

Hinckley and Bosworth Borough Council

**Burbage Fields Farm,
Bullfurlong Lane,
Burbage,
Leicestershire**

Planning reference 24/00083/HYB

Landscape and Visual Comments of a
Residential-Led Hybrid Planning
Application

March 2024

Contents

1.0	Executive Summary	3
2.0	Introduction	6
3.0	The Proposed Development	7
4.0	The Site, Setting and Designations	8
5.0	Planning History	9
6.0	Planning Policy and Guidance related to Landscape and Visual Matters	10
7.0	Assessment Methodology presented in the LVIA	14
8.0	The Baseline Landscape Character and Value	15
9.0	Effects on the Landscape Character	18
10.0	The Visual Envelope and Visual Impact Assessment	20
11.0	Assessment of Landscape and Visual Amenity Mitigation	21
12.0	Assessment of Cumulative Effects on the Landscape and Visual Baseline	24
13.0	Summary and Conclusions - DECISION	24

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1.0 Executive Summary

- 1.1 Landscape and visual comments on a Hybrid planning application reference 24/00083/HYB have been sought by Redrow Homes (Midlands) (the ‘Applicant’) from Hinckley and Bosworth Borough Council (‘HBBC’) for a proposed development which includes the construction of 422 dwellings, public open space, and associated infrastructure alongside an Outline planning application for a residential care home at Burbage Fields Farm, Bullfurlong Lane, Burbage, Leicestershire (the ‘Site’).
- 1.2 Landscape impact is a material consideration regarding the acceptability of the “*emerging settlement edge*” of Burbage proposed to be extended through a residential-led planning application to the physical limits of the M69 corridor which contains the Site in the south. The 26.5-hectare (Ha) Site shares characteristics with the host National Landscape Character Area (NCA) 94: Leicestershire Vales and is made up of nine irregular parcels of green field agricultural land with a collection of buildings associated with Burbage Fields Farmhouse in the southwest extent of the Site. The Site represents up to 14% of the Landscape Character Area (LCA) Sub Area F ‘Burbage Common Rolling Farmland’ with characteristic medium to large scale pasture fields and other host characteristics are exerted on the Site’s baseline. It also presents a green field separation buffering Burbage from the M69 between junctions 1 and 2 and provides a setting to the urban edge of Burbage and wider conurbation of Hinckley and Bosworth. Looking south from Burbage the Site absorbs the visual detraction presented by the M69 and provides various ecosystem services such as assisting with noise abatement and pollutant capture emanating from motorway vehicular emissions to ensure Burbage is a healthy and biodiverse place to live.
- 1.3 The Site includes a parcel of land immediately west of Workhouse Lane, which abuts the M69 corridor. This forms a separate application (21/00502/OUT) for up to 80 residential dwellings (Class C3), open space and associated infrastructure with all matters except highways reserved, which was originally refused and approved on appeal. The landscape strategy for 24/00083/HYB therefore needs to be consistent with the extant approval but also stand on its own merit if the Site is not developed. This extent of the Site has a close association with new housing constructed east of Workhouse Lane closely associated with Lutterworth Road.
- 1.4 This Hybrid planning application (24/00083/HYB) has been supported by a Landscape and Visual Impact Assessment (LVIA) as guided by the Third Edition of the ‘Guidelines for Landscape and Visual Impact Assessment 2013 (GLVIA3)’. The accompanying material produced by Pegasus is of high caliber and although I differ in opinion regarding certain aspects of assessment, I consider this to be attributed to my own professional subjective judgement. The description regarding the likely effects from the proposed development is thorough and responsive. Assessment of visual effects has not been undertaken at Construction when effects would be predicted to be at their most adverse. A lighting strategy and a Cumulative assessment has also not been undertaken, which would be expected in conjunction with 21/00502/OUT, the development at Lutterworth Road and the commercial warehousing (Amazon) south of M69.
- 1.5 Pegasus’s ‘Illustrative Landscape Masterplan’ differs to PDP’s ‘Landscape Masterplan’ and fundamentally the internal hedgerows have been removed in the latter, including the vegetation running northwest from Burbage Fields Farm. Therefore, the LVIA and ‘Ecological Mitigation Strategy’ is based on a masterplan retaining more of the Site’s vegetation. The Applicant needs to verify which masterplan is current for 24/00083/HYB so there is no ambiguity and the weight of assessment undertaken in the LVIA can be confirmed still to be correct. Removal of the internal hedgerows would be against the guidance for new development established for LCA Sub Area F.
- 1.6 The Site is not located in a designated or environmentally sensitive area and unlikely to give rise to significant adverse effects on landscape, conservation, heritage, or recreational designated assets in the locality.

- 1.7 The Site is judged to hold **Low to Medium** sensitivity to residential development which in my opinion should be assessed as **Medium**. If 24/00083/HYB is consented the emerging settlement boundary of Burbage is not a comfortable organic growth. It could also be perceived as materially and visually connecting to the commercial (Amazon) warehousing south of the M69, enhancing the cumulative impact of the proposed development.
- 1.8 It is appreciated that the Site does not form part of the ‘Green Wedge’ of Burbage in the east, but it is located southeast of the settlement edge so reference¹ to HBBC’s ‘Landscape Character Assessment’ should be considered to “*protect and preserve the open landscape....which provides an important setting to the village*” and “*seek to enhance the landscape structure which separates the village from the M69 corridor*”. It is my opinion that the proposed development is contrary to both recommendations and against the grain of several other policies and guidance including Local Plan² Policy (LP) 4 “*development to contribute to Burbage’s character and sense of place*” and 24/00083/HYB will potentially undermine the “*landscape structure that separates Burbage from the M69 corridor*”; it contradicts recommendations for LP20 ‘Green Infrastructure for the Southern Zone’, Policy 2, 9 and 12 of the ‘Burbage Neighbourhood Plan’ regarding the removal of existing hedgerows and does not “*complement/enhance the character of the surrounding landscape area*”. It also erodes the characteristics of UCA 1: Burbage “*village character which is enhanced by the proximity to the countryside to the southeast*”. Locating this type of development at the Site is not good placemaking and would be against guidance for the host Sensitivity Area 08 – Burbage South and East for LCA Sub Area F “*the area east and south of Burbage provides a rural setting to the historic settlement*”. Potentially drivers/passengers could receive adverse visual change to the agricultural setting of Burbage.
- 1.9 Material change to NCA94 is likely to be “*small scale*”, but this harm should not be dismissed. The Site could be perceived as being part of the gateway into NCA94. Guidelines from the relevant Statement of Environmental Opportunities (SEOs) for NCA94 have not been referred to; and being at the physical threshold of NCA72 relevant recommendations should be reviewed in the context of the proposed development. Permanent change of the perception of the Site as part of LCA Sub Area F: ‘Burbage Common Rolling Farmlands’ would be contrary to HBBC’s ‘Landscape Character Assessment’ and erode the identified landscape sensitivity of “*the area east and south of Burbage provides a rural setting to the historic settlement*”. LCA Sub Area F has been assessed to have a **Medium to High** landscape value, with the Site itself being of **Medium** value.
- 1.10 The proposed development does not aesthetically appear to reflect the vernacular or placemaking of Burbage which is identified in the ‘Burbage Neighbourhood Plan’ and in particular contradicts with a key characteristic of Burbage - “*.... spaces related to the development of Burbage and Sketchley, together with ridge and furrow landscape, provide a high quality and distinctive historic environment that is rich in character and reinforces a sense of place*”.
- 1.11 The perceptual quality of the Site in a landscape context has not been assessed in detail but with regards audible comfort the predicted sound levels in proposed amenity areas (as ‘Illustrative Landscape Masterplan’) are likely to be above the upper guideline level of 55 dB LAeq, 16hr. The Applicant states external noise levels should be balanced against other factors, but it is my opinion this does not justify the placement of public amenity experiencing uncomfortable audible environments.

¹ ‘Hinckley and Bosworth Landscape Character Assessment’; LUC; 2017

² Policy 4, ‘Development of Burbage’, Hinckley and Bosworth Borough Council Local Plan (2006-2026)

- 1.12 Even with the absence of visual assessment at Construction, **Major Adversity** at Year 1 and 15 is predicted to result from the proposed development to “*immediate and local context*”³. This includes **Major Adverse** visual change to be experienced by users of PRoW reference U66/ ‘Round Burbage Walk’. This walk embraces the key characteristics listed in the ‘Burbage Neighbourhood Plan’ so it is my opinion that the proposed development would result in the experiential quality of this circular route being undermined. This contradicts with NPPF Paragraph 104.
- 1.13 Weight is given to the successful establishment of mitigation measures through a landscape led approach forming a masterplan to reduce adversity of landscape effects. I welcome the nature of the landscape strategy, and consideration behind its evolution which embraces Green Infrastructure in accordance with Planning Practice Guidance (2019). It is though ‘Illustrative’⁴ and whether the overarching design principles cited by the Applicant can be achieved is a challenge to assess.
- 1.14 It is my opinion if planning application reference 24/00083/HYB is consented a reiteration of the proposed landscape masterplan should retain and reinstate the internal hedgerows where lost or fragmented to protect the unity of the field structure and conform with the principle of sense of place in retaining a key characteristic of the Site, which presents one the Applicant’s overarching principles behind the evolution of the masterplan of “*retaining the existing landscape character, elements and features*”. I also have concern regarding the retention and protection of the Graded A (under BS5837) English Oaks - T9, T13, T24 and T37 which are of “*high arboriculture and landscape value*” but also to protect their high amenity value through retaining the setting to appreciate the specimen in the landscape, all in accordance with Policy 2 of the ‘Burbage Neighbourhood Plan’.
- 1.15 It is appreciated that the overarching principles behind the landscape strategy are commendable, but the scale of the proposed development presented by 24/00083/HYB would result in valuable elements of the existing landscape baseline and visual amenity to be lost/impacted whether through the development itself or access to facilitate construction or during the development’s life. This is not just the adversity indicated above but perceived harm to non designated assets which contribute to perceptual and experiential enjoyment. Such as the ‘green tunnel’ approach to the Site from Coventry Road, which provides a gateway to a horsiculture/rural landscape; or the mature tree just outside the Site boundary at Workhouse Lane which frames a small pool with evidence of natural play. I generally agree with the assessment of landscape and visual matters presented in the LVIA; and the predicted Overall Landscape Effects of **Moderate to Major Adversity** and **Major Adverse** change on the visual amenity. I am not confident 24/00083/HYB conforms with various policy and guidance including reflecting local design; is sympathetic to local character and maintains a strong sense of place; enhances conservation and the natural environment; and protects and enhances PRoWs and access; and this is reflected in my decision.
- 1.16 **DECISION – I DO NOT APPROVE** planning application reference 24/00083/HYB in relation to Landscape and Visual matters, based on the material presented. If the presiding Planning Officer decides to approve 24/00083/HYB the delivery of conditions under reserved matters should apply which are listed under Section 15 of these comments.

