

Landscape & Visual Impact Assessment Addendum

**Land North of Barlestone Road, Newbold Verdon,
Leicestershire**

On behalf of David Wilson Homes (East Midlands)

Date: 21/03/2025 | Pegasus Ref: P22-3085

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Document Management.

Version	Date	Author	Checked/ Approved by:	Reason for revision
V3	21.03.2025	JE	JE	Minor amendments

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1. Introduction

- 1.1. Pegasus Group were appointed by David Wilson Homes (East Midlands) to prepare a Landscape & Visual Impact Assessment¹ (hereafter referred to as the LVIA) in support of a planning application for residential development on land north of Barlestone Road, Newbold Verdon, Leicestershire.
- 1.2. The site falls within the local authority area of Hinckley and Bosworth Borough Council (HBBC) for administration purposes and is located immediately outside the settlement boundary of Newbold Verdon in Leicestershire, and therefore within 'Countryside'.
- 1.3. The landscape and visual effects set out in the LVIA were considered in relation to the proposals set out in the submitted planning application drawings and Design and Access Statement (DAS).
- 1.4. For clarity this Note should be read with the aforementioned documents and plans. The DAS submitted with the planning application provides further details on the proposed development in relation to built development and green / blue infrastructure parameters as well as access.
- 1.5. Since submission of the planning application there have been various responses and comments raised by consultees and other parties and the submitted assessment work has been further reviewed and 'tested'. In the context of the landscape and visual assessment, comments received from Hinckley and Bosworth Borough Council (HBBC), and a review of the LVIA undertaken by the Council's Appointed Landscape Consultant (Node) have been considered. For ease of reference Node's comments are included at Appendix 1.
- 1.6. In response to the comments received amendments have been made to the submitted plans – which influence the potential impacts and effects of the proposal

¹ Landscape and Visual Impact Assessment – Land North Of Barlestone Road, Newbold Verdon, Leicestershire – 15th October 2024

in respect of landscape and visual matters. Further to the proposed amendments a meeting was held with HBBC and Node on Monday, 3rd March 2025. Subsequently the assessment judgements set out in the LVIA have been further reviewed. For ease of reference the updated Indicative Masterplan (Drawing Ref. P22-3085_DE_013_R_01) and Indicative Landscape Strategy Plan (drawing Ref. P22-3085_EN_017F) are included at Appendix 2.

Approach

- 1.7. This LVIA addendum addresses the following matters arising, including:
- 1) Node's Review of the LVIA and Landscape Proposals in connection with
 - a. Landscape and Visual Effects
 - b. Illustrative masterplan layout and open space provision
 - 2) Viewpoint 5 – as identified within the draft Newbold Verdon Neighbourhood plan
 - 3) Road frontage hedgerow and trees within proposed access visibility splays.
 - 4) Scheme amendments including:
 - a. Mitigation for Viewpoints 13 and 14 – east of the Site
 - b. MUGA Provision
 - c. Remodelled SuDS and residential layout to the northwest of the site
 - 5) Potentially raising of ground levels within parts of the cemetery area of up to 1.4m – due to ground conditions

2. The LVIA and Landscape Proposals

- 2.1. In response to the review carried out by Node the following points are noted with regard to Landscape and Visual Effects.
- 2.2. Node largely concurs with the findings of the LVIA that the landscape effects on the wider landscape character area will be minor adverse / negligible.
- 2.3. Node agrees that in relation to landscape effects on the site itself the magnitude of change is high and that proposals will have major effects upon the character of the site itself.
- 2.4. Node notes that the landscaping buffers – although greater to the north – are minimal on the eastern edge of the site and considers that though the effects on landscape character will slightly reduce as planting establishes, they are likely to be major/moderate adverse by year 15 compared with moderate adverse as set out within the LVIA.
- 2.5. Node agrees with the overall landscape visual impacts as set out in the LVIA for viewpoints 6, 7, 8, 9, 10, 11, 12, 16, 17, 18, 19, 20, 21, and 22 and notes that for viewpoints 19, 20, 21, 22 impacts would be major adverse as set out in the LVIA. Node goes on to note that by year 15 impacts for 19, 20, 21, 22 would be major/moderate adverse as residential development will still be visible above the hedgerow and despite mitigation planting.
- 2.6. Pegasus acknowledges that development will still be visible but disagrees with this assessment and considers that although – by year 15 – the proposals would be experienced at close range, the routes will be augmented with new native tree and hedgerow planting providing attractive green corridors with built development set back beyond significant areas of green infrastructure including natural green space and extensive tree and shrub planting. Adverse impacts on views from the routes – arising from the proposed built development – will be ameliorated by the new planting and habitat proposals within the landscaped corridors. Whilst the nature of the views will inevitably change, as a result of the proposed development, the

