



## Appendix 1: Methodology Summary & Criteria Tables



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

## **Landscape and Visual Impact Assessment Methodology Summary of Approach and Criteria Tables**

The key terms used within assessments are:

- Susceptibility and Value – which contribute to Sensitivity;
- Scale, Geographical Extent, Duration and Reversibility – which contribute to the Magnitude of Change; and
- Importance or Significance (EIA) of Effect – a judgment of the level of significance of effect when Sensitivity and Magnitude are combined.

### **Sensitivity**

Overall Sensitivity lies along a continuum of low to high. The *Value* and *Susceptibility* of a receptor are both considered understanding its overall sensitivity.

**Susceptibility** is assessed for both landscape receptors including, landscape character areas, and for visual receptors (people). It indicates the ability of a defined landscape receptor to accommodate the proposed development *“without undue consequences for the maintenance of the baseline situation and/or the achievement of landscape planning policies and strategies.”* (GLVIA, 3<sup>rd</sup> edition, para 5.40) and identifies *“the occupation or activity of people experiencing views at particular locations and the extent to which their attention may be focused on the views and the visual amenity they experience at a particular locations.”* (GLVIA, 3<sup>rd</sup> edition, para 6.32). An example of how Susceptibility can be described at each end of the continuum of low to high is provided in the tables below (**Table 1** and **Table 2**) for both landscape and visual receptors.

Landscape **Value** is *“the relative value that is attached to different landscapes by society”* (GLVIA, 3<sup>rd</sup> edition, page 157). Box 5.1 (GLVIA 3<sup>rd</sup> version, page 84) sets out factors to be considered in the identification of valued landscapes. These can be broadly described as: Landscapes recognised and valued for their quality and and/or cultural associations; key characteristics and features as recognised in published landscape character assessments; Landscape constriction and the degree to which the landscape is intact and legible. An example of how Value can be described at each end of the continuum of low to high is provided in the following table 1 for landscape receptors. In visual terms, Value relates to that attached to views experienced by receptors (people). An example of how Value can be described at each end of the continuum of low to high is provided below for visual receptors in the following Table 2.

### **Magnitude of Change**

Overall magnitude of change lies along a continuum of low to high. Together the *Scale*, *Geographical Extent*, and *Duration* and *Reversibility* of effect are all considered in understanding the overall Magnitude of Change.

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

**Geographical Extent** of effect of is assessed for both landscape and visual receptors and indicates the geographic area over which the effects will be felt. An example of how Geographical Extent can be described at each end of the continuum of low to high is provided in the following **Table 3** and **Table 4** for both landscape and visual receptors.

**Duration and Reversibility** of effect is assessed for all landscape and visual receptors and identifies the time period over which the change to the receptor would arise as a result of the development. An example of how Duration and Reversibility can be described at each end of the continuum of low to high is provided in the following **Table 3** and **Table 4** for both landscape and visual receptors.

### **Importance or Significance (EIA) of Effect**

Best practice guidelines stipulate that the significance of any landscape related impact should be evaluated, both during the construction works and following completion of the development. The importance or significance (EIA) 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. As such, the assessment of potential and residual effects can be described as: negligible, minor, moderate, and major. A description is set out in **Table 5**.

The following terms will be used to define residual landscape/townscape effects:

**Adverse:** the proposed development may result in direct loss of physical landscape/townscape resources, weaken key characteristics or negatively affect the integrity of a landscape/townscape designation; and

**Beneficial:** the proposed development may replace poor quality elements of the existing landscape/townscape or strengthen existing landscape/townscape characteristics.

The following terms have been used to define residual visual effects:

**Adverse:** the proposed development reduces visual amenity; and

**Beneficial:** the visual amenity is improved by the proposed development.

**Table 1 Sensitivity of Receptors: Landscape/Townscape Receptors**

As set out below, the Sensitivity lies along a continuum of low to high. The Value and Susceptibility of a receptor are both considered in understanding its overall Sensitivity.

		<b>Landscape Value</b>		<b>Landscape Susceptibility</b>
	<b>Designations and Conservation Interests/Associations</b> <i>Landscapes recognised and valued for their quality and / or cultural associations / recreational value</i>	<b>Key Characteristics and Features</b> <i>As recognised in published Landscape Character Assessments or policy</i>	<b>Landscape Condition</b> <i>Degree to which the landscape is intact and legible &amp; its scenic quality</i>	<i>The ability of a defined landscape to accommodate the specific proposed development without undue negative consequences</i>
<b>High</b> 	National / Regional Importance (e.g. AONB, National Park, Registered Parks and Gardens)	Features which are dominant within the landscape and are fundamental to defining the distinct landscape character of an area.  Important characteristics and features recognised as forming intrinsic part of nationally and regionally designated landscapes.  Distinctive individual or rare features.	Distinct landscape structure with strong pattern and intact features.  Few detractors or uncharacteristic features or elements present.	The landscape is such that changes in terms of the proposed development would be entirely at odds with the character of the local area, related to matters including pattern, grain, use, scale and mass.
	Local importance (e.g. Conservation Areas, Special Landscape Areas / Features)	Locally important and notable features that contribute to the overall character of an area.  Features and elements protected by local policy.	Landscape exhibits recognisable structure and characteristic patterns.  Some detracting features present.	The proposed development has a degree of consistency with the existing scale, pattern, grain, land use of the prevailing character, although mitigation may be appropriate to enhance assimilation.
	No Designation	Features or elements that are uncharacteristic and detract from the landscape character of an area.	Degraded landscape structure with fragmented pattern and poor legibility of character.  Detracting features notable within the landscape.	The proposed development is entirely consistent with the character of the local area, related to matters including pattern, grain, use, scale and mass.

e.g. Medium – Landscape Character Area does not include a designation but includes important characteristics and features that create a distinct landscape structure with strong pattern and intact features. The proposed development has a degree of consistency with the existing scale, pattern, grain, land use of the prevailing character, although mitigation may be appropriate to enhance assimilation.

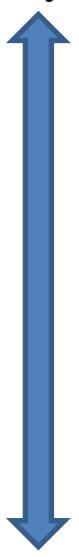
**Table.2 Sensitivity of Receptors: Visual Receptors**

As set out below, the Sensitivity lies along a continuum of low to high. The Value and Susceptibility of a receptor are both considered understanding its overall Sensitivity.

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

**Table.3 Magnitude of Change: Landscape/Townscape Receptors**

As set out below, magnitude of change lies along a continuum of low to high. Together the Scale, Geographical extent, and Duration and Reversibility of effect are all considered in understanding the overall magnitude of change.

	<b>Scale</b> <i>identifies the degree of change which would arise from the development</i>	<b>Geographical Extent</b> <i>of effect indicates the geographic area over which the effects will be felt</i>	<b>Duration and Reversibility</b> <i>of effect identifies the time period over which the change to the receptor would arise as a result of the development.</i>
<b>Major</b>  <b>Minor</b>	Highly noticeable change, affecting most key characteristics and dominating the experience of the Landscape/Townscape; introduction of highly conspicuous new development; and the baseline situation will be fundamentally changed.	Extensive affecting the majority or all the Landscape/Townscape Character Area.	Long-term or permanent, the change is expected to be in place for 10+ years and there may be no intention for it to be reversed or only partially reversed.
	Partial alteration to key elements, features, qualities or characteristics, such that post development the baseline situation will be largely unchanged but noticeable despite discernible differences.	Localised, affecting the site and a proportion of the wider Landscape/Townscape Character Area.	Medium-term, the change is expected to be in place for 5-10 years and the effects may be reversed or partially reversed.
	Minor alteration to few elements, features qualities or characteristics resulting in a barely perceptible change.	Affecting the site and immediate setting only.	Short-term, the change is expected to be in place for 0-5 years and the effects are likely to be reversed.

e.g. Moderate – Highly noticeable change with introduction of highly conspicuous development which will affect the site and a proportion of the character area for a short-term during construction. The effects are likely to be reversed.

**Table 4 Magnitude of Change: Visual Receptors**

As set out below, magnitude of change lies along a continuum of low to high. Together the Scale, Geographical extent, and Duration and Reversibility of effect are all considered in understanding the overall magnitude of change.

	<b>Scale</b> <i>identifies the degree of change which would arise from the development</i>	<b>Geographical Extent</b> <i>Wide, and/or within close proximity, and/or open views.</i>	<b>Duration and Reversibility</b> <i>identifies the time period over which the change to the receptor would arise as a result of the development.</i>
<b>Major</b>  <b>Minor</b>	Intensive/dominant or major alteration to key elements of the baseline view.	Extensive, open and/or close proximity, and/or direct and/or affecting unscreened views.	Long-term or permanent, the change is expected to be in place for 10+ years and there may be no intention for it to be reversed or only partially reversed.
	Partial/noticeable or minor alteration to key elements of the baseline view.	Framed, and/or contained, and/or medium distance, and/or partially screened views.	Medium-term, the change is expected to be in place for 5-10 years and the effects may be reversed or partially reversed.
	Minor alteration to few elements of the baseline view.	Narrow, and/or fragmented, and/or long distance, and/or heavily screened views.	Short-term, the change is expected to be in place for 0-5 years and the effects are likely to be reversed.

e.g. Moderate – Intensive and major alteration to key elements of the framed baseline view over a medium distance for a short period of time during construction. The effects are likely to be reversible.

**Table 5 Level of Significance of Effect**

Landscape/Townscape or visual effects above moderate adverse (i.e. Major) are considered to be significant; all other effects are considered not significant.

	<b>Major beneficial:</b> The development would fit well with the scale, landform and pattern of the landscape and bring substantial enhancements. The development would create a major improvement in views;
	<b>Moderate beneficial:</b> The development would fit well with the scale, landform and pattern of the landscape, maintain and/or enhance the existing landscape character. The development would create a noticeable but improved change in the view;
	<b>Minor beneficial:</b> The development would complement the scale, landform and pattern of the landscape, whilst maintaining the existing character. The development would result in minor improvements to the existing views;
	<b>Negligible:</b> The development would cause very limited changes to the landscape and/or views but creates no significant effects; the development would create neither an adverse or beneficial change to the landscape or visual receptor;
	<b>Minor adverse:</b> The development would cause minor permanent and/or temporary loss or alteration to one or more key elements or features of the landscape, to include the introduction of elements that may not be uncharacteristic of the surrounding landscape. The development would cause limited visual intrusion;
	<b>Moderate adverse:</b> The development would cause substantial permanent loss or alteration to one or more key elements of the landscape, to include the introduction of elements that are prominent but may not be substantially uncharacteristic with the surrounding landscape. The development would be clearly visible and would result in adverse effects upon the landscape;
	<b>Major adverse:</b> The development would irrevocably damage, degrade or badly diminish landscape character features, elements and their setting. The development would be irrevocably visually intrusive and would disrupt fine and valued views both into and across the area.

## Appendix 2: Policy and Landscape Character Assessment Extracts



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



Hinckley & Bosworth  
Borough Council

*A Borough to be proud of*

Local Development Framework

# Core Strategy

ADOPTED DECEMBER 2009



## Spatial Strategy and Policies: Rural Areas

**4.29**

The focus of most new development will be in and around the Hinckley sub regional centre as this is where there is a concentration of services, where accessibility can be maximised and modal choice made available. However, the needs of rural settlements must also be taken into account to ensure they remain vibrant, mixed communities.

**4.30**

In Hinckley & Bosworth, 3 main types of settlements have been identified; key rural centres, rural villages and rural hamlets.

### Key Rural Centres

**4.31**

Key Rural Centres are those villages that have populations over 1500 people, have a primary school, local shop, post office, GP, community/leisure facilities, employment and a 6 day a week bus service (hourly). Key Rural Centres that provide localised provision of facilities permit access by foot, cycle and local bus and can minimise car journeys not only for those people who are living in the Key Rural Centres, but also the rural villages and hamlets surrounding these centres. The following villages have been designated as Key Rural Centres:

- Markfield
- Groby
- Ratby
- Barlestone
- Desford
- Newbold Verdon
- Bagworth and Thornton
- Market Bosworth
- Stoke Golding

**4.32**

There are three anomalies in the Key Rural Centre classification. One is Bagworth and Thornton. Whilst these villages have the population to support the above services, very few services have materialised, despite significant housing growth in Bagworth. As a cluster however, they are very well located in terms of employment provision with Merrylees industrial estate and Interlink Industrial Park in close proximity and there is a shop and primary school located in Thornton. The purpose of designating these villages as Key Rural Centres is to assist in securing services to ensure this cluster fulfils its potential. The second anomaly is Barlestone, which does not have any employment provision, despite having the population and services one would expect from a Key Rural Centre. Encouraging employment in Barlestone is therefore a key objective of this strategy. The third anomaly is Stoke Golding, which does not have a bus service on Saturday's. Improving access to Hinckley by non car modes is therefore a key objective of this strategy.

**4.33**

To support these Key Rural Centres, they will be the council's focus for improvements to employment, services, facilities and public transport provision. The vision for these centres is that they will become, where they are not already, the focal points for their surrounding rural communities, places where residents can fulfil their daily needs without having to travel long distances into urban areas. In particular, the linkages between these Key Rural Centres and their Rural Villages and Hamlets will be improved through investment in the green infrastructure and cycle network to enable people to walk and cycle easily to their nearest Key Rural Centre.

## Policy 7: Key Rural Centres

To support the Key Rural Centres and ensure they can provide key services to their rural hinterland, the council will:

- Support housing development within settlement boundaries that provides a mix of housing types and tenures as detailed in Policy 15 and Policy 16.
- Support development under Policy 17: Local Needs.
- Ensure there is a range of employment opportunities within the Key Rural Centres. To support this, the enhancement of allocated employment sites in the Key Rural Centres will be supported, as will the development of employment uses including home working within the settlement boundary.
- Support new retail development to meet local need within defined local centre boundaries in the Key Rural Centres providing it will have no detrimental impact on the Hinckley town centre.
- Resist the loss of local shops and facilities in Key Rural Centres unless it is demonstrated that the business or facilities can no longer operate in a viable manner. Initiatives to establish local stores and facilities will be supported.
- Require transport improvements in line with Policy 14.
- Support the development of the tourism industry in line with Policy 23.
- Require development to be of the highest environmental standards in line with Policy 24.

**4.34** Within the category of Key Rural Centres, groupings of settlements relate to different areas of the borough and therefore have different roles to play.

**4.35** There are three main types of groupings; Key Rural Centres relating to Leicester, Key Rural Centres within the National Forest and stand alone Key Rural Centres.

