being medium-low sensitivity.



## Sensitivity of Visual Receptors

7.9. The sensitivity of landscape and visual receptors is a product of value and susceptibility, as set out in the methodology in **Appendix 1**. The assessment of sensitivity is set out in **Appendix 3**, with the following comprising a summary:

- People using the recreational footpaths within the local area will experience views on a daily basis and will be engaged in outdoor activities whereby their attention and interest is likely to be focused on the landscape and the sequential visual experience. As a result, the sensitivity of these user groups to visual change will be **medium**.
- Transient vehicular users of Brascote Lane and Kirkby Lane will have a different focus to their activities and will be travelling at speed. The sensitivity of the transient users identified will therefore be **low** to **medium-low** respectively.
- Users of the allotments to the west of the Site and Alan's Way Playing Fields to the east will be engaged in outdoor activities that, although not focused primarily on the surrounding landscape, do involve a degree of appreciation of their surroundings. As such, their sensitivity to visual change will be **medium-low**.

7.10. The sensitivity of users and the associated viewpoint photography included within this report to illustrate their visual context is summarised below:

- **Medium Sensitivity:**
  - Recreational users of Public Footpath S26 to the east and south-east of the Site (**Photoviewpoints 01, 02, 03, 09** and **10**);
  - Recreational users of Public Footpath R95 to the north-east of the Site (**Photoviewpoint 06**);
- **Medium-Low Sensitivity**
  - Recreational users of Public Footpath S16, S17 and S20 upon the hillside to the north-west of the Site (**Photoviewpoint 14**);
  - Recreational and outdoor users of the Alan's Way Playing Fields to the north-east of the Site (**Photoviewpoint 05**);
  - Transient users of Kirkby Lane to the east and south-east of the Site (**Photoviewpoint 08**); and
  - Allotment users to the west of the Site (**Photoviewpoint 13**).
- **Low Sensitivity**
  - Transient users of Brascote Lane (**Photoviewpoint 11** and **12**).



## Section 8: Proposed Development

8.1. The application is made in outline and as such, there is no detailed provision for unit numbers or further details. However, the principles of the masterplan (as shown on the Development Framework Plan produced by Marrons (Drawing Reference: 902832.36.03, Rev E, dated June 2024) are outlined below:

- The masterplan has been developed by the project team in response to the iterative design inputs of various technical consultants, including the recommendations set out within this Landscape & Visual Impact Assessment, in order to ensure it responds to the existing character of the Site and the adjacent settlement edge, and to the visual amenity of nearby users of the landscape. 135 dwellings are proposed, predominantly two-storey in height, with associated landscaping, open space, drainage infrastructure and associated works (all matters reserved except access from Brascote Lane);
- Access into the scheme is proposed to be taken via two locations along the southern boundary of the site, extending from the Phase 1 development. This would require two short sections of vegetation (shrub and trees) associated with the stream corridor to be lost and the stream itself to be bridged. New structural shrub and tree planting is proposed within the Site to compensate for the loss of these two sections that will require removal to facilitate the access points. The development proposes to retain all other remaining boundary hedgerows and trees, and retain the mature oak trees within the centre of the western extent of the Site within a new areas of amenity open space; and
- The Site will also incorporate new recreational footpath links, ecological habitat enhancements and a corridor of attenuation ponds and swales which will all provide local level visual amenity and landscape character benefits in addition to their primary intended functions.

8.2. The Site has been subject to an initial suite of high-level assessments, the outcome of which was a series of opportunities and constraints plans. These have informed the iterative design process.

### Mitigation and Enhancement

8.3. The Site-specific and published character context noted above provides an indication of the elements to be considered in relation to landscape change within the Site and the wider landscape. The published character studies provide guidance as to what sort of mitigation and enhancement measures would be both necessary and desirable in order to assimilate new development into the landscape.

8.4. In the context of the proposal to develop the Site for housing, the following measures are incorporated to ensure the development assimilates into the landscape context appropriately and without causing undue adverse impacts.



Land situated to the east of Brascote Lane and south of Arnold's Crescent, Newbold Verdon  
Landscape & Visual Impact Assessment

## **Mitigation During Construction**

- Existing trees and hedgerows that are to be retained within the proposed development will be protected during construction activity. Measures will be implemented to ensure that trees/hedgerows which will not be removed do not suffer direct damage through operations on Site or indirect damage from spillages within the root zone or storage causing root compaction in accordance with BS 5837:2012 and the Habitat Regulations,1997;
- The implementation of areas of informal open space, including open landscape areas, and landscape offsets from Site boundaries, in order to ensure that new planting associated with these areas, including strategic landscaping to Site boundaries provides landscape structure, as early as possible in the lifespan of the proposed development;
- New planting will be undertaken during the planting season (October to March). This will ensure systematic implementation of new planting and a means of ensuring the most successful outcome for plant establishment; and
- Lighting that is necessary during the winter months of construction will minimise sky glow, light spill, and glare. The following mitigation will be delivered through an appropriately worded condition:
  - Lighting will only focus on the area needed for construction activity, public amenity, and safety;
  - Up lighting will be kept to a minimum. Lighting equipment will be chosen to minimise the upward spread of light where possible, minimising the use of lighting columns; and
  - To reduce the glare of lighting, the main beam angle will be adjusted so as not to be directed towards potential observers.

## **Mitigation Incorporated within the Development**

8.5. The scheme seeks to create predominantly two storey housing in order to reflect the scale of the existing residential edge, minimise potential effects on the surrounding landscape to the south, west and east and recreational users of the footpath routes crossing it, and minimise potential effects on the visual amenity of users overlooking the Site.

8.6. The development proposals show that development has been set back from the western, southern, and eastern Site boundaries so as to respect the existing character of Public Footpath S26 along the eastern boundary, to allow for the visual softening of the new housing within the Site from the recreation ground to the east, and to enable new planting to be incorporated to enhance existing vegetation and habitats, retaining of as much of the existing on-site vegetation and landscape features as possible. The retention of the existing boundary hedgerows and trees will also serve to provide low level visual filtering of the development, softening the sight of built form to a degree that it would be in keeping with views of the



settlement edge to date. This will create a softened edge to the development and ensure an appropriate view of new housing for users travelling along Brascote Lane, using the nearby footpaths and residing in the nearby residential properties. New public open spaces will be incorporated along the eastern and southern edges of the development to provide key recreational assets for the development and the village, which connect to the wider open spaces of Phase 1 to the south to provide a joined-up recreation and habitat approach.