intervening landscaping will lessen the resulting visual effects and increasingly so as this matures in the medium and longer terms. Furthermore, PRow users would benefit from new public access to areas of open space around the existing routes and in the wider site. Consequently, it is considered that, despite a high magnitude of change, year 15 effects for these views would not all be adverse and would be reduced to moderate adverse.

- 2.7. Node note that the proposals will have an impact on the Important Viewpoint 5 as identified within the draft Newbold Verdon Neighbourhood Plan as it will change what is currently an open view of an agricultural field to one of residential development and mitigation planting.
- 2.8. It should be noted that the current version of the Newbold Verdon Neighbourhood Plan (NP) is only a draft NP which has not been examined and should be given no weight in any event. Nevertheless, Pegasus note that Figure 17 of the Draft Newbold Verdon Neighbourhood Plan identifies 'Important Views', see extract 1 below. Viewpoint 5 is of most relevance to the site and the proposed residential development. Policy ENV 6: Safeguarding Important Views states that *"Proposals which would have an unacceptably detrimental impact on these views and vistas will not be supported."*

Extract 3: 'Important Views' shown on Figure 17 of the Draft Newbold Verdon Neighbourhood Plan



- 2.10. Viewpoint 5 is described as looking “north from Harry’s Lane and north edge of Newbold Verdon toward Newbold Heath.” It is noted as defining “separation between Newbold Verdon and Newbold Heath.” It is understood that Harry’s Lane is the lane that runs north south through the centre of the site. A photograph is included in the Plan that represents the view from Viewpoint 5. A similar photograph representing the same viewpoint was taken (with a 50mm fixed lens) during field assessment, see Photograph A below. Photograph A was taken from the northern end of ‘Harry’s Lane’, not from the location of Viewpoint 5 shown on Extract 3 above.

Photograph A: View northwest and north from the northern end of 'Harry's Lane', which runs through the centre of the site. Newbold Heath is partly visible to the northwest.



- 2.12. The proposed residential development would not impact on this view as the view location is north of the site.

Road frontage hedgerow and trees within proposed access visibility splays.

- 2.13. In addition to Node's comments the planning case officer raised some queries about the extent of the Barlestone Road hedgerow, which is proposed to be retained, given the extent of the proposed access visibility splays, and whether 2 Category B trees within the visibility splays could be retained.
- 2.14. In response to these queries, it can be confirmed that the 2 Category B trees shown on the plan within the visibility splays can be retained and, where hedgerow losses are to occur along the Barlestone Road frontage, these will be compensated for with new lengths of native hedgerow planting set back behind the splays. To clarify the extent of retention and loss, together with the extent of new planting, two additional

drawings, based on the Indicative Landscape Strategy Plan have been prepared (Drawing Refs. P22-3085_EN_O17_O1 and P22-3085_EN_O17_O2) and are included at Appendix 3.

3. Updates to the proposed development

3.1. Following submission of the application, consultation with Node, the planning case officer and others has resulted in a number of amendments to the proposed development.

3.2. The proposed amendments include:

- Further mitigation for Viewpoints 13 and 14 – east of the Site. The landscape buffer to the eastern boundary has been increased to up to 15m in width and strengthened to include retention and enhancement of the existing hedgerow together with increased tree and shrub planting;
- The inclusion of a half size MUGA and relocation of the equipped play space within the layout;
- Relocation of SuDS to the northwest of the site and remodelling of the residential layout.
- Amendments to the road frontage hedgerow proposals in light of losses resulting from the access visibility splays.