³ Item 6.6; ‘Landscape and Visual Impact Assessment – Land at Burbage Fields Farm, Burbage’; re: P22-2560; Pegasus; 21-11-2023

⁴ Fig. 8 ‘Illustrative Masterplan’; Drawing no. P22-2560_EN_0007_C_001; Pegasus; 21/11/2023

2.0 Introduction

- 2.1 Red Kite Network Limited (‘Red Kite’) Chartered Landscape Architects and Ecologists was appointed on the 21st February 2024 by Alex Jelley, Planning Consultant of Hinckley and Bosworth Borough Council (‘HBBC’) for the “*review of landscape and visual related material and presentation of the findings*” regarding a Hybrid planning application reference 24/00083/HYB to Redrow Homes (Midlands) (the ‘Applicant’). The Applicant has presented proposals for “*Land at Burbage Fields Farm, Bullfurlong Lane, Burbage – Hybrid Planning application for 422 dwellings, public open space, associated infrastructure and the demolition of 65 and 65a Coventry Road and Burbage Fields Farm, and, an outline application for a residential care home (66 bed) and up to 11 self-build plots (All matters reserved except for access)*” at Burbage Fields Farm, Bullfurlong Lane, Burbage, Leicestershire (the ‘Site’)
- 2.2 It is understood that the southeast part of the Site, adjacent to the M69 already benefits from outline planning permission, secured at appeal, for residential development (21/00502/OUT).
- 2.3 The purpose of these landscape and visual comments which form the “*presentation of the findings*”, is to inform the decision-making process of the presiding Planning Officer at HBBC in determining acceptability of the proposed development. To enable this my actions have been steered by the Landscape Institute’s Scope of Services (2018) which broadly reflects the RIBA Plan of Work Stages 2020. The following have been undertaken:

S4 - 7	LVIA Audit
01	Define the scope of audit with the Client. Agree the purpose, aims, scale and level of detail required by the Client.
02	Review development proposals. Become familiar with the development proposals. Review any submitted plans.
03	Review relevant planning policy. Establish the policy context for the proposals.
04	Identify the key findings of the submitted LVIA. Establish the main conclusions of the LVIA to set the context for the audit.
05	Review methodology. Audit the methodology to check conformity with best practice guidelines.
06	Site survey. Become familiar with the development site.
07	Field-based audit of visualisations. Check the accuracy of any submitted visualisations in the field.
08	Review assessment. Audit the assessment to determine the relative appropriateness of any professional judgements made. Identify any omissions or inaccuracies in the assessment.
09	Presentation. Present the findings and report to the Client.

- 2.4 Review of the relevant background, the baseline situation, and the landscape and visual-related documents including the Landscape and Visual Impact Assessment (LVIA) submitted for 24/00083/HYB form the base of my comments and recommendations. My views are subjective; based on my own professional judgement. I attended Site on the 4th March 2024 to form my opinion, conducting a survey of the Site’s baseline, of the immediate surroundings, and assessment in accordance with the LVIA’s methodology for visual change likely to result from the proposed development from identified Viewpoints (VPs). I also verified in the field the intervisibility of the Site in the surrounding environment to form an understanding on the potential visual impact of the proposed development presented by the Zone of Theoretical Visibility (ZTV). Please note, for material not directly landscape related accompanying 24/00083/HYB, I have reviewed in the context of landscape and visual matters only and for any recommendations that can be incorporated into the proposed landscape strategy. Comment will be undertaken by the relevant HBBC case officer with regards these disciplines.
- 2.5 For 24/00083/HYB I have referred to the following information:

Drawing no. /Report	Title
Environmental Statement (ES)	‘Landscape and Visual Impact Assessment – Land at Burbage Fields Farm, Burbage’; re: P22-2560; Pegasus; 21-11-2023; Figures 1-8; Appendix A: LVIA methodology; Appendix B: Landscape Sensitivity Assessment Extract Area 08- Burbage North and East.
Report	‘Design and Access Statement’; Pegasus Group; December 2023
P22-2560_EN_0002_A_0001_PD	Fig 2 ‘Planning Designations’; Pegasus Group; 16/03/2023
c-2109-01 Revision A	‘Landscape Masterplan Sheet 1 of 2’; PDP Associates; May 2023
c-2109-02 Revision A	‘Landscape Masterplan Sheet 2 of 2’; PDP Associates; May 2023

- 2.6 Red Kite are Chartered Landscape Architects and Ecologists based in Telford, Shropshire; and a registered practice with the Landscape Institute (LI) and Chartered Institute of Ecology and Environmental Management (CIEEM). All work has been undertaken by a Chartered (over 25 years) Member of the Landscape Institute.

3.0 The Proposed Development

- 3.1 A description of the proposed development is found under Section 4 of the Design and Access Statement (DAS)⁵. There are no specification details including species lists, densities, colours, materials, lighting, site furniture etc (to be conditioned); but examples of the potential vernacular for the proposed development are included and images of the aesthetic.
- 3.2 There are no details provided regarding the programme for Construction such as duration, vehicular movements, types of vehicles, parking, crane lifting support, etc all of which impact the visual amenity
- 3.3 The parcel of land in the southeast immediately west of Workhouse Lane and adjacent to the M69 corridor has extant permission (planning application reference 21/00502/OUT) for up to 80 residential dwellings (Class C3), open space and associate infrastructure, which was originally refused and approved on appeal (reference 21/00502/OUT).
- 3.4 Access will be formed in the north at Coventry Road and via the above consented residential development in the southeast.

⁵ ‘Design and Access Statement’; Pegasus Group; December 2023

4.0 The Site, Setting and Designations

- 4.1 Reviewing the various appended maps to the LVIA, it is noticeable that the Site forms a distinctive green separation between Burbage and the M69. Even with the audible disturbance emanating from the M69 corridor which affects the southern extent of Burbage, visual appreciation of the rural character of the Site is received. Description of the 26.5Ha Site is presented from Item 1.5 of the LVIA, which I will not repeat but in outline is characterised by nine irregular parcels of greenfield land of pasture and arable typology. A collection of buildings associated with Burbage Fields Farmhouse is present in the southwest extent of the Site. Two residences fronting onto Coventry Road in the north are also included within the Site boundary and it is understood the Applicant intends this to be an opportunity to create a new access into the Site. Visually prominent pylons (2no. contained within the Site) and wirescape contain the farm buildings and infrastructure.
- 4.2 The physical components of the Site are discussed from LVIA Item 3.28 but key for landscape and visual matters are:
- 4.2.1 **Topography:** broadly sloping from +125m AOD in the north in the vicinity of Coventry Road rolling to 108m AOD in a southeast direction to the M69.
- 4.2.2 **Hydrology and Water Features:** a spring runs across the central part of the Site. Small to Medium field ponds are a typical characteristic of the southern Burbage settlement edge.
- 4.2.3 **Landuse and Vegetation Patterns:** pasture and arable fields, defined by mature hedgerows with occasional hedgerow trees and tree belts along the eastern boundary. In the wider landscape a “*network of mature hedgerows with scattered hedgerow trees and further south, woodland blocks/plantations of increasing infrequency*”⁶.
- 4.2.4 **Public Access:** The Public Right of Way (PRoW)⁷ reference U66 crosses the Site providing connectivity to Britannia Road Recreation Ground, Burbage village centre and to the wider PRoW network (U65, U66A and U59) serving the environs of the Site and forms part of the ‘Round Burbage Walk’. These PRoWs are considered likely to experience adverse visual change from 24/00083/HYB and are represented through VP assessment. In the wider landscape the PRoWs network is “*relatively extensive*” and the 160-mile (error in the LVIA in accordance with NCA 94⁸) circular ‘Leicestershire Round’ is just 1.1km northeast of the Site. I am unaware of National Cycle Routes (NCRs) in the vicinity being discussed in the LVIA.
- 4.2.5 **Development and Landuse Patterns:** the Burbage settlement edge has extended along Lutterworth Road, east of Workhouse Lane which in my opinion can be related to the road infrastructure rather than an acceptability that the greenfield separation of Burbage from the M69 can be eroded.
- 4.3 In the west, the Site is defined by field boundaries of mixed hedgerows, adjacent to agricultural land that separates the Site from Rugby Road. The Site is directly hemmed in by Bullfurlong Lane which extends from Coventry Road in the north; the vegetated boundary of the M69 in the south; and Workhouse Lane in the east. Britannia Fields Recreation Ground and Burbage Fields RFC and the residential southern ecotone of Burbage form the north/northeast extents of the Site with architecture of mixed vernacular. The east Site boundary is defined by a field boundary edging agricultural land further east of Workhouse Lane. The recently constructed residential development off Lutterworth Road is present further east of Workhouse Lane.