- 8.7. The design of properties and use of materials that are to be sympathetic with the local vernacular and the scale of existing development adjoining the Site will help the development to sit well with the existing townscape edge of Newbold Verdon. The scheme has been designed to reflect the variety of house styles, materials and finishes present in the adjacent residential areas.
- 8.8. The retention and reinforcement of the hedgerows and trees at the Site boundaries will strengthen the landscape structure where it is currently gappy in places and devoid of hedgerow trees. This will also soften the built edge and provide some permanence to the filtering of views provided by the existing boundary hedgerow vegetation.
- 8.9. The inclusion of new tree copse, specimen tree and shrub planting within areas of green space (the eastern POS in particular) and to street frontages, will enhance biodiversity and ecological mitigation, as well as ensuring screening and an aesthetically pleasing appearance to the development within views from the surrounding landscape.

### **Enhancement Measures**

- 8.10. The development has also incorporated a number of design measures that offer the opportunity to enhance landscape features on Site in association with the objectives of the Hinckley and Bosworth Borough Landscape Character Assessment. These include:
  - Enhancement of existing hedgerows through replanting, and gapping up, and the planting of new hedgerow trees; and
  - New mature trees and shrubs in naturalistic groupings and new mature specimen trees characteristic of the rural fringe landscape and the vegetation structure of the wider rural landscape beyond the Site.
- 8.11. Incorporation of the above landscape measures will contribute to the character of the Newbold and Desford Rolling Farmland LCA and will fulfil the objectives of the Hinckley and Bosworth Borough Council Landscape Character Assessment. These landscape measures are illustrated on the Landscape Masterplan attached to this report (see **Plan 8: Landscape Masterplan**).



Land situated to the east of Brascote Lane and south of Arnold's Crescent, Newbold Verdon  
Landscape & Visual Impact Assessment

## Section 9: Likely Effects

9.1. This section of the LVIA assesses the potential effects of the Proposed Development upon the landscape and visual receptors identified through the baseline appraisal set out earlier in this document, as well as any relevant designated areas. This has included consideration of the effects arising at Year 1 and Year 15, i.e., before and after mitigation planting has become established.

9.2. Effects during construction are not specifically assessed and the removal of existing landscape features, where appropriate, are assessed at Year 1. However, magnitude of effects during construction generally balance out against those at Year 1 for the following reasons:

- Construction activity is more discordant in views than completed development, comprising disparate elements, such as moving plant, sheeting, materials, fencing and scaffolding. These changes would increase the magnitude of effect; and
- Construction activity is temporary, lasting for a limited number of years, as opposed to the final development which is assessed as permanent.

### Likely Landscape Effects

9.3. The assessment of the landscape effects at Year 1 and residual effects of the Proposed Development upon completion and maturation of the landscape planting (Year 15) is set out in full at Table A4.1 of **Appendix 4**, and includes explanations and justifications of the judgements made. The findings are summarised on **Table TG2** below.

**Table TG2:** Summary of likely effects upon landscape receptors

Landscape Receptor	Sensitivity of the Receptor	Magnitude of Change		Level of Effect	
		Year 1	Year 15	Year 1	Year 15
Newbold and Desford Rolling Farmland LCA of the Hinckley and Bosworth Borough Council's Landscape Character Assessment	Medium	Minor	Minor	<b>Minor adverse</b>	<b>Minor - neutral</b>
The Site-specific landscape elements and features	Medium - Low	Moderate	Minor	<b>Moderate adverse</b>	<b>Minor adverse</b>



Land situated to the east of Brascote Lane and south of Arnold's Crescent, Newbold Verdon Landscape & Visual Impact Assessment

## Likely Visual Effects

9.4. The assessment of the visual effects at Year 1 and Year 15 (residual effects) of the proposals, upon completion and maturation of the landscape planting respectively, is set out in full at **Table A4.2 of Appendix 4**. The table in **Appendix 4** sets out the assessment of the way in which the proposals may influence the composition of views, features and elements within them and the resulting effects upon the views and the visual context within which the Proposed Development are experienced.

9.5. An assessment has been undertaken for each of the visual receptors identified and is summarised in **Table TG3** below.

**Table TG3:** Summary of Visual Effects

Visual Receptor	Sensitivity of the Receptor	Magnitude of Change		Level of Effect	
		Year 1	Year 15	Year 1	Year 15
<b>Road Receptors</b>					
Transient users of Brascote Lane (PVP 11 and 12)	Low	Minor	Minor – Negligible	<b>Minor adverse</b>	<b>Minor – Negligible neutral</b>
Transient users of Kirkby Lane to the east and south-east of the Site (PVP 08)	Medium-Low	Minor – Negligible	Negligible	<b>Minor – Negligible adverse</b>	<b>Negligible</b>
<b>Public Right of Way Receptors</b>					
Public Footpath S26 to the east and south-east of the Site (PVP 01, 02, 03, 09 and 10)	Medium	Moderate	Moderate – Minor	<b>Moderate adverse</b>	<b>Moderate – Minor adverse</b>
Public Footpath R95 to the north-east of the Site (PVP 06 and 07)	Medium	Minor – Negligible	Negligible	<b>Minor adverse</b>	<b>Negligible</b>
Public footpath S16, S17 and S20 upon the hillside to the north-west of the Site (PVP 14)	Medium – Low	Minor – Negligible	Negligible	<b>Minor – Negligible adverse</b>	<b>Negligible</b>
<b>Recreational Receptors</b>					



Visual Receptor	Sensitivity of the Receptor	Magnitude of Change		Level of Effect	
		Year 1	Year 15	Year 1	Year 15
Alan's Way Playing Fields to the north-east of the Site (PVP 05)	Medium - Low	Minor	Minor - Negligible	<b>Minor adverse</b>	<b>Minor – Negligible adverse</b>
Allotment users to the west of the Site (PVP 13)	Medium - Low	Minor	Minor - Negligible	<b>Minor adverse</b>	<b>Minor – negligible neutral</b>

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

9.7. The anticipated magnitude of change upon residential receptors as a result of proposals considered within **Table A4.3 of Appendix 4**, and summarised within **Table TG4** below.