3.3. Following these amendments, an updated Indicative Masterplan (Drawing Ref. P22-3085_DE_O13_R_O1) and Indicative Landscape Strategy Plan (drawing Ref. P22-3085_EN_O17F) have been prepared and are included at Appendix 2.

4. Raising of site levels to accommodate the cemetery

4.1. Following the updates to the layout it has been confirmed that ground levels within parts of the proposed cemetery area will potentially need to be raised to ensure that graves would not be dug straight into the groundwater. It is understood that not all of the ground will need to be raised and the degree of level raising would be between 0.54 and 1.4m – increasing in thickness towards the north of the site due to the shallower groundwater in this area. In considering the worst-case scenario, whilst

this would result in noticeable topographical changes within this part of the site, the level changes would be relatively modest giving rise to a medium magnitude of change locally. With a low sensitivity and a medium magnitude of change, the overall effect on the site topography would remain at minor adverse – as assessed within the submitted LVIA.

5. Conclusion

- 5.1. In response to comments received from HBBC and Node the proposed development includes a revised landscape framework that has been updated to provide effective mitigation for the potential effects of the proposed development. To conclude, despite the inevitable adverse effects of built development upon the local landscape character and on a limited number of visual receptors within or overlooking the site, it is considered that there would be no unacceptable adverse effects that should preclude the sensitively designed proposed development in landscape and visual terms.
- 5.2. Subsequent care and attention to the detailed design, implementation and subsequent management of the landscape and associated green infrastructure proposals will be important to ensure that the likely effects are further minimised wherever possible and the identified opportunities for enhancement are maximised.



Appendix 1: NODE Review of LVIA and landscape proposals



CLIENT: Hinckley and Bosworth Council
SITE: Land off Barlestone Road, Newbold Verdon
PURPOSE: Review of LVIA and landscape proposals
DATE: 30th January 2025

Introduction

Hinckley and Bosworth Council originally commissioned Node in October 2023 to undertake an independent review of a masterplan and landscape appraisal for a site to the north of Barlestone Road, Newbold Verdon, received as part of a pre application submission for a proposed strategic residential development by David Wilson Homes (East Midlands).

In January 2025 Node were commissioned to review the submitted LVIA and landscape proposals as part of an outline application.

Node is an urban design, landscape, and heritage practice, which is registered with the Landscape Institute (LI) and the Institute for Historic Building Conservation (IHBC), together with holding ISO9001 (quality management) and ISO14001 (environmental management) accreditation. Our experience includes acting as external advisers for several local authorities and undertaking national research projects. We also work on behalf of landowners, developers and house builders creating masterplans and undertaking landscape and visual impact assessments across the country. As such, we are well versed in the requirements relating to the assessment of landscape, and visual impacts of proposed developments.

This review has been undertaken by Nigel Wakefield, managing director of Node. Nigel Wakefield is a landscape architect, planner, and urban designer with over 30 years of experience. Nigel is a national Built Environment Expert for Design Council and has regularly represented local authorities and applicants as expert witness in matters relating to design, landscape planning, open space and Green Belt issues.

Landscape Review

The following landscape review has considered

- i) Landscape Visual Impact Appraisal – October 2024
- ii) Indicative framework masterplan P22-3085_DE_13_M
- iii) Open space landscape strategy plan



Landscape Visual Impact Assessment

The landscape visual assessment review considers the following

- Assessment approach and methodology
- Landscape effects, value and character
- Landscape visual impacts

Assessment approach and methodology

Having reviewed the assessment approach and methodology I am happy with the assessment methodology, and it appears generally consistent with GLVIA 3.

Landscape effects, value and character

The LVIA identifies the correct National Landscape Character Area NCA 71: Leicestershire and South Derbyshire Coalfield and that the site is within the northern part of Landscape Character Area (LCA) D Newbold and Desford Rolling Farmland.

Effects on wider Landscape Character Area

The conclusions on effect on the wider LCA are as follows:

Para 5.23

'Beyond the site, all of the key characteristics would remain and the character across the wider LCA would be unaffected by the proposals resulting in a **low magnitude** of change locally within the character area and a negligible effect with increasing distance from the site resulting in subsequent **negligible or minor adverse effect**.'