⁶ ‘Landscape and Visual Impact Assessment – Land at Burbage Fields Farm, Burbage’; re: P22-2560; Pegasus; 21-11-2023

⁷ Section 3.2 ‘Design and Access Statement’; Pegasus Group; December 2023

⁸ Natural England, 2014. National Character Area profiles. [online] <<http://publications.naturalengland.org.uk/category/587130>> [accessed 09 May 2023]

- 4.4 The Applicant has sourced information from HBBC, DEFRA's MAGIC maps⁹ and Historic England¹⁰ and presented the relevant information in Figure 2 'Planning Designations'¹¹.
- 4.5 The landscape and ecological baseline comprise of pastoral grasslands, hedgerows and field trees which include four individual trees - T9, T13, T24 and T37 - of "high arboriculture and landscape value" being *Quercus robur* and graded **Category A** specimens under BS5837. In total there are nine individual trees, six groups of trees and three hedgerows of Moderate value graded **Category B**¹². Hedgerows generally define the field boundaries within and edging the Site, although there are some extents that are fragmented, breaking up the unity of the Site. This includes the western boundary of Burbage Fields Recreation Ground and a missing hedgerow running from Burbage Field Farm in a northwest to southeast orientation – its absence appears contrary in the landscape. There is no cross referencing in the LVIA relating to Biodiversity Net Gain (BNG) or Ecological Impact Assessment (EcIA), but I have considered headline comments from the DAS.
- 4.6 As illustrated¹³ in Fig 2 'Planning Designations' the Site is not within a Conservation Area (the boundary of the Burbage Conservation Area is located ca. 850m northeast of the Site); and there are no Listed Buildings although there are numerous in the Site's vicinity including two Grade II listed dwellings (lodge buildings) located ca. 300m south at the entrance to the demolished Burbage House; or Tree Preservation Orders (TPO's), or veteran trees. The closest Open Space Designation abuts to the Site's northeast edge and forms Britannia Road Recreation Ground'. The Site is an undesignated landscape but Burbage Field Farm is described as a "non-designated heritage asset"¹⁴. The LVIA finds that none of these designations/assets are likely to be affected by 24/00083/HYB or form indirect impacts in the context of landscape character or on the visual amenity as they are "physically and visually separated" from the Site.
- 4.7 It is understood¹⁵ that potential archaeological impacts are more likely confined to the north and extreme east of the Site (Phase 2 survey was undertaken for the southeast extent of the Site for 21/00502/OUT. These would be likely to be Palaeolithic, and/or Medieval/post-Medieval remains associated with agricultural practices which could be of **Medium** regional importance.
- 4.8 Statutory designated sites of international nature conservation status or other ecological designations have not been listed in the LVIA.
- 4.9 The Site is within Flood Zone 1 (NPPF Table 1) and classed as **Medium-High** risk of flooding from overland flow from surface water but more "vulnerable development could be permitted"¹⁶.

5.0 Planning History

- 5.1 GLVIA3 acknowledges that landscape and visual impact assessment (LVIA) can be carried out either as a standalone assessment as 24/00083/HYB or as part of a broader Environmental Impact Assessment (EIA). GLVIA3 notes that the overall principles and core steps in the process are the same but that there are specific procedures in EIA with which an LVIA that sits within an EIA must comply. No information has been provided regarding discussions and direction from NBBC in the preparation of 24/00083/HYB.

⁹ <https://magic.defra.gov.uk/MagicMap.aspx>

¹⁰ www.historicengland.co.uk/listings/the-list/map-search

¹¹ Drawing no. P22-2560_EN_0002_A_0001_PD, Fig 2 'Planning Designations' (Pegasus Group).

¹² 'Arboricultural and Impact Assessment', FPCR

¹³ Drawing P22-2560_EN_0002_A_0001_PD; LVIA Fig 2 'Planning Designations'; Pegasus Group; 16/03/2023

¹⁴ Archaeological Desk-Based Assessment, RSK, January 2023

¹⁵ Section 3.5.3 'Design and Access Statement'; Pegasus Group; December 2023

¹⁶ Section 3.5.6 'Design and Access Statement'; Pegasus Group; December 2023

- 5.2 This assessment has been prepared as a detailed LVIA and addresses matters of individual resources, character areas and representative viewpoints. The LVIA also considers the interaction between landscape character and views in relation to physical components of the landscape.
- 5.3 As previously mentioned, the southeast part of the Site benefits from outline planning permission, secured at appeal, for residential development (21/00502/OUT).

6.0 Planning Policy and Guidance related to Landscape and Visual Matters

- 6.1 Part 2¹⁷ of the ‘Hinckley and Bosworth Landscape Character Assessment’ details relevant policy and guidance that appear to form the base of this section of the LVIA.
- 6.2 ‘The European Landscape Convention’, adopted 20th October 2000 defines landscape as “...an area, as perceived by people, whose character is the result of the action and interaction of natural and/or human factors.” It focuses on landscape as a resource and not just relevant in terms of aesthetics and visual amenity. Other relevant policy to be embedded in the design of the proposed development is described in Section 2 of the DAS and refers to relevant national and local policy and guidance.
- 6.3 Section 3 of the LVIA and Section 2 of the DAS is succinctly presented referring to the latest version of the NPPF¹⁸, published in December 2023. As the Applicant states the NPPF places weight on the planning system and “*contributes to the protection and enhancement of our natural, built and historic environment...*”¹⁹ and that sustainable solutions should consider local circumstances and reflect character; all of which underpins landscape and visual matters. Key to landscape and visual matters is that the NPPF provides principles of good design, to define what is expected of well-designed places. Section 12: ‘Achieving Well-Designed Places’ of the NPPF is referred to which identifies that the fundamental goal of the planning and development process is achieving “*well-designed and beautiful places*” and creating sustainable places. It also explains how policies and decision-making processes should support the inclusion of good design, be sympathetic of local character and maintain a sense of place. The following paragraphs from Section 12 have/not (as indicated) been highlighted by the Applicant which in my opinion are relevant to assessing the proposed development with regards landscape and visual matters:
- 6.3.1 Paragraph 104 – not indicated by the Applicant but due to the predicted adversity on the PRoW network the protection and enhancement of PRoWs and access is fundamental, alongside how to optimise improvements to facilities and promote connections to existing networks.
- 6.3.2 Paragraph 126 – “*The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities...*”

¹⁷ Part 2; ‘Hinckley and Bosworth Landscape Character Assessment’; LUC; 2017

¹⁸ National Planning Policy Framework (NPPF); Department for Levelling Up, Housing and Communities; December 2023

¹⁹ Item 3.6, ‘Landscape and Visual Impact Assessment – Land at Burbage Fields Farm, Burbage’; re: P22-2560; Pegasus; 21-11-2023;

- 6.3.3 Paragraph 130 – with regard decision making and design planning guidance for new development. Although all points are relevant to landscape and visual matters, I consider key are “b) Are visually attractive as a result of good architecture, layout and appropriate and effective landscaping ; c) Are sympathetic to the local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities); d) Establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit”; and “f) Create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users, and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion”.
- 6.3.4 Paragraph 134 - “Development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes”.
- 6.3.5 Paragraph 135 – although this is reflected in the paragraphs of the NPPF above I believe 135 should be recognised regarding a positive design approach which includes being sympathetic with local character and the historic environment, establishing or maintaining a strong sense of place, is visually attractive, and creates a safe, inclusive and accessible environment.
- 6.3.6 Paragraph 136 – the importance of trees in creating high quality spaces and contributing to climate adaptation and mitigation. Recommendations are made for development to establish new tree planting and retain existing trees.
- 6.3.7 Paragraph 139 – also the Applicant should highlight that poor designed development should be refused and considerable weight placed to development if compliance to local design guidance or is outstanding/innovative in promoting high levels of sustainability.
- 6.4 Section 15 of the NPPF relates to the conservation and enhancement of the natural environment, including protecting and enhancing valued landscapes and refers to the “*intrinsic character and beauty of the countryside*”.
- 6.5 The LVIA²⁰ refers to landscape related National Planning Practice Guidance (PPG) which has relevance to the proposed development. The PPG for the 'Natural Environment' was updated in July 2019 and addresses agricultural land, green infrastructure, biodiversity, and landscape. This includes:
- 6.5.1 Paragraph 036 – the inclusion and benefits of GI at the earliest stage of development to achieve well-designed spaces and conservation and enhancement of the natural environment, reinforcing the “*intrinsic character and beauty of the countryside*” and conservation and enhancement of landscapes.
- 6.5.2 In terms of recognising the “*intrinsic character and beauty of the countryside*” in relation to landscape the LVIA states “*Where landscapes have a particular local value, it is important for policies to identify their special characteristics and be supported by proportionate evidence. Policies may set out criteria against which proposals for development affecting these areas will be assessed. Plans can also include policies to avoid adverse impacts on landscapes and to set out necessary mitigation measures, such appropriate design principles and visual screening, where necessary.*”
- 6.5.3 I also believe that Paragraph 001 - light pollution and the risk of artificial lighting undermining the enjoyment of the night sky should be indicated. Although I am aware of the presence of lighting from the conurbation and vehicular traffic from the M69, the existing baseline as well as benefiting wildlife, aesthetically provides a nighttime dark surround to Burbage. Guidance is provided on mitigation by design of artificial lighting.

