

PROPOSED RESIDENTIAL DEVELOPMENT
LAND OFF STATION ROAD
BAGWORTH
LEICESTERSHIRE

Landscape & Visual Impact Assessment

COPYRIGHT

**The copyright of this document
remains with Aspect Landscape Planning Ltd.**

**The contents of this document
therefore must not be copied or
reproduced in whole or in part
for any purpose without the
written consent of**

Aspect Landscape Planning Ltd.

Aspect Landscape Planning Ltd
Hardwick Business Park
Noral Way
Banbury
Oxfordshire
OX16 2AF

t 01295 276066

f 01295 265072

e info@aspect-landscape.com

w www.aspect-landscape.com

REVISION	DATE	WRITTEN	CHECKED
001	08.10.2025	AJ	--

CONTENTS

1	INTRODUCTION	1
2	LANDSCAPE-RELATED POLICY BACKGROUND	3
3	BASELINE ASSESSMENT	12
4	DESCRIPTION OF THE PROPOSALS	33
5	ASSESSMENT OF EFFECTS	35
6	SUMMARY AND CONCLUSIONS	46

PLANS

ASPECT PLAN ASP1	SITE LOCATION PLAN
ASPECT PLAN ASP2	SITE AND SETTING PLAN
ASPECT PLAN ASP3	DESIGNATION PLAN
ASPECT PLAN ASP4	TOPOGRAPHY PLAN
ASPECT PLAN ASP5	ZONE OF THEORETICAL VISIBILITY (ZTV)
ASPECT PLAN ASP6	LANDSCAPE STRATEGY PLAN

APPENDICES

APPENDIX 1	ASPECT LANDSCAPE & VISUAL IMPACT METHODOLOGY
APPENDIX 2	VISUAL ASSESSMENT
APPENDIX 3	EXTRACT FROM LCA B: CHARNWOOD FRINGE

1. INTRODUCTION

- 1.1. Aspect Landscape Planning Ltd has been appointed by Cartwright Homes to undertake a Landscape and Visual Impact Assessment (LVIA) seeking “*full planning permission for the erection of 46 dwellings, formation of access, associated landscaping and attenuation pond*” (hereafter referred to as ‘the Proposed Development’), on land off Station Road, Bagworth (hereafter referred to as ‘the Site’).
- 1.2. The location and context of the Site are illustrated on Plans **ASP1** Site Location Plan and **ASP2** Site and Setting Plan.
- 1.3. A detailed appraisal of the surrounding study area has been undertaken using Ordnance Survey data, historical map data, local policy and published character assessments. This has informed the on-site field analysis to identify key viewpoints, analyse the landscape character and visual environment of the local area, and determine the extent and significance of any potential landscape and visual effects.
- 1.4. The assessment of effects has been derived from guidance provided within GLVIA3 (Guidelines for Landscape and Visual Impact Assessment 3rd Edition) published by the Landscape Institute and the Institute of Environmental Management and Assessment in April 2013. The methodology is contained within Appendix 1.
- 1.5. The LVIA will take the following format:
 - Review of landscape-related policy – national and local policy context reviewed with any designations identified (Section 2);
 - Baseline assessment – review of the existing landscape character and visual environment (Section 3);
 - Description of the proposals – introducing the proposed development and the associated landscape proposals and associated mitigation (Section 4);
 - Assessment of effects – using an established methodology based on the guidance of GLVIA3, the potential effects of the proposals upon the existing landscape character and visual environment will be assessed (Section 5);
 - Conclusions will be drawn (Section 6).

- 1.6. This assessment should be read alongside the other supporting material which accompanies this application.

2. LANDSCAPE-RELATED POLICY

- 2.1. The Site comprises two rectilinear fields of managed grassland on the settlement edge of Bagworth, in the northeastern extents of Hinckley and Bosworth Borough Council, and as such is covered by the policies of the adopted Hinckley and Bosworth Local Plan 2006 to 2026.
- 2.2. Neither the Site nor its immediate setting are identified as being covered by any national or local qualitative landscape designations, although the Site and immediate setting comprise part of the National Forest.

National Policy

National Planning Policy Framework (December 2024)

- 2.3. The revised National Planning Policy Framework (NPPF) was published in December 2024. The document sets out the Government's planning policies for England and how these are expected to be applied and is a material consideration in planning decisions. The document places an emphasis on the promotion of sustainable growth whilst also protecting the environment.
- 2.4. **Paragraph 7** states that: ***"The purpose of the planning system is to contribute to the achievement of sustainable development."***
- 2.5. **Paragraph 8** states that: ***"Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (...)"*** including ***"an environmental objective – to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy."***
- 2.6. **Paragraph 11** states that: ***"Plans and decisions should apply a presumption in favour of sustainable development."***

For plan-making this means that:

- a) all plans should promote a sustainable pattern of development that seeks to: meet the development needs of their area; align growth and***

infrastructure; improve the environment; mitigate climate change (including by making effective use of land in urban areas) and adapt to its effects;

b) strategic plans should, as a minimum, provide for objectively assessed needs for housing and other uses, as well as any needs that cannot be met within neighbouring areas, unless:

i. the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for restricting the overall scale, type, or distribution of development in the plan area; or

ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

For decision-taking this means:

c) approving development proposals that accord with an up-to-date development plan without delay; or

d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:

i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or

ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination.”

2.7. Design is dealt with in Chapter 12 which sets out the objectives for achieving “well-designed places”. Paragraph 135 states that: “**Planning policies and decisions should ensure that developments:**

a) Will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;

- b) Are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;***
- c) Are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);***
- 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;***
- e) Optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and***
- f) Create spaces that are safe, inclusive and accessible and which promote health and wellbeing with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.”***

2.8. Chapter 15 deals with the conservation and enhancement of the natural environment. In particular paragraph 187, which states that: ***“Planning policies and decisions should contribute to and enhance the natural and local environment by:***

- a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);***
- b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;***
- c) maintaining the character of the undeveloped coast, while improving public access to it where appropriate;***
- d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures, and incorporating features which support priority or threatened species such as swifts, bats and hedgehogs;***
- e) preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable***

levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans; and

- f) remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.”***

Planning Practice Guidance (PPG)

- 2.9. Those categories within the PPG that are of relevance to landscape and visual matters in relation to the Site are set out below.

Design: Process and Tools

- 2.10. The PPG states that well-designed places can be achieved by taking a pro-active and collaborative approach at all stages of the planning process. The guidance sets out processes and tools that can be used through the planning system. The guidance is to be read alongside the National Design Guide.

National Design Guide

- 2.11. The importance of design is a key focus within the guide as is the local and wider context and character of the site.

Green Infrastructure

- 2.12. The PPG highlights the multifaceted benefits delivered through Green Infrastructure and recognises how it can be used to reinforce and enhance local landscape character and contribute to a sense of place.

Landscape

- 2.13. Finally, the PPG refers to the PPF and the recognition of the intrinsic character and beauty of the countryside and the provision of strategic policies to provide the conservation and enhancement of landscapes. Adverse landscape impacts are to be avoided, and mitigation measures employed where necessary.
- 2.14. Landscape Character Assessment is a process used to explain the type and characteristics of landscape in an area. Natural England has used Landscape Character Assessment to identify 159 National Character Areas in England which provide a national level database. Landscape Character Assessment carried out at

a county or district / borough level may provide a more appropriate scale for assessing the likely landscape and visual impacts of individual proposals.

- 2.15. The NPPF and PPG have been of material consideration as part of Aspect's assessment of the Site and its setting, and the proposals shall take on board the overall framework guidance and principles contained within the NPPF.

Local Planning Policy

Hinckley and Bosworth Local Plan 2006 to 2026

- 2.16. The Site lies on the northern edge of the village of Bagworth and is covered by the policies of the Hinckley and Bosworth Local Plan 2006 to 2026. The Local Plan is comprised of the Hinckley and Bosworth Borough Council Local Development Framework Core Strategy DPD (adopted December 2009), the Site Allocation and Development Management Policies DPD (adopted July 2016), and adopted Supplementary Planning Documents.

Hinckley and Bosworth Local Development Framework Core Strategy DPD (adopted December 2009)

- 2.17. The Core Strategy DPD provided the over-arching strategy and long-term vision for Hinckley and Bosworth to 2026. The following policies are considered relevant to this application in landscape and visual terms:

- Policy 7: Key Rural Centres
- Policy 10: Key Rural Centres within the National Forest
- Policy 19: Green Space and Play Provision
- Policy 20: Green Infrastructure
- Policy 21: National Forest

Site Allocations and Development Management Policies DPD (adopted July 2016)

- 2.18. The Site Allocations and Development Management Policies Document (DPD) allocates land to deliver the development requirements outlined in the Core Strategy and also includes development management policies which apply across the borough and which will be used when determining planning applications.

- 2.19. While the Site is not allocated for residential development, some development management policies contained within the DPD are considered relevant to this application in landscape and visual terms and these are listed below:

- Policy DM4: Safeguarding the Countryside and Settlement Separation
- Policy DM6: Enhancement of Biodiversity and Geological Interest

- Policy DM11: Protecting and Enhancing the Historic Environment
- Policy DM12: Heritage Assets

Neighbourhood Plan Policy

Emerging Bagworth, Thornton & Stanton-under-Bardon Neighbourhood Plan 2023-2039 (Reg 16 Version, Sep 2024)

- 2.20. While not currently adopted planning policy, the emerging Bagworth, Thornton & Stanton-under-Bardon Neighbourhood Plan is a community-led planning document which concentrates on the potential use and development of land in Bagworth. The Regulation 16 Version of the Neighbourhood Plan has been submitted and was published for consultation in March and April 2025. As the Neighbourhood Plan is at an advanced stage of adoption, it is deemed to carry some weight in planning terms.
- 2.21. The following draft policies have been identified as being of some relevance to the Site and receiving landscape:
- Policy H1: Settlement Boundary
 - Policy H5: Design Standards
 - Policy ENV2: Sites of Natural Environmental Significance
 - Policy ENV3: Biodiversity Protection and Enhancement
 - Policy ENV4: Local Heritage Assets
 - Policy ENV5: Protection of Sites of Historic Environmental Significance
 - Policy ENV8: Important Views

Supplementary Planning Documents

The Good Design Guide SPD (2020)

- 2.22. The Good Design Guide SPD aspires to “*substantially raise design quality in Hinckley and Bosworth Borough whilst ensuring that the local identity and heritage of the Borough is preserved and enhanced.*” The Good Design Guide provides accessible, clear guidance which encourages high quality design at both a borough-wide, strategic urban planning level, while also providing place-specific understanding and principles which reflect the Borough’s local identity.
- 2.23. The Good Design Guide includes a series of design objectives for development in and associated with Bagworth which is listed below:
- *Retain significant views out to the rural setting of the village.*
 - *Avoid further generic modern domestic forms, considering the local rural and industrial vernacular, exploring measures such as varied orientation to reintroduce a rural feel.*
 - *Protect the landscaped setting of Bagworth New Wood and other National Forest sites, avoiding built encroachment.*
 - *Facilitate connections between the village and important green infrastructure, including Bagworth New Wood.*
 - *As this settlement falls within the National Forest, development should meet the general design principles of the National Forest.*

Strategic Housing and Economic Land Availability Assessment (SHELAA) 2022

- 2.24. The 2022 SHELAA is the most recent assessment of land availability in the Hinckley and Bosworth Borough. The Assessment identifies the Site as part of two parcels, namely Parcel AS16 (Land west of Station Road, including 339 Station Road, Bagworth), and Parcel AS1027 (Land to the rear of the former Maynards Arms, Bagworth).

Appendix 3 – Housing Site Assessment Summary

Site Ref	Address / Location	Settlement	Site Size (Ha)	Site Size (Ha) in HBB C	Developable Area (Ha)	Number of Dwellings	Suitability	Availability	Achievability	Overall Assessment	Timeframe
AS16	Land west of Station Road, including 339 Station Road, Bagworth	Bagworth	0.53	0.53	0.49	15	Yes	Yes	Yes	Developable	6-10 years
AS3	Land to the rear and side of Laurel House (The Silk Forest), Main Street, Bagworth	Bagworth	0.43	0.43	0.4	7	Yes	Yes	Yes	Deliverable	0-5 years
AS1	Land adjacent 78 Main Street, Bagworth	Bagworth	0.80	0.8	0.74	10	Yes	Yes	Yes	Developable	6-10 years
AS1027	Land to the rear of former Maynard Arms, Bagworth	Bagworth	1.79	1.79	1.65	50	Yes	Yes	Yes	Developable	6-10 years

Plate 1: Extract from Appendix 3 of 2022 SHELAA

- 2.25. Overall, the Site is assessed as being suitable, available and achievable for combined development of up to 65 dwellings, deliverable within a 6 to 10 year timescale.

3. BASELINE ASSESSMENT

- 3.1. The Site itself is comprised of two distinct rectilinear parcels of grazing / pastoral farmland, on the northern edge of Bagworth, accessed from Station Road to the immediate east.
- 3.2. The smaller northern parcel is a small field of managed grassland, which is enclosed on two sides by residential properties associated with Station Road, an open frontage onto Station Road to the east, and a hedgerow and plantation woodland to the west. Landscape features within this parcel are limited to the boundary hedgerow to the west, and linear tree planting along the Station Road frontage to the east. The northern parcel is approximately 0.35ha.
- 3.3. The larger southern parcel comprises a medium sized field of grazing / pastoral land enclosed to the south, west and north by plantation woodland, and to the east by properties associated with Station Road. There are no internal landscape features of any note associated with this parcel. The landform falls from west to east, and the southern parcel comprises approximately 1.65ha.
- 3.4. The immediate and localised setting of the Site displays a highly enclosed character as a result of the topography and settlement edge context, with a localised ridge passing through the southern section of the Site. To the east and south, the developed context associated with Station Road and an early 21st century development off Jackson Road provides the Site with high levels of enclosure, while to the west and north, plantation woodland associated with the National Forest, provides the Site with high levels of visual enclosure. The National Forest initiative has resulted in high volumes of tree planting in the localised and wider landscape since 2000 and ensures that the Site is only glimpsed from specific elevated points to the west.
- 3.5. Within the wider landscape to the west and north, similar landscape features continue, with large scale plantation woodland covering much of the landscape, interspersed with arable farmland and isolated farmsteads, while the southern edge of Coalville to the north exhibits high levels of industrial and commercial development.

- 3.6. The location and setting of the Site are illustrated on **ASP1** – Site Location Plan, **ASP2** – Site and Setting Plan.

Public Rights of Way (PRoWs)

- 3.7. While the Site is not publicly accessible, and is not crossed by any PRoW, a well-connected network of PRoWs is established within wider landscape setting. These footpaths include:

- PRoW Q99 – Footpath from Willistown to Stanton-under-Bardon Road
- PRoW R120 – Footpath from Park Lane, Bagworth to PRoW Q99
- PRoW R68 – Footpath from Station Terrace, Bagworth to PRoW R120
- PRoW Q85 – Footpath from Battram Road, Battram to Station Road, Bagworth
- PRoW R67 – Bridleway from Barlestone Road, Bagworth to Bagworth Road, Nailstone

- 3.8. The existing PRoW network is illustrated on **ASP2** – Site and Setting Plan.

Designations

- 3.9. The Site and immediate setting are not washed over by any qualitative landscape or ecological designations at a national or local level, with the closest being the Cliff Hill Quarry SSSI, over 3km northeast of the Site, and considered to have no physical or visual link with the Site itself.
- 3.10. There are a small number of heritage assets within the 3km study area, including the Grade II listed Bagworth Park Farmhouse [1074113], Bagworth War Memorial [1464881] and Pickering Grane Farmhouse [1074369]. The Site is not considered to have a physical or visual link with any statutory or non-statutory heritage assets and does not comprise part of a designed or historic landscape.
- 3.11. The Site lies within the National Forest.
- 3.12. The various designations in the wider setting are illustrated on **ASP3** – Designations Plan.

Topography

- 3.13. The topography associated with the Site itself is typical of the receiving landscape and settlement pattern associated with Bagworth. The landform gently slopes from northeast to southwest, with the highest point close to the northern boundary at approximately 156m AOD, falling to approximately 148m AOD towards the southern corner. This is generally typical of the receiving landscape, where linear development along Station Road remains between 155m and 145m AOD, while beyond Bagworth, land falls southwest towards the former Nailstone Colliery, while higher points in the wider landscape include to the south of the former Bagworth Colliery to the west of the historic village centre of Bagworth, offering elevated views across the northern extents of the village. Within the wider landscape, landform gently rises towards Stanton-under-Bardon.
- 3.14. The history of coal mining in the area is well documented and an important feature associated with Bagworth, which has had an effect upon the natural topography associated with the wider landscape. Further detail is available on **ASP4** Topography Plan.

Cultural and Settlement Pattern

- 3.15. Historic OS mapping data illustrates the extent to which the localised setting has undergone change, partly as a result of settlement expansion (refer to **Figure 3.1** below), and partly through the extensive tree planting led by the National Forest, which has transformed the landscape surrounding Bagworth since 2000. This has resulted in a more verdant character associated with the localised and wider landscape following the closure of the Collieries which previously defined the area.
- 3.16. Historically, the village core of Bagworth was focused on the confluence of Main Street, Barlestone Road and Station Road, approximately 1.45km south of the Site. Bagworth Colliery opened in 1828 between the historic village core and the Site, which resulted in the linear expansion of the village northwards along Station Road. During the inter-war period, this expansion continued along Station Road, resulting in a long, linear settlement focused along Station Road. Following the closure of Bagworth Colliery in 1991, redevelopment of the colliery site for residential use of approximately 300 properties was approved in the early 2000s, incorporating a nucleated design in contrast to the historic linear expansion of the village.

- 3.17. Beyond the village edge, the landscape was predominantly in arable farmland use, which while still prevalent within the receiving landscape, has been partly lost for the establishment of woodland.

