



## **Stanton-under-Bardon (Phase 2)**

### Landscape Summary Report

Client: Alison Homes

Project Reference: GL2527

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## 1 INTRODUCTION

1.1 This landscape summary report has been carried out by Golby + Luck Landscape Architects following instruction by Allison Homes to review the land associated with a second phase of housing development at Stanton-under-Bardon, Leicestershire (the Site).

1.2 The Site is located at the southern edge of Stanton-under-Bardon set between the Settlement Boundary to the west and the initial phase of development that is under construction to the south (planning reference: 24/00828/REM pursuant to 22/00527/OUT).

1.3 The approved development was accompanied by a Landscape and Visual Appraisal prepared by Tyler Grange in May 2022 (TGLVA). The Site and Development Proposal is smaller in scale and shares an immediate relationship with the consented phase of development to the south, and desk-based/field work completed in June 2025 confirms the Site share the same landscape and visual receptor groups as identified in the TGLVA.

1.4 The purpose of this landscape confirmation statement is:

- To review and identify any changes in the landscape and visual baseline that have occurred since the completion of the TGLVA in 2022;
- Consider the likely landscape and visual effects arising from the Development Proposal; and
- Confirm whether the Development Proposal would result in any increases in the likely landscape and visual effects reported in the TGLVA

1.5 In the production of this report reference has been made to the following documents and information:

- Tyler Grange – Main Street, Stanton-under-Bardon Landscape and Visual Appraisal May 2022 (the TGLVA)
- Ministry of Housing, Communities & Local Government - National Planning Policy Framework - 2024 (the NPPF);
- Hinkley & Bosworth Borough Council – Local Development Framework Core Strategy adopted December 2009 (the Core Strategy);
- Hinkley & Bosworth Borough Council – Local Plan 2006-2026 Site Allocations and Development Management Policies DPD adopted July 2016 (the DPD);



- LUC on behalf of Hinckley and Bosworth Borough Council – Hinckley and Bosworth Landscape Character Assessment – September 2017 (HBBLCA);
- Landscape Institute and Institute of Environmental Management and Assessment – Guidelines for Landscape and Visual Impact Assessment – Third Edition – 2013 (the GLVIA);
- Landscape Institute – Technical Guidance Note 02/21 – Assessing landscape value outside national designations 2021 (the TGN 02/21);
- The National Heritage List – Historic England
- Nottinghamshire County Council public rights of way (online mapping);
- DEFRA Magic Database;
- Ordnance Survey information Explorer 1:20,000 and Street Plus 1:10,000;
- Google Earth aerial photography; and
- The Old Maps online historic mapping archive ([www.old-maps.co.uk](http://www.old-maps.co.uk))



## 2 SITE LOCATION AND CONTEXT

- 2.1 The Site comprises a single "L" shaped field extending to approximately xx hectares and comprising permanent grassland, a menage, and horse track that connect an area of stable with the menage and grazing paddock to the east of the Site.
- 2.2 More recently the Site has been used for soil storage in connecting with the emerging housing development in the field to the immediate south.
- 2.3 The Site is bound to the north by native tree and hedgerow cover, beyond which is a series of pastures that appear to be used for grazing, an area of woodland and the Stanton-under-Barton Park. To the west the Site is bound by garden and properties associated with Meadow Lane, beyond which is the wider settlement. To the south the Site is bound by native tree and hedgerow cover, beyond which is an emerging housing development accessed from Main Street. To the east the Site is bound by a watercourse with associated tree and hedgerow cover, beyond which are a series of pastoral fields used for grazing.
- 2.4 In terms of settlement and infrastructure, Stanton-under-Bardon is located at the north-east boundary of Hickley and Bosworth Borough, close to the boundary of North West Leicestershire District, Charnwood Borough and the fringe of the Charnwood Forest. Local settlements include Markfield to the east, Thornton to the south, and Bagworth to the west. To the north-west is the commercial setting of Bardon and wider urban area of Coalville, Whitwick, Thringstone and Ellistown.
- 2.5 Stanton-under-Bardon is located to the west of the M1 motorway and south of the A511. The wider highway network is defined by local roads and rural lanes connecting the settlements. To the east of Stanton-under-Bardon is the Horsepool Industrial Estate, and to the south (approximately 350m) is a medium scale solar array located in the ridgeline.
- 2.6 In terms of land use and vegetation cover, the local setting is heavily influenced by stone quarrying with Old Cliffe Hill quarry to the east, the Midland Quarry to the west, and Bardon Hill Quarry to the north. The quarries themselves are relatively well contained, but their associated infrastructure and heavy haulage is constantly present throughout the local landscape. Beyond the quarries the local landscape is defined by a mosaic of farmland and woodland comprising small to medium sized geometrically shaped pastures often used for grazing, or converted to paddocks, and woodland delivered through the National Forest. The woodland block often reflects the scale and pattern of farmland