²⁰ From Item 3.11, ‘Landscape and Visual Impact Assessment – Land at Burbage Fields Farm, Burbage’; re: P22-2560; Pegasus; 21-11-2023;

- 6.6 Section 2.3 of the DAS refers to the ‘National Design Guide’²¹ (NDG) which ensures the delivery of quality spaces, which to be classed as well-designed is defined by the interaction of ten characteristics to create an overall character of a place. These contribute to achieving good design as set out in the NPPF. Of relevance for landscape and visual matters are that the development must 1) enhance the surroundings; 2) be attractive and present distinctive identity; 3) nature is enhanced and optimised; and 4) public spaces are safe, social and inclusive.
- 6.7 Local planning authorities through the ‘National Model Design Code’²² (NMDC) need to inform development design codes, guidance and policy to create high quality places of high standards of design.²³ This includes the ‘Good Design Guide SPD’ which was adopted by HBBC on the 18th March 2020 and forms Local Planning Policy. Of relevance for landscape and visual matters, under environmental policies 1) Climate change; 2) Flood risk and drainage; 3) Improve external and internal environmental quality. For relevant social policies 1) Fostering civic pride and social inclusion; 2) Creating activity and public life; 3) enhancing sense of place; 4) reflecting active design principles; 5) improving mental and physical health; 6) promoting quality of life; and 7) reducing crime. All economic policies relate to the provision of well-designed landscape and open space but key is 1) good placemaking can stimulate property and land values; 2) attract visitors.
- 6.8 With regards Local Planning Policy the Section 2.5 of the DAS and the LVIA refers to the ‘Hinckley and Bosworth Borough Council Adopted Local Plan (2006-26)’, which is made up of the Core Strategy, 2009, and ‘Site Allocation and Development Management Plan Policies’ (DPD), 2016. The strategic policies that are relevant to landscape and visual matters are identified in Table 1 of the LVIA. In particular:
- 6.8.1 LP4 – ‘Development in Burbage’ is fundamental and proposed development must *“Protect and preserve the open landscape to the east which provides an important setting for the village and seek to enhance the landscape structure which separates the village from the M69 corridor as supported by the Hinckley & Bosworth Landscape Character Assessment”*. I am conscious that the Site is to the southeast of Burbage but has fluid visual connectivity to the east with the exception of the new development at Lutterworth Road which is more associated with the road infrastructure. It is my opinion enhancing the landscape structure separating the village from the M69 corridor will be undermined by the proposed development.
- 6.8.2 LP6 – ‘Hinckley/Barwell/Earl Shilton/Burbage Green Wedge’ and most importantly uses are encouraged that *“promote the positive management of land to ensure that the Green Wedge remains or is enhanced as an attractive contribution to the quality of life of nearby urban areas residents”*. The Green Wedge is defined just east of the Site.
- 6.8.3 LP20 – ‘Green Infrastructure’ with regards the ‘Southern Zone’ for *“Burbage Common and Woods - Increase the site's size to increase the community value and biodiversity holding capacity and improve access to the site, particularly for pedestrians and cyclists”*.
- 6.9 It is understood in the DAS that the ‘Burbage Neighbourhood Plan’ 2015-26²⁴ presumes favour of residential development adjacent to the settlement boundary of Burbage. The policies are tabulated in Table 3 of the LVIA. The Neighbourhood Plan describes the character of the built form of Burbage, with the following key features identified which I feel are pertinent to repeat as all are relevant to landscape and visual matters:
- 6.9.1 1) *“The historic character of the Parish is one of its most important assets”*;
- 6.9.2 3) *“Surviving buildings, structures and spaces related to the development of Burbage and Sketchley, together with ridge and furrow landscape, provide a high quality and distinctive historic environment that is rich in character and reinforces a sense of place”*.

²¹ ‘National Design Guide’; Ministry of Housing, Communities and Local Government (MHCLG); Sept 2019, updated Jan 2021

²² ‘National Model Design Code’; Ministry of Housing, Communities and Local Government (MHCLG); Jan 2021

- 6.9.3 5) *“15 buildings and structures that have been granted ‘Listed Building’ status in recognition of their special historical or architectural interest;”*
- 6.10 Policy 2 ‘Design and Layout’ of the Neighbourhood Plan are key to the proposed development with future residential development within the Parish of Burbage *“must respect its surroundings and, where appropriate, should follow the existing pattern of development and should retain existing important natural features on the site, such as trees, hedgerows and streams.”*
- 6.11 Policy 9 ‘Wildlife and Green Corridors’ where proposed development should *“protect and enhance the network of green spaces, stepping stones and wildlife corridors including species rich hedgerows...which provide a valuable linear network allowing for the movement, as well as providing a habitat, for wildlife.”*
- 6.12 In accordance with the Neighbourhood Plan Policy 10 ‘Landscape Character’ the Site is not identified as a landscape setting or a key view; and therefore cannot be held to the criteria if proposed development has *“a significant adverse impact on the viewpoint shown on the Landscape Setting and Key View Map, which cannot be mitigated, will not be supported.”*
- 6.13 Policy 11 ‘Areas of Landscape Sensitivity’ the Site does not fall within the ‘Area of Landscape Sensitivity’, which is located east of Lutterworth Road so guidance is not relevant.
- 6.14 Policy 12 ‘Important Trees’ *“Development proposals that damage or result in the loss of a tree ...of significant amenity value and with important arboricultural, landscape or ecological significance, will only be permitted in exceptional circumstances”*. It is my opinion as discussed in Item 4.5 above that the trees being Category A and distinctive in their setting are of the weight to be subject to the Policy 12. If trees are proposed to be felled as part of the development they should be *“replaced on at least a one-to-one basis as part of any landscaping scheme”*. The proposed development does address this.
- 6.15 Table 2 in the LVIA sets out ‘Site Allocation and Development Management Plan Policies’ (DPD), 2016 and the Applicant states that the Site is not specifically identified but lists relevant policies.
- 6.15.1 DM4: ‘Safeguarding the Countryside and Settlement Separation’ – i) to iv) could be perceived as applicable.
- 6.15.2 DM10: ‘Development and Design’ and in particular does the proposed development *“complements or enhances the character of the surrounding area with regard to scale, layout, density, mass, design, materials”*.

²³ Section 2.4 ‘Design and Access Statement’; Pegasus Group; December 2023

²⁴ Page 17, ‘Design and Access Statement’; Pegasus Group; December 2023

7.0 Assessment Methodology presented in the LVIA.

- 7.1 The assessment methodology is discussed succinctly in LVIA Section 2 and forms a standalone Appendix A document. An overview regarding the assessment of Landscape Effects, in LVIA Section 5, refers to the material used to make judgements at a national, regional and local level. The LVIA considers a review of existing landscape and visual receptors which includes 1) physical landscape resources; 2) landscape character and 3) views and visual amenity. This LVIA does not consider the “*value, susceptibility or importance on ecology and biodiversity, nor does it consider impacts from an ecological stance*”; or “*historic significance, importance or potential impacts on heritage assets and designations*”²⁵. All these assets are considered with regards landscape and visual matters. The Applicant has produced methodology in line with the Landscape Institute’s and Institute of Environmental Management’s (IEMA) Third Edition of the ‘Guidelines for Landscape and Visual Impact Assessment 2013 (GLVIA3)’ and refers to Natural England’s (2014) ‘An Approach to Landscape Character Assessment’. The LVIA is also in line with the PPG for the ‘Natural Environment’ with relevant landscape character assessments being referred to and appropriate assessment being undertaken. In conducting visual assessment the LI’s Technical Guidance Notes 01/11 ‘Photography and photomontage in Landscape and Visual Impact Assessments’ has steered the assessment.
- 7.2 Likely causes of impacts from a residential-led proposed development are broken down into ‘Causes of Temporary Impact during Construction on Landscape and Visual Receptors’²⁶ and ‘Causes of Impact at Completion’²⁷ which includes mitigation measures. The Applicant has then used these identified causes of impact to inform ‘Constraints and Opportunities’ with regards landscape and visual matters. I agree with the three constraints identified in LVIA Item 4.10 but would add the potential of the Site to be appreciated as a green field setting for Burbage, as well as the Site being perceived for its value for contributing to Ecosystem Services. I would also mention the ‘Round Burbage Walk’ with regards PROWs. In terms of the five identified opportunities²⁸ I am not confident with the information accompanying 24/00083/HYB that:
- 7.2.1 the “*scale of the site is sufficient that the existing green infrastructure can be predominantly retained and provide a basis for development*”;
- 7.2.2 Although I agree that the Site “*benefits from some degree of physical and visual enclosure*” it is my opinion it still is experienced by many receptors including (transient) travelling along the M69. Therefore the Site’s “*prominence*” in the wider landscape should not be so easily dismissed.
- 7.2.3 As HBBC’s ‘Landscape Sensitivity Assessment’ (LSA) produced by LUC all residential development is assessed to be of **Low to Medium** sensitivity irrelevant of scale. It is my opinion that it would be more realistic to categorise landscape sensitivity as **Medium** in line with small scale industry so would recommend that the upper sensitivity threshold of **Medium** is adopted going forward in assessment.
- 7.3 The criteria for determining landscape value are set out in the Applicant’s methodology (Appendix A) and accord with those presented in the GLVIA3 and LI TGN 02/21²⁹. The Applicant has considered landscape value in the context of LCA Sub Area F and for the Site itself.

²⁵ Item 2.7 and 2.8, ‘Landscape and Visual Impact Assessment – Land at Burbage Fields Farm, Burbage’; re: P22-2560; Pegasus; 21-11-2023

²⁶ Item 4.6, ‘Landscape and Visual Impact Assessment – Land at Burbage Fields Farm, Burbage’; re: P22-2560; Pegasus; 21-11-2023

²⁷ Item 4.7, ‘Landscape and Visual Impact Assessment – Land at Burbage Fields Farm, Burbage’; re: P22-2560; Pegasus; 21-11-2023

²⁸ Item 4.11, ‘Landscape and Visual Impact Assessment – Land at Burbage Fields Farm, Burbage’; re: P22-2560; Pegasus; 21-11-2023

²⁹ Landscape Institute Technical Guidance Note 02/21: Assessing Landscape Value Outside National Designations

- 7.4 For 24/00083/HYB landscape susceptibility is determined in LVIA Table 6 for both LCA Sub Area F and the Site through three ‘Considerations’ – ‘Scale of Enclosure’, ‘Nature of land use’ and ‘Nature of existing elements and features.’ I agree with the Applicant³⁰ that graduations exist in the process of determining landscape sensitivity with it being a balance of landscape value and susceptibility.
- 7.5 I am unaware of reference to Box 5.1 from GLVIA 3 regarding the judgement of value of a non designated site. Further reference should be made to the Landscape Institute’s Technical Guidance Note 02/21 ‘Assessing the Landscape Value Outside National Designations’ but from reviewing the Applicant’s LVIA the narrative and assessment considers the value of the Site in its context and taking a spatial approach to assessment. Sensitivity of a landscape receptor is formed from combining the susceptibility (High/Medium/Low/Negligible) imposed by the type of change from the proposed development with the value (High/Medium/Low/Negligible) attributed to the receptor.
- 7.6 Embedded features of the design such as mitigation or secondary mitigation measures presented by a potential LEMP have not been assessed. Sensory perception of the proposed development has not been assessed.
- 7.7 The criteria for visual receptor sensitivity are set out in Appendix A and is generally a function of the value attached to a view balanced with the susceptibility of the visual receptor to changes in the view and/or visual amenity.
- 7.8 The Zone of Theoretical Visibility³¹ was created³² assuming building heights and a degree of screening from existing built form and vegetation representing a ‘screened scenario’ but representing ‘worst case scenario’ as much of the Site’s vegetation fabric has not been considered. In response Red Kite tested the ZTV through GIS software, set on assuming a building height for a two-storey dwelling and virtually replicated the Applicant’s ZTV.
- 7.9 Climate change appears not to be considered in anticipating materially affect to the assessment results.
- 7.10 The Applicant does not appear to recognise limitations to the LVIA – such as a short survey window, or winter assessment when deciduous leaf cover was minimal with potential intervisibility between the Site and the receptor maximised. Assessment therefore has been undertaken on the basis that the worst-case scenario of intervisibility with the proposed development.