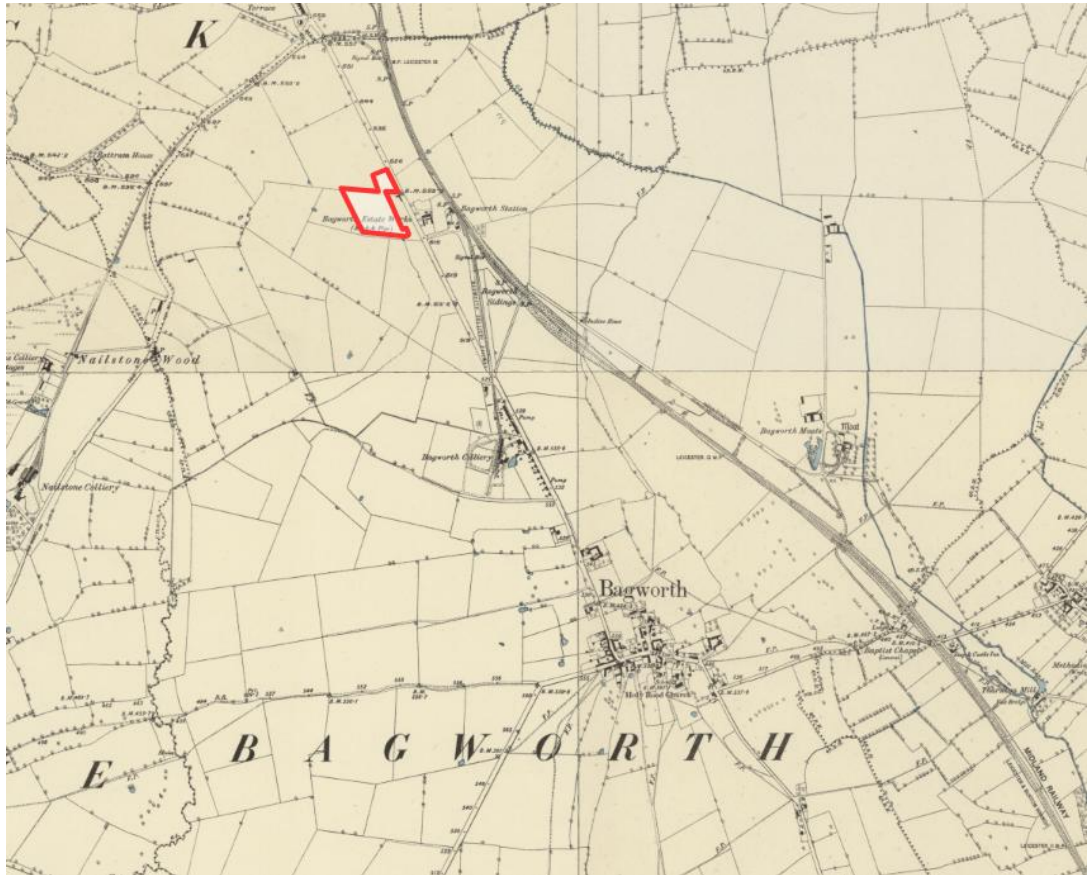


Figure 3.1: Extract of OS Six Inch, 1830s-1880s (county layers) Map accessed via the National Library of Scotland interactive website (Available at:

<https://maps.nls.uk/geo/explore>).

Site indicated by the red line.

National Landscape Character

- 3.18. At national level, Natural England have produced a countrywide Landscape Character Assessment known as the National Character Area Profiles (2014), which identifies broadly homogeneous zones that can be categorised in terms of quality and character resulting in the National Character Areas (NCAs). The Site is identified as being situated in the south-eastern of **NCA 71 'Leicestershire and South Derbyshire Coalfield'**.
- 3.19. The NCA 71 landscape “[...] consists of a plateau with unrestricted views of shallow valleys and gentle ridges that become less pronounced in the south due to a layer of glacial till. To the east the land rises steeply, affording views of the Charnwood NCA. Ancient woodland straddles part of the boundary in the north, where the land falls away affording views of the wooded rolling landscape of the Melbourne Parklands NCA. The River Mease SSSI and SAC forms part of the boundary with the Mease/Sence Lowlands NCA in the south-west and the Leicestershire Vales NCA forms a less visually defined border in the south... The area has a developing woodland character that is heavily influenced by the regeneration initiative of The National Forest that covers the majority of the NCA and which aims to link the remnant ancient forest landscapes of Melbourne Parklands NCA in the north with those of Charnwood NCA in the east and Needwood and South Derbyshire Claylands NCA in the west... The NCA has good road and air connections. The north-south A22, A444, A447 and M1, and East Midlands Airport, are nearby in the east and north respectively... The Ivanhoe Way and the Leicestershire Round – a 100-mile circular walk around the county of Leicestershire – and the multi-use recreational routes associated with The National Forest offer a wide network of trails and footpaths.”
- 3.20. Regarding NCA 71 'Leicestershire and South Derbyshire Coalfield', it is considered that this landscape and its associated characteristics are too broad to apply at a site-specific level and that the character of this landscape would likely be unaffected by a development of the scale proposed, on the edge of an established settlement. As such, NCA 71 is scoped out of the assessment.

Regional Landscape Character

Leicester, Leicestershire and Rutland Landscape and Woodland Strategy (February 2001)

- 3.21. At regional level, Leicestershire County Council prepared a Landscape Character Assessment resulting in the 'Leicester, Leicestershire and Rutland Landscape and Woodland Strategy', which are now considered to be somewhat outdated. The guidelines identify 18 broadly homogenous Landscape Character Areas (LCAs) across the region, and provides a series of guidelines for conserving and enhancing these distinctive landscapes.
- 3.22. The Site is identified as being located within **LCA: The Coalfield**, described as “[...] *an area of gently undulating landform, dominated by mixed farmland and the past and present effects of coal mining and clay extraction... The Coalfield character area is distinguished by a denser settlement pattern than almost any other part of Leicestershire. Large former mining villages characterised by 19th century terraced housing following the main road lines. Roadside groups of cottages are also characteristic...*”
- 3.23. The ‘distinctive features’ of this LCA are listed below, with those considered relevant to the Site and Immediate Setting **highlighted**:
- ***Gently undulating landform***
 - *Effects of past and present coal and clay working*
 - ***Relatively dense settlement pattern of former mining towns and villages***
 - ***Mixed farmland with generally low woodland cover***
 - ***Most of area within the National Forest***
 - *Distinctive landscape character around Coleorton*

Issues

- *Further loss of trees and hedges*
- *Poor hedgerow management*
- *Open character of much of the area means that most new development is conspicuous*
- *Lack of or poor quality restoration of mineral workings*

- 3.24. Regarding LCA: The Coalfield, Aspect considers that this landscape and its associated characteristics are similarly too broad to apply to the Site, and are not necessarily representative of the receiving landscape having been published over 20 years ago. The character of this landscape is likely to remain unaffected by the Proposed Development given its size and surrounding settlement edge context. It is also considered that there is more recent landscape guidance published at a Borough level which is more appropriate when assessing a development of the size and scale proposed. LCA: The Coalfield has been assessed further in Section 5.

Borough Landscape Character

Hinckley and Bosworth Borough Landscape Character Assessment (LUC, September 2017)

- 3.25. At borough level, this document, prepared by Land Use Consultants (LUC) in 2017, builds upon work undertaken at a national level (Natural England) and regional level (Leicester, Leicestershire and Rutland Landscape and Woodland Strategy). The assessment identifies 6 distinct Landscape Character Types (LCTs), which are subdivided into 10 more nuanced, broadly homogenous Landscape Character Areas (LCAs).
- 3.26. The assessment identifies the Site as lying within the Settled Forest Hills LCT, and more specifically within LCA B: Charnwood Fringe Settled Rolling Hills. The key characteristics of LCA B are provided below, with those considered relevant to the Site and its setting highlighted in **bold**:
- ***“Gently undulating landform with small plateaus on higher ground and rising to the adjacent Charnwood Forest area to the east.***
 - ***Contrast between areas which are visually open and enclosed depending on the elevation of the landscape and the presence of woodlands and vegetation.***
 - ***Large scale irregular field pattern of mainly arable and some pasture, with small fields around settlements. Fields enclosed by hedgerows with scattered trees.***
 - *Industrial heritage of quarrying and mining resulting in areas of restored land.*
 - ***Part of the National Forest and Charnwood Forest with areas of new woodland plantations associated with former industrial areas.***
 - ***Dispersed pattern of former mining villages following a linear pattern on ridgetops, either located close to a colliery or providing housing for mine workers. Good public access and footpath network throughout, especially within National Forest area.***
 - *Predominantly rural landscape with arable and rough set-aside, influenced by industrial / urban features such as masts, poles and pylons.”*
- 3.27. A series of Key Sensitivities and Values are included within the LCA, which are outlined below:

- *Woodlands, copses and individual trees are important as areas of connective habitats such as hedgerows and river corridors which link to the nearby woodlands of the National Forest. They are also important for their recreational value for local communities.*
- *Rural character and the dispersed villages where the landscape away from the settlements is characterised by dark skies at night and a sense of tranquillity.*
- *Recreational value of the restored mining sites including Bagworth Heath Woods Country Park as well as the value for leisure and access provided by the network of footpaths and bridleways including the Leicestershire Round.*
- *Thornton Reservoir which provides a popular recreational facility on the edge of Thornton village.*
- *The historic and cultural associations with mining in the area related to the former pits.*
- *The historic character of the landscape evident in the presence of Scheduled Monuments and the pattern of irregular fields of piecemeal enclosure and the small irregular fields surrounding settlements. Hedgerow boundaries and mature trees reinforce this character which also provides visual interest and biodiversity value.*
- *Semi-improved grasslands and lowland meadow habitats which are particularly valued in the area due to the relative scarcity of biodiversity assets as a result of intensive farming regimes.*

3.28. Furthermore, the LCA contains a series of Landscape Strategies (listed below) which have been accounted for during the design development phase:

- *“Support the vision of the National Forest Strategy – to unify the forest area by planting native and mixed species woodland – as well as for areas beyond the National Forest boundary, encouraging, connecting and enhancing habitats such as hedgerows, tree planting, farm woodlands and lowland meadows.*
- *Conserve and enhance the historic core of village settlements and ensure extensions are well integrated within this wooded landscape.*
- *Restore typical zones of woodland types from alder, crack willow, hazel and grey willow in valleys, to oak/birch woodland on higher slopes; developing and managing transitional scrub communities between woodland and adjoining habitats.*

- *The siting and design of new development should complement the existing settlement pattern. New developments, extensions or alterations should be of appropriate materials, scale, massing and location within their plot to the rural context of the area. Removal of traditional building features such as crown chimney pots and boundary walls of brick, stone, metal railing and timber fences should be avoided.*
- *Conserve the historic features of the landscape including industrial heritage of mining villages, railways.”*

3.29. The Hinckley & Bosworth Borough Landscape Character Assessment also identifies 14 Urban Character Areas (UCAs) which describes the urban and townscape character of the 14 principal settlements within the borough. While the Site is identified as lying within ‘open countryside’ from a policy perspective, the Site lies adjacent to the northern edge of the identified development boundary UCA 12: Bagworth, which is of relevance when assessing planning applications.

3.30. The assessment describes Bagworth as “*a linear settlement in the north of the borough between the settlements of Nailstone and Thornton and close to the district boundary with North West Leicestershire to the north... The settlement is situated on a ridgetop overlooking the surrounding gently undulating farmland of LCA B: Charnwood Fringe. It lies within the National Forest.*” The key characteristics of the UCA are listed below:

- *A linear settlement with its origins in what is now the south of the settlement though with little surviving historic architecture following the loss of many buildings to mining subsidence.*
- *Predominantly residential, with new housing developments and open spaces on former colliery sites, the village has seen notable change since the closure of the pits in the early 1990s.*
- *Mixture of built styles, largely residential developments from the 20th and 21st century, with some Victorian terraces and local vernacular of red brick.*
- *Distant scenic views across the rural countryside (for example, from south-east of the settlement towards Thornton).*
- *Rural setting with frequent blocks of woodland on the edge of the settlement, many of which are associated with the National Forest initiative, open spaces and frequent views to the surrounding landscape from between buildings.*

- *Well-connected network of walking and cycling routes to the surrounding woodlands and open access spaces in the surrounding countryside.*
- *The legacy of the former coal mining industry, which is represented by a number of open spaces, remnant features from the old railway, public art sculptures and Victorian terraced houses.*

3.31. The UCA contains a series of Townscape Strategies (listed below) which have been accounted for during the design development phase to ensure the Proposed Development illustrates a high-quality settlement edge development:

- *Aim to enhance the local identity of the settlement. Consider preparing a strategy for Bagworth to guide and shape future development that encourages contemporary architecture and design. Consider the potential to reinforce key focal points.*
- *Respect and enhance the rural setting, including views to the surrounding countryside.*
- *Retain and enhance existing distinctive townscape features where possible, including Victorian terraces, former agricultural buildings and railway bridges.*
- *Promote links to the industrial heritage of Bagworth, for example through public art, local interpretation strategies or in new features and details on buildings or public realm.*
- *Maintain and promote recreational links to surrounding open spaces and woodlands including the sites forming part of the National Forest network.*
- *Encourage continued tree planting as part of the ongoing National Forest initiative, including planting of street trees and continued maintenance of existing open spaces.*

3.32. Further detail is included within Appendix 3 – Extract from LCA B: Charnwood Fringe.

Aspect Landscape Character Assessment

- 3.33. While the national, county and district / borough landscape character assessments provide a useful overview of the quality and character of the landscape within which the Site is set, it is considered that they represent a broad-brush approach and do not necessarily reflect the particular qualities of the Site itself and its immediate setting. As such, and in accordance with the guidance set out within GLVIA3, Aspect has undertaken a more localised landscape character assessment of the Site and its immediate setting on the northern village edge of Bagworth.
- 3.34. In order to assess the effects on the landscape resource, GLVIA3 provides a number of definitions for landscape susceptibility, landscape value and finally landscape sensitivity, as follows:
- Landscape Susceptibility: *“the ability of a defined landscape to accommodate the specific proposed development without undue negative consequences”*;
 - Landscape Value: *“the relative value that is attached to different landscape by society. A landscape may be valued by different stakeholders for a whole variety of reasons”*; and
 - Landscape Sensitivity: *“a term applied to specific receptors, combining judgements of the susceptibility of the receptor to the specific type of change or development proposed and the value related to that receptor.”*
- 3.35. In terms of landscape sensitivity, there are a number of factors that both influence and affect the value of the landscape character of a site and its setting, and their susceptibility to change. The sensitivity of a particular landscape in relation to new development can be categorised as high, medium, low or negligible. This takes into account the susceptibility of the receptor to the type of development proposed and the value attached to different landscapes by society.

Landscape Susceptibility

- 3.36. In terms of the susceptibility of the landscape resource to accommodate change of the type proposed, it is considered that the presence of existing residential properties bordering and overlooking the Site to the east and north contributes to a reduction in the susceptibility of the Site and it's immediate setting to change of the type proposed. The topography and surrounding plantation woodland associated with the Site and immediate landscape lies provides a high level of containment within the receiving area.
- 3.37. It is accepted that the introduction of built form within the Site itself will result in a notable change of use from the existing pasture / grazing land, however this is typical of any development of greenfield land. It is noted that within the 2022 SHELAA, the Site is considered to be suitable, available and achievable for residential development, deliverable within a 6 to 10-year timescale.
- 3.38. With the application of professional judgement, it is considered that the Site and immediate setting have a **Medium / Low** susceptibility to development of the type proposed.
- 3.39. Beyond the Site boundaries, the Proposed Development is considered to be congruous with the existing development pattern of Bagworth, a linear village with development predominantly focused on Station Road. The Proposed Development will not result in the village extending notably north beyond the existing village edge and will not result in the loss of any settlement gap, or be considered encroachment into the countryside. The Proposals seek to be sympathetic to the well-wooded National Forest context within which the Site lies, with landscape mitigation including the creation of a policy compliant amount of woodland on Site, while retaining and enhancing any existing landscape features on and around the Site (accepting a small number of trees lost for access from Station Road).
- 3.40. It is considered that within the localised and wider landscape, which are largely inseparable due to sharing characteristics of being well-wooded and highly contained beyond the village edge of Bagworth, and representative of the receiving LCA, that the susceptibility to development of the type proposed is considered **Low**.

Landscape Value

2.26. GLVIA3 sets out at Box 5.1 a range of factors that can help in the identification of valued landscapes. This has been reviewed and updated in the light of the Landscape Institute Technical Guidance Note 02/21 '*Assessing landscape value outside national designations*' (TGN 02/21) and the below takes into account the updated guidance. These factors include:

- Natural heritage (ecological, geological, geomorphological which contributes positively to landscape).
- Cultural heritage (archaeological, historical or cultural which contributes positively to landscape).
- Landscape condition (physical condition and intactness of landscape elements / structure).
- Associations (landscape connected with notable people, events or with the arts).
- Distinctiveness (strong landscape character, features, making a contribution to sense of identity).
- Recreational (offering recreational opportunities where experience of landscape is important).
- Perceptual (Scenic) (visual quality / appeals to the senses).
- Perceptual (Wildness & tranquillity) (perceptual value of landscape, tranquillity, wildness and remoteness).
- Functional (landscapes performing clearly identifiable functions).

2.27. Table 1 below seeks to assess the value of the Site based on the Box 5.1 and LI TGN 02/21 criteria.

Table 1: Assessment of Landscape Value of the Site and Immediate Setting

Criteria	LI Definition	Assessment of Value
Natural Heritage	<i>Landscape with clear evidence of ecological, geological, geomorphological or physiographic interest which contribute positively to the landscape</i>	<p>Low – The Site is not washed over by any qualitative landscape designations at a national or local level, and contains no internal landscape features of note.</p> <p>The Site is comprised of two distinct field parcels comprising low-diversity grazed pasture, separated by an established hedgerow, and adjacent to parcels of plantation woodland, established under the National Forest grant scheme.</p> <p>The boundary vegetation contributes to the local Green Infrastructure network.</p>
Cultural Heritage	<i>Landscape with clear evidence of archaeological, historical or cultural interest which contribute positively to the landscape</i>	<p>Medium / Low – The linear form of the village is typical of development of former colliery villages, and the historic character of the receiving landscape is typified by the irregular fields of piecemeal enclosure, and small irregular fields on the settlement edge.</p> <p>The Site itself does not display any special characteristics which would suggest it is particularly closely linked with the coal mining history of the village, and is not closely linked with the colliery, beyond its affiliation with the village itself. The Site is typical of the small pasture found on the village edge of Bagworth and nearby villages.</p> <p>The Site is adjacent to the former Maynard Arms pub, which closed in the 2000s.</p>
Landscape Condition	<i>Landscape which is in a good physical state both with regard to individual elements and overall landscape structure</i>	<p>Low – The Site is generally in an acceptable physical state, however it contains no internal or boundary landscape features of note, and is bound to the north, south and west by parcels of plantation woodland.</p> <p>The Site has been in pastoral / grazing use for several years, which has been assessed as species-poor, semi-improved grassland.</p> <p>The Site does not comprise part of an</p>

		historic field pattern, and is representative of an edge of settlement parcel of pasture.
Associations	<i>Landscape which is connected with notable people, events and the arts</i>	None – There are no known historic or cultural associations with the Site and immediate setting.
Distinctiveness	<i>Landscape that has a strong sense of identity</i>	<p>Low – The Site does not contribute to any settlement gateways or approaches and is typical of the grazing pasture which comprises much of the village edge.</p> <p>There are no internal landscape features of note which contribute to the character or identity of Bagworth or the receiving landscape.</p>
Recreational	<i>Landscape offering recreational opportunities where experience of landscape is important</i>	<p>Low – The Site is not publicly accessible, in recreational use, and is not crossed by any PRoW. The Site comprises a small part of the visual experience from some PRoW in the receiving landscape, including from elevated points on PRoW Q85 to the west of the Site.</p> <p>To the northwest of the Site is a large fishing pond used by local anglers, in private members use.</p>
Perceptual (Scenic)	<i>Landscape that appeals to the senses, primarily the visual sense</i>	<p>Low - The Site comprises a part of views from the nearby PRoW network, although contains no landscape features of any particular note.</p> <p>The Site does not contribute to any key views identified within any adopted local planning policy.</p>
Perceptual (Wildness & Tranquillity)	<i>Landscape with a strong perceptual value notably wildness, tranquillity and/or dark skies</i>	<p>Medium / Low – The Site lies on the settlement edge of Bagworth, off Station Road, which is the main vehicular route into and out of the village to the north. Traffic noise associated with Station Road is notable from within and around the Site, and a large industrial park to the north of Bagworth contributes further to a reduction in tranquillity and wildness.</p> <p>Towards the western edges of the Site, the landscape is more tranquil, however the built form associated with the village edge is</p>

		clearly visible and exerts an urbanising influence over the Site and immediate setting.
Functional	<i>Landscape which performs a clearly identifiable and valuable function, particularly in the healthy functioning of the landscape.</i>	<p>Low – The Site contains no internal landscape features of any particular note. The ground layer is considered to be species-poor, semi-improved grassland which is typical of grazing / pasture land. The boundary hedgerows and plantation woodland beyond contribute somewhat to the local Green Infrastructure network.</p> <p>As undeveloped land, the Site contains some drainage value.</p>

3.41. From the assessment of landscape value above, it is considered that the Site contains no internal landscape features of note, and does not contribute significantly to the local Green Infrastructure network. The Site lies within the National Forest, however the Site and its immediate setting are unremarkable and do not contain any landscape features to elevate the settlement edge and fieldscape above an ordinary landscape. As such, the Site and its immediate setting are not considered to represent a “valued landscape” in relation to paragraph 187(a) of the NPPF. It is concluded that the **Site and its immediate setting** would typically be of **Low landscape value**.