I generally agree with this assessment, **minor adverse effects** will be noticeable in closer proximity to the site but agree the further from the site these effects will be negligible.



Landscape Value

An assessment has been made of the criteria as set out in 5.1 GLVIA in relation to Landscape Value. The overall conclusions in LVIA are set out as follows:

Para 5.40

‘There are no landscape designations, for that reason, the site falls at the lower spectrum of the landscape value continuum, representing an area of pleasant but unremarkable settlement edge landscape. Salient factors include the abundance of public access, intact hedgerows, small enclosures and a number of mature trees and some scenic qualities in the northwest part of the site. These elements are characteristic of the local area, and in fair condition, thus, having appraised the above factors, it is considered that the site and the immediate landscape is of **medium landscape value**.’

I would agree with this **medium** assessment of landscape value.

Effects on landscape character of site

The conclusions of the effects on landscape character of the site are set out as follows:

Para 5.47

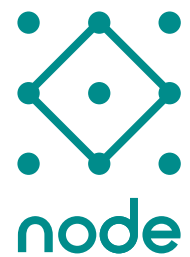
‘On balance, the **magnitude of change is assessed as high**, and when combined with a **medium sensitivity** translates into **major effects** upon the character of the site itself. With the establishment of the soft landscape buffers to the site perimeters this will be reduced to **moderate adverse** over time.’

I would agree that that the **magnitude of change is high** and that proposals will have **major effects** upon the character of the site itself. The soft landscaping buffers although greater to the north is minimal on the eastern edge of the site and in my view the effects on landscape character although will slightly reduce as planting establishes it is likely to be **major/moderate adverse** by year 15.

Landscape Visual Impacts

The table below provides a summary assessment from the LVIA of sensitivity, magnitude and landscape visual impacts at year 1 and year 15 from 22 viewpoints:

Viewpoint	Sensitivity	Magnitude	Year 1	Year 15
1	Medium	High	Major Adverse	Moderate Adverse
2	Medium/ high sensitivity	Medium	Moderate Adverse	Moderate Adverse
3	Medium/ high sensitivity	Low/ Negligible	Minor Adverse	Negligible
4	Medium/ high sensitivity	Medium/ high	Major/ Moderate Adverse	Moderate Adverse
5	Medium/ high sensitivity	Medium	Major/ Moderate Adverse	Moderate Adverse
6	High sensitivity	Negligible	Negligible	Negligible
7	High sensitivity	Negligible	Negligible	Negligible
8	High sensitivity	Low	Moderate Adverse	Minor Adverse
9	High sensitivity	Low	Moderate Adverse	Minor Adverse
10	Medium Sensitivity	Medium	Moderate Adverse	Minor Adverse
11	Medium Sensitivity	Low	Minor Adverse	Minor Adverse
12	Medium Sensitivity	Medium	Moderate Adverse	Minor Adverse
13	Medium/ high sensitivity	Medium	Major/ Moderate Adverse	Moderate Adverse
14	Medium/ high sensitivity	Medium	Major/ Moderate Adverse	Moderate Adverse
15	Medium Sensitivity	Medium	Moderate Adverse	Moderate Adverse
16	Medium Sensitivity	Low	Minor Adverse	Negligible
17	Medium Sensitivity	Negligible	Negligible	Negligible
18	High Sensitivity	Medium	Major Adverse	Moderate Adverse
19	Medium/ high sensitivity	High	Major Adverse	Not specified
20	Medium/ high sensitivity	High	Major Adverse	Not specified
21	Medium/ high sensitivity	High	Major Adverse	Not specified
22	Medium/ high sensitivity	High	Major Adverse	Not specified



As can be seen from the table proposals will have **major adverse** and **major and moderate adverse** landscape impacts particular in year 1 from viewpoints 1, 4, 5, 13, 14, 18, 19, 20, 21, 22. The table goes onto identify moderate adverse landscape impacts in year 15 for viewpoints 1, 2, 4, 5, 13, 14, 15, 18.