8.0 The Baseline Landscape Character and Value

- 8.1 Part 2³³ of the ‘Hinckley and Bosworth Landscape Character Assessment’ (HBLCA) details relevant landscape character assessment that appear to form the base of this section of the LVIA.
- 8.2 In agreement³⁴ with the Applicant the Site is located within National Landscape Character Area (NCA)⁹⁴: ‘Leicestershire Vales’³⁵, as presented in Fig. 4 ‘Landscape Character’, but it is my opinion that as the Site is on the extreme western limits of the NCA that the adjacent NCA72: ‘Mease/Sense Lowlands’ (which is also discussed in the HBLCA should be referred to in case there is potential of its presence exerting influence on the Site. The Site shares certain key characteristics³⁶ with NCA94 and in particular regarding the woodland character which is generally “*spinneys and copses on the ridges and the more undulating land and from waterside and hedgerow trees and hedgerows. The density, height and pattern of hedgerows varies throughout*” and a recognition that “*land use is characterised by a mixture of pasture and arable agriculture*”.

³⁰ Item 5.24, ‘Landscape and Visual Impact Assessment – Land at Burbage Fields Farm, Burbage’; re: P22-2560; Pegasus; 21-11-2023

³¹ Figure 5: ‘PRoW, Viewpoints, ZTV’, ‘Landscape and Visual Impact Assessment – Land at Burbage Fields Farm, Burbage’; re: P22-2560; Pegasus; 21-11-2023

³² Item 2.62, ‘Landscape and Visual Impact Assessment – Land at Burbage Fields Farm, Burbage’; re: P22-2560; Pegasus; 21-11-2023

³³ Part 2; ‘Hinckley and Bosworth Landscape Character Assessment’; LUC; 2017

³⁴ ‘Landscape and Visual Impact Assessment – Land at Burbage Fields Farm, Burbage’; re: P22-2560; Pegasus; 21-11-2023

³⁵ Natural England, 2014. National Character Area profiles. [online]

<<http://publications.naturalengland.org.uk/category/587130>> [accessed 09 May 2023]

³⁶ Item 3.43, ‘Landscape and Visual Impact Assessment – Land at Burbage Fields Farm, Burbage’; re: P22-2560; Pegasus; 21-11-2023

- 8.2.1 Although I agree with LVIA Item 3.44 that *“changes at a site level will be small scale”* in comparison with the scale of the Site in the context of the area of the NCA I do not agree that the influence of the proposed development should be dismissed by being *“not likely to impact upon landscape character”*. The Site could be perceived as being part of the visual gateway into NCA94 and characteristics highlighted in the LVIA are exerted on Site. Therefore reference should be made to the relevant Statement of Environmental Opportunities (SEOs) for NCA94, which is absent in the LVIA, to bring key recommendations forward into the design proposals. All four of the SEOs are applicable to the Site: SEO 1: *“Protect and appropriately manage the strong historic character and heritage and the geological assets within the rural and urban landscapes, maintaining the evidence of past land use and connections between agriculture, settlement pattern and topography...Ensure that development is fully integrated into and informed by the landscape.”*
- 8.2.2 SEO 2: *“Manage, conserve and enhance the woodlands, hedgerows, streams and rivers... in both rural and urban areas, to enhance biodiversity...”*
- 8.2.3 SEO3: *“Improve access to these assets and the open countryside from the city of Leicester and surrounding rural communities and provide green infrastructure to help improve people’s health and wellbeing”.*
- 8.2.4 SEO4: *“Manage existing grassland, woodlands, coverts and spinneys that contribute to sense of place, enhancing biodiversity resilience and habitat networks”.*
- 8.3 As the Applicant states in LVIA Item 3.45 at a County Level the ‘Leicester, Leicestershire and Rutland Landscape and Woodland Strategy’³⁷ (LWS) provides detailed description of the characteristic of the Study Area. As listed in the LVIA the Site shares characteristics with its host LCA Upper Soar but I feel it is key to lift from the LWS that the LCA is *“well defined, usually regular, fields are divided by generally low-cut hedges of thorn, elm and field maple. However, there are localised variations in hedgerow pattern and some arable areas in particular have suffered from the loss of hedges and hedgerow trees. Oak and ash are the two most common hedgerow trees...The area has little woodland.”*
- 8.4 At a Borough level, HBLCA³⁸ is referred to from Item 3.47 and the Applicant correctly states that the Site lies within Landscape Character Area (LCA): Upper Soar in accordance with the LWS, with characteristics highlighted in LVIA Item 3.49.
- 8.5 The northern limits of the Site are clearly defined by the Urban Character Area (UCA) 1: Burbage³⁹ and the key characteristics relevant for 24/00083/HYB are:
- 8.5.1 *“village character which is enhanced by the proximity to the countryside to the southeast and rural character of the streetscape around Burbage Hall.”*
- 8.5.2 *“mature trees and open space add a sense of space and texture.”*
- 8.6 The LCA Sub Area is F: Burbage Common Rolling Farmlands and is defined by field patterns shaped through cultural and historical influences. It is a *“sparsely settled area of undulating mixed farmland”*⁴⁰ comprised of medium to large scale pasture fields. This is true with the Site’s baseline. The 26.5Ha Site makes up a substantial area of the 189.1Ha area of LCA Sub Area F.

³⁷ ‘Leicester, Leicestershire and Rutland Landscape and Woodland Strategy’; 2001.

³⁸ ‘The Hinckley and Bosworth Borough Landscape Character Assessment’; LUC, 2017.

³⁹ ‘Landscape Sensitivity Assessment – the Sensitivity of Areas of Pressure’; LUC; 2017

⁴⁰ ‘Landscape Sensitivity Assessment – the Sensitivity of Areas of Pressure’; LUC; 2017

- 8.7 Landscape sensitivities defined by LCA Sub Area F are identified in LVIA Item 3.50 and the Site is defined within Sensitivity Area 08: Burbage South and East⁴¹. I am of the opinion the following are particularly relevant to 24/00083/HYB:
- 8.7.1 *“Low hedgerows and hedgerow trees surrounding fields reflect the parliamentary enclosure field pattern and form part of the overall ecological network connecting with mature woodland planting....”*
- 8.7.2 *“Isolated farmsteads scattered through the farmland landscape reflect the agricultural origins”.*
- 8.7.3 *“Extensive visibility and long-distance views across open expanses of rolling farmland are sensitive as any change/development has the potential to be widely visible”.*
- 8.7.4 *“The area east and south of Burbage provides a rural setting to the historic settlement”.*
- 8.8 From the HBBC’s ‘Landscape Sensitivity Assessment’ (LSA) and LVIA Item 3.54 the host LCA Sub Area F which is classed as being in Sensitivity Area 08: Burbage South and East LUC has defined sensitivity as **Low to Medium** sensitivity for ‘Physical Character’, ‘Settlement form and edge’, ‘Settlement setting’ whereby the *“the landscape contributes to the agricultural rural setting of Burbage”*; ‘Visual character’; ‘Perceptual quality’ where *“Overhead lines and auditory intrusion from the M69 in the south also have an adverse effect on the rural character”*. Historic character is assessed to have **Medium** sensitivity due to the field structure of *“historic and visual interest and of higher sensitivity”*. Overall for LCA Sub Area F the landscape is considered to **Low-Medium** sensitivity to residential development (2-3 storeys - C3) but this I believe could justifiably be elevated to **Medium** which is assessed Commercial development – small scale – B1/B2 due to the scale of the development. Key for these judgements is *“the strong influences of the existing settlement edge and the M69 on the rural agricultural character”*. It is noted that the ‘Landscape Sensitivity Assessment’ states that the area presents a *“positive contribution to the setting of Burbage, notably the rural setting to the historic core”*. The LSA also sets out guidance for new development which I am unaware that the LVIA refers to and will be discussed more in Section 11 below. It does recommend not to develop land on higher ground adjacent to Burbage cemetery and protect this as Green Wedge, to retain a landscape setting to the settlement. The area particularly referenced is east of Lutterworth Road.
- 8.9 LVIA Table 5: ‘Determining Landscape Value’ indicates the landscape value of the LCA Sub Area F ‘Burbage Common Rolling Farmland’ and the Site itself. As agreed with the Applicant both the LCA Sub Area F and the Site can be defined to be of undesignated status. Generally I agree with the judgements made against the ‘Considerations’ listed in Table 5, but I have the following points that I feel should be noted:
- 8.9.1 **Landscape condition for the Site:** *“Field boundary hedgerows are generally well maintained and consistent”;*
- 8.9.2 **Landscape associations:** I differ in opinion to the Applicant’s point of view that although the Site does not have the perceived weight of value as the Green Wedge it should also be considered as a rural setting to Burbage, which I consider if you are approaching the M69 west is the gateway view to the settlement and the wider conurbation of Hinckley and Bosworth. Green rural space afforded by the Site provides an appreciation of this urbanised setting.
- 8.9.3 **Distinctiveness and Sense of Place:** an *“important sense of place”* is acquired by LCA Sub Area F. Although at a local level the part the Site plays in the wider agricultural context is recognised; I believe there are specific distinct natural features on/around the Site which form an evocative sense of place.