having been guided by the prevailing field pattern. Larger belts of woodland exist at the perimeter of the quarries contrasting with geometry found in the National Forest planting.

- 2.7 Farmland is typically pasture used for grazing with pockets of arable production that is often more open in character due to the reduction in field/hedgerow trees and woodland cover.
- 2.8 Hedgerows are typically Hawthorn and Blackthorn with intermittent tree cover typically comprising Oak and Ash. Woodland is generally mixed deciduous with some evergreen plantation found at the edges of the quarries. On higher ground stand of Scots Pine become more common with stands of gorse, typical of the upland setting of the Charnwood Forest.
- 2.9 In terms of landform and water features, whilst Stanton-under-Bardon is located within the Charnwood national character area its landform is more typical of the shallow valleys and gently undulating plateau of the Leicestershire Coalfields to the south and west.
- 2.10 The Site sits within a localised valley setting forming part of the catchment to the Rothley Brook that runs east across the northern reaches of Leicester City into the River Soar. The valley falls from Cliffe Hill to the north of Stanton-under-Bardon at approximately 200m above ordnance datum (AOD) towards the western boundary of the Site at approximately 165m AOD. The Site falls at a gentle gradient towards the south-east corner at approximately 160m AOD beyond which the landform rises towards the eastern valley ridge at approximately 175m AOD.
- 2.11 A local watercourse runs adjacent to the eastern boundary of the Site. In the field to north of the Site there is a small field pond, and to the north-east there is a moat at the western boundary of Horsepool Grange Industrial Estate. To the east of the Site there is a large ornamental pond that has been constructed on top of the ridge close to the property to the south of Horsepool Grange Industrial Estate. Approximately 2km to the south of Stanton-under-Bardon is Thornton Reservoir.
- 2.12 In terms of access and recreation, the Site is maintained as private farmland with associated horticultural infrastructure. The Site is crossed by public footpath R23 that forms part of a wider network of rights of way providing access between the settlement and local setting of farmland. Notably, public footpaths R18, R19 and R23 provide a circular walk from Stanton-under-Bardon around the local valley setting to the south of the settlement. The Ivanhoe Way recreational route passes to the west of the settlement.



- 2.13 To the north of the Site is the Stanton-under-Bardon Park. A number of the National Forest woodlands in the local area provide public access including Shilcraft, The Partings and Browns Wood to the south and the hillock at Billa Barra to the north.
- 2.14 In terms of designation, the Site is not covered by any landscape, nature conservation, or heritage designation that would suggest and increased value or sensitivity to change, and is not covered by any statutory or non-statutory designation that would prohibit its development for residential purposes.
- 2.15 There are several natural and semi-natural open spaces in the locality of the settlement, these typically include the maturing area of National Forest planting. Stanton-under-Bardon Park to the north of the Site is identified as a protected sports and recreation facility, as are the grounds at the South Charnwood High School to the south-east of Stanton-under-Bardon. The Stanton-under-Bardon War Memorial is the only Listed Building within the settlement (Grade II), the settlement does not have a designated Conservation Area.



### 3 LANDSCAPE AND VISUAL BASELINE

#### Landscape Character

3.1 At a national level the Site is identified as being located within National Character Area 73 – Charnwood (NCA73), and close to the boundary of National Character Area 71 – Leicestershire and South Derbyshire Coalfield (NCA71).

3.2 Given the location of the Site at the transition of these character areas is not unsurprising that key characteristics of each are present in the locality of the Site. To the north there is evidence of the upland qualities of NCA73 evidenced in the rocky summits and outcrops at Bardon Hill, Billa Barra and Hill Hole Quarry. The local landscape is well wooded, but there is a distinction between the mature woodland setting of NCA73 characterised by blocks of mixed deciduous woodland and evergreen plantation, and the maturing setting of woodland associated with the National Forest that is more prevalent across NCA71.