3.42. Beyond the Site boundaries, it is considered that the localised and wider landscape contains several urbanising features, including large scale industrial development on the southern edge of Coalville, and to the west near Nailstone. Away from these features, the landscape is similar to that of the Site and immediate setting, containing several of the same features including large scale plantation woodland, arable and pastoral farmland fields, established tree belts and hedgerow field boundaries. The wider landscape is not washed over by any qualitative landscape designations at a national or local level, and although comprising part of the National Forest, it is considered that the wider landscape is typically of **Low landscape value**.

Landscape Sensitivity

- 3.43. Taking into account the assessment of landscape susceptibility and landscape value above, it is considered the Site and its immediate setting are of medium / low landscape susceptibility and of low landscape value. The Site itself is considered to represent an ordinary settlement edge field parcel, containing no internal landscape features of note away from the boundary vegetation along Station Road. When both value and susceptibility of the landscape resource are considered together, it is concluded that the Site and its immediate setting would typically be of **Medium / Low (leaning towards Low)** landscape sensitivity, with the application of professional judgement.

Table 2: Landscape Sensitivity

Area	Landscape Value	Susceptibility	Landscape Sensitivity
The Site and Immediate Setting (including immediately adjoining field parcels and properties off Station Road)	Low	Medium / Low	Medium / Low (leaning towards Low) with the application of professional judgement
Wider / Localised Landscape Setting	Low	Low	Low

Visual Baseline Assessment

- 3.44. A Zone of Theoretical Visibility (ZTV) model has been prepared to illustrate the intervisibility of the proposals and the wider setting and demonstrates the topography of the site's location. The model has been created using LIDAR data to illustrate the theoretical visibility of the proposals in relation to the topography of the study area. The ZTV takes into account above surface features such as built form and vegetation structure and therefore illustrates a more realistic area within which the Development could theoretically be visible. These elements will further reduce the perceived visibility of the application site and any proposals, and as such the zone illustrated in **ASP5: Zone of Theoretical Visibility** represents the maximum visibility of the proposals. However, further to this, the model also does not take into account distance and the extent to which visibility diminishes as distance increases.
- 3.45. A number of viewpoints have been identified in order to demonstrate the visibility of the Site within the localised and wider setting. The views have been informed by a thorough desk study and field assessment. The views are taken from publicly accessible viewpoints and although are not exhaustive, are considered to provide a fair representation of the visual environment within which the site is set. The visual analysis seeks to identify the views that will, potentially, experience the greatest degree of change as a result of the proposals.
- 3.46. The visual assessment is included within Appendix 2 and the baseline studies have fully considered the various factors required, as detailed in Section 6 of the GLVIA3 and the Landscape Institute Technical Note 06/19.
- 3.47. The photographs were taken in July 2025 by a Landscape Architect using a Canon EOS 2000D digital SLR camera at a 35mm focal length in line with LI Technical Note 06/19. The weather was bright with good visibility. The full assessment of effects upon the visual environment and each viewpoint is detailed in section 5 of this report and the table below provides a summary of the viewpoint assessment. Table 3 below identifies the locations of the identified viewpoints, together with the key receptors and considered sensitivity.

Table 3: Baseline Visual Assessment

Viewpoint (VP)	Location	Distance and Direction from Application Site	Receptors	Sensitivity
1	Station Road	50m north	Pedestrians	Medium
			Road Users	Low
2	Station Road	50m east	Pedestrians	Medium
			Road Users	Low
3	PRoW R120/2 – Elevated view from footbridge over railway	180m east	Users of PRoW	High
4	PRoW R120/1	270m east	Users of PRoW	High
5	PRoW R33/6	1.24km south-east	Users of PRoW	High
6	PRoW Q85/1	740m south	Users of PRoW	High
7	PRoW Q85/1	580m south-west	Users of PRoW	High
8	Recreational route / cycle way through Public Open Space associated with development at Nailstone Colliery (06/00980/OUT)	1.2km south-west	Recreational walkers	High / Medium
9	Station Road	280m north	Pedestrians	Medium
			Road Users	Low
10	PRoW R67/2	1.4km south	Users of PRoW	High
A	Internal view – Northern Field Parcel	-	-	-
B	Internal View – Southern Field Parcel	-	-	-

3.48. As an overview, publicly accessible views of the Site are considered to be highly localised owing to the undulating topography of the localised setting, the surrounding vegetation structure and the extent of the urban built form in the immediate and wider context of the Site.

- 3.49. The Site lies within a highly enclosed landscape, with views highly limited due to the existing built form which envelopes the Site to the east and north, and the National Forest plantation woodland which bounds the Site to the south and west. Publicly accessible views towards the Site itself are largely limited to the Site boundaries and immediate road network – including a mix of views from along Station Road – and from specific elevated points on the PRow network to the west and southwest.
- 3.50. The Site is not publicly accessible and is not crossed by any PRow, with perhaps the most notable receptors being existing residential properties along Station Road, whose garages and parking areas back onto the Site. There private residential areas are not considered particularly sensitive in visual terms.
- 3.51. Overall, as demonstrated by the analysis above, publicly accessible views of the Site are highly limited, while views quickly diminish as a result of the local topography, vegetation structure and residential built form. From the few locations that the Site is readily perceived from, it appears entirely in the context of the village edge built form. The Site is therefore considered to have a high capacity, in visual terms, to accommodate the nature of change proposed.
- 3.52. It is noted that while Viewpoints 4, 5, 9 & 10 (highlighted grey above) provide good context for the nature of the receiving landscape, the Site and Proposed Development are not considered to be readily perceived from these locations due to the changing topography, intervening built form and/or vegetation, and as such have not been assessed further as part of the visual assessment in Section 5.

4. DESCRIPTION OF THE PROPOSALS

- 4.1. The proposals have been developed to ensure that a carefully considered and sensitive development approach is achieved. From the outset, the proposals have sought to respond to, and where possible enhance, the existing landscape features of the Site.
- 4.2. The proposed layout has been sensitively designed to form an integrated extension to the existing settlement edge, incorporating appropriate development offsets to ensure that the receiving landscape setting and the amenity of neighbouring properties are conserved. It is intended that any built form on the Site would incorporate a simple palette of materials informed by the local setting and vernacular.
- 4.3. While acknowledging that there are very few landscape features associated with the Site, it is accepted that the Proposed Development seeks to retain these features where possible. The Proposed entrance from Station Road will result in the removal of some specimen trees which comprise part of the wooded frontage associated with the Site. Landscape mitigation includes additional street trees within the Site, and the formation of a parcel of woodland adjacent to the northeastern boundary, which will provide an overall increase in the quantum of trees, and will contribute to the heavily wooded character of the receiving landscape.
- 4.4. A small section of hedgerow will be lost within the centre of the Site in order to ensure connectivity between the two distinct field parcels, however the Proposals include a high quantum of internal and boundary hedgerow planting, which will contribute to a net increase in hedgerow, and create ecological links throughout the Site.
- 4.5. Lower-lying land to the west of the Site represents the logical location to introduce a planted attenuation basin, contributing to a SuDS approach, while providing additional tree, scrub and flowering meadow planting, which will contribute to ecological enhancement, creating habitat and foraging opportunities for small mammals, nesting birds and invertebrates.
- 4.6. Overall, it is considered that the landscape strategy for the Site would ensure that the Proposed Development is sensitively integrated into the receiving settlement edge context and would establish a high-quality addition to the existing built form on

the north-western settlement edge of Bagworth. It is considered that the details of the landscaping could be satisfactorily addressed via condition, though the proposals illustrated on Plan **ASP6** seek to provide some reassurance that the proposed layout has the ability to retain and enhance the key landscape features and to complement these through additional planting.

5. ASSESSMENT OF EFFECTS

- 5.1. To assess the nature of change as a result of the proposals, it is appropriate to appraise the impact of the Proposed Development upon the existing landscape character and visual environment within which the Site is situated.
- 5.2. In order to assess the effect of a development on the receiving environment, it is important to understand the quality and sensitivity of the landscape, the sensitivity of visual receptors, and the magnitude of change.
- 5.3. The assessment of effects has been derived from guidance provided within GLVIA3. The methodology is contained within **Appendix 1** of this report.

Effect upon Landscape Character

- 5.4. As stated in Section 3 of this report, it is considered that there would be no likely effects on the national and regional level character areas relevant to this application, namely NCA 71 'Leicestershire & South Derbyshire Coalfield' and LCA: The Coalfield from the Leicester, Leicestershire and Rutland Landscape and Woodland Strategy respectively.

National Landscape Character: NCA 71: Leicestershire and South Derbyshire Coalfield

- 5.5. Regarding **NCA 71 'Leicestershire and South Derbyshire Coalfield'**, it is considered that this landscape and its associated characteristics are too broad to apply at a site-specific level and that the character of this landscape would likely be unaffected by a development of the scale proposed, on the edge of an established settlement. It is considered that the Proposed Development will result in an effect of **None** the key characteristics associated with NCA 71.

County Landscape Character

- 5.6. Regarding the Leicester, Leicestershire and Rutland Landscape and Woodland Strategy (2001), it is identified that the Site lies within the **LCA: The Coalfield**.

- 5.7. Table 5, below, assesses the potential long-term effects of the proposals on the identified relevant key characteristics of **LCA: The Coalfield**.

Table 5: Assessment of Likely Effects on LCA: The Coalfield

Relevant Key Characteristics of LCA: The Coalfield	Potential long-term effects of the proposals
<i>"Gently undulating landform"</i>	Negligible / None (Neutral): The Proposed Development does not seek to make material amendments to the topography associated with the Site and immediate setting, and following a landscape-led approach through the design development stage has focused drainage towards the lowest areas of the Site, with an attenuation basin proposed adjacent to the western boundary.
<i>"Relatively dense settlement pattern of former mining towns and villages"</i>	Negligible / None (Neutral): While the Proposed Development is representative of a nucleated development on the edge of an otherwise largely linear settlement pattern, development to the south of the Site establishes a precedent for this type of development, with a similar density proposed.
<i>"Mixed farmland with generally low woodland cover"</i> & <i>"Most of area within the National Forest"</i>	Not Applicable: Since the 2001 Landscape Character Assessment was published, the localised landscape has undergone a significant level of tree planting, associated with the National Forest initiative. Much of the arable farmland which was prevalent in the localised and wider setting has been given over the plantation woodland, resulting in a heavily wooded character following approximately 25 years of growth. As such, it is considered that this is no longer relevant to the Site and immediate setting. The Proposed Development seeks to include a small parcel of woodland planting, in adherence with National Forest development guidance, as well as individual specimens within the Site, which will contribute to the generally well-wooded character associated with the receiving landscape.

- 5.8. Overall, it is considered that the Proposed Development would have little to no effect on the wider landscape covered by LCA: The Coalfield, with effects highly localised as a result of the contained landscape setting in which the Site is located. The long-term effect of the proposals on this landscape is therefore considered to be **Negligible / None Neutral**.

Borough Landscape Character Assessment

- 5.9. As illustrated in Section 3, the Site is identified as falling within **LCA B: Charnwood Fringe Settled Rolling Hills** of the Hinckley and Bosworth Borough Landscape Character Assessment, prepared by Land Use Consultants in September 2017. This is considered to be the most up to date and appropriate landscape guidance washing over the Site and receiving landscape, Table 6 below assesses the potential long-term effects upon the key characteristics considered relevant to the Site and immediate setting.

Table 6: Assessment of Likely Effects on LCA B: Charnwood Fringe Settled Rolling Hills

Relevant Key Characteristics of LCA B: Charnwood Fringe Settled Rolling Hills	Potential long-term effects of the proposals
<i>“Gently undulating landform with small plateaus on higher ground and rising to the adjacent Charnwood Forest area to the east.”</i>	<p>Negligible / None (Neutral): The Proposed Development does not seek to make material amendments to the topography associated with the Site and immediate setting, and following a landscape-led approach through the design development stage has focused drainage towards the lowest areas of the Site, with an attenuation basin proposed adjacent to the western boundary.</p> <p>The Site does not comprise a notable part of any significant views caused by changing elevation, and as illustrated in the visual assessment below, it is considered that the Proposed Development will be barely perceived from within the localised and wider landscape.</p>
<i>“Dispersed pattern of former mining villages following a linear pattern”</i>	<p>Negligible / None (Neutral): While the Proposed Development is representative of a nucleated development on the edge of an otherwise largely linear settlement pattern, development to the south of the Site establishes a precedent for this type of nucleated pattern, with a similar density comprising the Proposed Development.</p>
<i>“[...] and some pasture, with small fields around settlements.”</i>	<p>Low (Adverse): The Proposed Development will result in the loss of two smaller pasture land on the edge of the village, although this characteristic is not particularly characteristic of Bagworth itself, which has lost a lot of field parcels to its boundary to development and high quantum of woodland planting since the turn of the</p>

	century. It is considered that the loss of these two small parcels of pasture is acceptable when viewed at a larger scale associated with the LCA, and does not represent a notable change to the LCA as a whole.
<i>“Contrast between areas which are visually open and enclosed depending on the elevation of the landscape and the presence of woodlands and vegetation.”</i>	Low / Negligible (Adverse): The Site lies within an area of high visual enclosure, with limited views towards the Site from elevated points associated with the plateau due to the highly wooded landscape resulting from the National Forest planting initiatives since 2000. Views towards the Site are highly limited, mainly from the west, where the sloping landform slightly increases the Site’s prominence, The Site is not identified as comprising a notable part of any key views identified within adopted planning documents, and is not considered to have a high level of visual interest.
<i>“Part of the National Forest”</i>	Negligible (Beneficial): The Proposed Development does not result in the loss of woodland, and the proposals include a provision for the creation of a small parcel of woodland, compliant with National Forest guidance. In the longer term, this will contribute to the wider woodland character associated with the receiving landscape, given the chance to establish and mature.

- 5.10. In summary, it is considered that due to the size and scale of the development in the wider context of the LCA, the location of the Site lying adjacent to the existing settlement edge of Bagworth, the very limited intervisibility with the Site from key views locally, and the heavily wooded, highly enclosed receiving landscape, the Proposed Development will not result in any notable effects upon the key characteristics of the LCA. Aspect concludes that the Proposed Development will result in a long-term effect of **Negligible (Neutral)**, with the application of professional judgement.

The Site and Immediate Setting

- 5.11. In Section 3 of this LVIA, it is concluded that the Site itself and immediate setting would typically be of Medium / Low (leaning towards Low) landscape sensitivity. It is accepted that the proposed development would result in a permanent change to the Site itself, by way of the introduction of built form to an otherwise greenfield Site. An area of the grassland character of the Site would be partly retained to the western boundary, and boundary enhancement and on-site landscape measures are proposed. The Site is partly characterised by its relationship with the village edge and built form along Station Road.

- 5.12. Overall, it is considered that the proposals will result in an unavoidable High / Medium magnitude of change on the Site itself, given the introduction of residential built form and associated infrastructure. This would give rise to an effect of Major / Moderate (leaning towards Moderate) (Adverse) at Year One upon the landscape character associated with the Site. As landscape mitigations and enhancements have the chance to establish and mature, contributing to the heavily wooded receiving landscape context, this will reduce to **Moderate (Adverse)** at Year Ten. This is not considered a long-term significant adverse effect in landscape terms.

Localised Landscape

- 5.13. The localised landscape is identified as typically being of Low landscape sensitivity to development of the type proposed, given the settlement edge of Bagworth which comprises much of the boundary to the east, and in close proximity to the southern Site boundary, beyond some linear woodland. The Proposed Development would be seen as a logical extension of the village edge, which does not result in a notable increase in the linear settlement pattern of Bagworth.
- 5.14. Away from the village edge, it is considered that the Site is offered high levels of visual and physical containment due to the surrounding plantation woodland and undulating topography associated with the area, and the Proposed Development will not result in any form of adverse effect upon the historic coal-mining character of Bagworth. With the application of professional judgement, it is considered that the Proposed Development will result in a **Minor / Negligible (Neutral)** effect upon the character of the localised landscape at Years One and Ten.

Wider Landscape

- 5.15. Beyond the localised landscape on the settlement edge of Bagworth and localised field scape, it is considered that the Proposed Development would be barely perceived, and would not result in a perceived increased urbanisation within the receiving landscape. In summary, it is considered that the proposals will result in a **Negligible (Neutral)** effect upon the character of the wider landscape.

Effect upon the Visual Environment

- 5.16. A number of viewpoints have been identified in order to demonstrate the visibility of the Site within the immediate and wider / localised setting. The views have been informed by a thorough desk study and a number of field assessments. The views are taken from publicly accessible viewpoints and although not exhaustive, are considered to provide a fair representation of the visual environment within which the Site is set. The visual analysis seeks to identify those views that would, potentially, experience the greatest degree of change as a result of the proposals. The viewpoints are illustrated on the Viewpoint Location Plan within **Appendix 2**.
- 5.17. Table 6, below, assesses the likely effects of the proposals upon the receiving visual environment including the remaining viewpoints. It is noted that while Viewpoints 4, 5, 9 & 10 provide good context for the nature of the receiving landscape, the Site and Proposed Development are not considered to be readily perceived from these locations due to the changing topography, intervening built form and/or vegetation, and as such have not been considered further as part of this visual assessment.