### Key Rural Centres Relating to Leicester

**4.36** The Key Rural Centres Relating to Leicester are those settlements located on the edge of the Leicester Principal Urban Area, which due to their proximity, relate primarily to Leicester. The villages included in this classification are:

- Desford
- Groby
- Ratby
- Markfield and Field Head

**4.37** The focus for these villages will be on maintaining existing services, maintaining the separate village identities of these settlements and improving the linkages between these villages and Leicester. In line with the proposed changes to the East Midlands Regional Plan, the scale and type of development in these villages is based on supporting local needs, rather than encouraging larger scale development, which, due to the close relationship with Leicester, could encourage increased levels of commuting. Their role as 'gateway' villages to the National Forest will also be promoted.



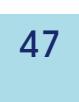
- Support proposals that contribute to the delivery of the National Forest Strategy in line with Policy 21, including tree planting, National Forest signage and branding to establish a sense of place for Bagworth and Thornton as forest settlements.
- Support the development of an improved community centre for Bagworth to create a community hub for the village.
- Address the existing deficiencies in the quality, quantity and accessibility of green space and play provision in Bagworth and Thornton as detailed in the council's most up to date strategy and the Play Strategy. New green space and play provision will be provided where necessary to meet the standards set out in Policy 19.
- Support improvement in the quality of the following facilities: Bagworth Village Hall, Sports Pavilion and Sports Ground and Thornton Community Centre (build all weather pitch and play area behind Community Centre) as supported by the Hinckley & Bosworth Cultural Facilities Audit.
- Implement the strategic green infrastructure network detailed in Policy 20. To achieve this, the following strategic interventions relating to Bagworth will be required: Tourism support, Bagworth to Market Bosworth Multifunctional Corridor and Improved Access around Thornton Reservoir.
- Support proposals that contribute to the delivery of the Charnwood Forest Regional Park in line with Policy 22.
- Deliver safe cycle routes as detailed in Policy 15, in particular from Thornton to South Charnwood High School, between Bagworth and Thornton and to Ellistown and Bardon Industrial Estate.
- Safeguard land at Bagworth for the development of a new passenger railway station and associated car parking in case the National Forest line is re-opened to passenger facilities.
- Seek improvements in car parking provision at Thornton Reservoir in keeping with its important recreational and tourist role.

## Key Rural Centres Stand Alone

**4.41** Key Rural Centres Stand Alone are those settlements outside the National Forest and away from the edge of Leicester that provide services to their rural hinterlands. The villages included in this classification are:

- Barlestoke
- Market Bosworth
- Newbold Verdon
- Stoke Golding

**4.42** The focus for these villages will be on consolidating and improving the existing services within the village and maintaining the strong sense of individual settlement identity. Improving transport links to settlements to the west of the borough will be a priority to reduce the service deprivation currently experienced by a number of these western wards as will strengthening and improving existing tourist attractions (including, but not limited to, Bosworth Water Trust, Mallory Park, Market Bosworth Country Park, Bosworth Battlefield and Battlefield Line, Market Bosworth Village Centre and Ashby Canal Corridor) to encourage more weekend visits. Employment provision in Barlestoke will be a priority for this village.



## Policy 11: Key Rural Centres Stand Alone

### Barlestone

To support the local services in Barlestone and maintain rural population levels the council will:

- Allocate land for the development of a minimum of 40 new homes. Developers will be required to demonstrate that the number, type and mix of housing proposed will meet the needs of Barlestone, taking into account the latest Housing Market Assessment and local housing needs surveys where they exist in line with Policy 15 and Policy 16.
- Support additional employment provision to meet local needs in line with Policy 7.
- Support the improvement of the GP facilities in Barlestone to support the increase in population, to be delivered by the PCT and developer contributions.
- Address the existing deficiencies in the quality and accessibility of green space and play provision in Barlestone as detailed in the council's most up to date strategy and the Play Strategy. New green space and play provision will be provided where necessary to meet the standards set out in Policy 19.
- Implement the strategic green infrastructure network detailed in Policy 20. To achieve this, the following strategic interventions relating to Bagworth will be required: Tourism Support and the Bagworth to Market Bosworth Multifunctional Corridor.
- Deliver safe cycle routes as detailed in Policy 14, in particular from Barlestone to Thornton to connect up with the network through to Bardon Industrial Estate and Ellistown and to the old Nailstone Colliery site.
- Allocate land for a new cemetery to ensure future provision.
- Support improvements in the quality of the following facilities; community centre/Barlestone St Giles and Parish Pitches Bosworth Road as supported by the Hinckley & Bosworth Cultural Facilities Audit.

### Market Bosworth

To support the local services in Market Bosworth and maintain rural population levels the council will:

- Allocate land for the development of a minimum of 100 new homes. Developers will be required to demonstrate that the number, type and mix of housing proposed will meet the needs of Market Bosworth, taking into account the latest Housing Market Assessment and local housing needs surveys where they exist in line with Policy 15 and Policy 16.
- Support additional employment provision to meet local needs in line with Policy 7.
- Support the role of Market Bosworth as a tourist destination in its own right and linked to the Bosworth Battlefield and Ashby Canal Corridor in line with Policy 23.
- Support the improvement of the GP facilities in Market Bosworth to support the increase in population, to be delivered by the PCT and developer contributions.
- Address the existing deficiencies in the quality, quantity and accessibility of green space and play provision in Market Bosworth as detailed in the council's most up to date strategy and the Play Strategy. New green space and play provision will be provided where necessary to meet the standards set out in Policy 19.

- Implement the strategic green infrastructure network detailed in Policy 20. To achieve this, the following strategic interventions relating to Market Bosworth will be required: improved connections between Market Bosworth and Bosworth Water Trust; Bosworth Battlefield; Disused Railway Line- Nuneaton to Market Bosworth Multifunctional Corridor; and the Bagworth to Market Bosworth Multifunctional Corridor.
- Deliver safe cycle routes as detailed in Policy 14, in particular from Market Bosworth to Carlton.
- Protect the fingers of green open land which penetrate towards the market place as these are important to the rural setting of the town as supported by the Hinckley & Bosworth Landscape Character Assessment.
- Seek improvements to the high school indoor sports facilities and outdoor pool and the playing fields near Bosworth Water Trust as supported by the Hinckley & Bosworth Cultural facilities audit including improved community access and availability.
- Support the provision of a new car park at Dixie Grammar School which can be utilised by the general public outside term time.
- Require new development to respect the character and appearance of the Market Bosworth Conservation Area by incorporating locally distinctive features of the conservation area into the development.

### **Newbold Verdon**

To support the local services in Newbold Verdon and maintain rural population levels the council will:

- Allocate land for the development of a minimum of 110 new homes. Developers will be required to demonstrate that the number, type and mix of housing proposed will meet the needs of Newbold Verdon, taking into account the latest Housing Market Assessment and local housing needs surveys where they exist in line with Policy 15 and Policy 16.
- Support additional employment provision to meet local needs in line with Policy 7.
- Support the improvement of the GP facilities in Newbold Verdon to support the increase in population, to be delivered by the PCT and developer contributions.
- Address the existing deficiencies in the quality and accessibility of green space and play provision in Newbold Verdon as detailed in the council's most up to date strategy and the Play Strategy. New green space and play provision will be provided where necessary to meet the standards set out in Policy 19.
- Deliver the strategic green infrastructure network detailed in Policy 20. To achieve this, the following strategic interventions relating to Newbold Verdon will be required: Earl Shilton to Newbold Verdon Multifunctional Corridor, Redevelopment of Extraction Sites and Tourism Support.
- Deliver safe cycle routes as detailed in Policy 14, in particular from Newbold Verdon to Bosworth Community College.
- Seek improvements in the quality of the community centre as supported by the Hinckley & Bosworth Cultural Facilities Audit.
- Support the provision of a car park for the church and cemetery to address the current parking problems that occur when the church is in use.



- Require new development to respect the character and appearance of the Newbold Verdon Conservation Area by incorporating locally distinctive features of the conservation area into the development.

### **Stoke Golding**

To support the local services in Stoke Golding and maintain rural population levels the council will

- Allocate land for the development of a minimum of 60 new homes. Developers will be required to demonstrate that the number, type and mix of housing proposed will meet the needs of Stoke Golding, taking into account the latest Housing Market Assessment and local housing needs surveys where they exist in line with Policy 15 and Policy 16.
- Support additional employment provision to meet local needs in line with Policy 7. As part of this, look to provide small, flexible industrial/business/start up units to encourage self employment in niche markets as supported by the Stoke Golding Parish Plan.
- Support the improvement of the GP facilities in Stoke Golding to support the increase in population, to be delivered by the PCT and developer contributions.
- Address the existing deficiencies in the quality, quantity and accessibility of green space and play provision in Stoke Golding as detailed in the council's most up to date strategy and the Play Strategy. In particular the parish plan has identified a need to improve the quantity of amenity green space in the village and provide more youth facilities such as BMX track, more skate parks, basketball court etc and provide additional allotments. New green space and play provision will be provided where necessary to meet the standards set out in Policy 19
- Implement the strategic green infrastructure network detailed in Policy 20. To achieve this, the following strategic interventions relating to Stoke Golding will be required:  
Disused Railway Line (Nuneaton – Shenton Station)
- Deliver safe cycle routes as detailed in Policy 14, in particular a walking/cycling route from Stoke Golding to Hinckley and seek to improve public transport provision between Hinckley and Stoke Golding, particularly on weekends
- Encourage tourism by enabling development of tourist accommodation and improving links between the Ashby Canal and the village
- Seek improvements in the quality of the village hall and playing fields and pavilion as supported by the Hinckley & Bosworth Borough Council facilities audit
- Improve connections with the neighbouring villages of Dadlington and Higham on the Hill to increase the catchment area for local shops
- Require new development to respect the character and appearance of the Stoke Golding Conservation Area by incorporating locally distinctive features of the conservation area into the development



## Strategy and Regeneration Team

Hinckley & Bosworth Borough Council • Council Offices • Argents Mead • Hinckley • Leicestershire LE10 1BZ

tel 01455 238141

email [ldf@hinckley-bosworth.gov.uk](mailto:ldf@hinckley-bosworth.gov.uk)

web [www.hinckley-bosworth.gov.uk](http://www.hinckley-bosworth.gov.uk)

Designed and published by Hinckley & Bosworth Borough Council - 2009

Illustrations by local illustrator Paul Hainsworth



Hinckley & Bosworth  
Borough Council

*A Borough to be proud of*

**Local Plan 2006 - 2026**

# **Site Allocations and Development Management Policies DPD**



**Adopted July 2016**

## DM4

### Safeguarding the Countryside and Settlement Separation

To protect its intrinsic value, beauty, open character and landscape character, the countryside will first and foremost be safeguarded from unsustainable development. Development in the countryside will be considered sustainable where:

- a) It is for outdoor sport or recreation purposes (including ancillary buildings) and it can be demonstrated that the proposed scheme cannot be provided within or adjacent to settlement boundaries; or
- b) The proposal involves the change of use, re-use or extension of existing buildings which lead to the enhancement of the immediate setting; or
- c) It significantly contributes to economic growth, job creation and/or diversification of rural businesses; or
- d) It relates to the provision of stand-alone renewable energy developments in line with Policy DM2: Renewable Energy and Low Carbon Development; or
- e) It relates to the provision of accommodation for a rural worker in line with Policy DM5 - Enabling Rural Worker Accommodation.

and:

- i) It does not have a significant adverse effect on the intrinsic value, beauty, open character and landscape character of the countryside; and
- ii) It does not undermine the physical and perceived separation and open character between settlements; and
- iii) It does not create or exacerbate ribbon development;
- iv) If within a Green Wedge, it protects its role and function in line with Core Strategy Polices 6 and 9; and
- v) If within the National Forest, it contributes to the delivery of the National Forest Strategy in line with Core Strategy Policy 21

### Relevant Core Strategy Spatial Objectives

**Spatial Objective 3: Strong and Vibrant Rural Communities**

**Spatial Objective 9: Identity, Distinctiveness and Quality of Design**

## **Local Plan (2001) policies to be replaced**

**NE5: Development in the Countryside**

**NE4: Areas of Separation**

- 13.1 It is a core principle of national policy to recognise the character and beauty of the countryside. This includes both designated landscapes and the wider countryside as a whole.
- 13.2 Given the borough's predominantly rural nature, the countryside in Hinckley and Bosworth is hugely important to the character and identity of the area. All efforts will be made to protect the intrinsic value, beauty and open character of the countryside. Therefore beyond the defined settlement boundaries development will be restricted to proposals which fulfil the criteria of this policy, with the exception of the Green Wedge. Proposals within the Green Wedge would be required to demonstrate how they conform to Policy 6 or 9 of the Core Strategy. The Spatial Strategy promoted through the Core Strategy makes clear that the borough's urban areas are the focus for the largest volume of new development as the most sustainable locations for additional growth and development. Key Rural Centres are rural service centres which provide facilities for service provision and community focus and are therefore the focus of limited growth to help sustain these services and ensure the future sustainability of the settlements.
- 13.3 This policy reinforces the value of maintaining the physical and perceived separation between settlements across the entire borough, rather than a selective approach singling out certain sites as has previously been used. This is in recognition of the importance placed by communities on their individual, separate settlement identities across the borough, as evidenced through the Areas of Separation Review (March 2012). In addition this approach ensures parity for all and consistency in application and decision making and ensures that communities retain their sense of place and identity through the prevention of settlement coalescence.
- 13.4 Against the backdrop of the overall spatial strategy for the borough to maintain population levels and service provision in the rural area, it is recognised that some development is necessary to support rural communities and the local economy. The policy sets out a small number of exceptions to the overall approach but these must also fulfil criteria (i) – (v) of this policy.
- 13.5 Proposals for outdoor sport and recreation will generally only be supported in countryside locations where it is demonstrated it is not possible to accommodate the scheme within or adjacent to settlement boundaries. This stands in line with the sustainability principles and the wider objectives of the Core Strategy to ensure developments are located in reasonable proximity to the community they intend to serve. Proposals for intensive sports facilities often have high levels of traffic, noise and light pollution associated with them, which can result in a detrimental impact on the character and appearance of the landscape and these should be avoided in rural locations and intrinsically dark landscapes.