**Table TG4: Summary of Change to Residential Receptors**

Residential Receptor	Year 1 Magnitude of Change	Year 15 Magnitude of Change
Private residents to the southern edge of Newbold Verdon along Arnold's Crescent	Moderate	Moderate
Private residents at Far Away to the south of the Site	Minor	Negligible



## Section 10: Conclusion

- 10.1. When considering the landscape and visual effects of development it is important to recognise that any change to a greenfield site will result in adverse landscape and visual effects. The extent of the effects and degree of conformance with the local context need to be taken into consideration. In addition, the effects need to be put in the planning balance with all other economic, social, and environmental effects of the development.
- 10.2. In this instance the Site is not affected by any statutory or non-statutory qualitative landscape designations. The Site is not subject to any other designations indicating that development should be restricted as set out in the NPPF (NPPF, footnote 7).
- 10.3. Within published character documentation, the Site is identified within Newbold and Desford Rolling Farmland LCA. The fieldwork undertaken has confirmed that the Site is somewhat typical of the wider landscape character area in terms of key characteristics present, but these are limited to the commonplace, and not fundamentally defining features. The Site forms only a small part of a much wider landscape character area, and it does not contain any unique, rare or notable components, but does provide opportunity to incorporate identified landscape strategy measures as part of proposals. The surrounding landscape has a good network of public footpaths and recreational routes, connected to the Site by Footpath S26 which runs along and is restricted to the Site's eastern boundary. Changing the Site from pastoral use to housing and a POS would not noticeably affect the intrinsic character of the wider landscape as only a relatively small, contained area of pastoral land in a single field parcel would be lost and proposed POS offers opportunities to incorporate characteristic new landscape features that would be beneficial to the local area in terms of landscape character and visual amenity.
- 10.4. The development will change the Site, however that change will be consistent with and will complement the existing townscape to the north (and south in Phase 1) in terms of use, pattern, grain, and appearance and will also include the creation of areas of POS which will contribute to the character of the landscape locally and connect to nearby recreational facilities such as Alan's Way Playing fields to the east and the 'Country Park' of Phase 1 to the south. There will be some loss of hedgerow/tree belt vegetation along the southern Site boundary to facilitate vehicular access, but the landscape masterplan layout shows there is an intention to ensure replacement planting which far exceeds the loss in terms of quantum. The impacts on the landscape character of the Site within the context of the Newbold and Desford Rolling Farmland LCA are considered to result in minor neutral residual effects (year 15) as only a very small proportion of the landscape character area will be changed, no fundamentally defining features will be lost, and those features that will change will be compensated for. Effects of upon the landscape character of the Site itself will be moderate adverse initially, which is unsurprising given its wholesale change from greenfield to built form however, as proposed mitigation planting matures to reinforce landscape features and new built form assimilates into the existing settlement context to the north this is anticipated to reduce to a residual impact of minor adverse.



10.5. Visually the Site is contained by its boundary hedgerows and hedgerow trees. Although the land surrounding the Site is relatively open, the presence of layering of mature field boundary hedgerow vegetation and blocks of woodland means that there are few opportunities to view the Site or proposals. Visibility of the Site and proposed development is only possible from the adjacent settlement edge to the north, Footpath S26 along the eastern site boundary, Brascote Road and the adjoining allotments to then west, to the south-east and the Alan's Way Playing Fields / Newbold Verdon Cricket Club to the east. All other visibility, is restricted to glimpses through gaps in hedgerows where the Site is seen within the context of the existing backdrop of Arnold's Crescent. This lack of public locations from which the Site can be seen meaning that visibility towards the Site is limited to a local area only.

10.6. Some moderate-minor adverse residual visual effects will remain at year 15 for users of a 260m stretch of Footpath S26 as it passes directly along the Site's eastern edge, which is unsurprising given the proximity of receptors and the wholesale change of the Site from a pastoral field to built form. Beyond this, anticipated effects upon identified visual receptors are between minor to negligible.

10.7. A high level review has predicted that residential receptors of Arnold's Crescent, backing onto the northern edge of the Site, would experience a moderate magnitude of change as a result of proposals at both Years 1 and 15. The residential amenity of these properties will however be considered within future masterplan development.

10.8. A series of landscape recommendations/measures have been made as a result of the baseline landscape and visual appraisal work undertaken. The assessment within this report sets out that the incorporation of these recommendations into the final development layout has resulted in a scheme which would not cause any unduly adverse landscape or visual impacts on the Newbold and Desford Rolling Farmland character area, or on the visual amenity of nearby users of the landscape and townscape edge as a result of the housing development and POS proposed.

10.9. Both the landscape and visual effects are very limited in geographic extent, and all effects are therefore localised to the Site and its immediate context, affecting only a very small number of private residents, and users of only short sections of a small number of the public footpath routes surrounding the Site. This is mainly due to the composition of the landscape that surrounds the Site and the southern reaches of Newbold Verdon, which features gentle undulations, mature hedgerows and hedgerow trees defining fields, and frequent blocks of woodland. The development represents an opportunity to provide a characteristic settlement rounding off between Arnold's Crescent Properties and the Phase 1 development to the south, that can provide enhancements to the landscape on Site through the creation of a network of public open spaces throughout the Site, and new recreational links to existing popular walking routes and recreational facilities. The development can be set within a robust landscaped and vegetated edge, which will provide a transitional edge between new built form, the wider landscape to the south east and Phase 1 to the south and complements the existing built settlement edge and the rural context of the countryside to the south-east of the village.



Land situated to the east of Brascote Lane and south of Arnold's Crescent, Newbold Verdon  
Landscape & Visual Impact Assessment

10.10. Overall, the proposed development and defined Development Parameters will not result in unacceptable effects on the landscape or visual resource. The findings of this LVIA also identify that the visual envelope of the Proposed Development is highly localised and that longer term effects will be largely minor.