The table also shows for viewpoints 19, 20, 21, 22 that impacts for year 15 are not specifically identified. A commentary just says mitigation planting will mitigate the level of change to a large degree and increasingly so over time as the proposal mature. It would be good understand if this is determined as still **major adverse**, **major/ moderate adverse** or **moderate adverse**.

Node Landscape Visual Assessment Comments

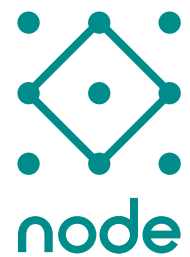
Having reviewed the LVIA and the viewpoint assessments my comments are as follows:

The viewpoint locations have now considered additional viewpoints suggested as part of pre application landscape advice including two additional viewpoints on the PROW that cuts diagonally through the site which is good to see. The LVIA Assessment.

I agree with the overall landscape visual impacts as set out in the LVIA for viewpoints 6, 7, 8, 9, 10, 11, 12, 16, 17, 18, 19, 20, 21, 22

However, for viewpoints 19, 20, 21, 22 my assessment of Year 1 impacts is **major adverse** as set out in the LVIA. My assessment of year 15 impacts for 19, 20, 21, 22 is **major/ moderate adverse** as residential development will still be visible above the hedgerow and despite mitigation planting. The proposal will change your appreciation of the public right of way from an open agricultural view to that of planting with residential development either side of the PROW with a road crossing the public right of way changing its character at this point.

In relation to viewpoints 13, 14, I agree with the year 1 impacts of **major/ moderate adverse** but disagree that the mitigation proposed will be enough to reduce to **moderate adverse** effects by year 15. Additional buffer planting on the eastern edge would help to reduce visual impacts. This could be done either within the site or as a landscape buffer to the east of the existing red line to minimise visual impacts from the public right of way to the east of the site.



In relation to viewpoint 15, the sensitivity should be **medium / high sensitivity** as pedestrians and residential properties are representative of this viewpoint. I agree with medium magnitude of change. My view on landscape visual impacts in year 1 are **major/ moderate adverse** reducing to **moderate adverse** by year 15

Illustrative masterplan layout and open space provision

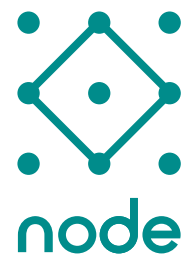
My comments on the overall masterplan layout, open space provision and landscape proposals are as follows:

- i) The layout creates a series of secure perimeter blocks overlooking open space provision and buffer planting
- ii) The retention of majority of hedgerows apart from access location is good to see.
- iii) The layout provides a good landscape buffer to the north of the site.
- iv) The buffer planting to the east of the site is weak.
- v) Despite creating a green corridor down the public right of way that cuts diagonally across the site residential development will still be visible and the road that cuts across the PRow will affect its character
- vi) The north south lane/ public right of way passing through the middle of the site has limited buffer planting and residential is still likely to be visible along this route.
- vii) The creation of new triangular landscape spaces and additional tree planting is positive.

Conclusion

Having review the LVIA and landscape drawings my conclusions are as follows:

- 1) I generally agree with the LVIA that the landscape effects on the wider landscape character area will by **minor adverse / negligible**
- 2) I would agree that that in relation to landscape effects on the site itself the magnitude **of change is high** and that proposals will have **major effects** upon the character of the site itself. The soft landscaping buffers although greater to the north is minimal on the eastern edge of the site and in my view the effects on landscape character although will slightly reduce as planting establishes it is likely to be **major/ moderate adverse** by year 15 compared with **moderate adverse** as set out within the LVIA
- 3) It must be noted from a morphological perspective Newbold Verdon as a settlement is generally contained currently to the south of the B582 with a couple of dwellings and farmhouses to the north so will be a change in morphological pattern of the village.