- 13.6 The re-use of disused buildings in the countryside can afford a number of benefits, including supporting the vitality of rural communities, minimising the need for new built development and retaining historic features which reflect the local vernacular. Any proposal which relates to the re-use of redundant buildings in the countryside must have specific regard to Policy DM15.
- 13.7 Where a building is of historic or architectural merit applicants must also have specific regard to Policies DM11, DM12 and DM13.
- 13.8 In recognition of the need to support rural communities and in line with national policy, proposals which assist the diversification of the rural economy without detriment to the environment will be supported in principle. Rural enterprise can entail a variety of activities which can all contribute to job creation and economic growth, including but not exclusively, uses related to agriculture, tourism, business and community uses.
- 13.9 A significant proportion of land within the National Forest boundary within the administrative boundaries of the Borough lies within area defined as countryside. As such Policy DM4 makes explicit that proposals which seek to deliver the aims of the prevailing National Forest Strategy, where it stands within the boundaries of the National Forest and adheres to other policy provisions, would be considered an exception to development in the countryside.
- 13.10 Policy 21 of the Core Strategy seeks to support proposals that contribute to the delivery of the National Forest Strategy. The Strategy includes supporting proposals within the National Forest boundary which:
  - Increase woodland cover;
  - Enhance biodiversity;
  - Develop a woodland economy for timber products and wood fuel energy;
  - Provide outdoor recreational and sports provision; and
  - Relate to tourism development, especially overnight accommodation linked to tourism in the Forest.
- 13.11 In order to protect the intrinsic value, beauty and open character of the countryside, the policy sets criteria to ensure that any development which takes place does so in a way which is sensitive to its setting. The character and appearance of the landscape is one such criterion and applicants should have regard to Hinckley and Bosworth's Landscape Character Assessment (2006) for details of the 10 diverse landscape areas in the borough.
- 13.12 Ribbon development is where buildings are located single depth along a road frontage and often occurs on roads into and out of settlements, extending the area recognised as belonging to a village (see diagram 1). This type of development is undesirable as it gives a built-up, suburban feel to rural areas which is detrimental to both the character and amenity of the countryside. It can also prevent land to the rear from being used for development in the future, can limit access to agricultural land and can stretch residential populations away from service centres.

**Diagram 1 – Ribbon Development**



13.13 Stand-alone renewable energy and low carbon developments usually relate to larger scale renewable developments with the primary purpose of producing electricity and/or heat. The vast majority of these development types are best situated in the rural area where the fuel source is most readily available and the constraints are more limited. As such the principle of stand-alone renewable energy and low carbon developments outside the settlement boundary is acceptable, where the proposal meets the requirements of other policies in this plan, with particular reference to DM2: Delivering Renewable Energy and Low Carbon Development and DM10: Development and Design.

#### **Supporting Documents**

Hinckley and Bosworth Borough Council  
Areas of Separation Review

Hinckley and Bosworth Borough Council  
Landscape Character Assessment

Hinckley and Bosworth Borough Council  
Renewable Energy Capacity Study

Hinckley and Bosworth Borough Council  
Re-use of Redundant Rural Buildings SPG

Natural England National Character Area Profiles

National Forest Strategy

## **DM10** **Development and Design**

Developments will be permitted providing that the following requirements are met:

- a) It would not have a significant adverse effect on the privacy and amenity of nearby residents and occupiers of adjacent buildings, including matters of lighting, air quality (including odour), noise, vibration and visual intrusion;
- b) The amenity of occupiers of the proposed development would not be adversely affected by activities in the vicinity of the site;
- c) It complements or enhances the character of the surrounding area with regard to scale, layout, density, mass, design, materials and architectural features;
- d) The use and application of building materials respects the materials of existing, adjoining/neighbouring buildings and the local area generally;
- e) It incorporates a high standard of landscaping where this would add to the quality of the design and siting;
- f) It maximises opportunities for the conservation of energy and resources through design, layout, orientation and construction in line with Core Strategy Policy 24;
- g) Where parking is to be provided charging points for electric or low emission vehicles are included where feasible;
- h) An appropriate Sustainable Drainage Scheme is submitted to and approved by the relevant Authority. Schemes should incorporate wildlife areas, ponds, swales and permeable paving where appropriate;
- i) It maximises natural surveillance and incorporates the principles of Secured by Design and has considered the incorporation of fire safety measures.

In exceptional circumstances where outstanding, innovative design is demonstrated (particularly where high levels of sustainability are an integral feature), applications will be considered favourably, even where this may result in some limited conflict with the above criteria.

## Relevant Core Strategy Spatial Objectives

### Spatial Objective 9: Identity, Distinctiveness and Quality of Design

#### Local Plan (2001) policies to be replaced

##### BE1: Design and Siting of Development

- 14.1 National policy has highlighted the importance of good design and identifies it as a key aspect to sustainable development. Policy DM10: Development and Design does not enforce design codes or prescribe excessive detail but it provides a guide on the key considerations which the Borough Council will take into account when assessing the design of new development.
- 14.2 New development should be located and designed in such a way that the amenity of both existing residents and occupiers are fully considered when assessing planning applications. The amenity of future occupiers of any proposed development is also an important design consideration to avoid any future conflicts over incompatible uses.
- 14.3 Good design is essential to protect and enhance the built environment wherever new development or extensions to existing buildings are being considered. The Borough Council will ensure that all new development helps to create an attractive and safe environment that is in keeping with the character of the location in which it is situated.
- 14.4 New development should take account of existing features of the site and location, and exploit these wherever possible. The detailed design of buildings and their inter-relationship with existing development and surrounding landscape or townscape, whether in urban or rural locations, is particularly important.
- 14.5 Facilities for charging plug-in and other ultra-low emission vehicles should be maximised in line with national planning policy. The requirement for developments to include provision for these wherever possible will widen transport choices for prospective users and facilitate a change to low carbon private vehicles. This policy does not prescribe how electric vehicle charging points are to be provided, whether this is by additional domestic sockets on a separate spur or dedicated charging points, as prescription could have a detrimental effect on the viability of a proposed development. Technological advancements throughout the plan period will be taken into account when implementing this policy.
- 14.6 Developments featuring roofed and paved surfaces will need to incorporate a sustainable drainage system to mimic natural rain runoff characteristics of an undeveloped site. The obligation would not apply to development comprising only internal alterations to an existing building, nor usually to domestic dwelling extensions in scale with the original building, and utilising existing drainage connections. It would apply to new or altered paved surfaces, such as parking areas, paths, outdoor assembly areas and access driveways.

- 14.7 The obligation to incorporate a sustainable drainage system would also apply to all new-build development, from single dwellings and small industrial/commercial units to housing and industrial estate developments, including those on previously developed sites. The obligation would apply to agricultural buildings but with the proviso that animal waste would be managed separately from rainwater discharged from clean surfaces, such as roofs, and not discharged to ditches, swales or soakaways.
- 14.8 It is important to highlight that great weight in favour of approval will be given to schemes which demonstrate outstanding levels of design and favourable consideration will be given to proposals where it can be demonstrated that the views of the community have significantly influenced the development. Conversely, proposals which would result in poor design which will not contribute positively to the character of an area will be refused.

#### **Supporting Documents**

National Planning Policy Framework (NPPF)

Flood and Water Management Act 2010

# Newbold Verdon

## NEIGHBOURHOOD PLAN

~~2018-2022~~ - 20396



Pre-Submission  
version

and/or other special needs and priority will be given to developments which provide mobility or wheelchair standard access and ground floor one and two bedroomed dwellings including bungalows

Community engagements have highlighted the need for additional smaller housing especially for families and young people and older people to remain in their local community and to provide an opportunity to downsize should they wish to do so.

**POLICY H5: HOUSING MIX** – New housing development proposals should provide a mixture of housing types specifically to meet the latest assessment of identified local needs in Newbold Verdon. Applications for small family homes (2 or 3 bedrooms) or homes suitable for older people including bungalows and dwellings suitable for those with restricted mobility disabilities or special needs requiring support in the community, will be supported. Larger homes (4 or more bedrooms) can feature in the mix of housing but will be expected to provide a minority on any single site. Future Housing Mix will be determined by the assessed housing needs of the parish at the time of the development.

## Design

Newbold Verdon comprises a number of housing estates which date from Victorian times with the largest estates having been built during the 1960's. There is therefore no overall theme for design in Newbold Verdon. A more recent development of over 100 properties at Old Farm Lane off the Dragon Lane is of a high quality and aesthetically pleasing and whilst the Neighbourhood Plan does not seek to impose a design theme on development, this latest development does establish a standard for design which future developments should also meet or seek to emulate.

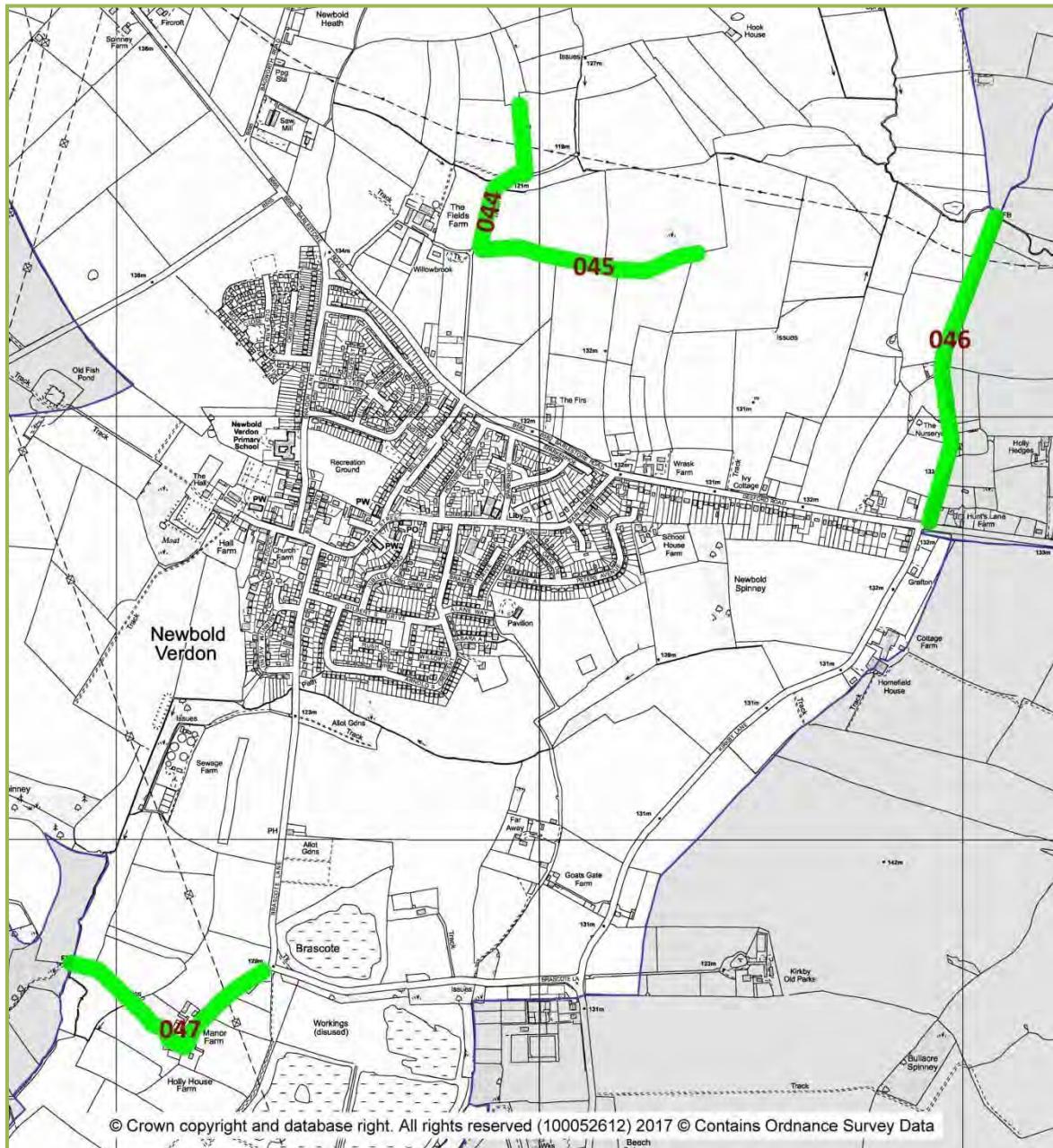
Additionally, the design of any new housing should be sympathetic to any neighbouring properties where development is within the built-up area of the village (or settlement boundary). Where the development is outside the settlement boundary, or otherwise adjacent to open countryside, then the design must seek to preserve the vista and the visual amenity by reducing the impact of the new development through its location, siting, and also, but not limited to, appropriate screening to enhance and preserve the rural aspect.

**POLICY H6: Design** - All new development proposals of one or more houses, replacement dwellings and extensions should satisfy the following design principles as appropriate:

- a) New development should enhance and reinforce the local distinctiveness and character of the area in which it is situated, and proposals should reflect the general character, scale, mass, density and layout of the site. The development should not have any adverse effect on the visual amenities of the street scene, and nor should it impact negatively on any wider rural landscape views, without appropriate mitigation;

- b) New residential development should incorporate sufficient parking provision to meet the needs of future residents in accordance with the Leicestershire parking standards except that 4+ bedoomed dwellings shall have a minimum of 3 off-street parking spaces within the curtilage of each dwelling. Extensions to existing dwellings should not result in the loss of parking spaces below the minimum level;
- c) 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. High quality design will be encouraged and supported where improvement can be demonstrably evidenced without detracting from the surrounding historic context;
- d) Development should be enhanced by fostering biodiversity and landscaping with as much preservation as possible of existing trees, hedges and wildlife habitats. In particular developments should where practicable:
  - I. Provide roof and wall constructions that follow technical best practice recommendations for integral bird nest boxes and bat breeding and roosting sites;
  - II. Provide hedges or fences with ground level gaps for property boundaries that maintain connectivity of habitat for hedgehogs;
  - III. Light pollution should be minimised wherever possible and security lighting should be appropriate, unobtrusive and energy efficient. Any other site or sports facility lighting should the best practice guidelines in Bats and Lighting (ref LREC 2014). Maximum light spillage onto bat foraging corridors should be 1 lux.
- e) Where possible, enclosure of plots should be of native hedging, rural wooden fencing or brick/stone wall of rural design;
- f) Development should incorporate sustainable design and construction techniques to meet high standards for energy and water efficiency, including the use of renewable and low carbon energy technology as necessary;
- g) Development should incorporate sustainable drainage systems with maintenance regimes to minimise the risk of flooding and the effects of climate change;
- h) Development should ensure the appropriate provision for the storage of household waste and any recyclable materials;

Figure 11: Green Lanes



## Biodiversity and Wildlife Corridors

It could be claimed that Newbold Verdon is a 'typical', ecologically undistinguished area with no major wildlife hotspots, and thus that it has little or no biodiversity significance to be taken into account in the Planning system. This would be a misunderstanding of the concept of biodiversity, which is entirely and only the sum of the wildlife in every individual English parish: Newbold Verdon is as important in this regard as every other parish, and residents want it to play its essential part in protecting what remains of England's biodiversity.

The following policy is therefore about parish-level compliance with the Hinckley & Bosworth Site Allocations and Development Management Policy DM6, the Wildlife & Countryside Act 1981 (as amended), the Hedgerows Regulations 1997 (as amended), and the European Habitats and Species Directives – and about how the Plan Area can ‘do its bit’ to protect and enhance biodiversity.