Table 6: Effect upon the Visual Environment

Viewpoint(s)	Location	Sensitivity	Magnitude of Change Year 1	Magnitude of Change Year 10	Significance of Effect at Year 1	Significance of Effect at Year 10
1	Station Road	Medium	Medium / Low	Medium / Low	Moderate / Minor (Adverse)	Moderate / Minor (Adverse)
<p>NOTES: This viewpoint illustrates how the Site is perceived within the context of the approach to Bagworth from the north. Existing residential built form along Station Road and established roadside vegetation provides the Site with visual containment, and contribute to creating an enclosed visual character for road users and pedestrians.</p> <p>The Proposed Development seeks to retain the majority of the roadside vegetation which provides the Site with visual containment, accepting the loss of a small number of trees to accommodate access, with an appropriate depth development offset from northeastern boundary ensuring the trees long-term health. It is anticipated that the properties fronting onto Station Road will be visible, while the majority of the development will not be readily perceived from this location post-</p>						

	<p>development.</p> <p>The sensitivity of the view is considered Medium for pedestrians along Station Road, while it would be considered Low for road users on the approach to Bagworth from the north. The magnitude of change is considered Medium / Low at Years One and Ten, which results in an effect on the visual environment of Moderate / Minor (Adverse) at Years One and Ten. This is not considered significant in terms of landscape.</p>					
2	Station Road	Medium	Low / Negligible	Low / Negligible	Minor / Negligible (Adverse)	Minor / Negligible (Adverse)
	<p>NOTES: This viewpoint is taken from further south along Station Road, illustrating a view towards the southern parcel of the Site, from beyond the intervening residential built form associated with Station Road. Between VP1 & VP2, there are some glimpsed views towards the Site between existing properties, which would be seen within the context of built form and would not result in any material change to the visual environment.</p> <p>VP2 illustrates that the Site is offered high levels of visual containment by built form, while the falling topography associated with the Site ensures that the Proposed Development will not result in a notable change to the visual environment associated with Station Road.</p> <p>Landscape mitigation measures include internal street trees and some additional tree planting towards the southeastern corner of the southern parcel, which will contribute to a softening effect upon the glimpsed views towards properties readily perceived from this location.</p> <p>The sensitivity of the view is considered Medium for pedestrians along Station Road, and the magnitude of change is considered Low / Negligible at Years One and Ten, resulting in an effect on the visual environment of Minor / Negligible (Adverse) at Years One and Ten. This is not considered significant in landscape terms.</p>					
3	PRoW R120/2 – Elevated view from footbridge over railway	High	Negligible	Negligible	Negligible (Neutral)	Negligible (Neutral)
	<p>NOTES: This view is taken from the elevated footbridge over the railway on PRoW R120/2 to the east of the Site. The railway is the eastern edge of Bagworth, marking an immediate transition from residential built form to arable farmland. The Site is not readily perceived from this location, although some of the existing boundary vegetation is perceived within existing residential properties associated with Station Road and Station Terrace.</p> <p>The Proposed Development will be readily perceived from this location, although due to the changing topography and intervening built form, this will be limited to glimpses of upper floors and rooftops within the existing developed context of Bagworth.</p>					

	It is considered that the view is of High sensitivity for users of the PRow network in the localised and wider landscape, and the magnitude of change is considered Negligible at Years One and Ten. The effect on the visual environment is considered to be Negligible (Neutral) at Years One and Ten.					
6	PRoW Q85/1	High	Negligible	Negligible	Negligible (Neutral)	Negligible (Neutral)
<p>NOTES: This viewpoint illustrates a longer view towards the Site from the elevated PRow network to the south of Bagworth, before the PRow falls steeply towards the Site of the former Bagworth Colliery. The view illustrates a landscape which is well-wooded, with high volumes of tree cover providing a high level of visual containment for to the village of Bagworth and industrial development to the north.</p> <p>It is anticipated that the Proposed Development will likely be subject to glimpsed views from this location, similarly to the development off Jackson Road to the immediate south of the Site, with the Site perceived as additional rooftops within the otherwise wooded landscape. This is not considered to represent a notable change, and will represent a logical extension to the village edge.</p> <p>The sensitivity of the view is High for users of the PRow network, and the magnitude of change is considered Negligible at Years One and Ten. The effect on the visual environment by way of the development type proposed is Negligible (Neutral) at Years One and Ten.</p>						
7	PRoW Q85/1	High	Low	Low	Moderate (Adverse)	Moderate (Adverse)
<p>NOTES: This viewpoint is taken from further northwest along PRow Q85/1, which connects Bagworth and Battram through a mix of arable farmland and woodland. This view is highly localised, with intervisibility obscured to the west by a block of roadside woodland, while the undulating landscape falls to the east, reducing the Site's visual prominence.</p> <p>The rears of properties along Station Road which back onto the Site, are visible within the heavily wooded backdrop, and it is considered that the Proposed Development will be perceived similarly, occupying the land immediately in front of the existing properties. Internal landscape mitigation measures including street trees and additional tree planting in line with National Forest development guidance, will ensure that the Proposed Development continues to be perceived within a wooded context.</p> <p>The sensitivity of the view is considered High for users of the PRow network, while the magnitude of change is considered Low at Years One and Ten. The effect on the visual environment is considered to be Moderate (Adverse) at Years One and Ten, which is not considered a long-term significant adverse effect in landscape terms.</p>						

8	Recreational route / cycle way through Public Open Space associated with development at Nailstone Colliery (06/00980/O UT)	High / Medium	Negligible / No Change	Negligible / No Change	Negligible (Neutral) to None	Negligible (Neutral) to None
	<p>NOTES: This viewpoint is taken from the Public Open Space formed on previous farmland adjacent to the Nailstone Colliery development off the B565 Wood Road to the southwest of the Site. This view is taken from a lower-lying point, and illustrates how the heavily wooded nature of the receiving landscape ensures that the village of Bagworth is not readily perceived from this location.</p> <p>It is anticipated that the Proposed Development will be similarly well accommodated and will result in no change to the visual environment. It is accepted that there may be some limited glimpsed views of the village edge and Site during winter months, when vegetation is less dense.</p> <p>The sensitivity of the view is considered High / Medium for users of the POS, and the magnitude of change is considered Negligible (winter months) to No Change (summer months) at Years One and Ten. The effect on the visual environment is considered Negligible (Neutral) to None at Years One and Ten.</p>					

- 5.18. As illustrated by the analysis above, it is considered that the Proposed Development can be comfortably accommodated on the Site without resulting in any significant long-term adverse effects upon the visual environment. The receiving landscape is characterised by the village edge of Bagworth, and lies within a heavily wooded context, creating a series of enclosed views which would ensure the Site is barely perceived. The Site itself contains no notable internal landscape features of note, and the Proposed Development seeks to introduce a quantum and quality of woodland and additional tree planting which will ensure the proposals are comfortably accommodated.

Effect upon Landscape-related Policy

- 5.19. It is considered that the proposals comply with the aims and objectives of the NPPF, the relevant landscape-related policies of the adopted Hinckley and Bosworth Local Plan 2006 to 2026, and the relevant adopted guidance, including the relevant landscape guidance within the Good Design Guide (2020).
- 5.20. Furthermore, it is considered that the Proposals are largely compliant with the landscape relevant draft policies of emerging planning guidance, including the emerging Bagworth, Thornton & Stanton-under-Bardon Neighbourhood Plan 2023-2039 (Reg 16 Version, September 2014).
- 5.21. While the Site lies beyond the settlement boundary within **Draft Policy H1: Settlement Boundary**, it is considered that the Site represents a logical location for development on the settlement edge of Bagworth, which has not been identified for any additional residential development within the emerging Neighbourhood Plan. It is considered that the Proposed Development is compliant with the other landscape relevant policies, including **Draft Policy H5: Design Standards**, which states that *“care should be taken to ensure that the development does not disrupt the visual impact of the street scene or adversely affect any wider landscape views”*, and has been illustrated in the visual assessment in Section 5.
- 5.22. The Site is not covered by any qualitative landscape designations either at a national or a local level. Furthermore, as set out within Section 3 of this LVIA, it is considered that neither the Site nor its immediate setting represent a “valued landscape” with reference to paragraph 187(a) of the NPPF.
- 5.23. The Proposals have been sensitively designed and located so as to form a positive and sustainable addition to the existing northern edge of Bagworth which complements the existing character and appearance of the nearby village edge and countryside, while protecting existing residential amenity and landscape features through appropriate landscape measures and mitigations. The Site contains no internal landscape features of note, limited to a linear wooded frontage along Station Road which will be partly retained, allowing the loss of some specimens for access, ensuring no significant impact upon the gateway entrance to Bagworth from the north.

- 5.24. It is noted that the Site lies within the National Forest, with policy compliant levels of woodland planting included towards the northern edge of the Site, which given time to establish and mature, will contribute to the wider wooded character associated with the receiving landscape.
- 5.25. Both national and local policy guidance seeks to ensure that all development should promote good quality design that responds to the local character and setting and ensures that proposals are integrated into their context. The proposals have been carefully designed so as to sensitively complement the receiving landscape and built form setting. The proposals are sensitive to and, where possible, designed to enhance the existing key landscape features of the Site.
- 5.26. It is concluded that the Proposed Development complies with all relevant adopted policies and guidance considered to apply to the Site in landscape and visual terms.

6. SUMMARY AND CONCLUSIONS

- 6.1. Aspect Landscape Planning Ltd has been appointed by Cartwright Homes to undertake a Landscape and Visual Impact Assessment (LVIA) seeking “full planning permission for the erection of 46 dwellings, formation of access, associated landscaping and attenuation pond”, on land off Station Road, Bagworth.
- 6.2. The location and context of the Site are illustrated on Plans **ASP1** Site Location Plan and **ASP2** Site and Setting Plan.
- 6.3. The Site comprises two rectilinear fields of managed grassland on the settlement edge of Bagworth, in the northeastern extents of Hinckley and Bosworth Borough Council, and as such is covered by the policies of the adopted Hinckley and Bosworth Local Plan 2006 to 2026.
- 6.4. Neither the Site nor its immediate setting are identified as being covered by any national or local qualitative landscape designations, although the Site and immediate setting comprise part of the National Forest.
- 6.5. In terms of landscape character, it is considered that the Proposed Development will not result in any significant adverse effects upon the key characteristics of the adopted county and borough level Landscape Character Assessments. At a more localised level, it is considered that the Site, localised and wider landscape setting have the capacity to accommodate a residential scheme of this size and scale, on the village edge of Bagworth without resulting in any long-term significant effects, while noting that the Site itself will experience a notable level of change by way of introducing built form to a greenfield location.
- 6.6. In visual terms, it is considered that the Proposed Development can be comfortably accommodated on the Site without resulting in any significant long-term adverse effects upon the visual environment. The receiving landscape is characterised by the village edge of Bagworth, and lies within a heavily wooded context, creating a series of enclosed views which would ensure the Site is barely perceived. The Site itself contains no notable internal landscape features of note, and the Proposed Development seeks to introduce a quantum and quality of woodland and additional tree planting which will ensure the proposals are comfortably accommodated.

- 6.7. It is considered that the proposals comply with the aims and objectives of the NPPF, the relevant landscape-related policies of the adopted Hinckley and Bosworth Local Plan 2006 to 2026, and the relevant adopted guidance, including the relevant landscape guidance within the Good Design Guide (2020).
- 6.8. Furthermore, it is considered that the Proposals are largely compliant with the landscape relevant draft policies of emerging planning guidance, including the emerging Bagworth, Thornton & Stanton-under-Bardon Neighbourhood Plan 2023-2039 (Reg 16 Version, September 2014).
- 6.9. It is noted that the Site lies within the National Forest, with policy compliant levels of woodland planting included towards the northern edge of the Site, which given time to establish and mature, will contribute to the wider wooded character associated with the receiving landscape.
- 6.10. Both national and local policy guidance seeks to ensure that all development should promote good quality design that responds to the local character and setting and ensures that proposals are integrated into their context. The proposals have been carefully designed so as to sensitively complement the receiving landscape and built form setting. The proposals are sensitive to and, where possible, designed to enhance the existing key landscape features of the Site.
- 6.11. It is therefore considered that the Proposed Development would form a compatible and minor addition to the northern settlement edge of Bagworth and can be successfully integrated into the receiving landscape and visual context without resulting in any significant long-term adverse effects upon the receiving landscape. The proposals are therefore considered to be supportable from a landscape and visual perspective.

ASPECT PLANS



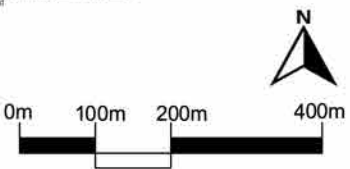
NOTES:
Based upon the Ordnance Survey map with permission of The Controller of Her Majesty's Stationary Office. © Crown Copyright.
Aspect Landscape Planning Ltd, West Court, Handwick Business Park, Noral Way, Barbury OX16 2AF.
Licence 100045345. Aerial map data © 2012 Google.
Copyright reserved.

0m 200m 400m 1km

- Key:
- Application Site Boundary
 - Footpath
 - Bridleway
 - National Trail/ Long Distance Route
 - Motorway
 - Main Road
 - Cycle Trail
 - Contours

REV	DATE	NOTE	DRAWN	CHK'D
REVISIONS				
				
TITLE				
Station Road, Bagworth Site Location Plan				
CLIENT				
A R Cartwright Ltd				
SCALE	DATE	DRAWN	CHK'D	
1:20,000@ A3	JULY 2025	AS	IC	
DRAWING NUMBER		REVISION		
8695 / ASP1 / SLP				

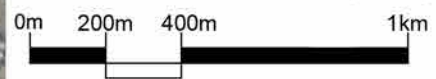
NOTES:
Based upon the Ordnance Survey map with permission of The Controller of Her Majesty's Stationary Office. © Crown Copyright.
Aspect Landscape Planning Ltd, West Court, Harbottle Business Park, Nenal Way, Barbury OX16 2AF.
Licence 100045345. Aerial map data © 2012 Google.
Copyright reserved



- Key:
- Application Site Boundary
 - Public Rights of Way
 - Long Distance Routes
 - Roads
 - Woodland

REV	DATE	NOTE	DRAWN	CHK'D
REVISIONS				
aspect landscape planning				
TITLE				
Station Road, Bagworth Site & Setting Plan				
CLIENT				
A R Cartwright Ltd				
SCALE	DATE	DRAWN	CHK'D	
1:10,000@ A3	JULY 2025	AS	IC	
DRAWING NUMBER	REVISION			
8695 / ASP2 / SS				

NOTES:
Based upon the Ordnance Survey map with permission of The Controller of Her Majesty's Stationary Office. © Crown Copyright.
Aspect Landscape Planning Ltd, West Court, Handwick Business Park, Nene Way, Barbury OX16 2AF.
Licence 100045345. Aerial map data © 2012 Google.
Copyright reserved



Key:

- Application Site Boundary
- Public Rights of Way
- Long Distance Routes
- Roads
- Listed Buildings
- Woodland
- Ancient Woodland
- Conservation Area
- Scheduled Monuments
- Local Nature Reserve
- Site of Special Scientific Interest (SSSI)

REV	DATE	NOTE	DRAWN	CHK'D
REVISIONS				

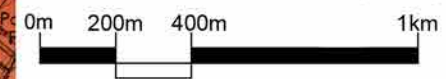
aspect landscape planning


TITLE
**Station Road, Bagworth
Designations Plan**

CLIENT
A R Cartwright Ltd

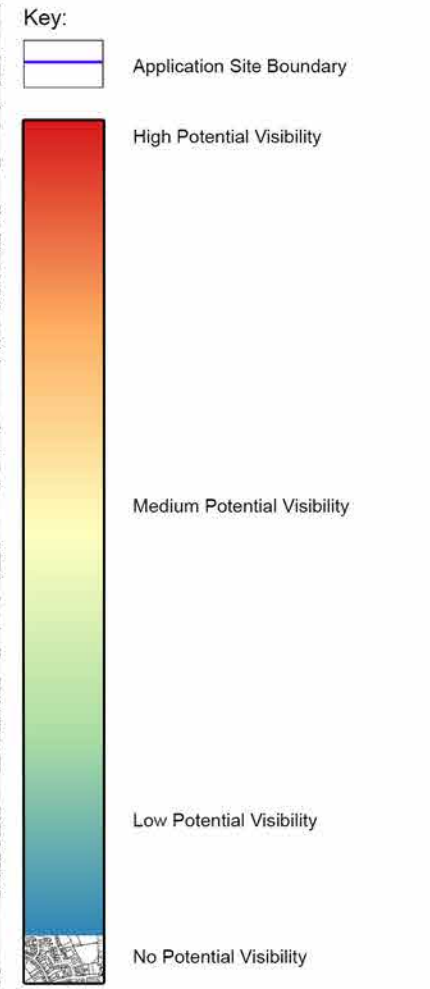
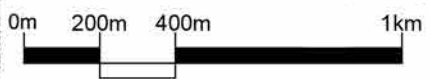
SCALE 1:20,000@ A3	DATE JULY 2025	DRAWN AS	CHK'D IC
DRAWING NUMBER 8695 / ASP3 / DP		REVISION	

NOTES:
Based upon the Ordnance Survey map with permission of The Controller of Her Majesty's Stationery Office. © Crown Copyright.
Aspect Landscape Planning Ltd, West Court, Handwick Business Park, Noral Way, Barbury OX16 2AF.
Licence 100045345. Aerial map data © 2012 Google.
Copyright reserved



REV	DATE	NOTE	DRAWN	CHK'D
REVISIONS				
				
TITLE				
Station Road, Bagworth Topography Plan				
CLIENT				
A R Cartwright Ltd				
SCALE	DATE	DRAWN	CHK'D	
1:20,000@ A3	JULY 2025	AS	IC	
DRAWING NUMBER		REVISION		
8695 / ASP4 / TP				

NOTES:
Based upon the Ordnance Survey map with permission of The Controller of Her Majesty's Stationary Office. © Crown Copyright.
Aspect Landscape Planning Ltd, West Court, Handwick Business Park, Nene Way, Banbury OX16 2AF.
Licence 100045345. Aerial map data © 2012 Google.
Copyright reserved



Relative visibility is based on the percentage of development potentially visible e.g. areas coloured blue potentially see <20% of development, and areas coloured red potentially see >80% of development

N.B. Extent of Theoretical Visibility of Development based on building height of 1 storey at 7m, 2 storey at 8m above existing ground level.

Source:
The Zone of Theoretical Visibility (ZTV) illustrates the extent of the development and its potential visibility from the surrounding area (1.6m high receptor).
The plan has been produced using GIS software (QGIS) and Environment Agency LiDAR DSM data (Defra Survey Data), which takes into account built form and vegetation. Field verification is required, the ZTV should not be used as a substitute for visiting the site.