Land situated to the east of Brascote Lane and south of Arnold's Crescent, Newbold Verdon  
Landscape & Visual Impact Assessment

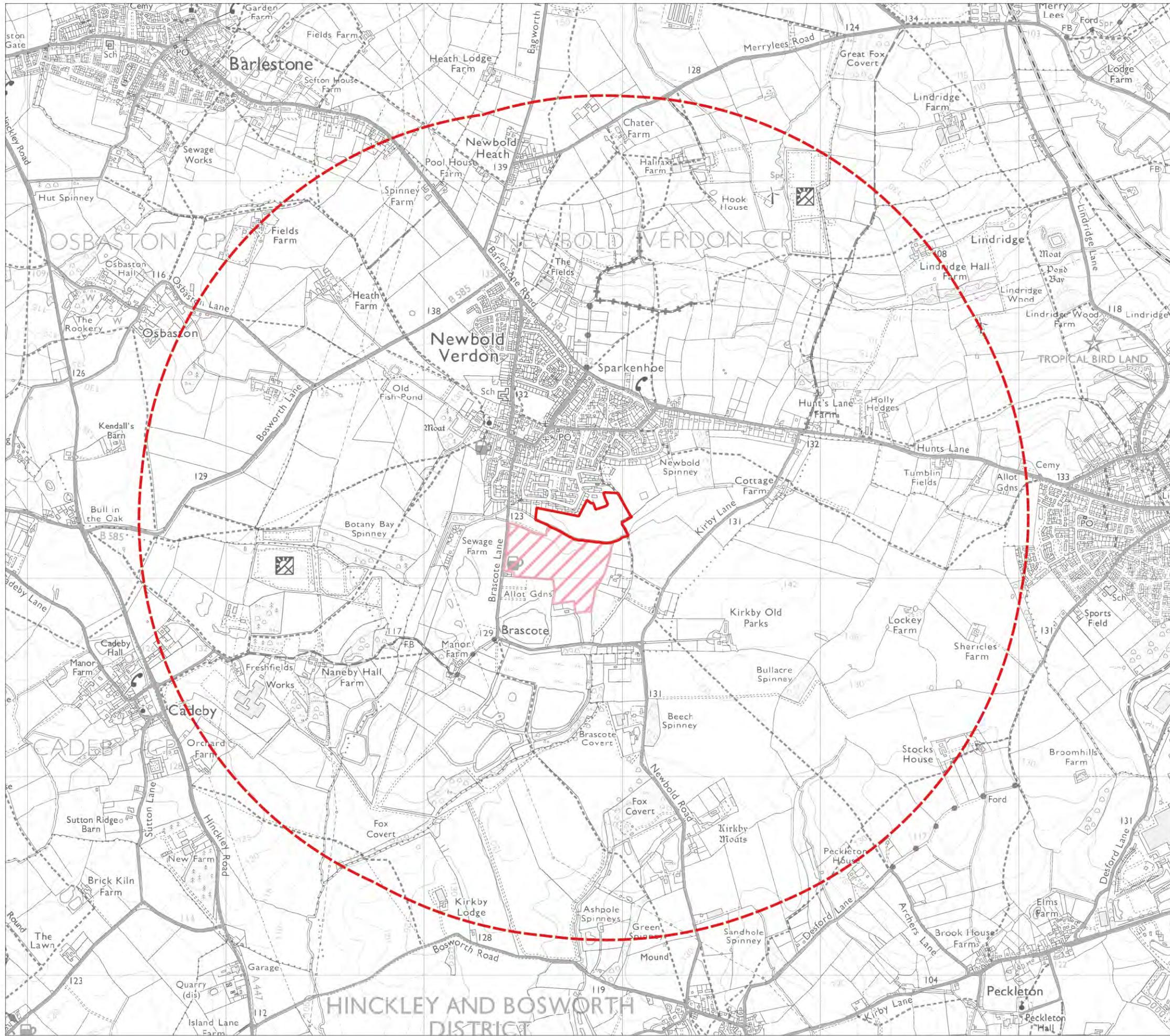
## Plans

- Plan 1: Site Location (TG Ref: 16602/P01a)
- Plan 2: Site Context (TG Ref: 16602/P02a)
- Plan 3: Landscape Planning Policy and Designations (TG Ref: 16602/P03a)
- Plan 4: Topography (TG Ref: 16602/P04a)
- Plan 5: Landscape Character Context (TG Ref: 16602/P05a)
- Plan 6: Zone of Theoretical Visibility (TG Ref: 16602/P06a)
- Plan 7: Photoviewpoint Locations (TG Ref: 16602/P07a)
- Plan 8: Landscape Masterplan (TG Ref: 16602/P12a)
- Photosheets 1-14 (TG Ref: 16602/P10a)



Land situated to the east of Brascote Lane and south of Arnold's Crescent, Newbold Verdon  
Landscape & Visual Impact Assessment

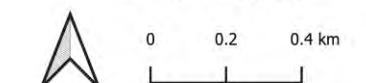
16602\_R02a\_11 July 2024\_EB\_WL



## LEGEND

- Site Boundary (Phase 2)
- 2km Study Area
- Phase 1 (Planning Reference: 23/01037/OUT)

Revision - First Issue  
A Issue as Final



Project Title Land situated to the east of Brascote Lane and south of Arnold's Crescent, Newbold Verdon Plan 01 Site Location