As part of this aim, wildlife corridors have been identified locally along linear landscape features that are known to be relatively biodiverse (including habitats based on watercourses, open water, marsh, woodland, hedgerows, green lanes and unimproved grassland) and which demonstrably provide connectivity for species of conservation concern. The corridor in the south part of the Plan Area coincides in part with the *Earl Shilton to Newbold Verdon multifunction corridor* (HBBC Core Strategy Policy 20, 2009), while all corridors include sites identified in the *Extended Phase I Habitat Survey* conducted for preparation of the Core Strategy.

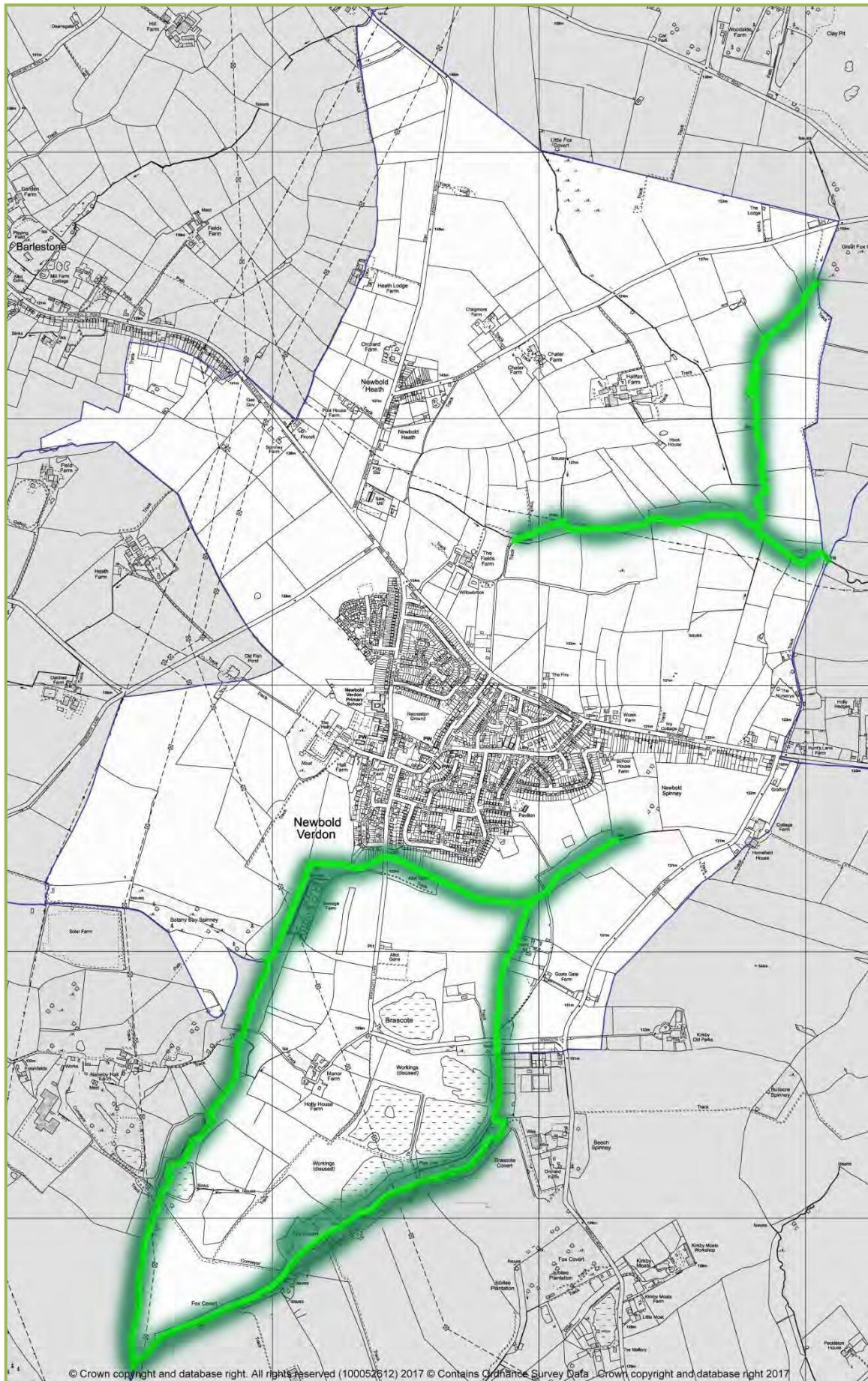
**POLICY ENV 4: BIODIVERSITY AND WILDLIFE CORRIDORS** – Development proposals will be expected to safeguard locally significant habitats and species, especially those protected by relevant English and European legislation, and, where possible, to create new habitats for wildlife.

Development proposals will be required to protect and enhance the identified wildlife corridors (Figure 12) and other potential habitat links. 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. The benefits of development proposals must be demonstrably greater than the need for habitat and species protection.

#### COMMUNITY ACTION ENV 3: BIODIVERSITY

- a) The Parish Council, in conjunction with other bodies, will maintain the environmental inventory list of known sites of biodiversity interest prepared for this Plan;
- b) The Parish Council will work with community groups, landowners and Tarmac, funders and other organisations to enhance the biodiversity of the Parish by creating and/or managing habitat sites (e.g. wildflower meadows, woodland, wetland) on suitable parcels of land and to monitor the improvements.

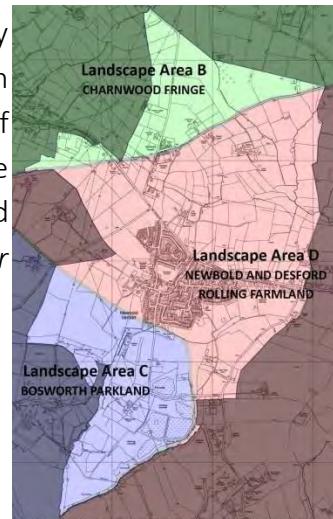
Figure 12: Wildlife Corridors



## Landscape Character Areas

The open countryside of the Plan Area is highly valued by residents. Residents told us that they enjoyed the easy access to the local countryside via the footpaths network giving enjoyable country walks within easy distance of home. The rural feel of the parish is highly valued by many and is a recurring theme when we speak with residents. It is as important for defining the character and sense of place of Newbold Verdon as the built village environments are. The parish falls within three Landscape Areas (assessed for character and sensitivities) designated in the HBBC *Landscape Character Assessment 2017*, as shown here (right).

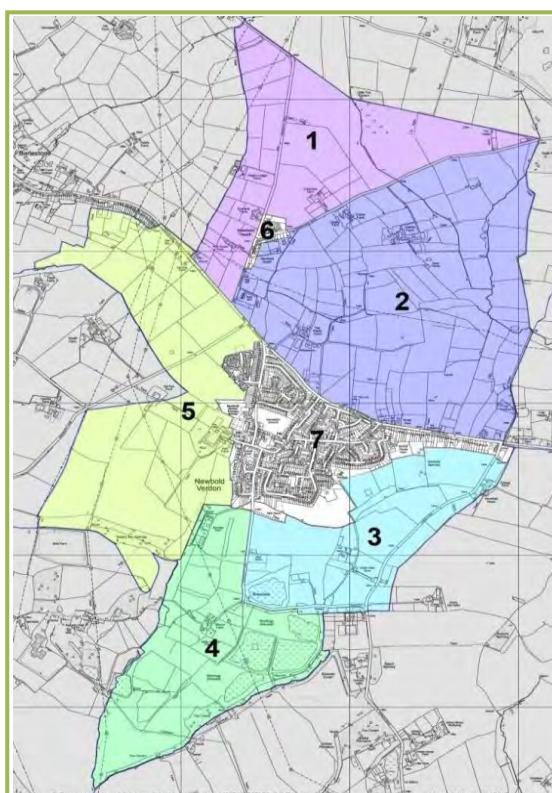
**Figure 13**



Residents of the Plan Area considered that, although useful at the larger scale of the Borough, the HBBC areas did not reflect the landscape character differences at the parish level. Although Open Countryside is protected from large-scale development by local and national planning policies, planning decisions about the specific appropriate types of development

to be permitted outside the limits to development should take into account the particular characteristics of each of the following six local *landscape character areas* (LCAs) in the parish that were identified during the preparation of this Plan.

**Figure 14**



### LCA 1: Newbold Heath

- Includes (in north) the highest land in the parish. Open, few hedges or trees; extensive views.
- Valley sides fall to east and south
- Mainly arable but some grazing
- In landscape terms is part of the Leicestershire Coalfield, with areas of semi-derelict scrub and rough grassland.
- Includes the 110m Stonehaven wind turbine (4 others are visible); National Grid powerlines, busy Bagworth Road runs north-south.
- A large chicken rearing facility is a recent addition on the northern border.
- Historically the area was heathland; any natural regeneration of vegetation reflects this (birch trees, flowering plant

a  
n  
d  
g  
r  
a  
s  
s  
p  
e  
c  
i  
e  
s  
)

#### LCA 2: Newbold Valley

- Attractive area of small fields with hedges and standard trees (evidence of 16th century enclosure)
- Rolling countryside with small valley toward east side
- Well-established, traditional farms (Chater, Halifax); some diversification: timber, equestrian and individual renewable energy infrastructure (solar and wind)
- Important views from the village across this area
- Good network of well-used footpaths and green lanes.

#### LCA 3: "The Block"

- Primary countryside access area and visual amenity for the village of Newbold Verdon
- Gently rolling landscape
- Important views (lake, etc.) and woodland access. Includes Newbold Spinney (Local Wildlife Site, proposed Local Green Space)
- Rural character, only two houses.
- Agricultural land quality is high (grade 2); arable, improved grazing/silage and semi-improved permanent grass

#### LCA 4: Brascote and Brascote Lake

- Site of deserted medieval village of Brascote (now hamlet)
- Includes only parcels of land in the Plan Area with preserved medieval ridge and furrow earthworks and traditional water meadow. (NB the integrity of one ridge and furrow field has recently been compromised by installation of overhead conveyor)
- Arable and pasture, but large areas have been (and continue to be) quarried for sand and gravel. Previously quarried areas and old silting ponds are either returned to agriculture or allowed to become wetland/scrubland habitat (opportunities for habitat creation and management)
- Brascote Lake forms eastern boundary
- Well-used footpath and bridleway
- Views south are rural, but those to west are compromised by power lines and solarfarm

#### LCA 5: Hall Farm land and Old Heath

- Site of medieval Newbold Verdon manor house
- Immediately west of the modern village limits to development; provides historical and rural setting for the village
- Includes largest area of woodland in the parish
- Largely flat or undulating open landscape
- Mainly large arable fields, but important group of permanent pasture fields south of Hall Farm, currently grazed by Park cattle
- Extensive earthworks and cropmarks provide archaeological evidence for the medieval to 16th century fishponds, formal gardens and parkland of Newbold Verdon Hall
- Important views of the old part of Newbold Verdon, including the church (of which this area provides the setting) from south of Hall Farm

#### LCA 6: Newbold Heath hamlet

- Small community of mainly 19th and 20th century houses associated with mining and other employment
- Residents enjoy direct access to countryside views and footpaths

For full details see Character Assessment Appendix 8

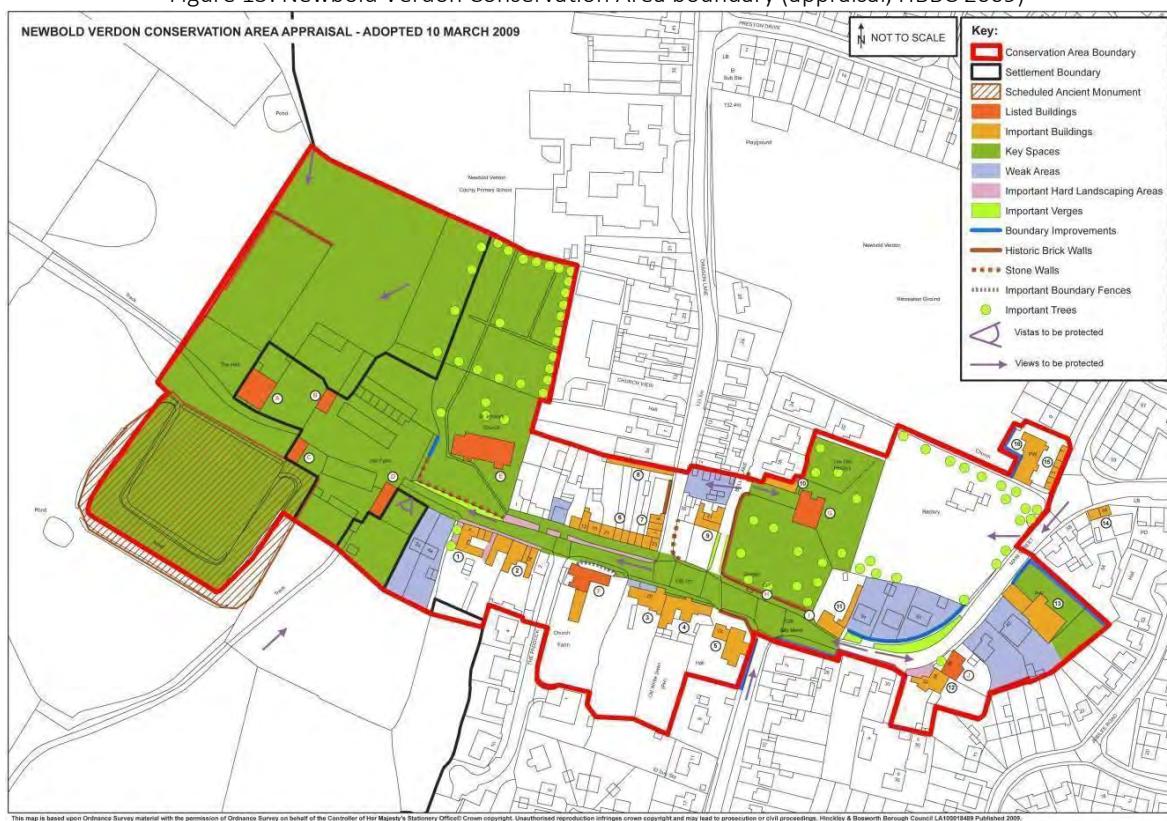
POLICY ENV 5: LANDSCAPE CHARACTER AREAS – Any new development proposals in the areas of Open Countryside will, where possible, maintain the existing individual characteristics of the six Landscape Character Areas identified in Figure 14: LCA1, 2, 3, 4, 5, 6.

## The Historic Environment

## Conservation Area

The Conservation Area was designated in 1989 and confirmed in its present delineation in 2009. A Neighbourhood Plan is not empowered to redefine these boundaries but, in any case, there is no desire to do so. National regulations and Local Plan policies will apply. During consultation many residents emphasised the importance of the Conservation Area and the need to protect our local heritage.

