

File Note

Land off Station Road, Market Bosworth

Ref: 24/01079/OUT

Sender

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Recipient(s)

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Project Number

13360

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Users / Community of Station Road

Baseline Description

Users of Station Road will predominantly consist of motorists, cyclists and pedestrians.

Views for users travelling east will mainly encompass the relatively wide station road bound by hedgerows containing mature hedgerow trees to the north, and maintained boundary hedgerows to the south. This view will be experienced once over the brow of the heritage railway bridge. Prior to this point, views are contained by the urban built form, or the undulation of the railway bridge. For users travelling east, they will experience views across pastoral fields containing parkland trees to the north and a mix of suburban mid 20th Century housing and light industrial units to the south. The wooded hilltop is a focal feature in views and screens the remainder of the settlement of Market Bosworth, and is a key part of Important View 1 as noted in Market Bosworth Neighbourhood Plan Policy CE3: Important Views and Vistas.

For users travelling west, they will experience expansive views across the pastoral fields towards north and north west Leicestershire for approximately 200m from the most elevated point of Station Road once exiting the urban core, and in Proximity to the junction with Godsons Hill. This is a key consideration of Important Vista 11. Once the user passes the semi-detached properties set back from Station Road to the south, the visual connection with north and north west Leicestershire is lost.

These are transient receptors experiencing views sequentially.

Nature of Visual Receptor: Sensitivity (Susceptibility and Value)

Users of Station Road are considered to have a **medium** susceptibility to change as whilst some may be pedestrian and recreational, with some consideration of the surrounding landscape, this is alongside road users and cyclists whose focus is on the direction of travel. The views are designated as part of the Neighbourhood Plan and are therefore valued at a **Local** Level.

Magnitude of effect: Scale, Geographic Extent, Duration and Reversibility (Construction)

There will be some relative proximity views of the proposed development, although the majority of the development will be set back from Station Road, and therefore the nearest point of visual connection is to the West of the Site. Nevertheless, the proposed development will introduce construction activity and partially built structures into a greenfield landscape, and therefore

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the scale of change will be **medium-large**. This will be experienced over a **small** geographic extent (approximately 430m of the road has visibility towards the proposed development and views are filtered but not screened by existing vegetation). The change will be experienced over a **short** term and will be **partially reversible** as construction works will cease, but the built form will be permanent.

Overall Level of Effect at Construction

Overall, the level of effect at construction is considered to be **moderate-major**.

Magnitude of effect: Scale, Geographic Extent, Duration and Reversibility (Operation)

At Year 1, the proposed development will be visible in a number of sequential views between and through existing vegetation for users travelling in both an easterly and westerly direction. It is likely that the built form will obscure all views towards Kyngs Golf Club. The scale of change will be **large**. This will be experienced over a **medium** geographic extent (approximately 430m of the road has visibility towards the proposed development and views are filtered but not screened by existing vegetation). The change will be experienced over a **long** term and **not reversible**.

Overall Level of Effect at Operation

At Year 1, the overall level of effect will be **moderate-major**. This will reduce to **moderate** at Year 15 once vegetation within the Site has matured, and the proposed development will be more assimilated into the surrounding landscape. In some views from the east looking west, the proposed development will be viewed within the context of the existing residential development at Pippistrelle Drive. It is not believed that the proposed development will obscure views towards North and North West Leicestershire for users travelling east, and will maintain visual connection with the wooded hilltop on the urban fringe of Market Bosworth for users travelling west.

The Local Community at Station Road

Baseline Description

The local community at Station Road consists of approximately 10 mid-20th Century properties fronting station Road and the corner of Godson Hill which have direct views across the site.

Nature of Visual Receptor: Sensitivity (Susceptibility and Value)

The local community at Station Road are considered to have a **high** susceptibility to change as views contribute to the landscape setting enjoyed by residents. The views are designated as part of the Neighbourhood Plan and are therefore valued at a **Local** Level

Magnitude of effect: Scale, Geographic Extent, Duration and Reversibility (Construction)

There will be some relative proximity views of the proposed development, although the majority of the development will be set back from Station Road (approximately 50m), particularly near existing residential properties. Nevertheless, the proposed development will introduce construction activity and partially built structures into a greenfield landscape, and therefore the scale of change will be **medium-large**. This will be experienced over a **small** geographic extent (approximately 10 houses within the local community). The change will be experienced over a **short** term and will be **partially reversible** as construction works will cease, but the built form will be permanent.

Overall Level of Effect at Construction

Overall, the level of effect at construction is considered to be **moderate-major**.

Magnitude of effect: Scale, Geographic Extent, Duration and Reversibility (Operation)

At Year 1, the proposed development will be visible through existing vegetation for the local community along Station Road. It is likely that the built form will obscure all views towards Kyngs Golf Club, but unlikely that the proposed development will obscure views towards north and north west Leicestershire. The scale of change will be **large** due to the introduction of new built form in a predominantly rural location, obscuring views towards the wooded tree belt screening Kyngs Golf Club House. This change

will be experienced over a **small** geographic extent (approximately 10 houses) and views are filtered but not screened by existing vegetation. The change will be experienced over a **long** term and **not reversible**.

Overall Level of Effect at Operation

At Year 1, the overall level of effect will be **moderate-major**. This will reduce to **moderate** at Year 15 once vegetation within the Site has matured. It is not believed that the proposed development will obscure views towards North and North West Leicestershire for residents within the more elevated section of Godsons Hill and Station Road. For users looking towards the proposed development at a less elevated level near the proposed access, there is no visual connection with North Leicestershire at this point.