⁴¹ ‘Landscape Sensitivity Assessment – the Sensitivity of Areas of Pressure’; LUC; 2017

- 8.9.4 **Landscape function:** I agree with the Applicant that the Site forms “*an area of landscape comprising part of the agricultural context of Burbage*” and although I accept the Site is adjacent to the M69 it is not my opinion this exerts its influence to the weight of the Site being “*defined to the south by the M69 corridor*” as although the audible impact is a constant the M69 is relatively well screened.
- 8.10 LVIA Items 5.13/5.14 assesses LCA Sub Area F to have a **Medium to High** landscape value, with the Site itself being of **Medium** value, which I agree with.
- 8.11 The DAS⁴² illustrates the surrounding architecture types and the Applicant recognises through the NDG that this is used to inform the vernacular of a well-designed development and place making, providing a materials palette style of architecture to form a design response to the presiding local character. The townscape is characterised by a mix of buildings of varying age, height and situation and the DAS has not visually illustrated this generally selecting housing of more modern era.
- 8.12 The perceptual quality of the Site has not been assessed but part of this is audible comfort and the predicted sound levels in the external amenity have been assessed⁴³ to find sound levels in a limited number of proposed external amenity areas adjacent to the M69 are likely to be above the upper guideline level of 55 dB LAeq, 16hr due to noise from vehicular movements along the motorway. The Applicant states that external noise levels should be balanced against other factors but it is my opinion those indicated would not justify the placement of public amenity.

9.0 Effects on the Landscape Character

- 9.1 This is determined through an assessment of the impact of the proposed development on the landscape which is appreciated as a resource. LVIA Item 5.15 defines landscape susceptibility as the “*ability of a landscape to accommodate change without undue consequences for the maintenance of the baseline situation*”. Referring to LVIA Table 6 ‘Determining Landscape Susceptibility’ it is my opinion that association to the Amazon warehousing as part of the Site’s ‘Scale of enclosure’ is inappropriate due to severance by the M69. I do though agree that LCA Sub Area F is of **Medium** susceptibility in a landscape context with the local landscape character of the Site considered to be of **Low to Medium** landscape susceptibility.
- 9.2 As LVIA Table 7 ‘Determining Landscape Sensitivity’ the landscape sensitivity for LCA Sub Area F has been assessed to present **Medium - High** sensitivity with the Site itself **Low – Medium** Sensitivity. It is though my opinion that the judgement of the latter should be **Medium**.
- 9.3 At a County Level LCA Upper Soar as defined by the ‘Leicester, Leicestershire and Rutland Landscape and Woodland Strategy’⁴⁴ it is my opinion that all the risks to the LCA identified in LVIA Item 3.46 would be presented by 24/00083/HYB.
- 9.4 ‘The Hinckley and Bosworth Landscape Character Assessment’⁴⁵ defines the Site lies within LCA: Upper Soar and further identifies the Site within LCA Sub Area F: Burbage Common Rolling Farmlands. It is clear from the figures contained within the HBLCA that the outline of Burbage categorised as Urban Character Area (UCA) 1 generally defines the southeastern limits by the Site itself. The proposed development would also contradict with the valued characteristics of UCA 1: Burbage “*village character which is enhanced by the proximity to the countryside to the southeast....*” and “*mature trees and open space add a sense of space and texture.*”

⁴² Page 29, ‘Design and Access Statement’; Pegasus Group; December 2023

⁴³ Section 3.5.3, ‘Design and Access Statement’; Pegasus Group; December 2023

- 9.5 The effects of the proposed development on the Site's physical resource, from the construction phase as well as at completion; with this residential-led development being a permanent component of the landscape baseline, with impacts identified as long term and non reversible are discussed from LVIA Item 5.27. I believe there are valuable elements of the existing baseline which would be lost/eroded whether through the development itself or access to facilitate construction or access during the development's life. These are not designated assets but provide perceptual qualities and experiential enjoyment. Such as the "green tunnel" as you approach the Site from Coventry Road providing a gateway into a horsiculture/rural landscape. Or the mature tree just outside the Site boundary at Workhouse Lane which frames a small pool with evidence of natural play.
- 9.6 This area of the LVIA details the contextual impact of landscape effects likely from the proposed development. From LVIA Item 5.35 the landscape effects exerting influence on LCA Sub Area F 'Burbage Common Rolling Farmland' are discussed and as well as the predicted physical changes to landuse/function and the removal of vegetation the Applicant also discusses the perception of these changes and impact on the rural character and appearance of the landscape. I don't agree that the Site occupies a "*discrete pocket of the wider*" LCA which but I do agree the Applicant believes is not perceptible from much of the wider character area. The gravity of loss of agricultural context within the LCA is identified as a permanent change. Weight is given to the successful establishment of mitigation measures through a landscape led approach illustrated by the masterplan to reduce adversity of landscape effects. This intends to work within the existing "*framework...of GI and scale of field patterns*"⁴⁶ to assimilate the proposed development into the wider LCA. I welcome this effort but it must be realised that the intentions are only indicative accompanying this full planning application; and I have concern that the internal hedgerows that are intended to be retained will not be left intact through the construction operations.
- 9.7 The loss of the internal field structure is recognised by the Applicant⁴⁷ as a result of the proposed development and retained hedgerows will become more fragmented alongside tree removal. This loss of agricultural field pattern is identified as a main cause of impact with significant landscape character effect.
- 9.8 The Applicant suggests that significant impacts are "*balanced by the response to grain and pattern of the landscape and its scale in respect of retaining the framework of the field boundaries*"⁴⁸ and mitigation "*adopts and approach of retention and/or enhancement*". New hedgerows do form part of the new landscape masterplan but my concern is they will not be planted to reinstate the characteristic field structure rather than arranged more organically in curves to the southern section of the Site presenting a more contemporary design stance. Weight is again placed on the success of the mitigation measures to ease the levity of the effects on the landscape baseline.
- 9.9 LVIA Table 8 'Assessment of Landscape Effects' balances all these considerations including the influence exerted on the Site and the LCA of the existing settlement fringe; to form judgement at completion and Year 15. At completion the significance of effects for LCA Sub Area F is predicted as **Moderate Adverse** and **Minor to Moderate Adverse** at Year 15; whilst for the Site this is judged to be **Moderate to Major Adverse** and **Moderate Adverse** respectively. Significant harm is therefore expected to result on the landscape character of LCA Sub Area F and the Site itself.
- 9.10 Overall assessment of landscape effects has been undertaken by the Applicant and in accordance with the Applicant's methodology Overall Significant effects of **Moderate to Major Adversity** reducing to **Moderate Averse** is predicted.

⁴⁴ 'Leicester, Leicestershire and Rutland Landscape and Woodland Strategy'; 2001.

⁴⁵ 'The Hinckley and Bosworth Borough Landscape Character Assessment'; LUC, 2017.

⁴⁶ Item 5.38; 'Landscape and Visual Impact Assessment – Land at Burbage Fields Farm, Burbage'; re: P22-2560; Pegasus; 21-11-2023

⁴⁷ Item 5.39; 'Landscape and Visual Impact Assessment – Land at Burbage Fields Farm, Burbage'; re: P22-2560; Pegasus; 21-11-2023

⁴⁸ Item 5.46; 'Landscape and Visual Impact Assessment – Land at Burbage Fields Farm, Burbage'; re: P22-2560; Pegasus; 21-11-2023

10.0 The Visual Envelope and Visual Impact Assessment

- 10.1 The Applicant discussed the visual baseline from LVIA Item 3.60. The visual envelope accounts for judgement on the theoretical visibility of a Site or a proposed development. The extents of the visual envelope are described from LVIA Item 3.65 which I will not repeat, but I agree with the parameters and reasoning regarding the restrictors. A summary of the likely views received is illustrated in Figure 7: 'Landscape and Visual Analysis'⁴⁹ but does not indicate short distanced views from the Burbage 'existing settlement edge'.
- 10.2 The LCA Sub Area F: 'Burbage Common Rolling Farmlands' defines a key characteristic that has influence over the visual amenity for the sub area as *"Extensive views across agricultural fields and successive hedgerows are common as a result of the relatively few trees, and consequently the urban edges of Hinckley, Burbage, Barwell and Earl Shilton are often starkly visible as a result of their elevated ridgeline location and the relatively open settlement edge....Distant views to the woodland skyline of....the church spire in Burbage add interest to views from the M69"*⁵⁰.
- 10.3 According to the LSA *"the M69 restricts intervisibility with the wider landscape"* which I substantiated through my Site survey conducted on the 4th March 2024 as this motorway infrastructure does limit visual interconnectivity between the Site and receptors south. The built form of the urban environment of Burbage and the conurbation reduces intervisibility from receptors in the north and west. Analysis of the ZTV is not described in detail in the LVIA.
- 10.4 Detailed visual assessment is recorded through Figure 6 'Viewpoint Photographs' and I agree with all the judgements presented at Year 1 and Year 15 in Table 9: 'Summary of Visual Effects'. Harm on the visual amenity has been demonstrated from the proposed development. It would be standard practice to assess Visual effects at Construction when impacts would be expected to be most obvious and adverse. Even with this absence, visual change of **Major Adversity** at Year 1 and 15 is predicted to *"immediate and local context"*⁵¹ such as VP3 – looking southeast from the PRoW between Burbage Fields Farm and Coventry Road; VP5 – looking east from the junction between the PRoW and Bullfurlong Lane; and VP6 – looking southeast from the PRoW just west of the Britannia Road Recreation Ground. Visual adversity can also be appreciated by receptors south of the M69 as presented by VPs 17 and 20.
- 10.5 The material changes predicted to the visual amenity as illustrated by VPs 1, 2, 3, 4, 5, 6, 17 and 20 demonstrates significant adversity although the Applicant considers visual effects are not considered to be significant overall; which although I agree with adversity being restricted to the Site and in the immediate context, and being imperceptible progressively as you progress away from the Site I feel this overall judgement undermines the severity of visual change. Coupled with the lack of assessment at Construction and no discussion regarding the appreciation of the Site and the change that would be anticipated from transient users of the M69.
- 10.6 The LVIA does not indicate a lighting strategy which I assume that the proposed development will elevate the light conditions to a similar level as the adjacent urban edge which will need clarity. This would therefore obliterate any darker conditions north of the M69 which could impact on nocturnal foraging/flight patterns of local fauna. I would request clarity on the lighting status.