Figure 15: Newbold Verdon Conservation Area boundary (appraisal, HBBC 2009)



## Scheduled Monuments and Listed Buildings

Eleven buildings and structures in the Plan Area have statutory protection through Listing at Grade I or II. One Scheduled Monument has similar statutory protection. The Neighbourhood Plan lists them for reference, and to note that new development will be required to take into account, on a case by case basis, their settings as defined by Historic England.

## Important Views

Consultation during the Neighbourhood Plan's preparation identified a widely held wish to protect Newbold Verdon's relationship with the surrounding open countryside and the wider landscape, including its elevated position between the old Leicestershire Coalfield and Charnwood Forest to the north and the 'Midland Plain' to the south. One of the main ways in which residents expressed this wish was by describing a number of highly valued views around the parish and into the village from the surrounding countryside. These consultation findings were supported by the environmental inventory, which although principally aimed at identifying sites of environmental significance also confirmed the sightlines of the suggested views and mapped them (overleaf, Figure 17)



View 1: north along avenue at Brascote



View 2: northeast to St James Church, Newbold Verdon



View 3: West from B582/Bosworth Lane



View 4: East-southeast from Newbold Heath plateau



View 5: North from Harry's Lane at north edge of Newbold Verdon. Small hedged fields



View 6: Northwest from parish boundary to Newbold Spinney

These views are North along avenue of trees – historic view of Brascote Northeast from open country south of Hall Farm to St James church and the historic centre of Newbold

Verdon; West from Harry's Lane across open farmland which defines the separation of Newbold Verdon from Barlestorne; East-southeast from Newbold Heath plateau across Desford Vale, defines separation of Newbold parish from Desford; North from Harry's Lane and north edge of Newbold Verdon toward Newbold Heath. Defines separation between Newbold Verdon and Newbold Heath; Northwest from parish boundary to Newbold Spinney (proposed Local Green Space and part of the HBBC multi-function corridor)

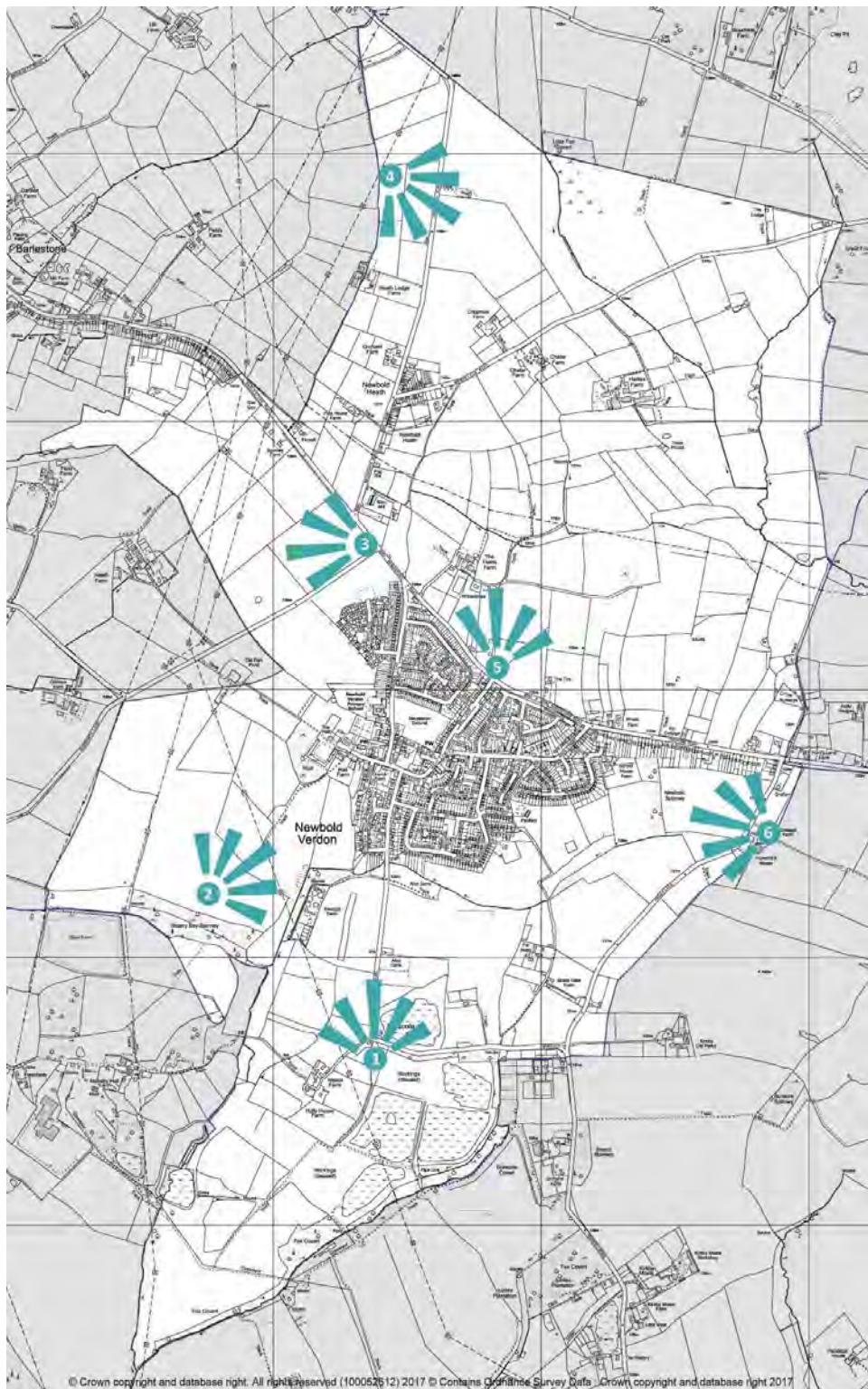


Fig. 17: Important views. See text for descriptions

**POLICY ENV 6: SAFEGUARDING IMPORTANT VIEWS** – Development proposals should respect the open views and vistas as shown in Figure 15. Proposals which would have an unacceptably detrimental impact on these views and vistas will not be supported.

- 1.** North along avenue of trees
- 2.** Northeast from open country south of Hall Farm to St James church and the historic centre of Newbold Verdon
- 3.** West from Harry's Lane across open farmland.
- 4.** East-southeast from Newbold Heath plateau across Desford Vale (Heathly Brook).
- 5.** North from Harry's Lane and north edge of Newbold Verdon toward Newbold Heath.
- 6.** Northwest from parish boundary to Newbold Spinney (proposed Local Green Space and part of the HBBC multi-function corridor)

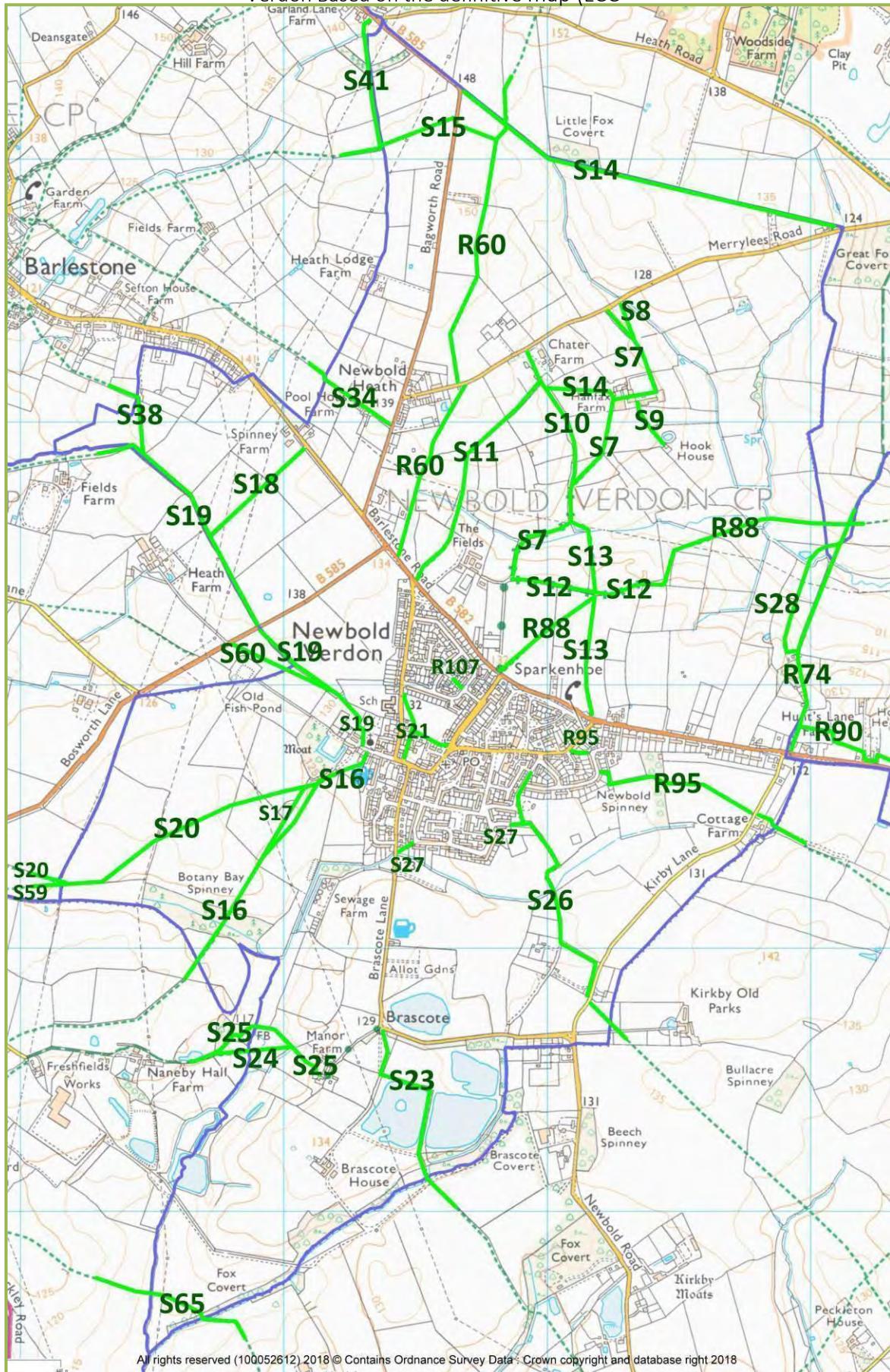
## **11. Public Rights of Way**

A good network of footpaths and bridleways survives in the Plan Area. To some extent they are a characteristic historic feature, as well as being a well-used community asset that helps improve physical and mental wellbeing for local residents (and visitors). The network around Newbold Verdon records essential walking routes established and used in two periods of local history when walking was the only way of getting around: in the medieval period, for walking between the villages and from them into the open fields and to market towns, and in the 18<sup>th</sup> – 19<sup>th</sup> century industrial period, for walking to work. The modern public roads mostly post-date these old walking routes, which – unlike the situation in many Leicestershire communities – have survived, thanks to continued use into the 20<sup>th</sup> century.

Although this popularity continues, including with the support of the Three Villages Walking Group, the need for vigilance and a combination of Highways Authority and community support, and maintenance is recognised by this Policy. It also requires developers to respect the historical and rural character of local footpaths, which have a value and meaning beyond simply being unobstructed linear features.

Figure 18 Statutory Rights of Way in Newbold

Verdon Based on the definitive map (LCC)



**POLICY ENV 7: FOOTPATHS AND BRIDLEWAYS** - Development proposals that result in the loss of, or have a significant adverse effect on, the existing network of footpaths and bridleways (figure 18) will not be supported.

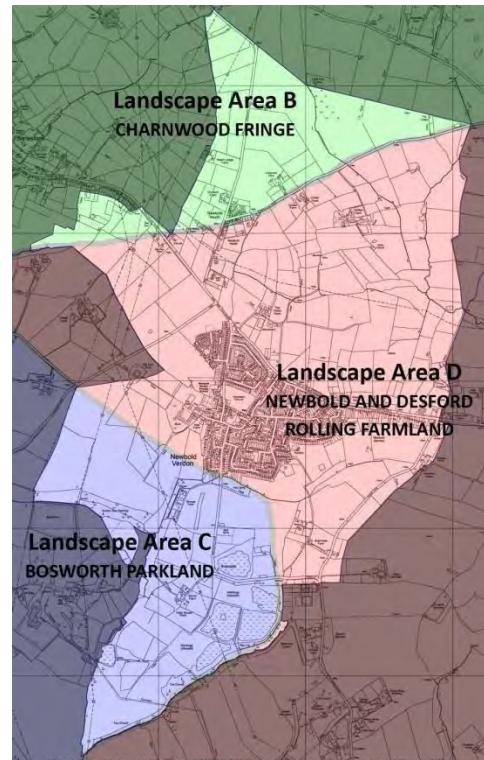
**COMMUNITY ACTION ENV 4: FOOTPATHS AND BRIDLEWAYS** - The Parish Council will work with landowners, Leicestershire County Council, community groups and other bodies to achieve enhancements to the present network of walking routes in the parish, including where possible replacement of styles with gates.

## Renewable energy generation infrastructure

The Plan Area already has three turbines and two medium-area solar power generation arrays. They have been installed during the lifetime of the HBBC Core Strategy (Local Development Framework, 2009 – 2026), which included no specific, parish-scale, policies.

More recently, with respect to turbines, HBBC has published (2014) its *Renewable Energy Capacity Study*, which uses Landscape Character Areas defined before 2009; the 2014 document has been partly superseded by the HBBC *Landscape Character Assessment* 2017, meaning there have been changes to the names of the LCAs between publication of the 2014 sensitivity assessment (below) and the 2017 LCA mapping (right).

These changes do not affect the strategy currently applied by HBBC in Newbold Verdon, where (with sensitivities for turbines less than 80m tip height between low and moderate) the existing turbines appear to be in compliance.