Scale 1:20,000 @ A3

Drawing No. 16602\_P01a

Date June 2024

Checked CC/EB

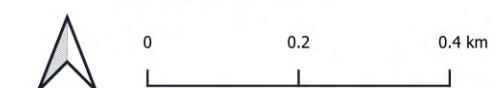
 **Tyler Grange**



## LEGEND

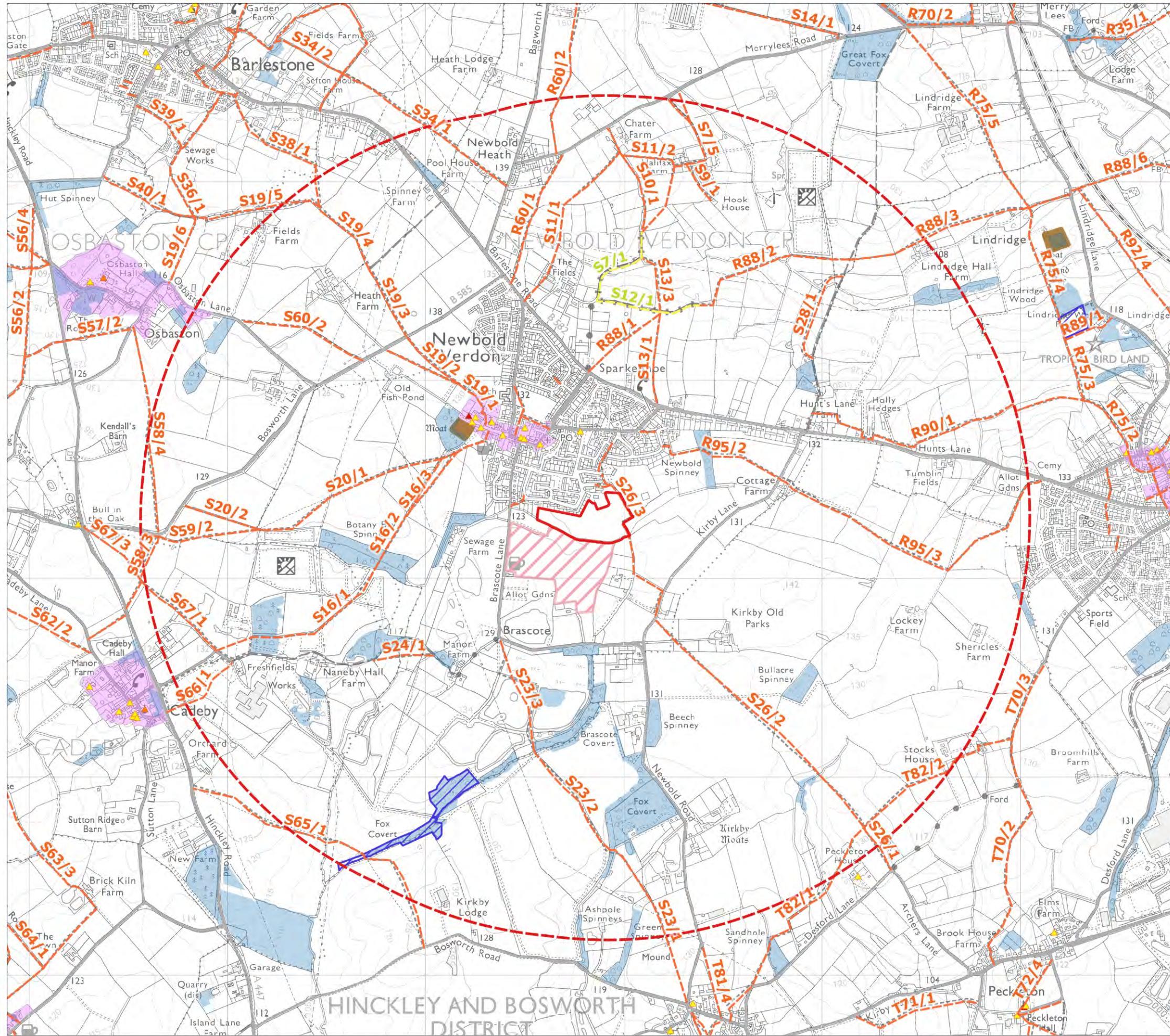
- Site Boundary (Phase 2)
- Phase 1 (Planning Reference: 23/01037/OUT)
- Public Rights of Way (PROW)
- ByWay
- Footpath

Revision - First Issue  
A Issue as Final



Project	Land situated to the east of Brascote Lane and south of Arnold's Crescent, Newbold Verdon
Title	Plan 02 Site Context
Scale	1:10,000 @ A3
Drawing No.	16602_P02a
Date	June 2024
Checked	CC/EB



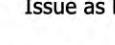


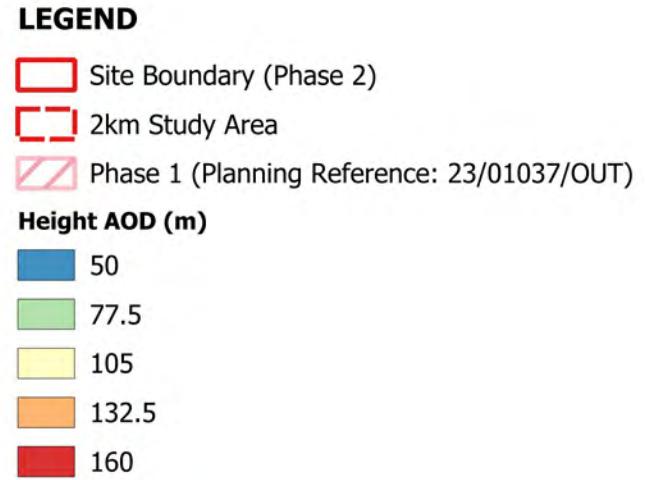
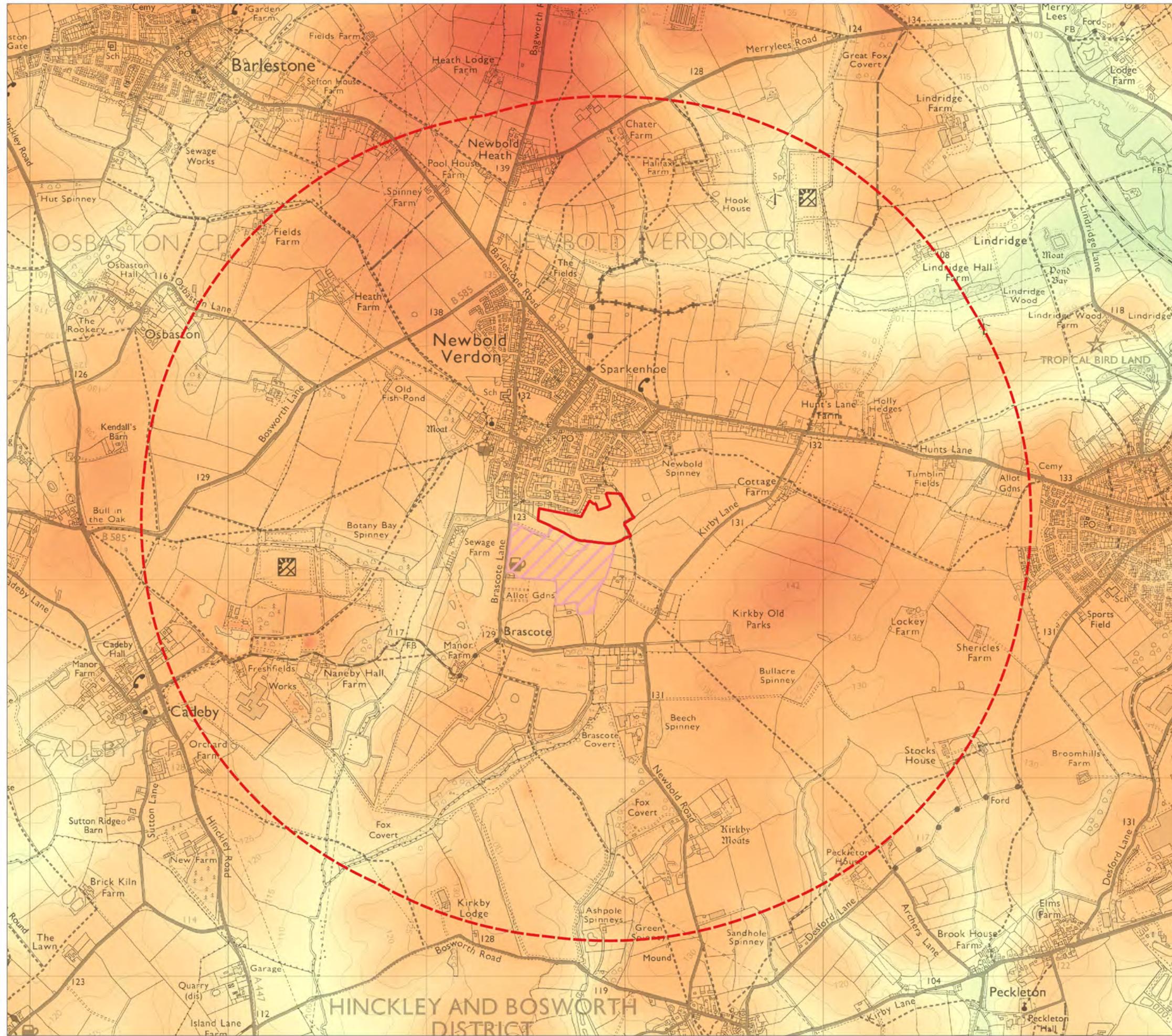
## LEGEND