REV	DATE	NOTE	DRAWN	CHK'D
REVISIONS				



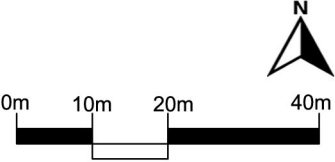
TITLE
Station Road, Bagworth
Zone of Theoretical Visibility

CLIENT
A R Cartwright Ltd

SCALE 1:20,000@ A3	DATE JULY 2025	DRAWN AS	CHK'D IC
DRAWING NUMBER 8695 / ASP5 / ZTV		REVISION	



NOTES:
Based upon the Ordnance Survey map with permission of The Controller of Her Majesty's Stationary Office. © Crown Copyright.
Aspect Landscape Planning Ltd, West Court, Hardwick Business Park, Nural Way, Banbury OX16 2AF.
Licence 100045345 Aerial map data © 2012 Google
Copyright reserved



Key:

- Application Site Boundary
- Existing / Retained Vegetation
- Species Rich neutral grass band
- Marginal Planting
- Proposed Woodland
- Retained on Site Trees
- Proposed Shrub Planting
- Proposed Individual Mixed Native Trees
- Proposed Structural Tree and Hedgerow Tree Planting
- Proposed Ornamental Hedgerow
- Proposed Mixed Native High Hedgerow (2m high)

REV	DATE	NOTE	DRAWN	CHK'D

aspectscape planning

TITLE
Station Road, Bagworth
Landscape Strategy Plan

CLIENT
A R Cartwright Ltd

SCALE 1:1000@ A3	DATE AUG 2025	DRAWN EA	CHK'D AJ
DRAWING NUMBER 8695/ ASPX / LSP	REVISION		

APPENDIX 1

ASPECT LANDSCAPE & VISUAL IMPACT METHODOLOGY

Landscape & Visual Impact Assessment Methodology

1.1. Introduction

- 1.1.1. The Landscape Institute and the Institute of Environmental Management and Assessment have jointly published **Guidelines for Landscape and Visual Impact Assessment Third Edition** (GLVIA3) that gives guidance on carrying out a Landscape and Visual Impact Assessment (LVIA), either as a standalone appraisal or part of an Environmental Impact Assessment (EIA). This methodology takes on board the above guidance.
- 1.1.2. It should be noted that GLVIA3 is a guide. It is not a prescriptive methodology and recognises the role of professional judgement in the process.
- 1.1.3. When assessing character within an urban context, this methodology can be applied to Townscape Assessments and how the development will affect the elements that make up the townscape and its distinctive character.
- 1.1.4. The main stages of the LVIA process are outlined below. This process will identify and assess the potential effects of a development on the landscape resource and on the visual environment.

1.2. Baseline study

- 1.2.1. Define the scope and establish the baseline. Landscape receptors are the components of the landscape that are likely to be affected by the proposal. Visual receptors are the people who will be affected by the proposal.

1.3. Proposals

- 1.3.1. The baseline study highlights opportunities and constraints for the integration of the proposals into the receiving environment. The aspects of the scheme that will potentially give rise to effects on the landscape and visual amenity will be identified and described.
- 1.3.2. At this time, the proposals can be modified to ensure that mitigation measures are incorporated into the design as inherent mitigation measures in response

to the local landscape and visual environment. These measures, such as the building layout, massing and height; and arrangement of open spaces and new structural planting, are termed '**Primary Mitigation.**' These primary measures seek to avoid or reduce adverse effects by ensuring the key design principles, noted above, are sympathetic with the existing baseline.

1.3.3. Where the design process does not enable mitigation to be embedded within the proposed development, additional 'recommended' measures to reduce adverse effects are termed '**Secondary Mitigation.**' These could be set out within 'illustrative' material accompanying the proposal, including a landscape strategy plan, within the Design and Access Statement. Secondary Mitigation measures will form part of the assessment of residual effects.

1.3.4. Secondary Mitigation measures can include:

- Additional design detail, setting out the landscape-led approach including planting typologies and indicative species;
- A Landscape and Biodiversity Management Strategy, to ensure the ongoing health and thriving of landscape components;
- A Construction Envelope Management Plan, to reduce effects during the construction process, including tree protection in line with BS5837:2012; and
- A monitoring programme, agreed with the appropriate regulatory authority, to ensure that the compliance and effectiveness of secondary mitigation, can be reviewed.

1.4. Landscape and visual sensitivity

1.4.1. There are a number of factors that influence professional judgement when assessing the degree to which a particular landscape or visual receptor is able to accommodate the change arising from a particular development. Sensitivity is derived from professional judgements made about the 'value' attached to the receptor (which is determined at baseline stage), and the 'susceptibility' of the receptor (which is determined at the assessment stage) when the nature of the proposals and the susceptibility of the landscape and visual resource to change is better understood.

Table 1: Landscape Value Definition

Landscape Value	
Very High	Internationally/Nationally designated landscapes (World Heritage Sites, Heritage Coastlines, National Parks, National Landscapes (AONB), with many distinctive landscape characteristics, excellent condition, an absence of landscape detractors. Contributes to intactness and with high level of tranquillity.
High	Landscapes with many distinctive landscape characteristics, very good condition, and very few landscape detractors. Contributes to intactness. May lie in the 'setting' of designated landscapes or have a local landscape designation.
Medium	Undesignated landscapes with some distinctive landscape characteristics, average condition and some landscape detractors and evidence of recent change.
Low	Undesignated landscapes with few distinctive landscape characteristics, below average condition, with many landscape detractors and evidence of landscape change.
Negligible	Undesignated landscapes, absence of distinctive landscape characteristics, despoiled or degraded by many landscape detractors and may require landscape restoration.

Table 2: Visual Value Definition

Visual Value	
Very High	View is designed, recorded in published documents, is a view from a publicly accessible heritage asset or promoted viewpoint, is from a national or international designated right of way or on open access land. The components and qualities of the view could be significantly adversely affected by the proposed change.
High	View of value but not formally recognised and may have a local value. A view that is recognised in planning policy. The components and qualities of the view could be easily adversely affected.
Medium	View is not widely promoted or recorded. The components and qualities of the view could be adversely affected.
Low	Average view with detractors. The components of the view could

	be affected in a minor adverse manner.
Negligible	Degraded view with many detractors.

- 1.4.1. Landscape and visual susceptibility indicates ***“the ability of a defined landscape or visual receptor to accommodate the specific proposed development without undue negative consequences.”*** (GLVIA3 glossary page 158). Susceptibility of visual receptors is primarily a function of the expectations and occupation or activity of the receptor.

Table 3: Susceptibility of Landscape receptors

Landscape Susceptibility	
Very High	Strong and distinctive landscape elements, absence of detractors, in excellent condition, landscapes of recognised cultural value and high levels of tranquillity. Very low capacity for change.
High	Some distinctive landscape elements, very few detractors, in good condition. Where components and qualities of the landscape could be easily affected and would have a low capacity for potential changes.
Medium	Some distinctive landscape elements and few detractors and in fair condition. Where the components of the view could be moderately affected and would have some ability/capacity to accommodate the proposed change.
Low	Few distinctive elements, presence of detractors and in poor condition. Where the landscape would be able to accommodate a large quantum of change.
Negligible	Absence of distinctive landscape elements, many detractors and in a very poor condition. A landscape that can accommodate considerable change.

Table 4: Susceptibility of Visual Receptors

Visual Susceptibility	
Very High	People using PRow whose attention is focussed on the enjoyment of the landscape using designated routes where the appreciation of the view contributes to their experience.

	Receptors within Internationally/Nationally designated landscapes.
High	People using recreational cycle routes, or recreational PRow in undesignated landscapes where the prime focus is on the surrounding landscape. Residents with a proven primary view in day time adversely affected by the proposed development.
Medium	People engaged in outdoor sport where their appreciation of their surroundings is incidental to their enjoyment. People travelling along country lanes or by rail or those walking beside roads on footways.
Low	People travelling along major roads or at their place of work.
Negligible	People not susceptible to changes in the surrounding landscape.

1.4.2. Sensitivity is ***“A term applied to specific receptors, combining judgements of the susceptibility of the receptor to the specific type of change or development proposed and the value related to that receptor.”*** GLVIA3 Glossary page 158.

1.4.3. Using professional judgement and based on a combination of **value** and **susceptibility**, an assessment of **sensitivity** is reached. This is defined as ‘Very High,’ ‘High,’ ‘Medium,’ ‘Low’ or ‘Negligible.’ Typically a ‘High’ value and ‘High’ susceptibility would result in a ‘High’ sensitivity. A ‘Low’ value and ‘Low’ susceptibility would result in a ‘Low’ sensitivity for example.

1.5. Effects

1.5.1. Landscape effects are the effects on landscape as a resource and visual effects are effects on views and visual amenity. In order to assess the level of the effect, it is necessary to consider the magnitude, i.e. the degree of change, together with the sensitivity of the receptor.

1.5.2. The **magnitude** of change is:

“A term that combines judgements about the size and scale of the effect, the extent of the area over which it occurs, whether it is reversible or irreversible and whether it is short or long term in duration.” (GLVIA3 glossary page 158).

1.5.3. Landscape magnitude of change is informed by judgements about the nature of the change resulting from the Proposal. This is in terms of change to the

existing landscape character and landscape elements (features), and the addition of new landscape elements (features), and extent and durability.

1.5.4. The magnitude of change can be placed within the range of 'Very High,' 'High,' 'Medium,' 'Low' or 'Negligible.' It is also possible for there to be no change resulting in 'None' to the landscape or view.

1.5.5. Factors to consider include the geographical extent, whether the proposal is reversible and duration. Regarding duration, it is considered that long term is 20+ years, Medium term is 10-20 years, Short term is 1 – 10 years with temporary being less than 12 months.

Table 5: Magnitude of change to Landscape considering the above factors

Landscape Magnitude	
Very High	Total loss or major alteration to key receptors or characteristics of the baseline. Addition of elements strongly conflict or fail to integrate.
High	Some loss or some alteration to key receptors or characteristics of the baseline. Addition of elements may be prominent and may conflict.
Medium	Partial loss to one or more key receptors or characteristics of the baseline. Addition of elements are noticeable but not in conflict with the key characteristics.
Low	Minor loss or alteration to one or more key receptors or characteristics of the baseline. Additional elements may not be uncharacteristic. The change may be short-term or reversible.
Negligible	Barely discernible loss or alteration to key receptors. Additional elements would not be uncharacteristic.
None	No change.

1.5.6. When assessing the visual effects of change and development for visual receptors from publicly accessible viewpoints, a judgement will be made considering distance, size and nature of the development, its permanence and duration. The Loss or addition of features to the view will be considered, and how it is experienced: fixed, transient, intermittent, glimpsed or continuously, will be taken into account.

Table 6: Magnitude of change for visual receptors considering the above factors.

Visual Magnitude	
Very High	Substantial change to the view resulting in loss or addition of features that will substantially alter the composition of the view.
High	Noticeable change to the view resulting in loss or addition of features that will noticeably alter the composition of the view.
Medium	Partial change to the view resulting from the loss or addition of features that will partially alter the composition of the view.
Low	Minor change to the view that would not materially alter the composition of the view. The change may be short-term or reversible.
Negligible	Change is barely perceptible and the view remains similar to the baseline.
None	No change.

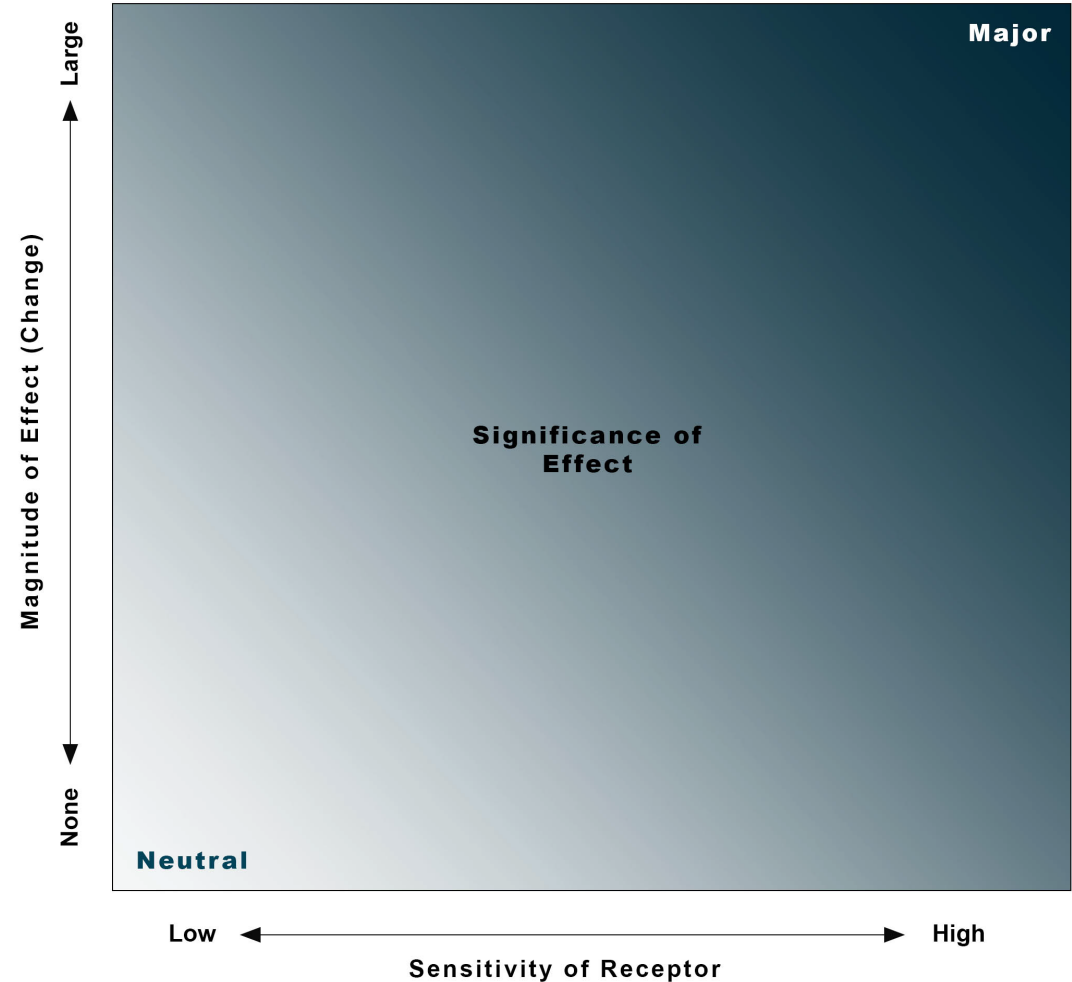
1.6. Significance / Importance of Effects

- 1.6.1. The magnitude of change is then considered against the sensitivity of each receptor to determine the level of effect. Effects are considered at year 1 and at year 10 where the landscape strategy associated with the proposed development will be establishing. In certain circumstances it may also be appropriate to consider the effects at construction and on decommissioning of the proposed development.
- 1.6.2. The assessment of effects can be 'Beneficial', 'Neutral', or 'Adverse' - beneficial effects would typically occur where a development could positively contribute to the landscape character or view. Neutral effects would include changes that neither add nor detract from the quality and character of an area or view. Adverse effects would typically occur where there is loss of landscape elements, or the proposal detracts from the landscape quality and character of an area or view.
- 1.6.3. Where the magnitude of effect is 'None' regardless of the sensitivity of the receptor, the significance of effect will be 'None.'
- 1.6.4. In formulating the level of effect, reasoned professional judgement is required which is explained within the assessment. In general, where a receptor of high

sensitivity experiences a large magnitude of change as the result of the proposed development, the significance of effect is likely to be 'Substantial' or 'Major.' Conversely where a receptor of low sensitivity experiences a very small change as the result of the proposed development, the significance of effect is likely to be 'Negligible.'

- 1.6.5. The predicted thresholds are 'Substantial,' 'Major' or 'Major/Moderate,' 'Moderate,' 'Minor' or 'Minor/Negligible,' 'Negligible' or 'None.' Unless otherwise stated, all effects are predicted in the winter months.

Figure 1: Significance/Importance of Effects



- 1.6.6. Where it is assessed that there is potential for both beneficial and adverse changes, these are noted and the balance of these considerations are used to inform the conclusions. In terms of assessing whether the effects are significant or otherwise, it is noted in paragraph 5.56 of GLVIA3 that there are no 'hard and fast rules' about what makes a significant effect.
- 1.6.7. For Proposed Development that are deemed to be subject to EIA (as governed by the Environmental Impact Assessment Directive), an assessment of whether or not the effect is considered to be 'Significant' is required. Where effects are of 'Substantial,' 'Major,' or 'Major/Moderate,' (Adverse or Beneficial), significance, Aspect deem these to be 'Significant.' The criteria scale relating to the ranges of significance of landscape and visual effects used in making professional judgements are set out in table 7 below.

Table 7: Significance of Landscape Effects – Criteria

Landscape Effects -Range	Criteria scale
Substantial beneficial	Changes would be substantially characteristic and result in a marked improvement of the existing landscape resource. Valued characteristic features would be restored or reintroduced.
Major beneficial	Changes would be mostly characteristic and result in an improvement of the existing landscape resource. Valued characteristic features would be mostly restored or reintroduced
Moderate beneficial	Changes would result in some improvement of the existing landscape resource. Valued characteristic features would be partially restored or reintroduced
Minor beneficial	Changes would result in a limited improvement of the existing landscape resource. Characteristic features would be restored to a limited degree.
Negligible beneficial	Changes would result in a very slight improvement to the existing landscape resource and is not uncharacteristic.
Neutral	Neither beneficial or adverse.
Negligible adverse	Changes would result in a very slight deterioration of the existing landscape resource and is not uncharacteristic.
Minor adverse	Changes would result in a limited deterioration of the existing landscape resource. Characteristic features would be lost to a limited degree.
Moderate adverse	Changes would result in a partial deterioration of the existing landscape resource. Some characteristic features would be lost.
Major adverse	Changes would result in a notable deterioration of the existing landscape resource. Some valued characteristic features would be lost.
Substantial adverse	Changes would be substantially uncharacteristic and result in a pronounced deterioration of the existing landscape resource. Valued characteristic features would be substantially lost.

Table 8: Significance of Visual Effects – Criteria

Visual Effects - Range	Criteria scale
Substantial beneficial	Changes would result in a pronounced improvement in the existing view.
Major beneficial	Changes would result in a noticeable improvement in the existing view.
Moderate beneficial	Changes would result in a partial improvement in the existing view.
Minor beneficial	Changes would result in a limited improvement in the existing view.
Negligible beneficial	Changes would result in a barely perceptible improvement in the existing view.
Neutral	Neither beneficial or adverse.
Negligible adverse	Changes would result in a barely perceptible deterioration of the existing view.
Minor adverse	Changes would result in a limited deterioration of the existing view.
Moderate adverse	Changes would result in a partial deterioration of the existing view.
Major adverse	Changes would result in a noticeable deterioration of the existing view.
Substantial adverse	Changes would be result in a pronounced deterioration in the existing view.

1.7. Cumulative effects

- 1.7.1. Cumulative effects are additional effects caused by a proposed development in combination with other similar developments to the landscape resource or visual amenity.
- 1.7.2. This can be cumulative landscape effects on the physical fabric or character of the landscape (loss and/or addition of features), or cumulative visual effects caused by two or more developments being visible from one viewpoint and/or sequence of views. The scope of cumulative effects should be agreed at the outset to establish what schemes are relevant to the assessment, and what planning stage is appropriate. It is generally considered that existing and

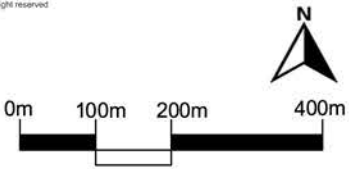
consented developments and those for which planning applications have been submitted but not yet determined should be included.