### Sensitivity to turbines, by Landscape Character Area (HBBC, 2014)

Landscape Character Area	Small scale wind turbines (25-40m)	Medium scale wind turbines (40-80m)	Large scale wind turbines (80-135m)
<b>A: Charnwood Fringe Character Area</b>	Low-moderate	Moderate	Moderate-high
<b>C: Market Bosworth Parkland Character Area</b>	Low-moderate	Moderate	Moderate-high
<b>D: Desford Vales Character Area</b>	Low	Moderate	Moderate-high



[www.landuse.co.uk](http://www.landuse.co.uk)

# Landscape Sensitivity Assessment

## The sensitivity of areas of pressure

**Final Report**

**Prepared by LUC**

**September 2017**



# LANDSCAPE CHARACTER AREA ASSESSMENTS

## 5) LANDSCAPE CHARACTER AREA ASSESSMENTS

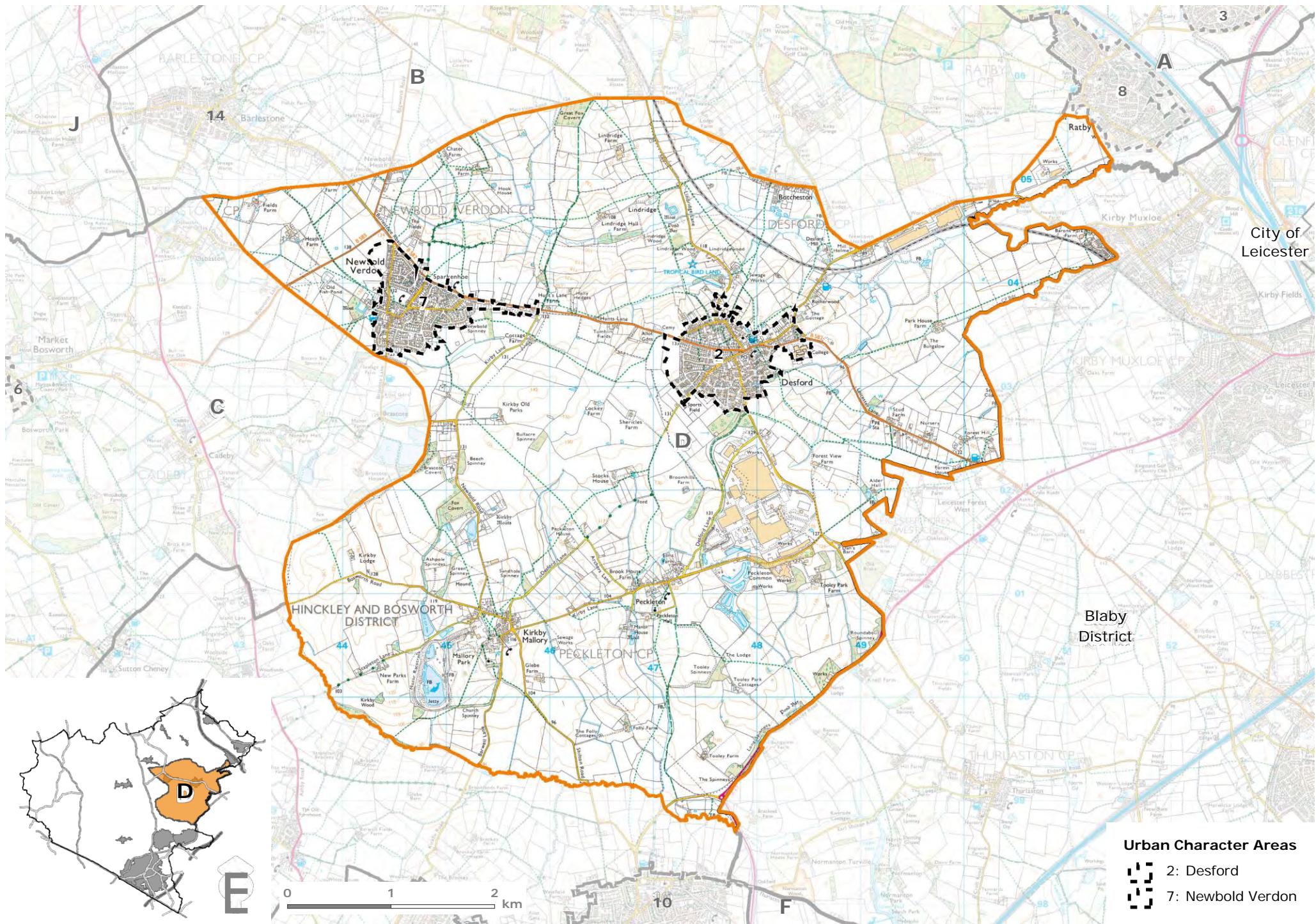
5.1 Section 5 describes the ten Landscape Character Areas which have been identified by the assessment process based on their physical, cultural, natural and perceptual characteristics. In each case the key characteristics which contribute to the Character Area's local distinctiveness and sense of place are set out, together with supporting information.

5.2 Whilst using the Landscape Character Assessment to inform decision making, it is important to note that the boundary between one character area and the next is transitional and there is rarely a clear cut change.

5.3 Each of the landscape character areas is described in the context of a landscape character type – a more general description of the character of the landscape – as shown in the table below.

Landscape Character Type	Landscape Character Area
<b>Settled Forest Hills:</b> Comprehensive forest cover on elevated landform with large open waterbodies influenced by a rich history in mining.	a) Charnwood Forest b) Charnwood Fringe
<b>Agricultural Parkland:</b> Rolling farmland and estate parkland with scattered trees and woodland around former agricultural villages.	c) Bosworth Parkland d) Gopsall Parkland
<b>Rolling Farmland:</b> A sparsely settled area of undulating mixed farmland with local variations in topography influenced by small streams.	e) Newbold and Desford Rolling Farmland f) Stoke Golding Rolling Farmland g) Burbage Common Rolling Farmland
<b>Lowlands:</b> Flat, low-lying vale landscape that is largely influenced by the River Sence and associated tributaries.	h) Sence Lowlands
<b>Open Farmland:</b> An open area of arable land situated on an elevated plateau with a rural and dispersed settlement pattern of nucleated hilltop villages and isolated farmsteads.	i) Twycross Open Farmland
<b>Village Farmlands:</b> Regular pattern of mixed arable and pasture farmland around small linear hilltop villages which are well-integrated into the landscape by scattered trees and small copses.	j) Barton Village Farmlands

# LCA D: Newbold and Desford Rolling Farmland



# LCA D: NEWBOLD AND DESFORD ROLLING FARMLAND



## Location and Boundaries

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

5.62 Villages within the character area:

- *Desford*
- *Peckleton*
- *Kirkby Mallory*
- *Newbold Verdon*

## Key Characteristics

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



### Landscape Character

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

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

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

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

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



and is discussed as part of Urban Character Area 7.

### **Historical and Cultural Influences**

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

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

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

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

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

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

### **Natural Influences**

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

### Key Sensitivities and Values

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

### Landscape Strategies

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

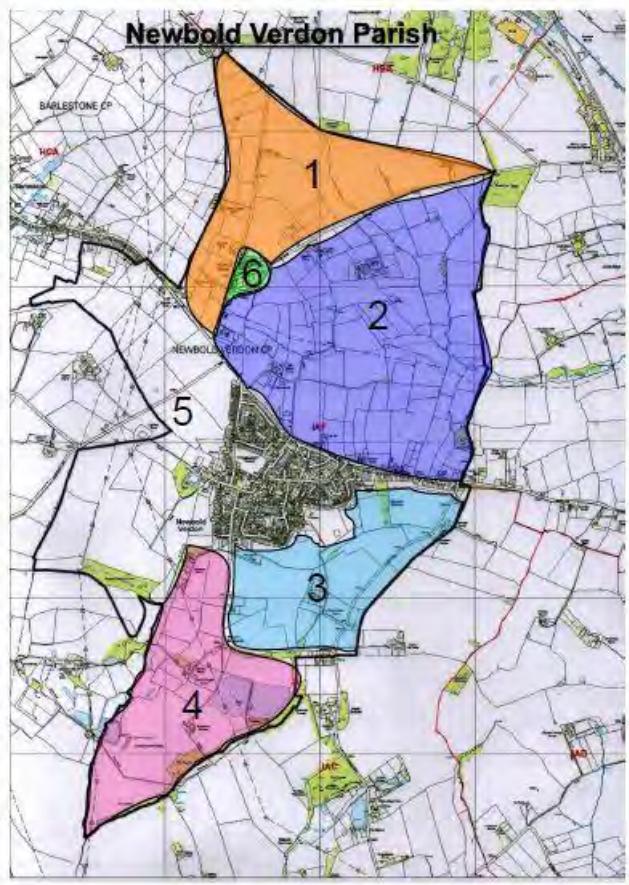
## Newbold Verdon Neighbourhood Plan: Appendix 8



## Character Assessment:



## Character Assessment of Parish Areas outside the village



	Area	Description
1	Newbold Heath	Land falling north of Newbold Heath hamlet and east and west of Bagworth Road down to the B582
2	Newbold Valley	Land bounded south by the B582 and north by Merrylees Road; east by the bridleway and west by the Bagworth Road
3	The Block	Defined by Brascole Lane and Kirkby Lane
4	Brascole and Brascole Lane	The hamlet of Brascole and fields west of Brascole Lane, bounded at the west by Newbold's stream (Flat Tail Brook)
5	The Hall Farm Lands	South West from Hall Farm to Botany Bay Spinney; west to close to Bosworth Lane and north-west, across Bosworth Lane 2km toward Barlestorne
6	Newbold Heath (residential)	Residential area on the east of Bagworth Road and both sides of Merrylees Road

These areas have been identified as distinct by considering the following criteria:

- Topography (similarity in landscape)
- Land use (dominant form of use of land e.g. agriculture, residential)
- Historical (areas sharing similar historical characteristics)

### Parish Area 3: "The Block"

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

This area lies to the south of the Village and is predominately rural with some wooded areas. There are only two houses in this area, which is bounded on the East by Kirkby Lane, the South and West by Brascote Lane and the North, by the houses on Desford Road (B582).

Kirkby Lane is a narrow country lane and for the most part is a single carriageway, with passing places provided. It is bounded by both agricultural and grazing land and is lined by mature quick thorn hedges. The lane, due to its proximity to neighbouring villages, is used also as a vehicle shortcut and is therefore quite busy with vehicle traffic particularly at peak times.

The agricultural land is of prime (grade 2) quality, and the surrounding countryside is flat. There is a small area of woodland, Newbold Spinney which is a well-known wildlife site.



View from Kirkby Lane



Farm and Farm Shop



Well-used path to spinney

On Kirkby Lane is Cottage Farm, this includes a shop selling local produce. There is also a smallholding (Goatsgate Farm) further down the lane in which goats are raised and there are two farmworkers cottages, adjacent. On the Brascote Lane is the track to a second small holding, Faraway. Further along, into the hamlet of Brascote, there is a lake which has been formed by the residual workings of gravel extraction. The lake is a great attraction for geese, ducks and swans and is a favourite spot with birdwatchers.



Goatsgate Farm



Footpath through Spinney



Workers' Cottages

North from this point on Brascote Lane, toward the village there are two sets of allotments and the Windmill Inn and Restaurant. Both allotments, The Top Close and The Bog were set up by a Charitable Organisation, The Montague Trust, in order that the local people could grow their own fruit, vegetables and flowers.

One of the overriding benefits of this area, known locally as "The Block" is that by going from the Village, to Kirkby Lane/Newbold Road and Brascote Lane, it forms a circular tour of approx. 3 miles, which is popular with walkers, joggers, cyclists and equestrian riders.

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.



Lake at Brascote



Popular road-walk at Brascote



'Bog' Allotments

#### Parish Area 4: Brascote and Brascote Lane

- **Some of the oldest landscape in the parish, (Brascote was an abandoned mediaeval village) and some of the newest in the very south of the area due to quarrying**
- **Agricultural land of arable and pasture**
- **Quarrying activity impacts on the area (silting ponds, conveyor belt)**
- **One well used footpath to Kirkby Mallory and a bridle path to Naneby**

The western edge of Area 4 runs along the line of the stream running out of Newbold Verdon. The area topography is mostly valley side in the west but somewhat flatter around Brascote. The eastern perimeter is Brascote Lane.

It is predominantly agricultural land but the extraction of sand and gravel has been worked systematically over farmland for the past 40 years and is currently being undertaken in the northern segment of the area.

This is, however, an ancient landscape, especially around the hamlet of Brascote where it has predominantly small fields with mature hedges, groups of trees and Newbold's stream running through the valley floor across an ancient water meadow. There are only two fields left in the parish with the remains of ridge and furrow system, both are in Brascote, and one has recently had a quarry conveyor belt positioned over a part of it. North of Manor Farm is the remains of the abandoned medieval village that was once equal in size to Newbold.

To the south-east of Brascote lie the silting ponds from previous sand and gravel excavations. They are now starting to dry up. Worked land is a mixture of that returned to agriculture and that returning to nature.

There is a bridle path that provides for good pedestrian access through to Naneby and beyond, and a footpath intersecting the silt ponds on its way to Kirkby Mallory.

Both intrusive power lines and the solar farm (see Area 5) impact visually on the view of the landscape to the west, but there are picturesque views to the south.

## Appendix 3: Sensitivity of Receptors



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

## Value of Landscape Receptors

Criterion from Table 1 of TGN 02/21	Local Landscape	Site Assessment
<b>Natural heritage</b>  Landscape with clear evidence of ecological, geological, geomorphological or physiographic interest which contribute positively to the landscape	<p>The local landscape includes topographical interest of local interest with rolling predominantly arable farmland with gentle slopes (as described in published Landscape Character Assessments.)</p> <p><b>Medium</b></p>	<p>The ecological Briefing Note submitted with the application confirms that the site consists of an area of agricultural land made up of modified grassland (negligible ecological importance) bordered by a number of native hedgerows (local ecological importance), residential garden boundaries to the north and a line of broadleaf trees along the stream corridor to the southern boundary (local-county ecological importance). Both the southern stream corridor and eastern hedgerow separating footpath S26 from the playing fields, are noted as potential Local Wildlife Sites. The watercourse along the southern boundary is also a landscape feature with potential to support protected/notable ecological species.</p> <p>The hedgerows are characteristic of the wider landscape, but not rare, or unique. The boundary vegetation is however considered to contribute to the green infrastructure network of the landscape immediately surrounding the site.</p> <p>The site is considered ordinary in terms of its natural heritage.</p> <p><b>Medium</b></p>



Criterion from Table 1 of TGN 02/21	Local Landscape	Site Assessment
<p><b>Cultural heritage</b> Landscape with clear evidence of archaeological, historical or cultural interest which contribute positively to the landscape</p>	<p>The historic centre of Newbold Verdon is designated as a Conservation Area, with numerous other listed buildings within the study area. None are present within or adjacent to the Site.</p> <p><b>Medium</b></p>	<p>The heritage report submitted with the application confirms that there is nothing of heritage interest associated with the site or sensitive to development within the site – including scheduled monuments, battlefields, conservation areas, listed buildings or register parks and gardens. The report also confirms that there are no non-designated heritage assets within the site.</p> <p>From a landscape value perspective, the current understanding therefore is that the site is considered ordinary in terms of its cultural heritage as there has not been anything identified within this assessment or those carried out by others in association with the application to suggest any cultural heritage value associated with the site.</p> <p><b>Low</b></p>