- Site Boundary (Phase 2)
- 2km Study Area
- Phase 1 (Planning Reference: 23/01037/OUT)
- Ancient Woodland
- National Forest Inventory
- Footpath
- ByWay
- Conservation Areas
- Scheduled Monuments

**Listed Buildings**

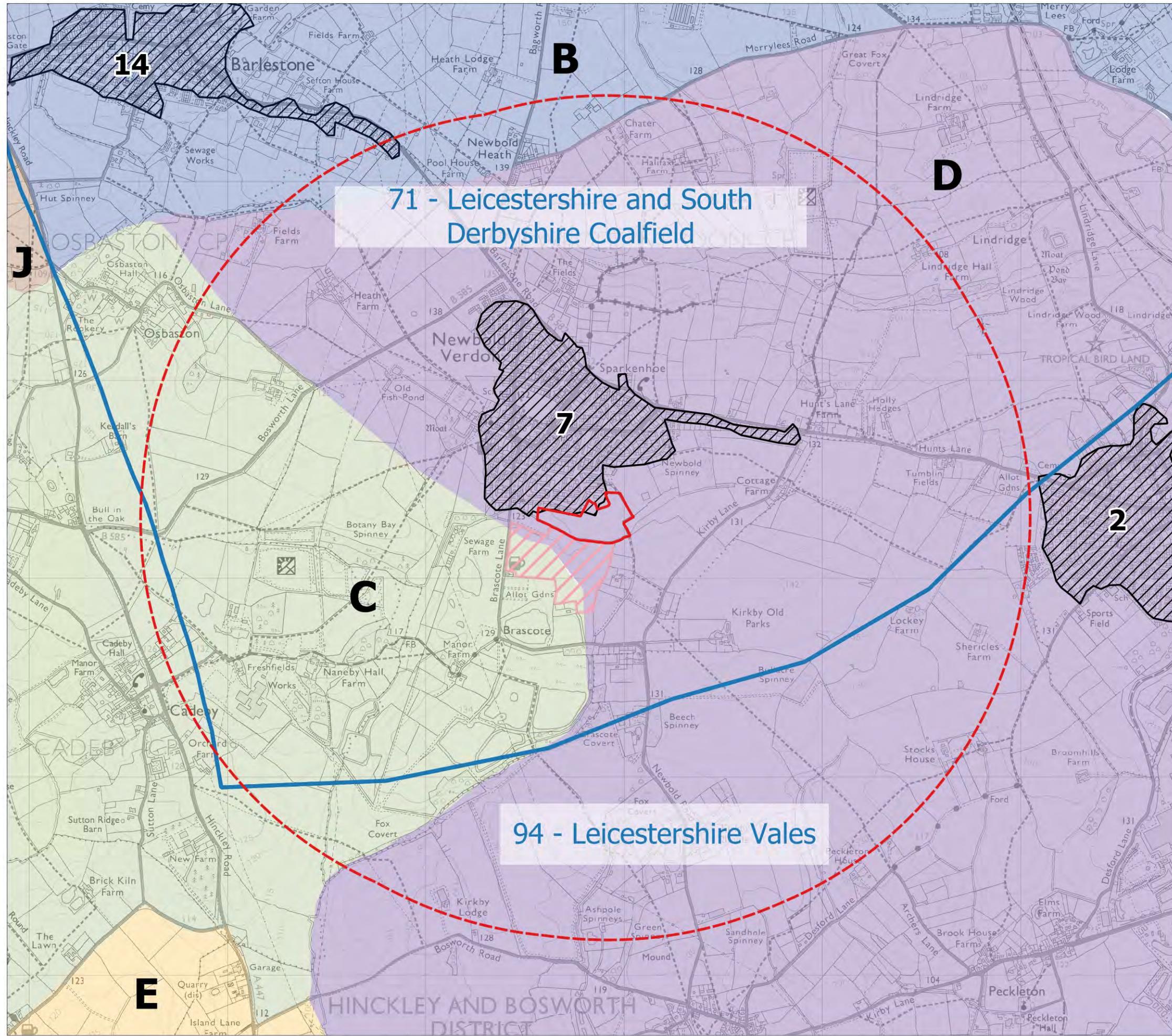
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Revision	Description
-	First Issue
A	Issue as Final
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Title	Plan 03 Landscape Planning Policy and Designations
Scale	1:20,000 @ A3
Drawing No.	16602_P03a
Date	June 2024
Checked	CC/EB
 <b>Tyler Grange</b>	



Source: The plan has been modelled using GIS computer software (QGIS) and Ordnance Survey Terrain 5 data.