APPENDIX 2

VISUAL ASSESSMENT



NOTES:
Based upon the Ordnance Survey map with permission of The Controller of Her Majesty's Stationary Office. © Crown Copyright.
Aspect Landscape Planning Ltd, West Court, Hardwick Business Park, Noral Way, Barbury OX16 2NF.
Licence 100045345 Aerial map data © 2012 Google
Copyright reserved



- Key:
- Site Boundary
 - Viewpoint Location
 - Public Rights of Way
 - Long Distance Routes

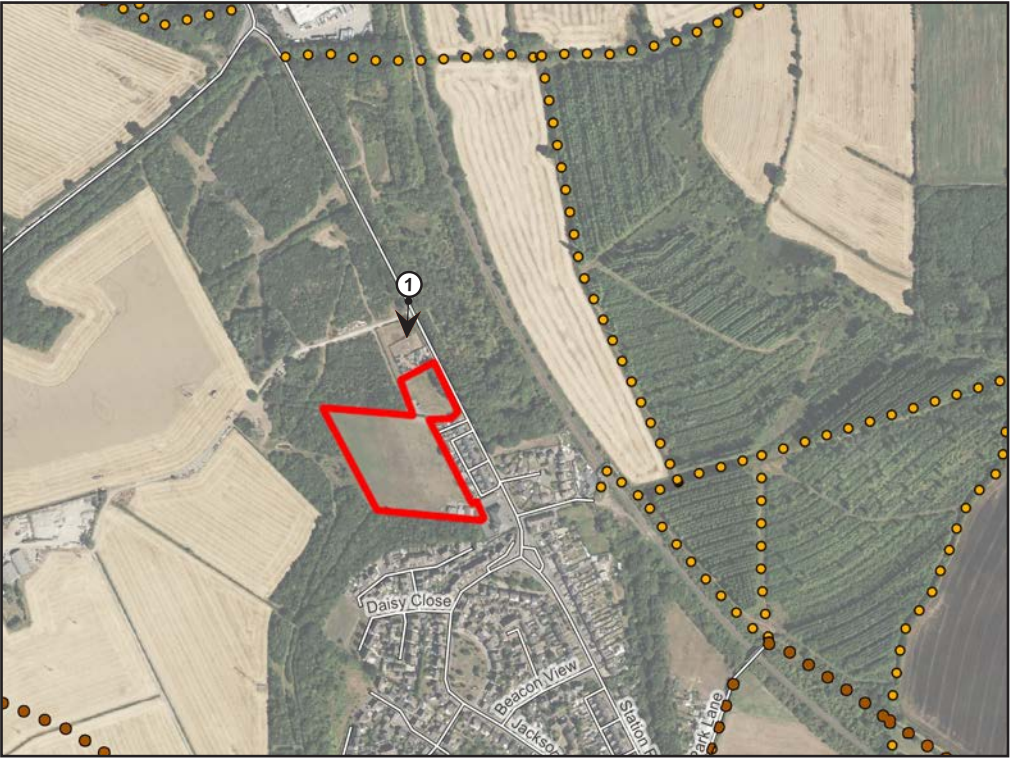
REV	DATE	NOTE	DRAWN	CHK'D
REVISIONS				
aspect landscape planning				
TITLE				
Station Road, Bagworth				
Viewpoint Location Plan				
CLIENT				
A R Cartwright Ltd				
SCALE	DATE	DRAWN	CHK'D	
1:10,000 @ A3	AUG 2025	AS	AJ	
DRAWING NUMBER	REVISION			
8695 / VLP				

Site located beyond existing vegetation

Approximate extent of site



Station Road



Distance to Site: 0.05 km
Viewpoint Coordinates: E 444001, N 309562
Date & time of photograph: 29/07/2025 10:53
AOD & Viewing height: c. 160.0m AOD 1.6m
Weather conditions Clear, good visibility

Viewpoint 1 (Panorama Image for Context Only)
Equipment & Focal Length: Canon EOS 2000D 35mm lens
Horizontal Field of View: 90°
Vertical Field of View: 27°

N.B. IMAGES TO ILLUSTRATE THE EXISTING LANDSCAPE CONTEXT ONLY. Panoramas are created from multiple photographs taken using a crop sensor camera with 35mm lens in line with best practice and current guidance. Images illustrate a horizontal field of view of 90° and when printed at A3, should be viewed at a distance of 542mm curved through the same radius in order to correctly illustrate the existing landscape context. To ensure considered judgements are accurately assessed, images should not be substituted for visiting the viewpoint.



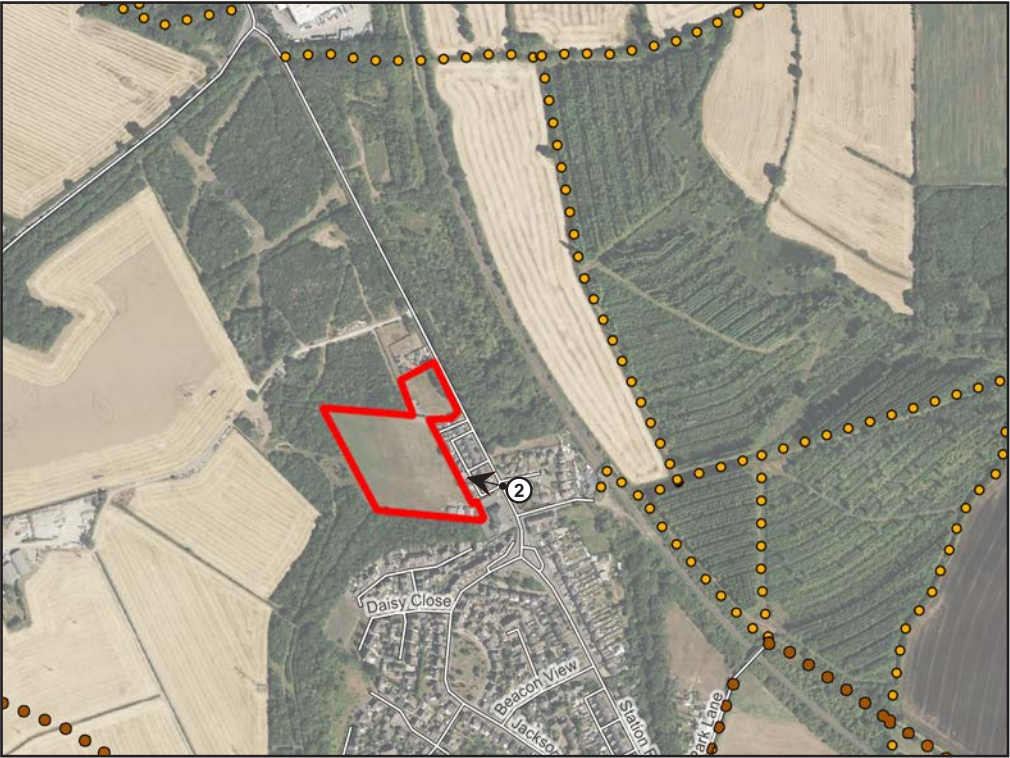
Viewpoint 1 (Single Frame Image)

Site located beyond existing vegetation

Approximate extent of site



Station Road



Distance to Site: 0.05 km
Viewpoint Coordinates: E 444128, N 309324
Date & time of photograph: 29/07/2025 10:59
AOD & Viewing height: c. 157.0m AOD 1.6m
Weather conditions Clear, good visibility

Viewpoint 2 (Panorama Image for Context Only)
Equipment & Focal Length: Canon EOS 2000D 35mm lens
Horizontal Field of View: 90°
Vertical Field of View: 27°

N.B. IMAGES TO ILLUSTRATE THE EXISTING LANDSCAPE CONTEXT ONLY. Panoramas are created from multiple photographs taken using a crop sensor camera with 35mm lens in line with best practice and current guidance. Images illustrate a horizontal field of view of 90° and when printed at A3, should be viewed at a distance of 542mm curved through the same radius in order to correctly illustrate the existing landscape context. To ensure considered judgements are accurately assessed, images should not be substituted for visiting the viewpoint.

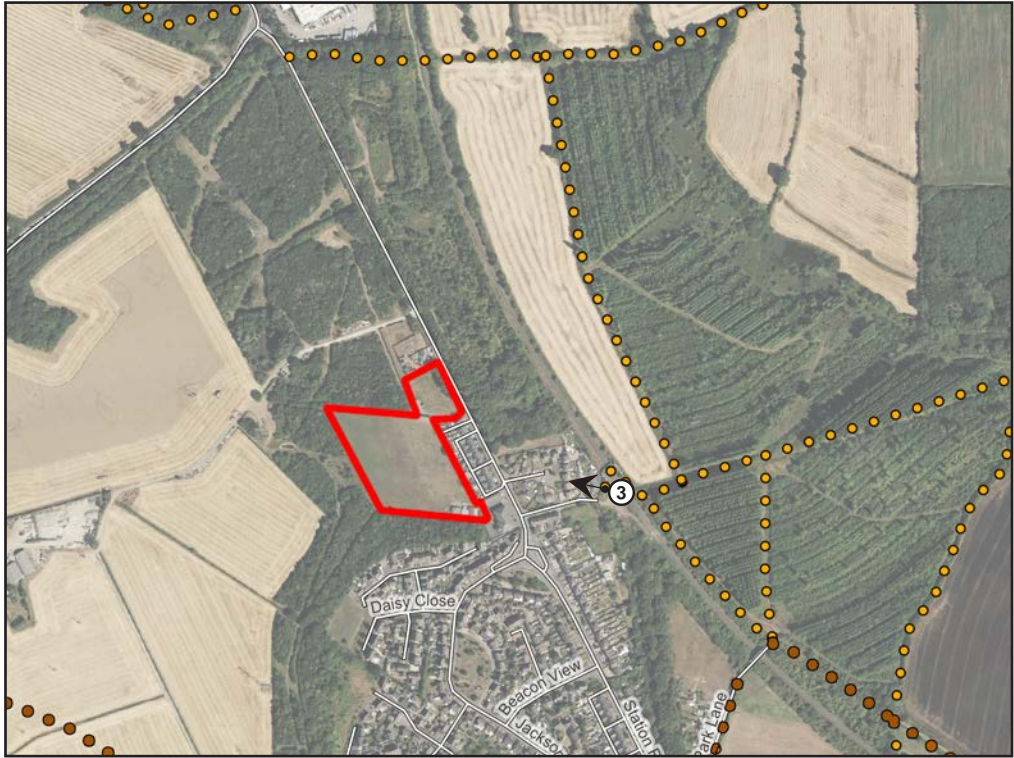


Viewpoint 2 (Single Frame Image)

Site located beyond existing vegetation
Approximate extent of site



Public Right of Way
R120/2



Distance to Site: **0.18 km**
Viewpoint Coordinates: **E 444261, N 309341**
Date & time of photograph: **29/07/2025 11:03**
AOD & Viewing height: **c. 156.4m AOD 1.6m**
Weather conditions **Clear, good visibility**

Viewpoint 3 (Panorama Image for Context Only)
Equipment & Focal Length: Canon EOS 2000D 35mm lens
Horizontal Field of View: 90°
Vertical Field of View: 27°

N.B. IMAGES TO ILLUSTRATE THE EXISTING LANDSCAPE CONTEXT ONLY. Panoramas are created from multiple photographs taken using a crop sensor camera with 35mm lens in line with best practice and current guidance. Images illustrate a horizontal field of view of 90° and when printed at A3, should be viewed at a distance of 542mm curved through the same radius in order to correctly illustrate the existing landscape context. To ensure considered judgements are accurately assessed, images should not be substituted for visiting the viewpoint.



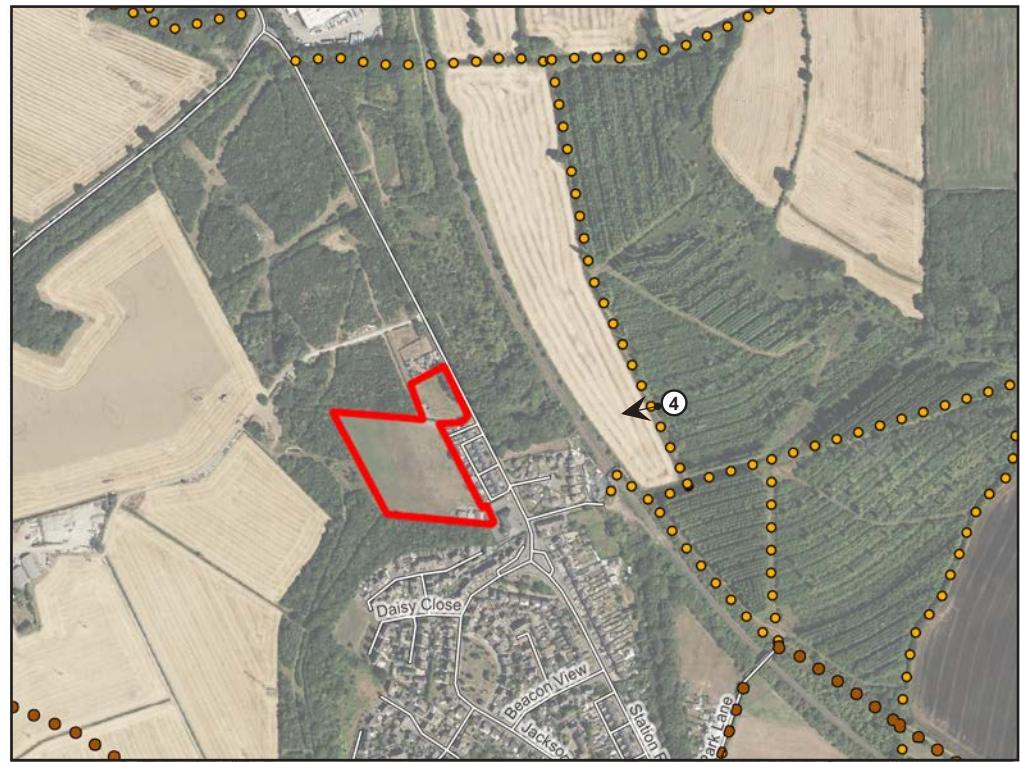
Viewpoint 3 (Single Frame Image)

Site located beyond existing vegetation

Approximate extent of site



Public Right of Way
R120/1



Distance to Site: **0.27 km**
Viewpoint Coordinates: **E 444313, N 309436**
Date & time of photograph: **29/07/2025 11:07**
AOD & Viewing height: **c. 155.0m AOD 1.6m**
Weather conditions **Clear, good visibility**

Viewpoint 4 (Panorama Image for Context Only)
Equipment & Focal Length: Canon EOS 2000D 35mm lens
Horizontal Field of View: 90°
Vertical Field of View: 27°

N.B. IMAGES TO ILLUSTRATE THE EXISTING LANDSCAPE CONTEXT ONLY. Panoramas are created from multiple photographs taken using a crop sensor camera with 35mm lens in line with best practice and current guidance. Images illustrate a horizontal field of view of 90° and when printed at A3, should be viewed at a distance of 542mm curved through the same radius in order to correctly illustrate the existing landscape context. To ensure considered judgements are accurately assessed, images should not be substituted for visiting the viewpoint.

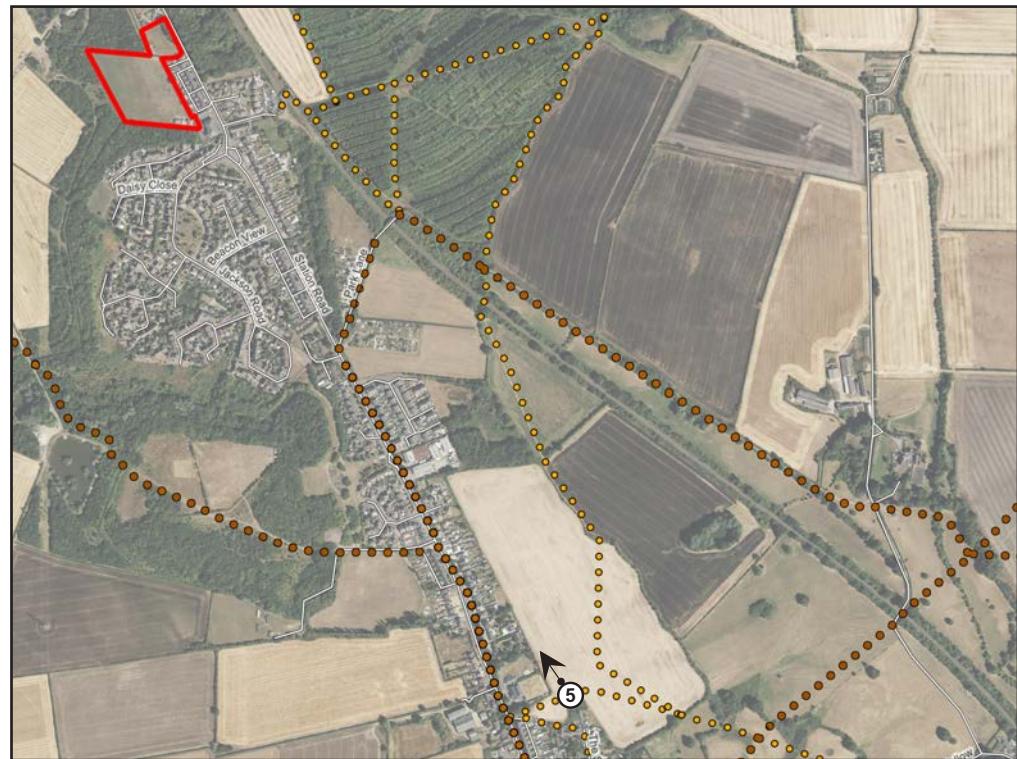


Viewpoint 4 (Single Frame Image)

Approximate extent of site



Public Right of Way
R33/6



Distance to Site: **1.24 km**
Viewpoint Coordinates: **E 444793, N 308197**
Date & time of photograph: **29/07/2025 11:33**
AOD & Viewing height: **c. 167.6m AOD 1.6m**
Weather conditions **Clear, good visibility**

Viewpoint 5 (Panorama Image for Context Only)

Equipment & Focal Length: Canon EOS 2000D 35mm lens
Horizontal Field of View: 90°
Vertical Field of View: 27°

N.B. IMAGES TO ILLUSTRATE THE EXISTING LANDSCAPE CONTEXT ONLY. Panoramas are created from multiple photographs taken using a crop sensor camera with 35mm lens in line with best practice and current guidance. Images illustrate a horizontal field of view of 90° and when printed at A3, should be viewed at a distance of 542mm curved through the same radius in order to correctly illustrate the existing landscape context. To ensure considered judgements are accurately assessed, images should not be substituted for visiting the viewpoint.