Criterion from Table 1 of TGN 02/21	Local Landscape	Site Assessment
<p><b>Landscape condition</b> Landscape which is in a good physical state both with regard to individual elements and overall landscape structure</p>	<p>The local landscape contains more characteristic areas of the landscape than are present on the Site. The area surrounding Newbold Verdon, particularly to the east of the site contains more frequent hedgerow trees, the landscape undulates, and there is less of a visual relationship or perception of the settlement edge. The field boundary hedgerows on site are gappy in places, particularly to the north and east, which lowers their condition.</p> <p><b>Medium</b></p>	<p>The Site is on the lower end of the scale in terms of its typical features present, only being similar to the wider landscape in it consisting of agricultural land use alongside existing settlement edge, bound by field boundary hedgerows and a watercourse which are commonplace features of the wider LCA.</p> <p>More characteristic areas of the landscape exist in the wider landscape surrounding Newbold Verdon, particularly to the south-east of the site where there are more frequent hedgerow trees present, the landscape undulates, and there is less of a visual relationship or perception of the settlement edge. The field boundary hedgerows on site are gappy in places, particularly to the east and north, which lowers their condition.</p> <p>The features present on site are not rare or unique, and the site itself is less representative of the character area than the immediately nearby landscape to the east.</p> <p>The quality of the landscape on Site is affected by the proximity to the settlement edge, and the presence of the allotments to the west.</p> <p>Overall, the Site is of ordinary quality.</p> <p><b>Medium</b></p>
<p><b>Associations</b> Landscape which is connected with notable people, events and the arts</p>	<p>There are no known associations which would indicate a strong or important link between the landscape surrounding the Site and its historic or current appreciation. The local landscape is therefore considered to be poor in this regard.</p> <p><b>Low</b></p>	<p>There are no known associations which would indicate a strong or important link between the landscape on Site and its historic or current appreciation. The Site is therefore considered to be poor in this regard.</p> <p><b>Low</b></p>



Criterion from Table 1 of TGN 02/21	Local Landscape	Site Assessment
<p><b>Distinctiveness</b> Landscape that has a strong sense of identity</p>	<p>The landscape surrounding the Site is not notably distinct</p> <p><b>Medium</b></p>	<p>The landscape of the site is consistent with the wider landscape character area and type, but none of the features present are considered rare either locally, or at a broader scale. The landscape is therefore considered poor in this respect.</p> <p><b>Medium</b></p>
<p><b>Recreational</b> Landscape offering recreational opportunities where experience of landscape is important</p>	<p>There is some public access available in the locality connecting directly to the site, and with some footpaths throughout the surrounding landscape.</p> <p><b>Medium</b></p>	<p>Public access to the site is limited to the use of Public Footpath S26 which runs within and alongside the site's eastern boundary. This footpath is separated from the wider interior of the site by native hedgerow and associated fencing, providing a physical boundary to informal public access. Alans Way Playing Fields is located to the east of the site, separated by mature vegetation which surrounds this recreation ground.</p> <p>The boundary hedgerows and sight of the existing townscape edge form a visual backdrop to the Site when viewed from these locations which affects the contribution the site makes to any sense of 'openness' provided by the site as an undeveloped field for users of these recreational routes.</p> <p><b>Medium-low</b></p>



Criterion from Table 1 of TGN 02/21	Local Landscape	Site Assessment
<p><b>Perceptual (Scenic)</b> Landscape that appeals to the senses, primarily the visual sense</p>	<p>The undulating landform, small villages and vegetation create localised scenic value where visible.</p> <p><b>Medium</b></p>	<p>As an undeveloped field, with mature hedgerow and associated hedgerow trees along its eastern, western and southern boundaries, the Site is visually contained, providing little in the way of long-distance views or short-distance scenic value to the transient users of public footpath S26, the users of the allotments and existing residential properties to the north with clear views over the site.</p> <p>The existing residential edge of Newbold Verdon can be seen to form a clear backdrop to the Site within available views from the local landscape.</p> <p>Beyond this the site has no special intrinsic scenic qualities.</p> <p>As a result of these matters the scenic quality is ordinary.</p> <p><b>Medium - low</b></p>
<p><b>Perceptual (Wildness and Tranquillity)</b> Landscape with a strong perceptual value notably wildness, tranquillity and/or dark skies</p>	<p>The adjacent road and settlement development to the north and west reduce aspects of tranquillity across the local landscape. Areas of tranquillity remain particularly to the south-east and west.</p> <p><b>Medium</b></p>	<p>The limited site access provided by public footpath S26 provides an opportunity to appreciate the landscape of the Site and its the wider context. The site's location and Intervisibility with the settlement edge plays a part in contributing to the sense of being in a village edge location for users of onsite and nearby footpaths to the east, and users of the allotments adjacent to the site. The site is perceived to be an ordinary parcel of arable farmland alongside settlement, contained by field boundary hedgerows.</p> <p>The Site is considered ordinary overall in terms of its perceptual aspects, influenced by urbanising detractors of settlement edge, eastern playing fields and western allotments. The addition of Phase 1 within the parcel to the south would further reduce the feeling of 'wilderness' by containing the site with built form to the south also.</p> <p><b>Medium - low</b></p>



Criterion from Table 1 of TGN 02/21	Local Landscape	Site Assessment
<p><b>Functional</b> Landscape which performs a clearly identifiable and valuable function, particularly in the healthy functioning of the landscape</p>	<p>The local landscape comprises a mosaic of woodland, arable farmland, villages and areas of commercial and recreational development, all of which perform a function.</p> <p><b>Medium</b></p>	<p>The Site is an ordinary agricultural field adjacent to the settlement edge of Newbold Verdon. It does not contain any identifiable or valued landscape functions and plays an ordinary role in its part within the wider green infrastructure network through the presence of its field boundary hedgerows and the southern vegetated stream corridor.</p> <p>The Site is considered ordinary in terms of its landscape function.</p> <p><b>Medium</b></p>
<p><b>Summary Analysis</b></p>	<p>Built development including roads, settlement edge, allotments, playing fields, fishing lake and solar farm development result in the wider landscape surrounding the Site being one influenced by manmade uses.</p> <p><b>Medium</b></p>	<p>The Site comprises of a single agricultural field, with main landscape features (hedgerows and associated hedgerow trees and tree belts) focussed at its boundaries.</p> <p><b>Medium</b></p>



## Sensitivity and Value of Receptors

Receptor (Representative Photoviewpoint Number)	Value of the Receptor (see Table 6.1 above for Landscape)	Susceptibility of the Receptor	Sensitivity of the Receptor
Local Landscape Character	<p>The landscape is undesignated and exhibits recognisable structure and characteristic patterns, with some detracting features present.</p> <p><b>Medium</b></p>	<p>The wider landscape surrounding the Site contains some aspects of character that are mature, it has distinctive landscape structure in places and there are few detractors present other than the settlement edge. The Site forms only a small extent of the overall published Landscape Character Areas.</p> <p><b>Low</b></p>	<b>Medium-Low</b>
Character of the Site	<p>The landscape is undesignated and exhibits recognisable structure and characteristic patterns, with some detracting features present.</p> <p><b>Medium</b></p>	<p>The proposed development has a degree of consistency with the existing scale, pattern, grain, land use of the prevailing character area and adjacent settlement edge, although mitigation may be appropriate to enhance assimilation.</p> <p><b>Medium - Low</b></p>	<b>Medium-Low</b>



Receptor (Representative Photoviewpoint Number)	Value of the Receptor (see Table 6.1 above for Landscape)	Susceptibility of the Receptor	Sensitivity of the Receptor
Users of Footpath S26	<p>Footpath is locally designated but not considered valued by virtue of any designation beyond this.</p> <p>The interest of the user is likely to be focused on the landscape and sequential visual experience</p> <p><b>Medium</b></p>	<p>Views are filtered by intervening vegetation along most of the route, but some locations provide clear views across the Interior of the Site, particularly as the route passes through the Site's eastern extent. The development will be visible in close ranging views as the route runs through the site boundary, reducing in clarity and becoming middle-distance as the route extends south-east. Views are sequential and changes to the view will be consistent with the backdrop of the existing residential edge of Newbold Verdon, albeit extending further south and closer to the route than currently (but no further south than Phase 1)</p> <p>The visual composition following the development as proposed will be consistent with the baseline situation although some aspects will be at odds with the visual composition and built form will be brought closer to footpath users.</p> <p><b>Medium</b></p>	<b>Medium</b>



Receptor (Representative Photoviewpoint Number)	Value of the Receptor (see Table 6.1 above for Landscape)	Susceptibility of the Receptor	Sensitivity of the Receptor
Users of Footpaths S16, S17 and S20	<p>Footpath is locally designated but not considered valued by virtue of any designation beyond this.</p> <p>The interest of the user is likely to be focused on the landscape and sequential visual experience</p> <p><b>Medium</b></p>	<p>Views are distant and filtered by intervening hedgerow and woodland vegetation to the west of the site and existing settlement to the north-west. Changes to the view will be viewed alongside the existing settlement edge albeit the development will register as filling a gap between the existing settlement edge and proposed Phase 1 development.</p> <p>The visual composition following the development as proposed will be consistent with the baseline situation although some small aspects may appear at odds with the visual composition.</p> <p><b>Medium-low</b></p>	<b>Medium-Low</b>
Recreational users of Public Footpath R95	<p>Footpath is locally designated but not considered valued by virtue of any designation beyond this.</p> <p>The interest of the user is likely to be focused on the landscape and sequential visual experience</p> <p><b>Medium</b></p>	<p>Footpath is locally designated but not considered valued by virtue of any designation beyond this. Views are distant and filtered by intervening hedgerow and tree cover associated with Alans Way Playing Fields to the east of the site. Changes to the view will be viewed alongside the existing settlement edge (where visible), with the development registering as an extension of the settlement southwards alongside Phase 1.</p> <p>The visual composition following the development as proposed will be consistent with the baseline situation.</p> <p><b>Medium</b></p>	<b>Medium</b>



Receptor (Representative Photoviewpoint Number)	Value of the Receptor (see Table 6.1 above for Landscape)	Susceptibility of the Receptor	Sensitivity of the Receptor
Transient users of Brascote Lane	<p>The interest of the user is likely to be focused on the road, rather than the surrounding landscape.</p> <p>Pedestrian users (where footpaths are present) would be influenced by adjacent traffic movement.</p> <p><b>Low</b></p>	<p>For those travelling on Brascote Lane, both to the west and south of the site, the majority of views towards the site will be screened by the introduction of Phase 1 development. Even without the addition of Phase 1, changes to the view are seen in the context of the existing settlement edge approach, filtered by the roadside hedgerow. Whilst there will be a change to the view it will not introduce incongruent and uncharacteristic elements considering the Site's settlement edge location.</p> <p><b>Low</b></p>	<b>Low</b>
Transient users of Kirkby Lane	<p>The interest of the user is likely to be focused on the road, rather than the surrounding landscape.</p> <p>Pedestrian users (where footpaths are present) would be influenced by adjacent traffic movement.</p> <p><b>Low</b></p>	<p>For those travelling on Kirkby Lane, the changes to views will be barely perceptible through a combination of intervening vegetation present alongside the south-eastern corner of the Site, and the speed of travel and presence of intervening roadside vegetation. All these elements will restrict the extent and availability of opportunity to which a user's attention will be focused on the Site.</p> <p><b>Medium</b></p>	<b>Medium-Low</b>



Receptor (Representative Photoviewpoint Number)	Value of the Receptor (see Table 6.1 above for Landscape)	Susceptibility of the Receptor	Sensitivity of the Receptor
Alan's Way Playing Fields and Newbold Verdon Cricket Club	<p>The interest of the user is likely to be focused on the activities on site, rather than the view or landscape surrounding it.</p> <p><b>Low</b></p>	<p>Views are filtered by intervening vegetation along the western edge of the playing fields, allowing only filtered and partial views of the site. The development will be visible in the close-middle distance dependent upon the receptor's location within the playing fields.</p> <p>Changes to the view will be consistent with the adjacent existing residential edge of Newbold Verdon, albeit extending further slightly further south than currently perceived, but no further south than the extent of Phase 1.</p> <p>The visual composition following the development as proposed will be consistent with the baseline situation although some aspects will be at odds with the visual composition.</p> <p><b>Medium-Low</b></p>	<b>Medium-Low</b>



Receptor (Representative Photoviewpoint Number)	Value of the Receptor (see Table 6.1 above for Landscape)	Susceptibility of the Receptor	Sensitivity of the Receptor
Allotments west of Site	<p>The interest of the user is likely to be focused on the activities on site, rather than the view or landscape surrounding it.</p> <p><b>Low</b></p>	<p>Views are filtered by intervening vegetation associated with the allotments and the western corner of the site, however glimpsed views of rear elevation of Arnold's Crescent properties are visible. The proposed development will be directly visible, in close proximity but seen beyond the intervening allotments. Where views are available, changes to the view will be viewed against a backdrop of existing settlement edge and filtered by allotment edge vegetation, with Phase 1 extending to the east and south within views from this receptor also being filtered.</p> <p>The visual composition following the development as proposed will be consistent with the baseline situation although some aspects will be at odds with the visual composition.</p> <p><b>Medium-Low</b></p>	<b>Medium-Low</b>