⁴⁹ Figure 7: 'Landscape and Visual Analysis'; Pegasus; 24.03.2023.

⁵⁰ Item 5.108 'Landscape Sensitivity Assessment – the Sensitivity of Areas of Pressure'; LUC; 2017

⁵¹ Item 6.6; 'Landscape and Visual Impact Assessment – Land at Burbage Fields Farm, Burbage'; re: P22-2560; Pegasus; 21-11-2023

11.0 Assessment of Landscape and Visual Amenity Mitigation

- 11.1 The landscape and mitigation strategy as the ‘Illustrative Landscape Masterplan’⁵² needs to be consistent with the extant approval (21/00502/OUT) for the proposed housing development which makes up the southeast portion of the Site, immediate west of Workhouse Lane and adjacent to the M69 corridor. The proposed landscape strategy for 24/00083/HYB therefore needs to reflect the consented scheme.
- 11.2 It is understood the landscape proposals involve “*areas of public open space and attenuation areas, including a proposed play space; and new landscaping including a bund and new tree planting to help mitigate impacts, in conjunction with noise attenuation measures*”. From LVIA Item 4.14 and DAS⁵³ the design philosophy of the proposed development is interwoven with landscape character and visual amenity mitigation measures with the principles behind the landscape strategy aiming to:
- 11.2.1 “*Respond to existing landscape character in the local context and the surrounding landscape*”;
- 11.2.2 “*Retain and make best use of existing landscape elements and features where these can be retained across the Site*”;
- 11.2.3 “*Optimise protection and screening for visual amenity receptors (including the interface with the countryside to the west and south)*”; and
- 11.2.4 “*Avoid loss or damage to retained landscape elements and features, maintaining, and enhancing the existing green infrastructure framework*”.
- 11.3 The Applicant states that there is emphasis on GI threading through the proposed development.
- 11.4 As well as the design philosophy identified above embracing the NMDC, is a mitigation strategy to screen views, and abate noise which exceeds acceptability and as a consequence the Applicant proposes in particular for landscape and visual matters:
- 11.4.1 A continuous 5m bund across the southern boundary (M69) of the Site to act as an acoustic barrier.
- 11.4.2 Maximising the separation distance between source and receiver;
- 11.4.3 Using existing features to reduce noise propagation across the site;
- 11.5 As Section 8.2 above the SEOs from the host NCA94 ‘Leicestershire Vales’ have not been discussed in the LVIA and as NCA characteristics are prevalent at the Site reference should be made to key points of the SEOs to inform the proposed development and landscape strategy. In particular:
- 11.5.1 SEO1: “*Encouraging the use of traditional ‘Midlands-style’ hedge laying to manage hedgerows, improving their structure and biodiversity value and strengthening landscape character*”.
- 11.5.2 SEO3: “*Creating access to high-quality urban greenspace, linking with climate change adaptation, around the larger settlements on the edge of the National Character Area (NCA), in particular to the south of Leicester and the sub-regional centres of Hinckley and Market Harborough, and other locations that are under pressure for development*”.

⁵² Fig. 8 ‘Illustrative Masterplan’; Drawing no. P22-2560_EN_0007_C_001; Pegasus; 21/11/2023

⁵³ Section 3.5.1, ‘Design and Access Statement’; Pegasus Group; December 2023

- 11.5.3 SEO3: *“Creating natural links to the wider countryside to encourage the spread of species and thus enhance adaptation to climate change, in particular in the transportation and water corridors and alongside public rights of way such as the National Cycle Routes 6 and 63 and other local circular routes”.*
- 11.5.4 SEO3: *“Creating extensive new planting on the edges of residential and other development to mitigate visual impact, including realising the potential for growing energy crops, while avoiding sensitive sites.”*
- 11.5.5 SEO4: *“Extending links and creating new wildlife corridors with a varied structure and range of habitats, to minimise effects of climate change”.*
- 11.5.6 SEO4: *“Working with landowners and managers to maintain and enhance existing woods, coverts and spinneys and to plant new woods where appropriate”.*
- 11.6 The landscape strategies defined by LCA Sub Area F are identified under LVIA Item 3.50 and the Applicant confirms that these will be taken forward in the progression of the landscape strategy for 24/00083/HYB. The Applicant identifies *“Respect and enhance the essentially rural character of the landscape. Ensure any new and existing development is integrated into the landscape such as ensuring built form is orientated to provide broken rooflines and integrated with woodland copses.”* I do not feel this has been sufficiently addressed by the Applicant. Being located across the M69 from the Site I am also of the opinion that the Applicant should *“Consider the opportunity for using the historic parkland of the Burbage House estate as a framework for new green infrastructure links across the area and into nearby settlements”.* The Midlands-style’ hedge laying, also identified under NCA SEO1 to manage hedgerows should be adopted going forward alongside the recommendation of restoring hedgerow trees.
- 11.7 The guidance for any new development in LCA Sub Area F/Sensitivity Area 08 ‘Burbage South and East’ is:
- 11.7.1 *“Plan for successful integration of development in the landscape through sensitive design and siting, including use of appropriate materials and landscape mitigation to enhance sense of place”.*
- 11.7.2 *“Seek to retain historic field patterns where distinctive s-shaped or dog-leg boundaries remain”*
- 11.7.3 *“Retain the pattern of hedgerows and hedgerow trees and incorporate further buffer planting to major transport corridors and new development”.*
- 11.7.4 *“Promote opportunities to maintain and enhance the network of rights of way and consider opportunities to create and promote an integrated green infrastructure network around the Burbage, Hinckley, Barwell and Earl Shilton urban edge.”*
- 11.7.5 *“Protect localised areas that retain a natural character...”.*
- 11.8 Although there has been assessment on air pollutants generated from traffic within the proposed development once construction is complete, I am not alerted to assessment of the air quality generated from the M69 to potential receptors in the proposed development. Air pollution was predicted at construction to be a maximum of ‘**high risk**’⁵⁴ for dust nuisance and ‘**low risk**’ for human health. This is key to receptors at the accesses at Coventry Road and Workhouse Lane. Mitigation measures for dust control need to be adopted.

⁵⁴ Section 3.5.5, ‘Design and Access Statement’; Pegasus Group; December 2023

- 11.9 On review of the ‘Illustrative Landscape Masterplan’⁵⁵ (which forms the base of assessment with regards effects and mitigation in the LVIA) it appears to be current with the ‘Ecological Mitigation Strategy’⁵⁶ and ‘Tree Retention Plan’⁵⁷. It is noticeable (unless I am incorrectly interpreting the graphics) that the landscape proposals vary to those identified on PDP’s ‘Landscape Masterplan’⁵⁸ fundamentally the internal hedgerows have been removed in the latter, including the vegetation running northwest from Burbage Fields Farm. Therefore the LVIA and ‘Ecological Mitigation Strategy’ is based on a masterplan retaining more of the Site’s vegetation. The Applicant needs to indicate which masterplan is current for 24/00083/HYB so there is no ambiguity and the weight of assessment undertaken in the LVIA can be confirmed still to be correct. Without this clarity I am unable to verify if the predicted Overall Significant effects of **Moderate to Major Adversity** reducing to **Moderate Adverse** effects on the landscape baseline can be mitigated successfully. Removal of the internal hedgerows would be against the guidance for new development established for LCA Sub Area F as listed in Item 11.8 above.
- 11.10 On the basis of the ‘Illustrative Landscape Masterplan’ I agree the proposed massing of the development and landscape strategy is considered to reduce the adversity of landscape and visual effects. If 24/00083/HYB is consented, further refinement of the landscape masterplan needs to be undertaken to optimise the development’s assimilation into the setting and conform with guidance of LCA Sub Area F to “*Plan for successful integration of development in the landscape through sensitive design and siting in keeping with the characteristics of the LCA*”. The existing hedgerows are a baseline asset of the Site and nuance the agricultural heritage. Referring to PDP’s ‘Landscape Masterplan’ it appears the majority of hedgerows are proposed to be removed which as well as eroding this identified characteristic of the agricultural setting, I perceive as potentially harming the GI and BNG potential of the proposed development. Established hedgerows provide corridors and refuge for fauna, birds and invertebrate and if the hedgerow, where fragmented was extended through the Site this would form the base of dividing the Site into land use typologies and promoting character and sense of place linking back to the Site’s heritage. Extending the lines of hedgerows to the bund planting proposed along the M69 corridor and connecting to the biodiversity areas at Britannia Road Recreation Ground would promote GI, as well as the development working within the existing rural framework. New hedgerows proposed appear in the open space allocated adjacent to the M69 in organic sweeps, which are well designed but have no reflection of the Site’s prevailing character. The ‘UK Biodiversity Action Priority Habitats Descriptions’ indicate that hedgerows are more than 20m long so this needs to be achieved to be defined as such. Copses and Spinneys are a characteristic of the LCA and should be considered within the masterplan, alongside proposed tree planting. I welcome through Section 5.8.5 ‘Landscape Design and Microclimate’ that trees are to be strategically placed to mitigate against impact of the north colder winds. 24/00083/HYB therefore has been designed with arcs of tree planting to be self sheltering to minimise the “*wind chill effect*” and potential heat loss from dwellings. Although I applaud the design philosophy behind this strategy with curving forms mimicking the proposed arcs of hedgerow, the placement of trees does not reflect the presiding landscape character. The tree allocation should be enhanced if feasible and I would recommend in organic groupings and single trees but not regularly spaced as this is against the grain of the LCA. I would also recommend extending the swathe of existing planting east of the proposed most northern attenuation pond to Burbage Fields Recreation Ground. To mitigate airborne pollutants from the M69 and act as noise attenuation I would recommend optimising the potential for tree planting in the open space in the southern extents of the Site.
- 11.11 Various attenuation basins have been designed to mimic the predicted flood patterns generated, stretching as features in an arch from northwest to southeast (close to the M69). As well as benefitting biodiversity, I welcome inclusion of water bodies as a landscape feature which I assume will be ephemeral. I would welcome inclusion of scrapes and swales within the open space dividing the northern housing from the central housing proposed within 24/00083/HYB and continuing the blue infrastructure.