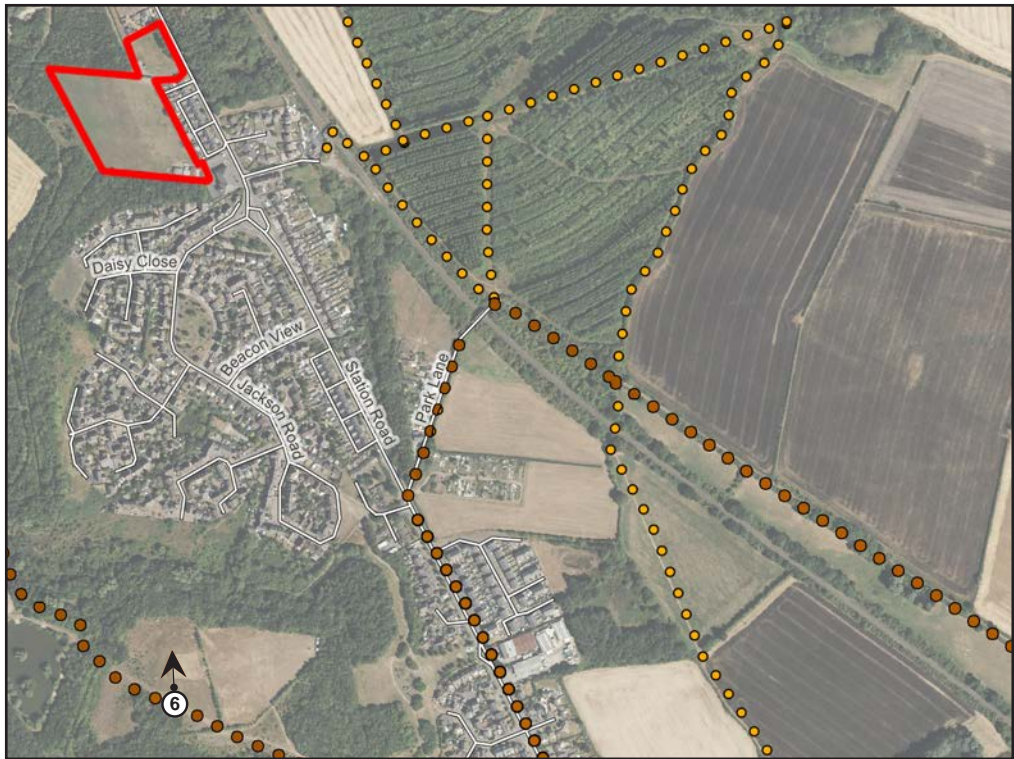
Viewpoint 5 (Single Frame Image)

Site located beyond existing vegetation

Approximate extent of site



Public Right of Way
Q85/1



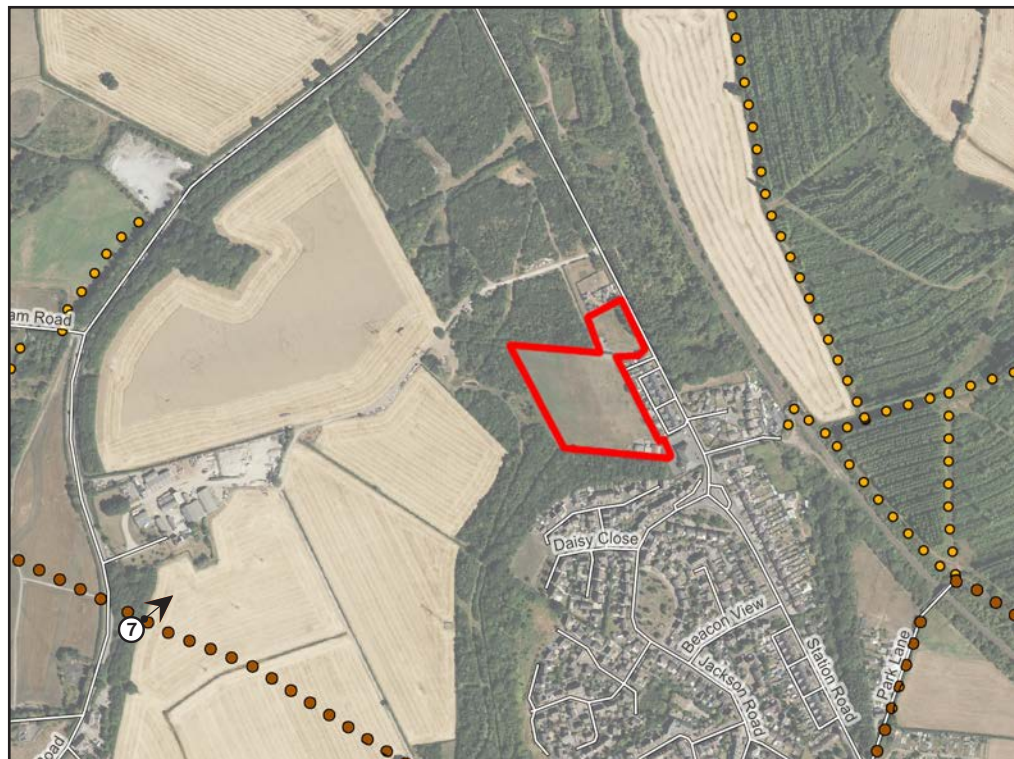
Distance to Site: **0.74 km**
Viewpoint Coordinates: **E 444088, N 308585**
Date & time of photograph: **29/07/2025 11:52**
AOD & Viewing height: **c. 165.6m AOD 1.6m**
Weather conditions **Clear, good visibility**

Viewpoint 6 (Panorama Image for Context Only)
Equipment & Focal Length: Canon EOS 2000D 35mm lens
Horizontal Field of View: 90°
Vertical Field of View: 27°

N.B. IMAGES TO ILLUSTRATE THE EXISTING LANDSCAPE CONTEXT ONLY. Panoramas are created from multiple photographs taken using a crop sensor camera with 35mm lens in line with best practice and current guidance. Images illustrate a horizontal field of view of 90° and when printed at A3, should be viewed at a distance of 542mm curved through the same radius in order to correctly illustrate the existing landscape context. To ensure considered judgements are accurately assessed, images should not be substituted for visiting the viewpoint.



Viewpoint 6 (Single Frame Image)



Distance to Site: **0.58 km**
Viewpoint Coordinates: **E 443411, N 309063**
Date & time of photograph: **29/07/2025 12:24**
AOD & Viewing height: **c. 161.8m AOD 1.6m**
Weather conditions **Clear, good visibility**

Viewpoint 7 (Panorama Image for Context Only)
Equipment & Focal Length: Canon EOS 2000D 35mm lens
Horizontal Field of View: 90°
Vertical Field of View: 27°

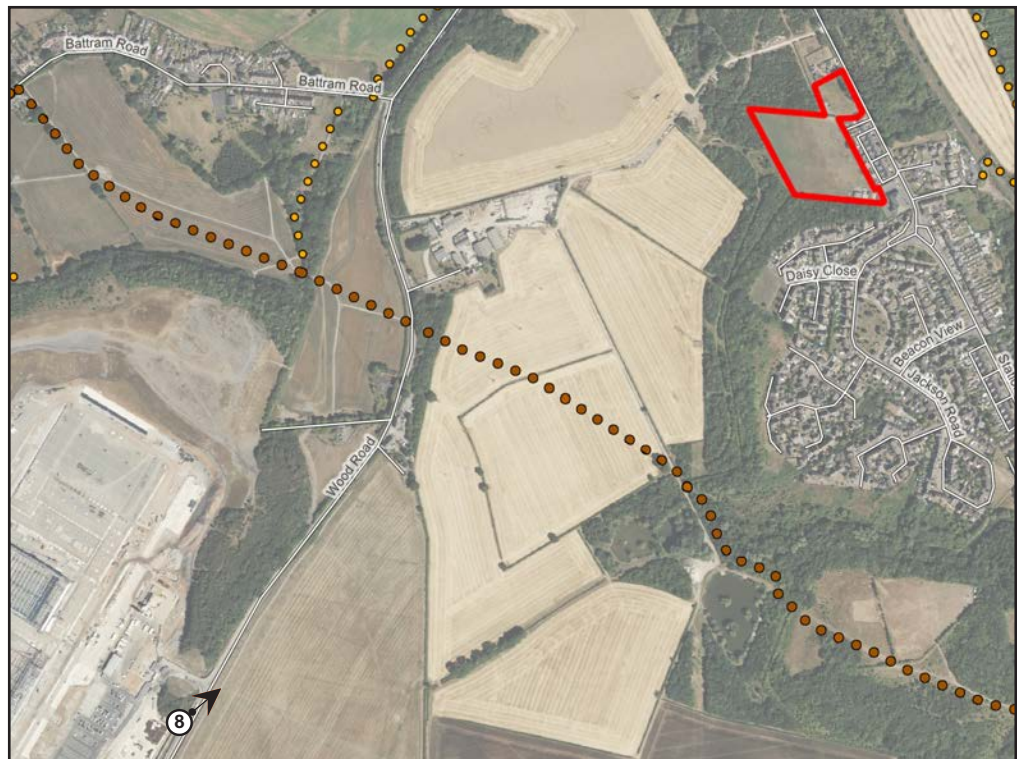
N.B. IMAGES TO ILLUSTRATE THE EXISTING LANDSCAPE CONTEXT ONLY. Panoramas are created from multiple photographs taken using a crop sensor camera with 35mm lens in line with best practice and current guidance. Images illustrate a horizontal field of view of 90° and when printed at A3, should be viewed at a distance of 542mm curved through the same radius in order to correctly illustrate the existing landscape context. To ensure considered judgements are accurately assessed, images should not be substituted for visiting the viewpoint.



Viewpoint 7 (Single Frame Image)

Site located beyond existing vegetation

Approximate extent of site



Distance to Site: **1.20 km**
Viewpoint Coordinates: **E 443024, N 308437**
Date & time of photograph: **29/07/2025 12:36**
AOD & Viewing height: **c. 156.3m AOD 1.6m**
Weather conditions **Clear, good visibility**

Viewpoint 8 (Panorama Image for Context Only)

Equipment & Focal Length: Canon EOS 2000D 35mm lens
Horizontal Field of View: 90°
Vertical Field of View: 27°

N.B. IMAGES TO ILLUSTRATE THE EXISTING LANDSCAPE CONTEXT ONLY. Panoramas are created from multiple photographs taken using a crop sensor camera with 35mm lens in line with best practice and current guidance. Images illustrate a horizontal field of view of 90° and when printed at A3, should be viewed at a distance of 542mm curved through the same radius in order to correctly illustrate the existing landscape context. To ensure considered judgements are accurately assessed, images should not be substituted for visiting the viewpoint.



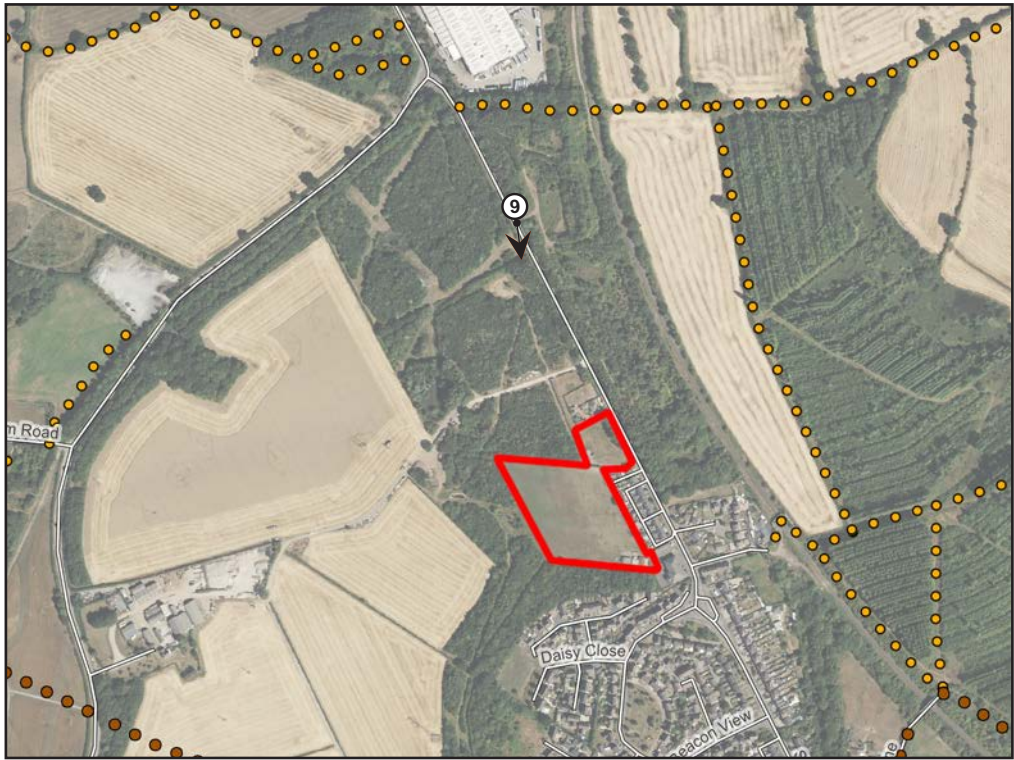
Viewpoint 8 (Single Frame Image)

Site located beyond existing vegetation

Approximate extent of site



Station Road



Distance to Site: 0.28 km
Viewpoint Coordinates: E 443921, N 309705
Date & time of photograph: 29/07/2025 13:21
AOD & Viewing height: c. 159.4m AOD 1.6m
Weather conditions Clear, good visibility

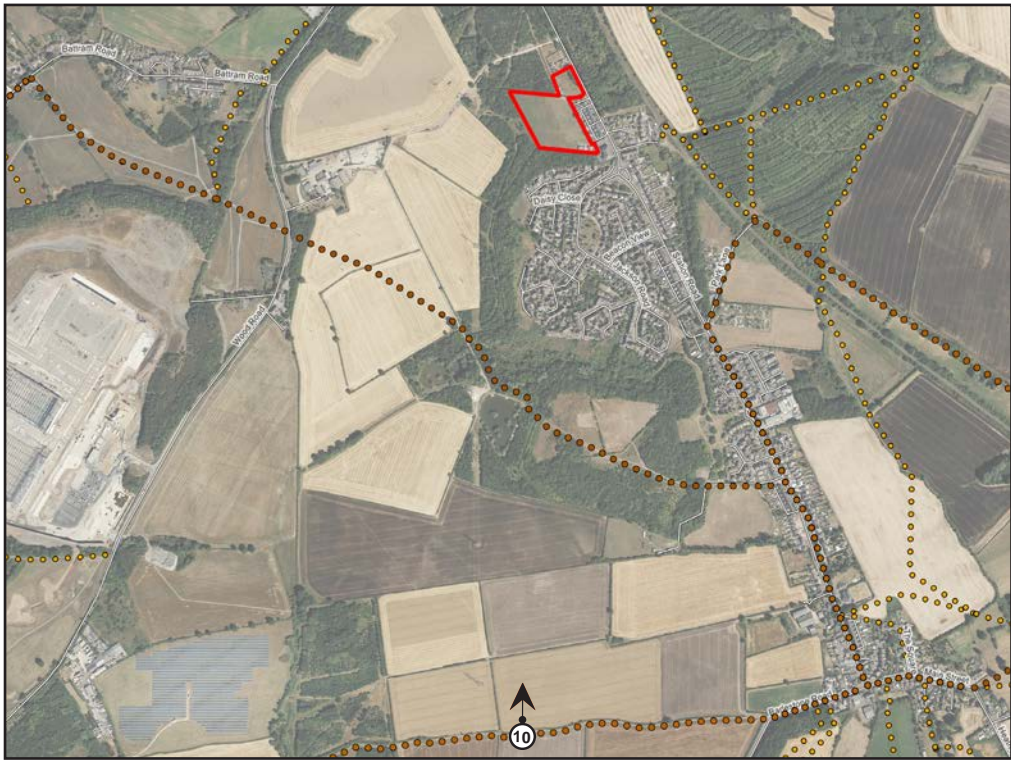
Viewpoint 9 (Panorama Image for Context Only)
Equipment & Focal Length: Canon EOS 2000D 35mm lens
Horizontal Field of View: 90°
Vertical Field of View: 27°

N.B. IMAGES TO ILLUSTRATE THE EXISTING LANDSCAPE CONTEXT ONLY. Panoramas are created from multiple photographs taken using a crop sensor camera with 35mm lens in line with best practice and current guidance. Images illustrate a horizontal field of view of 90° and when printed at A3, should be viewed at a distance of 542mm curved through the same radius in order to correctly illustrate the existing landscape context. To ensure considered judgements are accurately assessed, images should not be substituted for visiting the viewpoint.



Viewpoint 9 (Single Frame Image)

Approximate extent of site



Distance to Site: **1.40km**
Viewpoint Coordinates: **E 443607, N 308318**
Date & time of photograph: **29/07/2025 13:36**
AOD & Viewing height: **c. 159.0m AOD 1.6m**
Weather conditions **Clear, good visibility**

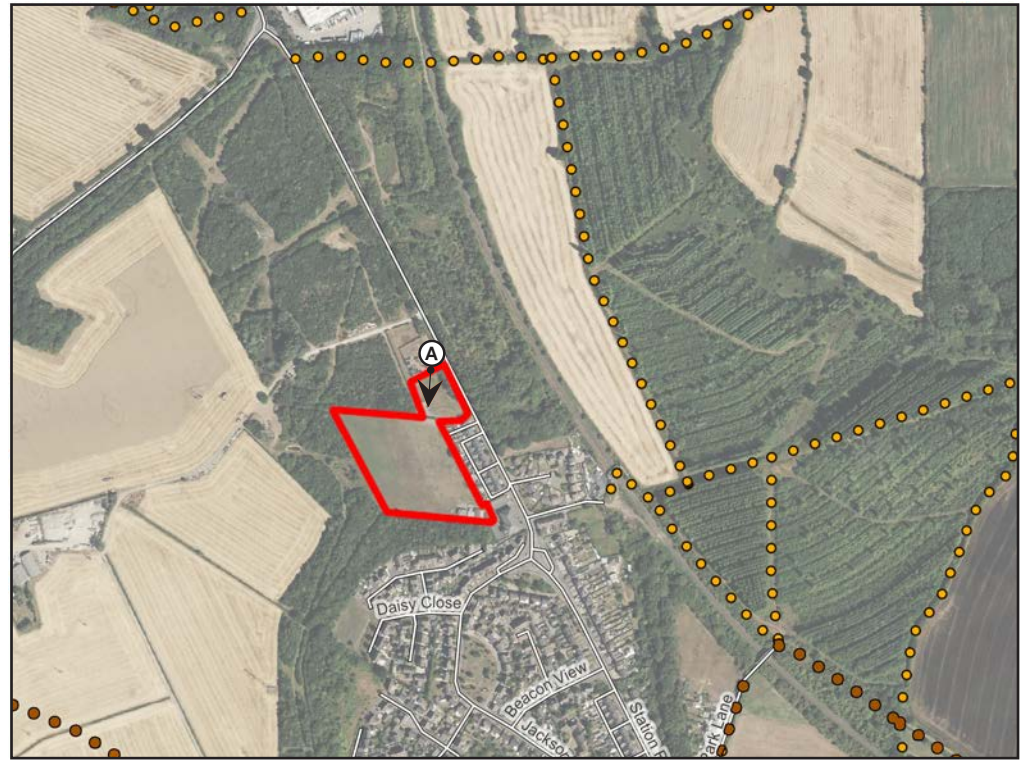
Viewpoint 10 (Panorama Image for Context Only)
Equipment & Focal Length: Canon EOS 2000D 35mm lens
Horizontal Field of View: 90°
Vertical Field of View: 27°

N.B. IMAGES TO ILLUSTRATE THE EXISTING LANDSCAPE CONTEXT ONLY. Panoramas are created from multiple photographs taken using a crop sensor camera with 35mm lens in line with best practice and current guidance. Images illustrate a horizontal field of view of 90° and when printed at A3, should be viewed at a distance of 542mm curved through the same radius in order to correctly illustrate the existing landscape context. To ensure considered judgements are accurately assessed, images should not be substituted for visiting the viewpoint.