3.3 The small to medium scale rectilinear field pattern of NCA73 is evidenced to the north of Stanton-under-Bardon but the field pattern in the local context of the Site is more akin to the open field system interspersed with enlarged fields that are the product of arable intensification seen across NCA71.

3.4 The landform of the Site and its local setting is also representative of the shallow valleys and undulating plateau of NCA71 often found at the edges of the upland setting of NCA73.

3.5 At a local level, the HBLCA translates this transition between the Charnwood Forest and Coalfields landscaped through the identification of the Charnwood Forest Settled Forest Hills landscape character area, and Charnwood Fringe Settled Forest Hills landscape character area, with the Site located in the latter.

3.6 The key characteristics of the Charnwood Fringe LCA are identified as:

- *“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 presence of woodlands and vegetation;*
- *Large scale irregular field pattern of mainly arable with some pasture, with smaller 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.”*

3.7 The HBBLCA identifies a number of key sensitivities and values for the Charnwood Fringe LCA:

- *“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 pattern of 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."*

3.8 The only key sensitivities and values found with the Site and its associated features extends to its hedged boundaries and associated tree cover. Whilst these may be of value, they are features that are both common and widespread in the locality and not considered rare or irreplaceable.

3.9 The HBBLCA details the following landscape strategy for the Charnwood Fringe LCA:

- *"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 railings and timber fences should be avoided;*
- *Conserve the historic features of the landscape including industrial heritage of mining villages, railways."*



- 3.10 In terms of landscape value, the Site's tree and hedgerow cover and watercourse are the key natural features that have a medium value at a Site level. The existing land use is of limited value given the intervention of the horticultural activities.
- 3.11 The Site has limited cultural heritage value, with no designated assets within or close to it. At a local level, the industrial heritage of mining and quarrying is notable in pockets, but there are no features of notable interest in the setting of the Site. Within the field to the east of the Site there is notable ridge and furrow which is a locally undesignated heritage asset.
- 3.12 The condition of the landscape has been impacted by modern quarrying activity, and the extensive infrastructure network. There are also pockets of modern commercial and industrial activity that dilute the condition of the landscape. The National Forest planning has also had a profound change on the landscape and ultimately will secure a new character with associated condition/quality. However, the transitional effect of the maturing planting does not positively contribute to the overall condition of the landscape.
- 3.13 There are no known associations between the Site, or its local setting, and works of art, literature, or famous people with notable ties to the landscape.
- 3.14 The varied land uses, maturing woodland, pockets of commercial and industrial development, and recently implemented solar array combined to dilute the strength of character of this local landscape and its distinctiveness.
- 3.15 The Site and local setting provide an important access and recreational resource that is valued at a local level. This also increases the perceptual and scenic qualities of the local landscape setting, with users able to access the countryside and view it from the local rights of way.
- 3.16 Given the intervention of settlement, built development and local infrastructure this is a landscape that doesn't possess wilderness qualities and is of reduced tranquillity.
- 3.17 In summary, the Site and local setting are considered to be of medium to low landscape value and given the settled nature of this landscape and immediate relationship between the Site and existing/emerging settlement, medium to low susceptibility/sensitivity to the proposed change.

#### Visual Setting



3.18 The visual setting of the Site is relatively well contained, limited to the valley setting to the south and east. The following paragraphs reference a number of representative views, see **GL2527 F5 to F8**. View locations are identified on the Site Location plan, see **GL2527 F1**.

3.19 View 1 is taken from public footpath R32 from within the Site looking east across the open valley setting. Wider views beyond the valley are contained by the landform. The field to the east is characterised by its ridge and furrow and setting of mature tree cover interspersed with self-set Hawthorn and Blackthorn.

3.20 View 2 is taken from public footpath R32 looking west back towards the Site that is seen in the backdrop of the properties at Meadow Lane and the emerging housing development to the south. Again, the view is contained by the local landform and heavily influenced by the setting of mature tree cover.

3.21 Views 3, 4 and 5 are taken from the ridgeline at the eastern side of the valley from public footpath R32 and R18 respectively. These are more open and elevated views with a slightly wider field of vision. Again, the treed and wooded setting of the valley makes a notable contribution to the Site. To the south of the Site the merging housing development is visible, as are filtered views of the settlement.