Revision	Description
-	First Issue
A	Issue as Final
 0 0.2 0.4 km	
Project	Land situated to the east of Brascote Lane and south of Arnold's Crescent, Newbold Verdon
Title	Plan 04 Topography
Scale	1:20,000 @ A3
Drawing No.	16602_P04a
Date	June 2024
Checked	CC/EB
	 Tyler Grange



**Revision** - First Issue  
**A** Issue as Final

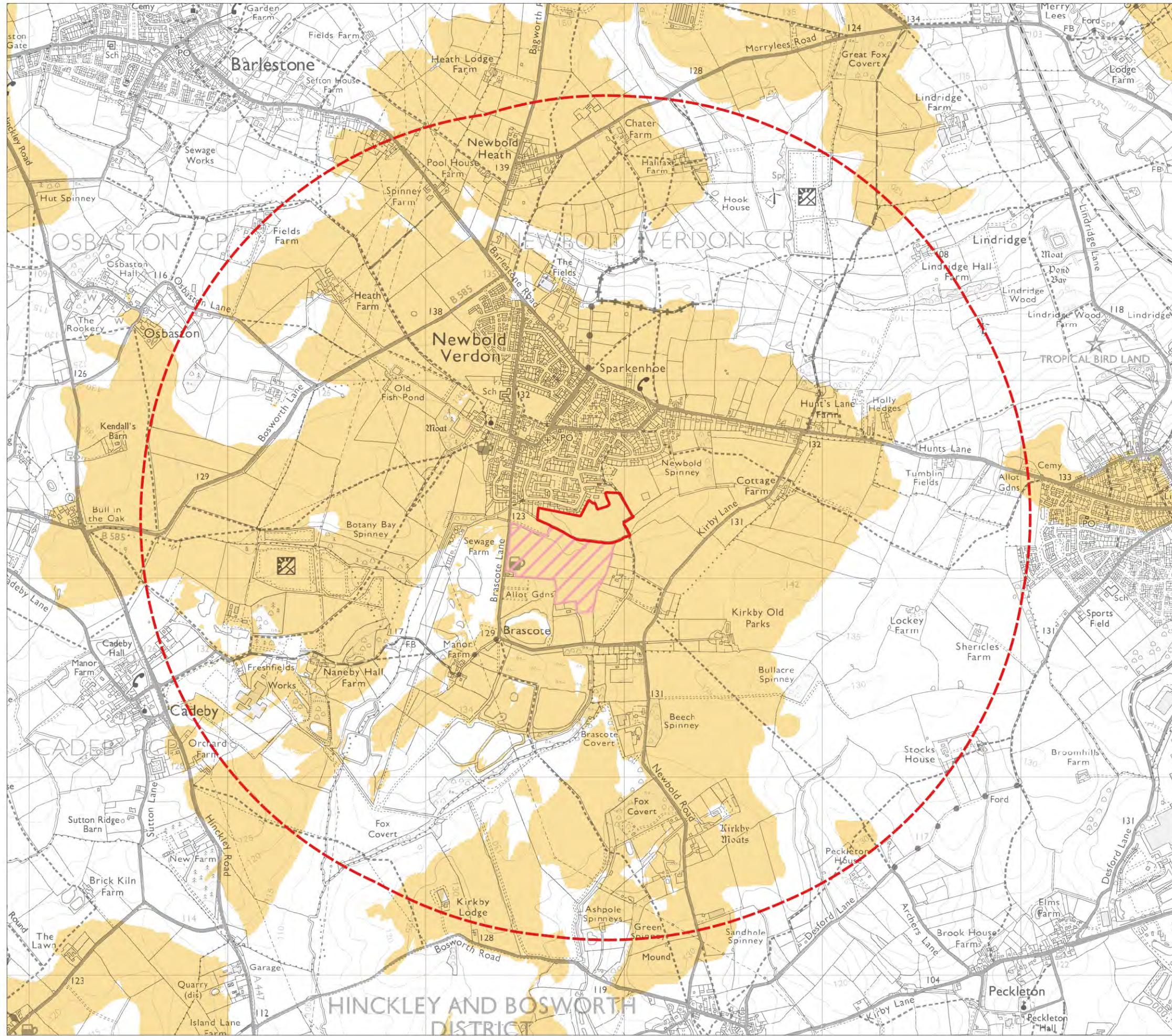
0 0.2 0.4 km

**Project** Land situated to the east of Brascote Lane and south of Arnold's Crescent, Newbold Verdon  
**Title** Plan 05 Landscape Character Context  
**Scale** 1:20,000 @ A3

**Drawing No.** 16602\_P05a  
**Date** June 2024

**Checked** CC/EB

**Tyler Grange**



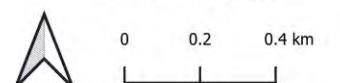
## LEGEND

- Site Boundary (Phase 2)
- 2km Study Area
- Phase 1 (Planning Reference: 23/01037/OUT)
- ZTV**
  - Development theoretically visible
  - Development not visible

## Notes:

The Zone of Theoretical Visibility (ZTV) illustrates the extent to which the proposed built form on site (based on a maximum height of 10m above ground level) is potentially visible within a 5km radius (to a 1.6m high receptor). The ZTV has been modelled using GIS computer software (QGIS) and Ordnance Survey Terrain 5 data, and as such, does not take into account existing built form or vegetation present within the landscape surrounding the site. Field verification is required to refine the accuracy of the ZTV.