Viewpoint 10 (Single Frame Image)

Site



Distance to Site: **0.00 km**
Viewpoint Coordinates: **E 444021, N 309490**
Date & time of photograph: **29/07/2025 10:47**
AOD & Viewing height: **c. 160.3m AOD 1.6m**
Weather conditions **Clear, good visibility**

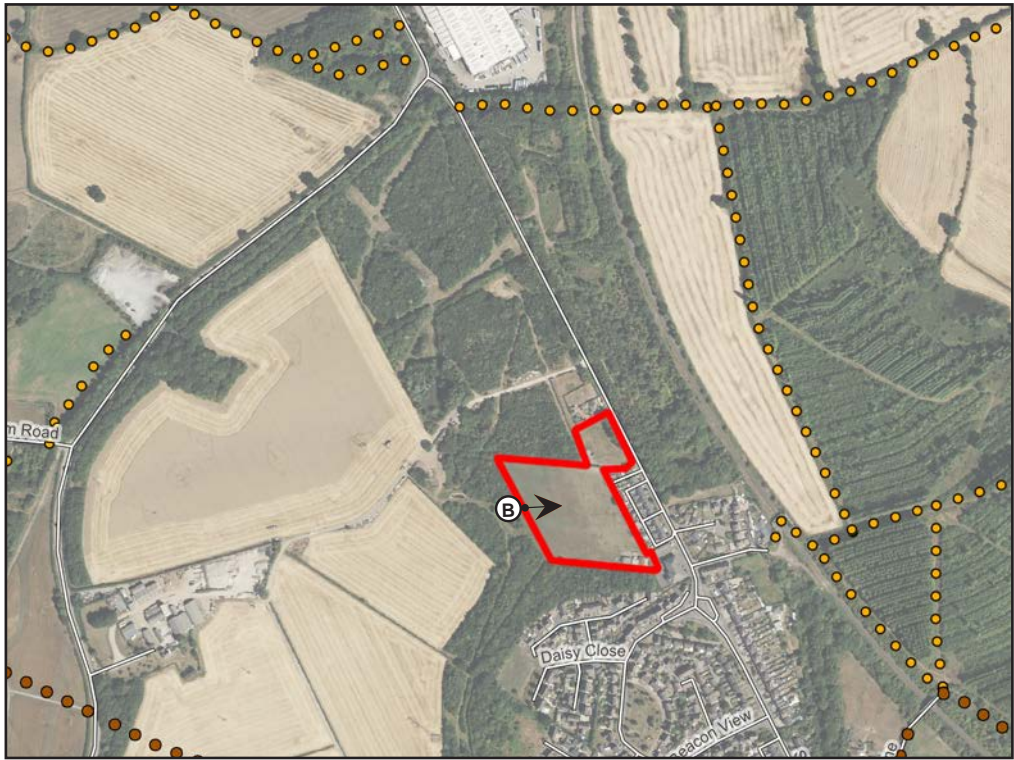
Viewpoint A (Panorama Image for Context Only)
Equipment & Focal Length: Canon EOS 2000D 35mm lens
Horizontal Field of View: 90°
Vertical Field of View: 27°

N.B. IMAGES TO ILLUSTRATE THE EXISTING LANDSCAPE CONTEXT ONLY. Panoramas are created from multiple photographs taken using a crop sensor camera with 35mm lens in line with best practice and current guidance. Images illustrate a horizontal field of view of 90° and when printed at A3, should be viewed at a distance of 542mm curved through the same radius in order to correctly illustrate the existing landscape context. To ensure considered judgements are accurately assessed, images should not be substituted for visiting the viewpoint.



Viewpoint A (Single Frame Image)

Site



Distance to Site: 0.00km
Viewpoint Coordinates: E 443929, N 309363
Date & time of photograph: 29/07/2025 13:36
AOD & Viewing height: c. 150.1m AOD 1.6m
Weather conditions Clear, good visibility

Viewpoint B (Panorama Image for Context Only)
Equipment & Focal Length: Canon EOS 2000D 35mm lens
Horizontal Field of View: 90°
Vertical Field of View: 27°

N.B. IMAGES TO ILLUSTRATE THE EXISTING LANDSCAPE CONTEXT ONLY. Panoramas are created from multiple photographs taken using a crop sensor camera with 35mm lens in line with best practice and current guidance. Images illustrate a horizontal field of view of 90° and when printed at A3, should be viewed at a distance of 542mm curved through the same radius in order to correctly illustrate the existing landscape context. To ensure considered judgements are accurately assessed, images should not be substituted for visiting the viewpoint.



Viewpoint B (Single Frame Image)

APPENDIX 3

EXTRACT FROM LCA B: CHARNWOOD FRINGE



www.landuse.co.uk

Landscape Sensitivity Assessment

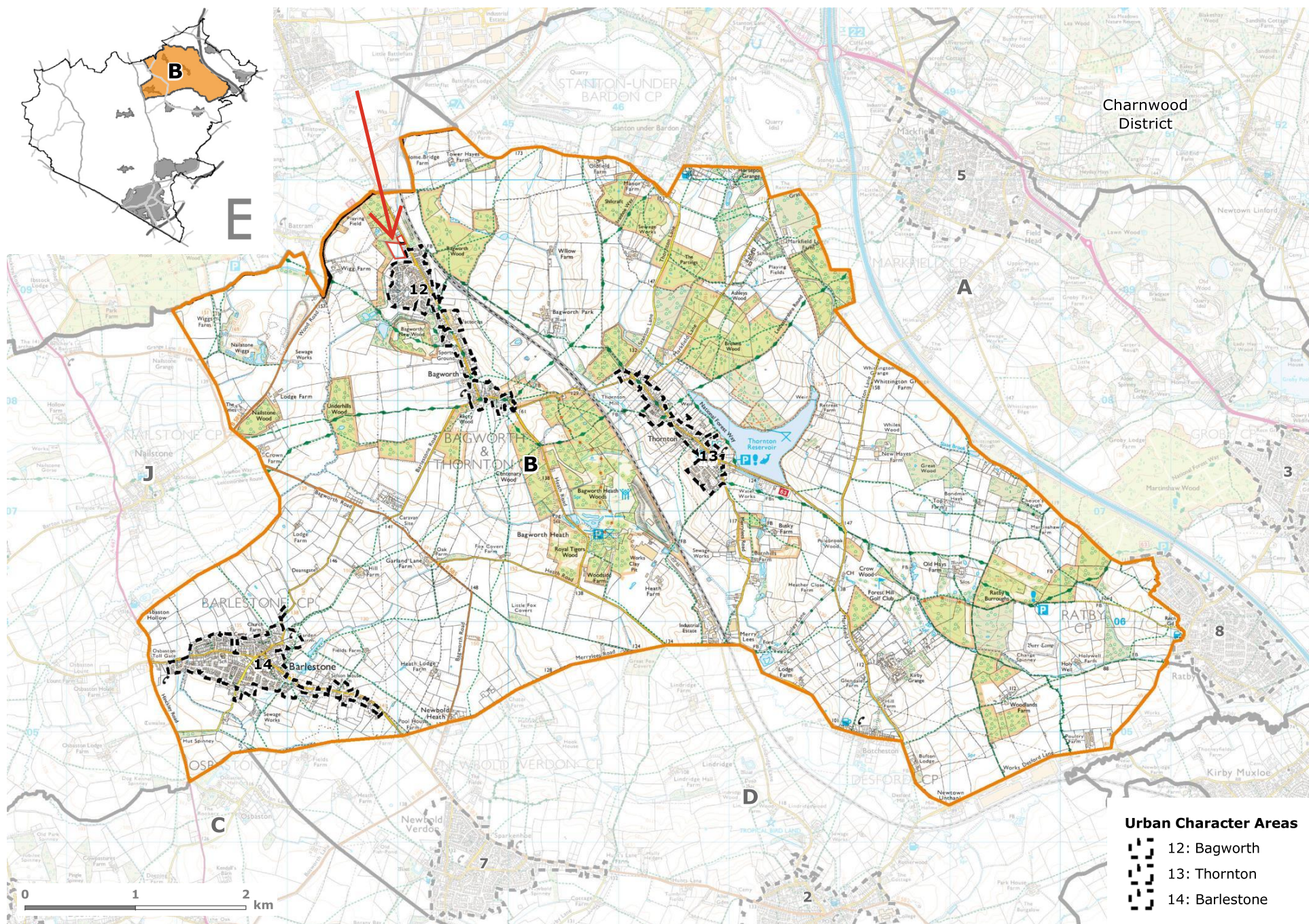
The sensitivity of areas of pressure

Final Report

Prepared by LUC

September 2017

LCA B: Charnwood Fringe Settled Forest Hills



LCA B: CHARNWOOD FRINGE



Location and Boundaries

5.22 The Charnwood Fringe character area is located in the north of the borough between LCA J Barton Village Farmlands and LCA A Charnwood Forest. The western boundary follows the A447 and skirts around Nailstone, broadly following the transition to the higher ground within this area which continues to rise further east into Charnwood Forest. The eastern boundary is drawn to exclude the more industrial/ urban influences of LCA A Charnwood Forest, most notably the M1 motorway and quarries at Stanton under Bardon. The

majority of the area apart from the south west extent around Barlestone is within the National Forest. The area to the east is part of Charnwood Forest – a landscape designation recognised in local planning policy.

5.23 Towns/ villages within the character area:

- *Barlestone*
- *Bagworth*
- *Thornton*

Key Characteristics

- 1) **Gently undulating landform with small plateaus on higher ground and rising to the adjacent Charnwood Forest area to the east.**
- 2) **Contrast between areas which are visually open and enclosed depending on the elevation of the landscape and the presence of woodlands and vegetation.**
- 3) **Large scale irregular field pattern of mainly arable and some pasture, with smaller fields around settlements. Fields enclosed by hedgerows with scattered trees.**
- 4) **Industrial heritage of quarrying and mining resulting in areas of restored land.**
- 5) **Part of the National Forest and Charnwood Forest with areas of new woodland plantations associated with former industrial areas.**
- 6) **Dispersed pattern of former mining villages following a linear pattern on ridgetops, either located close to a colliery or providing housing for mine workers. Good public access and footpath network throughout, especially within National Forest area.**
- 7) **Predominantly rural landscape with arable and rough set-aside, influenced by industrial / urban features such as masts, poles and pylons.**



Landscape Character

- . This is a rolling landform with small plateaus and gentle ridges rising to the north-east at Bagworth, continuing to rise steadily in the adjacent Charnwood Forest character area. This area is part of the Leicestershire and South Derbyshire Coalfield national character area which continues outside of the borough to the north-west indicating the influence of the coal measures on the character of the landscape. Within this area the coal measures are concealed beneath Mercia Mudstone and pockets of sandstone, and covered by a layer of glacial till with patches of glaciofluvial sand and gravel. Previous exploitation of the coal seams in the northern part of the area around Bagworth and east of Nailstone has left a legacy of former mine sites which have since been restored as part of landscape initiatives related to the National Forest. Most of the soils across the area are slowly permeable seasonally wet loamy and clayey soils which are of moderate fertility, supporting grassland and arable, grass production for dairying or beef and some cereal production often for feed.
- . Land use is predominantly arable, with occasional pasture farming within irregular fields generally large in size but with smaller irregular fields surrounding settlements (such as Barlestone and Thornton), which create a more intimate and complex pattern. Fields are generally enclosed by hedgerows with hedgerow trees and some scattered individual mature trees. In the north of the character area there are extensive areas of young woodland as a result of National Forest initiatives, which is having an increasing influence on the character of the area, augmenting existing woodland areas and prominent amenity trees around settlements with developing woodland on former colliery sites.
- . Openness and visibility varies with the changing topography and presence of vegetation, with the landscape more enclosed in the lower lying areas and where hedgerows and woodlands successively combine to create a well-vegetated appearance, whilst there are longer distance panoramas possible from the higher levels.
- . 7 This is a predominantly rural landscape but its proximity to the large settlements around Leicester and major transport routes with traffic travelling at speed does make some areas seem busy. This reduces the tranquillity of the area, especially when combined with aircraft noise overhead and urbanising features such as pylons, wind turbines, solar farms and industrial buildings which are occasionally visible. Away from the settlements however, there is little light pollution, indicating dark skies and a stronger sense of rurality – such as around Thornton Reservoir, Bagworth Heath and the landscape between Barlestone, Bagworth Heath and Bagworth.
- . 8 Accessibility is good with a comprehensive network of footpaths and bridleways (especially within the National Forest), including the Leicestershire Round long distance path and the National Forest Way, and a good road network linking the settlements. Thornton Reservoir, Bagworth Heath and the Tropical Bird Land near Desford provide visitor attractions. The National Forest provides a wider recreational resource.
- . 9 Settlement is characterised by small, predominantly linear villages and scattered farms. The villages of Barlestone and Thornton are situated on raised ground of sand and gravels, and the larger village of Bagworth is on a high ridge in the north-east of the character area. Originally agricultural villages, nearby coal mines became the principal source of employment during the 19th century. Prevalent building materials are red brick with occasional use of yellow, orange and blue bricks with clay tiles, with granite setts, cobbles and bricks in internal courtyards.
- .30 **Barlestone** has its origins as a small agricultural village which retains a few historic buildings.



Bagworth has its origins as a small village and Bagworth Colliery operated in the village from 1828.

Thornton is situated on a locally prominent ridgeline and characterised by red brick cottages and terraces and large detached properties.



Historical and Cultural Influences

- 5.33 The legacy of coal mining has a strong influence on local character. There were three collieries in the north and east of the character area: Bagworth Colliery, Desford Colliery (now Bagworth Heath Woods Country Park) and Nailstone Colliery and brickworks. Bagworth colliery is entered in the Guinness Book of Records for its outstanding production per man-shift. The pit closed in 1991; the last pit in Leicestershire. The Leicester to Swannington Railway line which passes along the eastern boundary of the character area, was built in 1832 with Robert Stephenson as engineer, to transport coal from the collieries in West Leicestershire to Leicester and included a direct connection to Bagworth Colliery from Bagworth Station.
- 5.34 There are three Scheduled Monuments: Located to the east of Bagworth, the moat with fishponds at Bagworth is an unusual example of a manorial site with well-documented evidence of the manor and associated fishponds. Another moated site is located at Old Hays Farm and has associated with Leicester Abbey. The former moats would have enclosed islands of dry ground on which stood domestic or religious buildings and remain as status symbols indicating the distribution of wealth in the countryside in the medieval period. Another Scheduled Monument marks an Iron Age hillfort of Bury Camp. Late Bronze Age and Iron Age pottery and Roman pottery sherds have been discovered here.
- 5.35 There are some large areas of piecemeal enclosure around Barlestone indicating survival of post-medieval (late 16th and early 17th century) field systems. These intact areas of small to medium

irregular fields provide historical interest and visual amenity. These are interspersed with planned enclosure fields of a more regular pattern which are more recent but characteristic of the wider area.

Natural Influences

- 5.36 Intensive farming has resulted in only limited remnants of semi natural vegetation and there is limited biodiversity. Manor Farm Local Wildlife Site near Bagworth is designated for its good quality semi-improved grassland. Individual trees including black poplar and ash trees are locally valued and designated as Local Wildlife Site. Small patches of ancient woodland (Nailstone Wiggs in the north of the area) and fragments of deciduous woodland add to the local biodiversity.
- 5.37 There is open access woodland across much of the northern and eastern part of the character area which was planted as part of the National Forest – including Nailstone Wood, Underhills Wood and other woodlands and lakes around Bagworth. These woodlands connect to the wooded areas in Charnwood to the east and outside of the borough to the north at Battran Wood and beyond in the National Forest.
- 5.38 Bagworth Heath Woods Country Park is a 75ha reclaimed colliery site owned by Leicestershire County Council and is part of the National Forest. The area contains woodland, grassland, heathland, lakes and ponds with a network of paths and visitor facilities. It contains a series of subsidence flashes which provide habitats for wildfowl and aquatic plants. A demonstration woodland shows different techniques for woodland establishment and maintenance on the reclaimed colliery spoil.

Key Sensitivities and Values

- 1) Woodlands, copses and individual trees are important as areas of connective habitats such as hedgerows and river corridors which link to the nearby woodlands of the National Forest. They are also important for their recreational value for local communities.
- 2) Rural character and the dispersed pattern of villages where the landscape away from the settlements is characterised by dark skies at night and a sense of tranquillity.
- 3) Recreational value of the restored mining sites including Bagworth Heath Woods Country Park as well as the value for leisure and access provided by the network of footpaths and bridleways including the Leicestershire Round.
- 4) Thornton Reservoir which provides a popular recreational facility on the edge of Thornton village.
- 5) The historic and cultural associations with mining in the area related to the former pits.
- 6) The historic character of the landscape evident in the presence of Scheduled Monuments and the pattern of irregular fields of piecemeal enclosure and the small irregular fields surrounding settlements. Hedgerow boundaries and mature trees reinforce this character which also provides visual interest and biodiversity value.
- 7) Semi-improved grasslands and lowland meadow habitats which are particularly valued in the area due to the relative scarcity of biodiversity assets as a result of intensive farming regimes.

Landscape Strategies

- | | |
|---|--|
| <ol style="list-style-type: none"> 1) Support the vision of the National Forest Strategy – to unify the forest area by planting native and mixed species woodland– as well as for areas beyond the National Forest boundary, encouraging, connecting and enhancing habitats such as hedgerows, tree planting, farm woodlands and lowland meadows. 2) Conserve and enhance the historic core of village settlements and ensure extensions are well integrated within this wooded landscape. 3) Restore typical zones of woodland types from alder, crack willow, hazel and grey willow in valleys, to oak/birch woodland on higher slopes; developing and managing transitional | <ol style="list-style-type: none"> 4) The siting and design of new development should complement the existing settlement pattern. New developments, extensions or alterations should be of appropriate materials, scale, massing and location within their plot to the rural context of the area. Removal of traditional building features such as crown chimney pots and boundary walls of brick, stone, metal railings and timber fences should be avoided. 5) Conserve the historic features of the landscape including industrial heritage of mining villages, railways. |
|---|--|

landscape planning • ecology • arboriculture

aspect

Aspect Landscape Planning Ltd
West Court
Hardwick Business Park
Noral Way
Banbury
Oxfordshire OX16 2AF

T: 01295 276066
F: 01295 265072
E: info@aspect-landscape.com
W: www.aspect-landscape.com