⁵⁵ Fig. 8 ‘Illustrative Masterplan’; Drawing no. P22-2560_EN_0007_C_001; Pegasus; 21/11/2023

⁵⁶ ‘Ecological Mitigation Strategy – Land South of Burbage’; FCPR; Jan’24

⁵⁷ Drawing no. 9685-T-14 ‘Tree Retention Plan’; FPCR.

⁵⁸ ‘Landscape Masterplan; Sheet 1 of 2 and 2 of 2’; PDP;

- 11.12 Although there is no cross reference in the LVIA to the ‘Ecological Mitigation Strategy’⁵⁹ this indicates more detail regarding the landscape strategy, including hedge enhancement and⁶⁰ management as ‘A’ profiles; species, habitat creation, typologies. Species rich hedgerows appear to just be allocated to part of the western boundary. Hedgerows are also identified to be native with trees and I would recommend species rich to be endorsed further across the Site.
- 11.13 If 24/00083/HYB is consented, then a Landscape and Ecological Management Plan (LEMP) will be critical pre-commencement and deliverable for the statutory 30 years. The development of a LEMP would inform an ecologically based long term maintenance and management strategy of the Site, to enable the planting the best possible chance to thrive including monitoring the health of stock and ensuring management procedures.
- 11.14 The LVIA does not discuss tree planting in detail but a variety of stock sizes to create impact and succession of canopies should be incorporated with relevant species containerised rather than bare root which HBBC’s Tree Officer can advise on. Ensure all tree planting considers the long-term vision of the management of the proposed development and that Arbo cells are included to provide effective below ground growing conditions if they sit in areas of hard standing. Specification, stock sizes and densities of all planting will be recommended to be conditioned.
- 11.15 The Applicant will need to identify measures of top and sub soil stripping, storage, and replacement during the process of construction.

12.0 Assessment of Cumulative Effects on the Landscape and Visual Baseline

- 12.1 The LVIA has not explored other planning applications within the vicinity of the Site and an assessment of likely cumulative effects when considered in conjunction with other proposed development of the same type or different function has not been undertaken. If this was an EIA compliant project the absence of cumulative assessment would be deemed to contradict the requirements of the EIA Regulations. To understand the wider perception of potential change to Burbage’s settlement edge it is my opinion that assessment should have been undertaken of the proposed development in conjunction with the new housing development at Lutterworth Road and the commercial warehousing (Amazon) south of the M69; which potentially in conjunction with 24/00083/HYB would further accentuate the growth of urban Burbage and undermine any appreciation of the agricultural setting that is a characteristic attribute provoking a sense of place.

13.0 Summary and Conclusion

- 13.1 The Applicant has ambitions that the ‘Illustrative Landscape Masterplan’ will reduce the adversity of landscape and visual effects which are received predominantly from the Site itself and at the boundaries, to enable acceptability of Burbage’s “*emerging settlement edge*”. Combined with the limited visibility and overall perception of the Site from across the wider landscape the Applicant believes potential adverse effects will be minimised. Even with the successful establishment of mitigation **Major Significant Adverse** visual effects will still be experienced even 15 years after construction so harm on the visual amenity will permanently be a consequence. **Moderate to Major Adverse** Landscape effects will result on the Site itself and the host LCA Sub Area F.
- 13.2 In general, although there is information absent, I am in agreement with the Applicant’s assessment of landscape and visual effects for 24/00083/HYB and that significant adverse effects are likely to result on the landscape baseline and visual change which cannot be acceptably mitigated. Although I am of the opinion that the Site forms the agricultural setting of Burbage sharing characteristics with the host LCA Sub Area F: ‘Burbage Rolling Fields Farmland’

⁵⁹ ‘Ecological Mitigation Strategy – Land South of Burbage’; FCPR; Jan’24

⁶⁰ Figure 1 ‘Habitat Mitigation’; FCPR

and is a valued green field buffer between Burbage and the M69, it is not designated 'Green Wedge' and therefore does not have significant effect in accordance with the Applicant's methodology in the context of landscape character. If the proposed development is consented it must be recognised that it would erode the setting of Burbage and extend the built edge to the M69 which could be perceived as cumulatively extending urbanisation of the conurbation far further southeast as would visually and perceptually be connected with the commercial warehousing (Amazon).

- 13.3 Clarity is required on whether the 'Illustrative Landscape Masterplan' which formed the base for the LVIA has been superseded by PDP's 'Landscape Masterplan' which indicates less retention of the hedgerows and therefore impacts on the gravity of the landscape and visual assessment.

DECISION

- 13.4 On the basis of the material accompanying planning application reference 24/00083/HYB and adversity of predicted change identified through the LVIA I **DO NOT APPROVE** the proposed development at Burbage Fields Farm for landscape and visual matters.
- 13.5 If the presiding Planning Officer does approve 24/00083/HYB the delivery of the following conditions should apply:

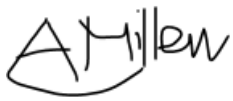
Recommendations of Pre-commencement Conditions:

- 13.6 A full and detailed landscape strategy retaining the internal hedgerow structure demonstrating policy and guidance has driven the design rationale behind the proposed development and embraced recommendations from the LCA Sub Area F: 'Burbage Rolling Fields Farmland'. A landscape and GI strategy should be formulated serving to mitigate adversity and optimising the BNG potential. A safe inclusive environment which also makes space for women/girls and promotes natural surveillance.
- 13.7 Enhance tree planting in organic groupings, single trees and within hedgerows. Include different sized stock and promote the diversity of canopies. Extend the swathe of existing planting east of the proposed most northern attenuation pond to Burbage Fields Recreation Ground. To mitigate airborne pollutants from the M69 and noise attenuation optimise the potential for tree planting in the open space in the southern extents of the Site.
- 13.8 Include scrapes and swales within the open space dividing the northern and central housing parcels to enhance the blue infrastructure strategy.
- 13.9 Identify measures of top and sub soil stripping, storage, and replacement during the process of construction.
- 13.10 Any proposed planting scheme shall involve the detailing and specification of the size of stock, numbers, density, protection, staking and support, Bio-Security measures, provenance of source and incorporate nature-based design and BNG potential as a principle and be a) appropriate for the location and the mitigation measures required, b) enhances landscape character, visual amenity and biodiversity, and c) is fully specified in line with BS8545:2014 Trees: From nursery to independence in the landscape. Hedgerows to be the characteristic 'Midland-style'. Details must be consistent with recommendations from HBBC's Wildlife, Ecologist and Tree Officers and evolve through optimising the BNG potential.
- 13.11 LEMP – to ensure the vision behind the mitigation strategy goes hand in hand with the optimisation of BNG. It is statutory requirement that this has a duration of 30years. The Site has high potential to provide significant measurable BNG. Designing a Net Gain for biodiversity needs to factor in external factors such as climate resilience and biosecurity. The LEMP and maintenance schedule should include specification to the detail (including seed/wildflower species, cultivation, establishment and management) and of appropriate duration (minimum 30years) to enable the vision of the mitigation strategy to be realised, supporting planting with the best possible chance to thrive including monitoring the health of stock and ensuring management procedures such as all tree ties and supporting stakes are removed appropriately so not to hinder growth. Planting establishment must be reviewed regularly and all stock replacements through death, theft or lack of vigour are undertaken as recorded and not just at the close of the aftercare period. Include for the removal and replacement of failed trees/hedgerow planting or take of grass/meadow.
- 13.12 CEMP - to understand the effects of the temporary intermittent nature of construction vehicles; access and the control of construction; security lighting; control of dust; protection of trees and Site features; as well as other matters.
- 13.13 Boundary/ internal fencing/walling/railings – detail, colour, specification, sustainable credentials. Include a minimum 5m buffer strip between any Site boundary and internal public fencing to be provided to enable an access corridor for wildlife; and to facilitate maintenance. Specification to enable the fencing to visually assimilate into the landscape setting and support recommendations by HBBC's Ecologist in terms of mammal routes.
- 13.14 Surfacing materials - detail, colour, specification, sustainable credentials.
- 13.15 Lighting - detail, colour, specification, sustainable credentials.

Recommendations of Time determined Conditions:

- 13.16 Reiterations of the LEMP and maintenance schedule are required if the landscape strategy changes potentially at decommissioning.
- 13.17 Any hedgerows and trees at the Site or to the immediate boundary of the Site need to be protected in accordance with British Standard BS5837:2012 Trees in relation to design, demolition and construction - Recommendations, through the adoption of a Tree Protection Plan and Arboricultural Method Statement.

For and on Behalf of Red Kite Network Limited



Annie Millen CMLI

Principal Landscape Architect

Footnotes

The following acronyms have been used:

- | | |
|----|---|
| 1 | LVIA - Landscape and Visual Impact Assessment |
| 2 | ZTV - Zone of Theoretical Visibility |
| 3 | LCA - Landscape Character Area |
| 4 | DPD - Development Plan Documents |
| 6 | CS - Core Strategy |
| 7 | HBBC - Hinckley and Bosworth Borough Council |
| 8 | HS - 'Extended Phase 1 Habitat Survey' |
| 9 | IRZ - Impact Risk Zone |
| 10 | POS - Public Open Space |
| 11 | LAP - Local Areas for Play |
| 12 | LEAP - Local Equipped Area for Play |
| 13 | SEO - Statement of Environmental Opportunities |
| 14 | NCA - National Character Area |
| 15 | GI - Green Infrastructure |
| 16 | NCA - National Character Area |
| 17 | LAP - Local Area of Play |
| 18 | POS - Public Open Space |
| 19 | SUDs - Sustainable Urban Drainage Strategy |
| 20 | LPA - Local Planning Authority |
| 21 | NPPF - National Planning Policy Framework |
| 22 | DAS - Design Access Statement |
| 23 | FAA - Federal Aviation Administration (USA) |
| 24 | SAC - Special Area of Conservation |
| 25 | SSSI - Site of Special Scientific Interest |
| 26 | RLB - Red Line Boundary |
| 27 | OMG - Open Mosaic Habitat |
| 28 | ONG - Other Neutral Grassland |
| 29 | CEMP - Construction Environmental Management Plan |
| 30 | LEMP - Landscape and Ecological Management Plan |

END

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