- 4) I agree with the overall landscape visual impacts as set out in the LVIA for viewpoints 6, 7, 8, 9 10, 11, 12, 16, 17, 18, 19, 20, 21, 22
- 5) However, for viewpoints 19, 20, 21, 22 my assessment of Year 1 impacts is **major adverse** as set out in the LVIA. My assessment of year 15 impacts for 19, 20, 21, 22 is **major/ moderate adverse** as residential development will still be visible above the hedgerow and despite mitigation planting. The proposal will change your appreciation of the public right of way from an open agricultural view to that of planting with residential development either side of the PROW with a road crossing the public right of way changing its character at this point.
- 6) Proposals will have an impact on the Important Viewpoint 5 as identified within the draft Newbold Verdon Neighbourhood plan as it will change what is currently an open view of agricultural field to one of residential development and mitigation planting.
- 7) In relation to viewpoints 13, 14, I agree with the year 1 impacts of **major/ moderate adverse** but disagree that the mitigation proposed will be enough to reduce to **moderate adverse** effects by year 15. Additional buffer planting on the eastern edge would help to reduce visual impacts. This could be done either within the site or as a landscape buffer to the east of the existing red line to minimise visual impacts from the public right of way to the east of the site.
- 8) In relation to viewpoint 15, the sensitivity should be **medium / high sensitivity** as pedestrians and residential properties are representative of this viewpoint. I agree with medium magnitude of change. My view on landscape visual impacts in year 1 are **major/ moderate adverse** reducing to **moderate adverse** by year 15
- 9) The buffer planting to the east of the site is weak and the buffer to the north south public right of way could be strengthened.

Overall **major/ moderate adverse** landscape and visual impacts are limited on the site itself and in close proximity to the site from public rights of way. Impacts on the wider landscape are generally **minor/ moderate adverse** or **negligible**.



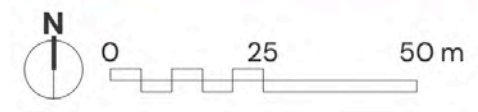
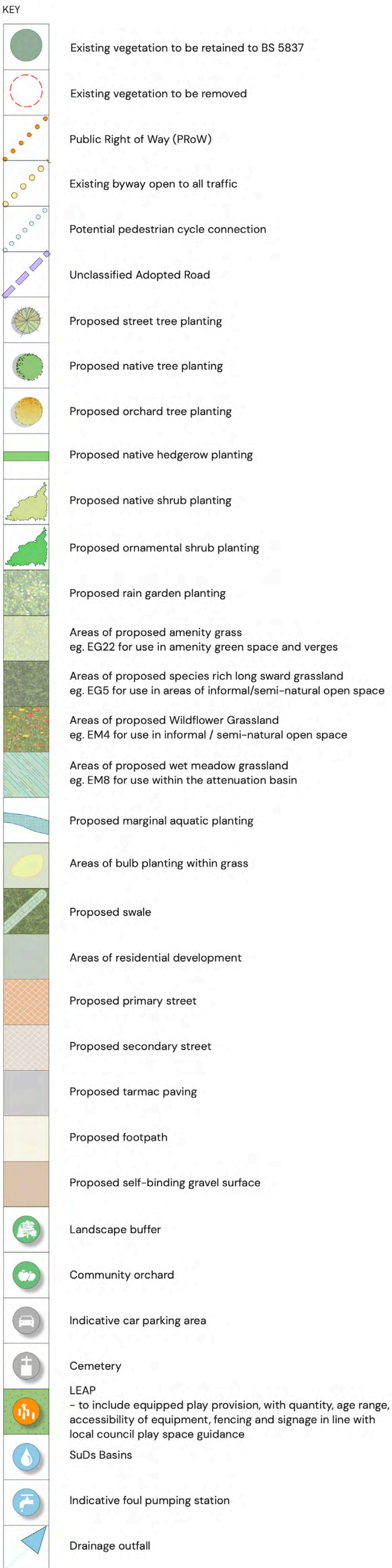


Appendix 2: Updated Indicative Masterplan (Drawing Ref. P22-3085_DE_013_R_01) and Indicative Landscape Strategy Plan (drawing Ref. P22-3085_EN_017F)