Revision      Description  
-              First Issue  
A              Issue as Final



Project      Land situated to the east of Brascole Lane and south of Arnold's Crescent, Newbold Verdon  
Title              Plan 06 Zone of Theoretical Visibility

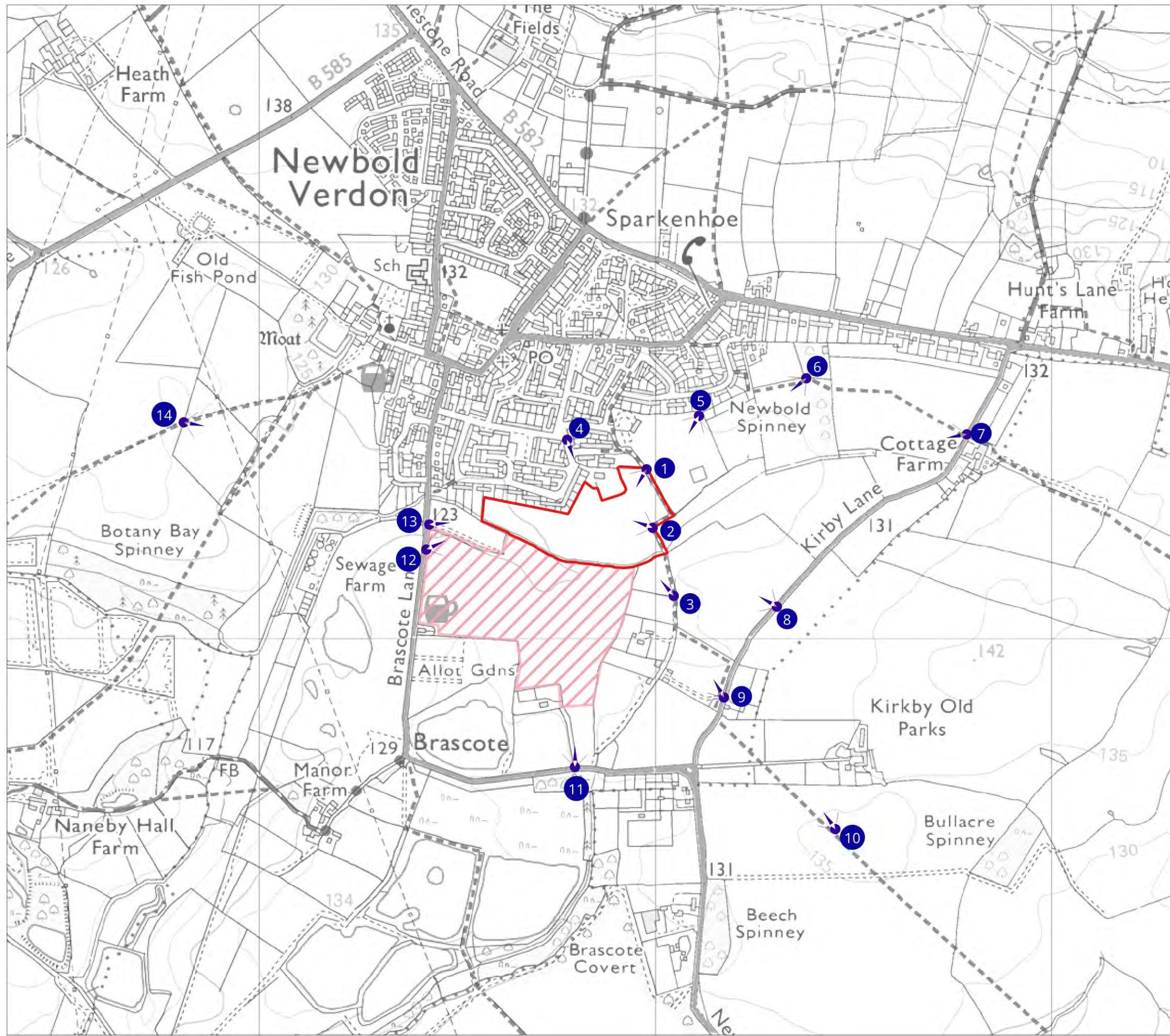
Scale              1:20,000 @ A3

Drawing No.      16602\_P06a

Date              June 2024

Checked              CC/EB

**Tyler Grange**





1. Proposed development to be 2 storeys in height, in keeping with existing adjacent residencies of Arnold's Crescent, and outward facing to provide natural surveillance over adjacent POS and a softer settlement edge than currently present.
2. Eastern POS to comprise modified grassland allowed to grow to form a meadow with rationally mown areas for informal recreation. Scattered native trees across the open POS give a parkland character.
3. Hedgerow alongside S26 to be retained and enhanced through gapping up where required.
4. New footpath connections between proposals and PRoW S26 also provide pedestrian links to Alan's Way playing fields.
5. Native tree planting with under-storey shrub running along the eastern edge of proposed development to soften views of new settlement edge from PRoW S26 and provide a new green corridor between vegetation of 'The Pastures' and boundary hedgerow.
6. Flood attenuation basin to be seeded with wet tolerant grassland.
7. New native hedgerow upon embankments on southern edge of attenuation basins replace habit loss incurred through access.
8. Mosaic of grassland and reed planting within attenuation basins provides mixed habitat within features.
9. Native low scrub/shrub planting to re-inforce street and tree belt edge.
10. Tree planting to be incorporated into street-scenes where space allows to provide tree-lined streets required by NPPF.
11. Bio swales/rain gardens to be included alongside road routes to provide drainage, habitat and aesthetic value.
12. Wet woodland to be retained and enhanced through management.
13. Retained oaks form mature main landscape features within pocket POS alongside the western site access.

	Site Boundary
	Existing Vegetation
	Proposed Open Space
	Tree Planting
	Proposed Street Tree Planting
	Proposed Native Hedgerow Planting
	Proposed Native Shrub Planting
	Proposed Shrub Understorey
	Proposed Bio Swales / Rain Gardens
	Proposed Wet Tolerant Grass Attenuation Basin
	Proposed Grassland Attenuation Basin
	Proposed Reeds
	Proposed LEAP
	Proposed LAP
	Proposed Mown Grass Area
	Existing Easement
	Existing Watercourse

	Project	Land East of Brascole Lane & South of Arnold's Crescent, Newbold Verdon
Drawing Title	Plan 8: Landscape Masterplan	
Scale	A3: 1:1500	
Drawing No	16602/P12a	
Date	JUNE 2024	
Checked	EL/EB	