## Appendix 4: Assessment of Effects



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

**Table A4.1: Magnitude and Level of Landscape Effects**

Receptor	Sensitivity of landscape receptor (see Appendix 3)	Predicted Change	Year 1 (Completion)		Year 15 (Residual Effects)	
			Magnitude of Change	Level of Effect and Nature	Magnitude of Change	Level of Effect and Nature
<b>Newbold and Desford Rolling Farmland LCA of the Hinckley and Bosworth Borough Council's Landscape Character Assessment</b>	<b>Medium</b>	<p>On a district scale, the Site is located in the Newbold and Desford Rolling Farmland (Landscape Character Area D). The assessment undertaken has determined that the Site and the immediately surrounding landscape is an ordinary undesignated landscape, of 'medium' or 'ordinary' value, with capacity to absorb characteristic change at the expanding settlement edge of Newbold Verdon. Proposal extents comprise only a small area of the overall LCA. Given the contained nature of the Site and its local context, explored further within the visual baseline, the perceived extent of influence upon the LCA would be limited also.</p> <p>The proposed development will result in the loss of some of the existing greenfield elements, the following changes will occur to the Site-specific landscape elements and features:</p> <ul style="list-style-type: none"> <li>Approximately half of the overall area of the Site will be converted from a pastoral field to that of residential development, associated road infrastructure and formal play provision. Remaining land (circa 46% of the Site) will be given over to POS at the eastern, southern and western extents of the Site which will include sustainable drainage features, new habitats/habitat enhancement and areas for recreational benefit;</li> <li>The existing tree belt and hedgerow vegetation along the Site boundaries is designed to be retained and enhanced as far as possible to maintain the Site's enclosed character. Some loss of vegetation will be required to the hedgerow/treebelt along the southern Site boundary to facilitate two vehicular access points into the Site. Loss of pastoral grassland will also be required to accommodate the residential development areas. Where possible, lost vegetation will be replaced through new planting within landscape buffers and Public Open Space (POS);</li> <li>The proposed POS area will include a mosaic of landscape treatments (in keeping with the landscape strategy for the LCA) including modified grassland to be rotationally mown, structured shrub, tree belt/copse and specimen tree planting to create a parkland character, and create a green transition between new buildings and the adjacent landscape to the east;</li> <li>Earthworks are likely to be required within the Site to accommodate FFL and augment the drainage basins, however the overall gently sloping nature of the topography towards the southern boundary is likely to remain overall intact and unaltered; and</li> <li>Provision of new, formal footpath links between new development blocks and Footpath S26 across proposed POS, which further connects to Alan's Way Recreation Ground to the north-east.</li> </ul> <p>Overall, the vast majority of the identified typical boundary features will be retained, reinstated and enhanced. Also, opportunities exist to establish long-term management of the remaining vegetation structure. Proposals take account of the landscape strategy for the district level LCA through enhancement of tree cover, enhancement of pedestrian access, conservation of the field pattern and enhancement of biodiversity through creation of a mosaic of habitats.</p> <p>The type of development proposed (residential) and the limiting of the building height to a maximum of 2 storey is designed to assimilate the Proposed Development into the adjacent settlement edge of Newbold Verdon to the north and new Phase 1 development to the south.</p> <p>Whilst the magnitude of change is long-term or permanent (10+ years), the proposals would mainly incur a change in character upon the Site and its immediate context only, and would only result in minor alteration to identified characteristics of the Newbold and Desford Rolling Farmland LCA, which would be barely perceptible to the wider LCA. At year 1 there will be a highly noticeable change, affecting the character of the Site and its elements/features and introducing elements that are prominent but not substantially uncharacteristic within the surrounding landscape. By year 15, the development will be well assimilated into the settlement with reinforcement of retained landscape features and therefore cause a partial alteration overall to the elements, features, qualities, or characteristics of the Site-specific landscape. Mitigation planting proposed will mature to provide strengthening to identified characteristic features and enhancement of the overall LCA</p>	Minor	<b>Minor Adverse</b>	Minor	<b>Minor - Neutral</b>
<b>The Site-specific landscape elements and features</b>	<b>Medium - Low</b>		Moderate	<b>Moderate Adverse</b>	Minor	<b>Minor Adverse</b>



**Table A4.2: Magnitude and Level of Visual Effects**

Receptor	Sensitivity of landscape receptor	Predicted Change	Year 1 (Completion)		Year 15 (Residual Effects)	
			Magnitude of Change	Level of Effect and Nature	Magnitude of Change	Level of Effect and Nature
<b>Road Receptors</b>						
<b>Transient users of Brascote Lane (PVP 11 and 12)</b>	<b>Low</b>	<p>When passing along Brascote Lane to the west of the Site the majority of views towards the Site will be screened by foreground roadside hedgerow and the addition of Phase 1 built form. Occasional extended views towards the Site, across POS at the north-western corner of Phase 1, would be available and are represented by Photoviewpoint 12. In such instances, vegetation along the southern edge of the adjacent allotments and the retained wet woodland at the western extent of the Site will screen most views of the Proposed Development. It is anticipated that only the roof lines of westernmost new built form will be visible beyond intervening vegetation, positioned and viewed alongside existing properties of Arnold's Crescent. At year 1 proposals would incur a very small alteration to baseline views, over a very narrow extent, for those travelling along this western portion of Brascote Lane resulting in an overall minor magnitude of change. As mitigation planting matures and materials of new properties weather over time, it is anticipated that proposals would soften and assimilate into available views to the point of being barely discernible additions, resulting in no more than a minor-negligible magnitude of change at year 15.</p> <p>For those receptors travelling along Brascote Lane to the south of the Site, the presence of built form and POS planting within the Phase 1 development, and the presence of roadside vegetation, will again screen the majority of views of new built form within the Site. Where gaps in these intervening landscape and built features occur, new built form may be glimpsed in-front of existing properties of Arnold's Crescent. However, given the intervening distance proposals would incur a barely noticeable change to mid-distance views even at year 1. By year 15 planting within Phase 1 and mitigation planting proposed within the southern POS of the Site will have had time to mature and further filter available views which, alongside weathering of materials also, will become barely discernible alongside Phase 1.</p>	Minor	<b>Minor adverse</b>	Minor - Negligible	<b>Minor - Negligible neutral</b>
<b>Transient users of Kirkby Lane (PVP 08)</b>	<b>Medium - Low</b>	Where gaps in foreground roadside hedgerow occur, such as that represented by Photoviewpoint 08, rooflines of new built form may be glimpsed beyond intervening vegetation associated with field boundaries to the south-east of the Site. Such views would be heavily filtered and limited to only a small extent of the overall view, which is already influenced by similar filtered views of Arnold's Crescent properties. No more than a minor-negligible magnitude of change is expected at year 1, reducing further to negligible at year 15 as tree planting incorporated along the eastern and south-eastern edges of proposals matures and provides further filtering to the point that the view would not be dissimilar to that experience presently.	Minor - Negligible	<b>Minor - Negligible adverse</b>	Negligible	<b>Negligible</b>



Receptor	Sensitivity of landscape receptor	Predicted Change	Year 1 (Completion)		Year 15 (Residual Effects)	
			Magnitude of Change	Level of Effect and Nature	Magnitude of Change	Level of Effect and Nature
<b>Public Right of Way Receptors</b>						
<b>Users of Footpath S26 (PVP 01, 02, 03, 09 and 10)</b>	<b>Medium</b>	<p>When passing along the eastern boundary of the Site, receptors using Footpath S26 would experience clear views of proposed development through the foreground hedgerow which lines the route, most notably the eastern and southeastern properties and the Local Equipped Area of Plan (LEAP). As seen within Photoviewpoint 02, receptors passing along this section of the route do already experience views of the rear elevations of Arnold's Crescent properties and will likely experience glimpsed views of Phase 1 beyond southern Site boundary vegetation. However, proposed development will bring built form closer in proximity to receptors than presently experienced. Proposed public open space along the eastern and south-eastern edges of the Site will set back new development so that it extends no further east than the vegetated borders of 'The Pastures'. However, at year 1 proposed mitigation planting within this POS area will not have had time to mature sufficiently to provide any notable softening or filtering of new properties or the LEAP. A moderate-major magnitude of change is anticipated for receptors directly adjacent. Beyond the Site boundary views of proposals are quickly filtered by intervening vegetation associated with the stream corridor along the southern Site boundary (as seen within Photoviewpoint 03, where new built form would be visible but heavily filtered beyond mature tree cover) and the cumulative layering of further field boundary vegetation (in the case of Photoviewpoints 09 and 10). Despite the footpath becoming more elevated as it moves south-eastwards, available views of new built form would quickly dissipate with distance and proposals would be seen to incur no more than minor-negligible change upon views like Photoviewpoint 10, even at year 1. For Footpath S26 overall, receptors are considered to experience a moderate magnitude of change, which will be most noticeable when passing directly adjacent to the Site due to the internal change from greenfield land to built form.</p> <p>At year 15, mitigation planting proposed within the eastern and southern open spaces will have matured sufficiently that receptors approaching along the route from the south-east would barely perceive any change to views in comparison to the baseline situation until they reach near the location of Photoviewpoint 03. At this point, the outline of built form will start to become visible beyond southern boundary vegetation, albeit by year 15 proposed new hedgerow and scrub planting along the southern edge of attenuation basins and tree planting at the southeastern and eastern edges of development blocks will have matured to the point that proposals would be heavily filtered. Receptors passing along the eastern boundary of the Site will continue to experience the most noticeable change along the route. Maturation of mitigation planting (notably tree belt planting along the eastern and south-eastern edges of built form and scattered trees within the eastern POS) will filter views of new properties and extend tree cover across the view between 'The Pastures' and the southern boundary. Overall, the magnitude of change is anticipated to reduce to moderate-minor by year 15, most with most notable residual change being along only a 260m stretch of the overall route.</p>	Moderate	<b>Moderate adverse</b>	Moderate-Minor	<b>Moderate – Minor adverse</b>
<b>Users of Footpath R95 (PVP 06 and 07)</b>	<b>Medium</b>	<p>Views towards the Site and proposed development from Footpath R95 are limited only to the section of route to the west of Newbold Spinney (as represented by Photoviewpoint 06), with floodlights of Alan's Way Playing Fields glimpsed amongst the tree canopies of the skyline. At year 1 receptors would see the addition of rooflines associated with the eastern edge of new built form in the middle distance, beyond intervening field boundary hedgerows and trees. This alteration would only influence a narrow extent of the overall views available but would add a small residential element into the view beyond the existing flood lights. A minor-negligible magnitude of change is anticipated at year one.</p> <p>By year 15, mitigation tree planting proposed along the eastern edge of proposed built form and within the eastern POS will have matured sufficiently to create a vegetative screen which will further filter views of new roof lines through the strengthening of the skyline tree canopy and the area's well-treed, contained character. Development proposals would be barely discernible within mid-distance views from this footpath at year 15, resulting in a negligible magnitude of change.</p>	Minor – Negligible	<b>Minor adverse</b>	Negligible	<b>Negligible</b>
<b>Users of Public Footpaths S16, S17 and S20 (PVP 14)</b>	<b>Medium - Low</b>	<p>For users of these PRoW, the existing settlement edge of Newbold Verdon is heavily filtered by intervening field boundary vegetation, with only the very tops of houses glimpsed in the mid-distance. Existing settlement screens most views of new built form to the point that only the very tops of rooflines will be glimpsed in the mid-distance beyond existing properties of Laburnum Avenue. This will influence only a small extent of overall available views from these footpaths - an extent already influenced by built form. No more than a minor-negligible magnitude of change is experienced at year 1.</p> <p>Tree planting provided within the Site's western extent, POS areas and the streetscenes will mature over time to provide some additional filtering and breakup rooflines of new development within views. Materials of new properties will also weather and soften by year 15, assimilating them into existing views of Newbold Verdon. By year 15 the magnitude of change will have reduced to negligible, with views appearing unchanged from the baseline.</p>	Minor - Negligible	<b>Minor - Negligible adverse</b>	Negligible	<b>Negligible</b>
<b>Recreational Receptors</b>						



Receptor	Sensitivity of landscape receptor	Predicted Change	Year 1 (Completion)		Year 15 (Residual Effects)	
			Magnitude of Change	Level of Effect and Nature	Magnitude of Change	Level of Effect and Nature
<b>Alan's Way Playing Fields and Newbold Verdon Cricket Club (PVP 05)</b>	<b>Medium - Low</b>	<p>Receptors using this recreation ground will see the addition of new built form beyond the hedgerow aligning the western edge of Alan's Way Playing Fields and the eastern boundary of the Site. Views would be focused on the upper storeys and rooflines of outward facing properties on the eastern edge of proposed development. Within available views from the playing field, existing properties of Barbara Avenue to the north of 'The Pastures' are glimpsed through gaps in mature vegetation. The visual extent of the Site within the view is currently uninfluenced by built form, proposed development would therefore form a new feature within this portion of views in the middle distance. Mitigation planting of native trees with understory planting is proposed within the eastern POS of the Site to provide softening of the eastern development block within views from this direction, however at year 1 this will not have matured sufficiently to provide notable filtering benefits. A minor magnitude of change is therefore anticipated at year 1.</p> <p>By year 15, planting proposed within the POS will have matured sufficiently to create a vegetative screen along the eastern edge of development. This mitigation planting will see the addition of new canopy cover, which will strengthen the well-treed and contained character of views from within the playing fields. The development would incur a minor alteration to views experienced by receptors here, with changes not considered out of character with the baseline situation. A minor - negligible magnitude of change is anticipated at year 15 once mitigation planting has matured.</p>	Minor	<b>Minor adverse</b>	Minor - Negligible	<b>Minor - negligible adverse</b>
<b>Allotments west of Site (PVP 13)</b>	<b>Medium - Low</b>	<p>Wet woodland will be retained at the western extent of the Site alongside the southern boundary tree belt, which will screen the majority of views of new built form for receptors within the allotments. There would be potential for mid-distance views of rooflines associated with the westernmost proposed property alongside existing properties of Arnold's Crescent. This would incur only a slight alteration to existing views which would not be dissimilar to the baseline condition, as such only a minor magnitude of change is anticipated at year 1.</p> <p>By year 15 materials of new built form will have matured and weathered, assimilating new properties into existing views of baseline settlement. Proposed planting located within the western extent of the Site, alongside the wet woodland, will have also matured by this point to provide additional filtering to the point that proposed development would be barely discernible. Development would incur no more than a minor-negligible magnitude of change upon allotment users by year 15.</p>	Minor	<b>Minor adverse</b>	Minor - Negligible	<b>Minor - negligible neutral</b>

**Table A4.3: Magnitude of Change Upon Residential Receptors**

Residential Receptor	Predicted Change	Year 1 Magnitude of Change	Year 15 Magnitude of Change
<b>Residential properties to north of Site at Arnold's Crescent</b>	<p>Circa 27 properties (including 'The Pastures') along the southern edge of Arnold's Crescent will be influenced by changes within the Site from their rear elevations and private gardens. New built form will back onto the curtilages of these existing properties resulting in a noticeable and close-ranging change of the Site from a greenfield parcel to built form.</p> <p>With the addition of Phase 1, these properties will already experience views of new properties beyond the southern Site boundary vegetation. These receptors are within the settled context and already influenced by intervisibility with other properties, but the rear outlook will change in the foreground, with housing brought closer in view with little vegetative screening other than that within private gardens. A moderate magnitude of change is anticipated at year 1, which is unlikely to diminish overtime as the proposed development will be clearly visible, but not uncharacteristic.</p>	Moderate	Moderate
<b>Residential property (Far Away) to the south of the Site</b>	<p>For receptors within the single property at 'Far Away', any views of proposed development would be heavily filtered by curtilage vegetation and mature tree cover along the Site's southern boundary. This property will be newly influenced by Phase 1 development to the west and north-west which will also form a visual block within available view. Where gaps in these intervening features occur, and views to the Site are glimpsed, the outline of new built form may be visible through the canopy of southern boundary trees and against a backdrop of existing Arnold's Crescent properties. The perceived magnitude of change as a result of proposals would be no more than minor at year 1, reducing to negligible at year 15 once new tree planting within the southern POS has had chance to mature and strengthen current gaps in boundary vegetation. Cumulatively, Phase 2 proposals would not accentuate the predicted effects upon this property resulting from Phase 1.</p>	Minor	Negligible





**Step into  
our world**

[www.tylergrange.co.uk](http://www.tylergrange.co.uk)



**Tyler  
Grange**

**Landscape | Ecology | Arboriculture**