- KEY**
- SITE BOUNDARY
 - INDICATIVE PUBLIC OPEN SPACE
 - RETAINED EXISTING VEGETATION
 - INDICATIVE PROPOSED TREES AND PLANTING
 - INDICATIVE BUILT FORM
 - CORRECTED VIEWPOINT 5 (DRAFT REGULATION 16 NEIGHBOURHOOD PLAN)
 - INDICATIVE SWALES
 - EXISTING BYWAY OPEN TO ALL TRAFFIC
 - UNCLASSIFIED ADOPTED ROAD
 - EXISTING FOOTPATH
 - POTENTIAL PEDESTRIAN CYCLE CONNECTION
 - RETAINED VEHICULAR ACCESS ROUTE TO EQUESTRIAN CENTRE/ PROPOSED ACCESS TO CEMETERY
 - PROPOSED PEDESTRIAN ACCESS POINT
 - RETAINED PROW ACCESS POINTS
 - PRIMARY VEHICULAR ACCESS POINT
 - EXISTING BARLESTONE ROAD CROSSING POINTS
 - NEW BARLESTONE ROAD CROSSING POINTS
 - INDICATIVE FOUL PUMPING STATION
 - AGRICULTURAL ACCESS
 - PRIVATE DRIVE ACCESS TO (EXISTING) WILLOWBROOK COTTAGE
 - DRAINAGE OUTFALL

BARLESTONE ROAD, NEWBOLD VERDON – INDICATIVE MASTERPLAN



BARLESTONE ROAD, NEWBOLD VERDON - LANDSCAPE STRATEGY PLAN

| PEGASUSGROUP.CO.UK | TEAM/DRAWN BY: VK | APPROVED BY: JE / RVF | DATE: 20/03/2025 | SCALE: 1:1250@A1 | DRWG: P22-3085_EN_017F | CLIENT: DAVID WILSON HOMES |





Appendix 3: Access Inset Drawings (Drawing Refs. P22-3085_EN_017_01 and P22-3085_EN_017_02)

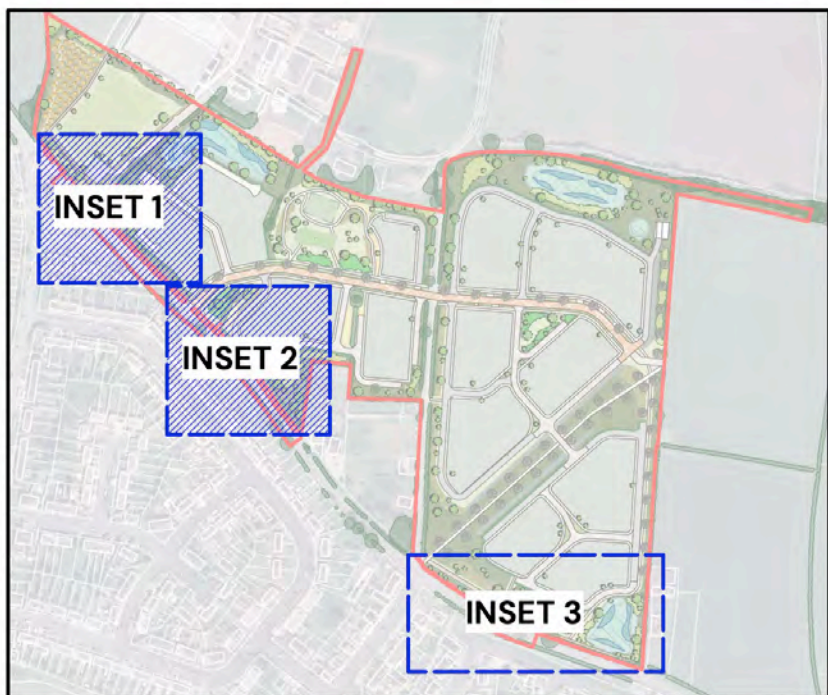
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INSET 1



INSET 2



SITE LOCATION PLAN (NTS)

KEY

- Existing vegetation to be retained to BS 5837
- Existing vegetation to be removed
- Visibility splay
- Pedestrian visibility splay
- Proposed native tree planting
- Proposed native hedgerow planting
- Proposed native shrub planting
- Proposed ornamental shrub planting
- Areas of proposed amenity grass
eg. EG22 for use in amenity green space and verges
- Areas of proposed species rich long sward grassland
eg. EG5 for use in areas of informal/semi-natural open space
- Areas of proposed Wildflower Grassland
eg. EM4 for use in informal / semi-natural open space

Note:
- Based upon Landscape Strategy Plan P22-3085_EN_15F.
- Visibility splay based upon drawing no. 2483_08_020_02,
2483_08_020_03 & 2483_08_020_07.

20/03/2025	-	FIRST ISSUE
DATE	NO	REVISION NOTE



ACCESS INSET

BARLESTONE ROAD, NEWBOLD VERDON

CLIENT
DAVID WILSON HOMES

DATE	SCALE	TEAM	APPRVD
20/03/2025	1:500@A2	VK	JE / RVF

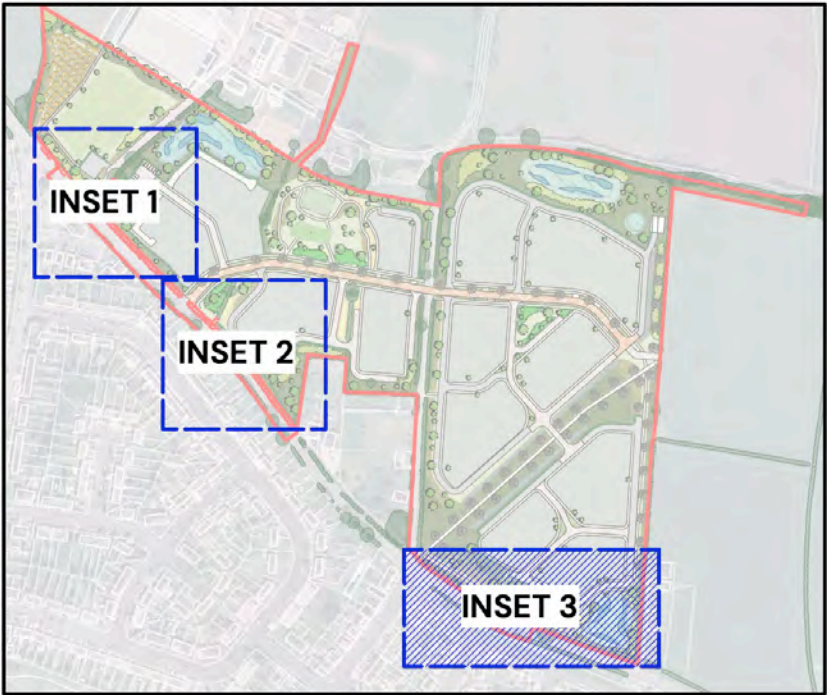
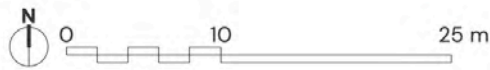
DRAWING NUMBER

P22-3085_EN_017_01

PEGASUS
GROUP



INSET 3



SITE LOCATION PLAN (NTS)

KEY

- Existing vegetation to be retained to BS 5837
- Existing vegetation to be removed
- Visibility splay
- Pedestrian visibility splay
- Proposed native tree planting
- Proposed native hedgerow planting
- Proposed native shrub planting
- Proposed ornamental shrub planting
- Areas of proposed amenity grass
eg. EG22 for use in amenity green space and verges
- Areas of proposed species rich long sward grassland
eg. EG5 for use in areas of informal/semi-natural open space
- Areas of proposed Wildflower Grassland
eg. EM4 for use in informal / semi-natural open space

Note:
- Based upon Landscape Strategy Plan P22-3085_EN_15F.
- Visibility splay based upon drawing no. 2483_08_020_02, 2483_08_020_03 & 2483_08_020_07.

20/03/2025	-	FIRST ISSUE
DATE	NO	REVISION NOTE

ACCESS INSET

BARLESTONE ROAD, NEWBOLD VERDON

CLIENT
DAVID WILSON HOMES

DATE	SCALE	TEAM	APPRVD
20/03/2025	1:500@A2	VK	JE / RVF

DRAWING NUMBER

P22-3085_EN_017_02

Town & Country Planning Act 1990 (as amended)
Planning and Compulsory Purchase Act 2004

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