3.22 Views 6 and 7 are taken from public footpath R19 and Thorton Lane respectively. From these locations the merging housing development to the south of the Site make a far great contribution to view across the valley. In the fullness of time the new housing is likely to screen and filter views of the Site. From these locations the visual character appears more open due to the larger size of the arable fields and reduction in tree and hedgerow cover.

3.23 The representative views are taken from local public rights of way where these is clear evidence of use. Users of the rights of way experience a relatively typical setting of farmland that does not contain any notable or highly valued features. The visual sensitivity of the local setting of the Site is considered to be of medium value, and given the settled nature of the landscape receptor groups are generally considered to be of medium susceptibility/sensitivity to the proposed change.



## 4 CONSIDERATION OF LIKELY LANDSCAPE AND VISUAL EFFECTS

### The Development Proposal

- 4.1 The proposal seek permission for 27no. dwellings with highway access taken from the emerging housing site to the south (planning reference: 24/00828/REM pursuant to 22/00527/OUT).
- 4.2 The layout is based around a relatively simple internal highway alignment with properties fronting and gardens backing/siding onto the boundaries to the north, south and west of the Site. Properties front the eastern boundary and have been set back from the watercourse to safeguard the riparian zone and secure maintenance access.
- 4.3 The proposal seeks to retain the majority of the Site's tree and hedgerow cover. Removal is limited to a single Birch tree (T31) to accommodate highway access. Further tree removal accords with the recommendations of the supporting arboricultural assessment. The proposal will also require the cutting back of the boundary hedgerows northern, southern and western boundaries of the Site.
- 4.4 Any tree loss will be mitigated through new tree planting measures that will be secured at the boundaries of the Site. Following pruning works, the Site's hedgerows will be reinforced with native infill planting and brought under effective management.
- 4.5 The existing public rights of way crossing the Site (R23) will be retained and realigned with the proposed highway.
- 4.6 Lighting can be managed through an appropriate planning condition that should seek directional and baffled lighting to limit night-time light spill and protect the setting of the watercourse and associated habitats at the eastern boundary of the Site.

### Likely Landscape Effects

- 4.7 At a Site level the development proposal will result in the material transformation of the Site from farmland with associated agricultural uses to a modern housing development with associated highways and landscaping. Whilst this will materially alter the character of the Site, this proposed change will be experienced in the immediate framework of the modern settlement to the south and west. In the long-term (Year 15) with mitigation this is likely to result in a **moderate adverse** effect at a Site level.



4.8 At a local level, the Site will not introduce a new or discordant element into the settled character of the Charnwood Fringe LCA, but will result in the alteration of existing features through the extension of the existing modern settlement, and loss of a small area of farmland. The loss of features beyond the land use is limited to a small number of trees that can be mitigated through new planting measures.

4.9 Given the relatively small scale and nature of the proposed change, the limited degree to which the change will be perceived at a local level due to the the containment provided by the immediate valley setting, and the settled nature of the prevailing landscape character type, the proposed development is likely to result in long-term **minor adverse** effect at a local level (Charnwood Fringe LCA).

#### Likely Visual Effects

4.10 In the context of the immediate Site, the visual setting of public footpath R23 will be material altered from what is currently an open setting of farmland to modern housing development (View 1). In the long-term with mitigation, the landscaping within the Site will have matured to soften the appearance of the new housing and secure and attractive residential setting but the magnitude of change will remain relatively high resulting on a **major-moderate adverse** effect. This level of effect would be restricted to a relatively short section of the public footpath, and the scale and nature of effect would be no greater than that experienced by users of public footpath R19 passing through the emerging housing site to the south. The overall amenity of the footpath would be safeguarded and remain attractive to users of the local rights of way network.

4.11 To the east (Views 2 and 3) the new housing within the Site will be visible, seen in the backdrop of the settlement to the south and west. The immediate farmland setting of these views will remain unchanged but there will be an increase in the presence of housing across the opposing valley to the east. This will not result in the introduction of a new or discordant element in the visual setting of the valley but will alter the composition of these views. In the long-term with mitigation there is likely to be a **moderate to minor adverse** effect to users of these public footpaths.

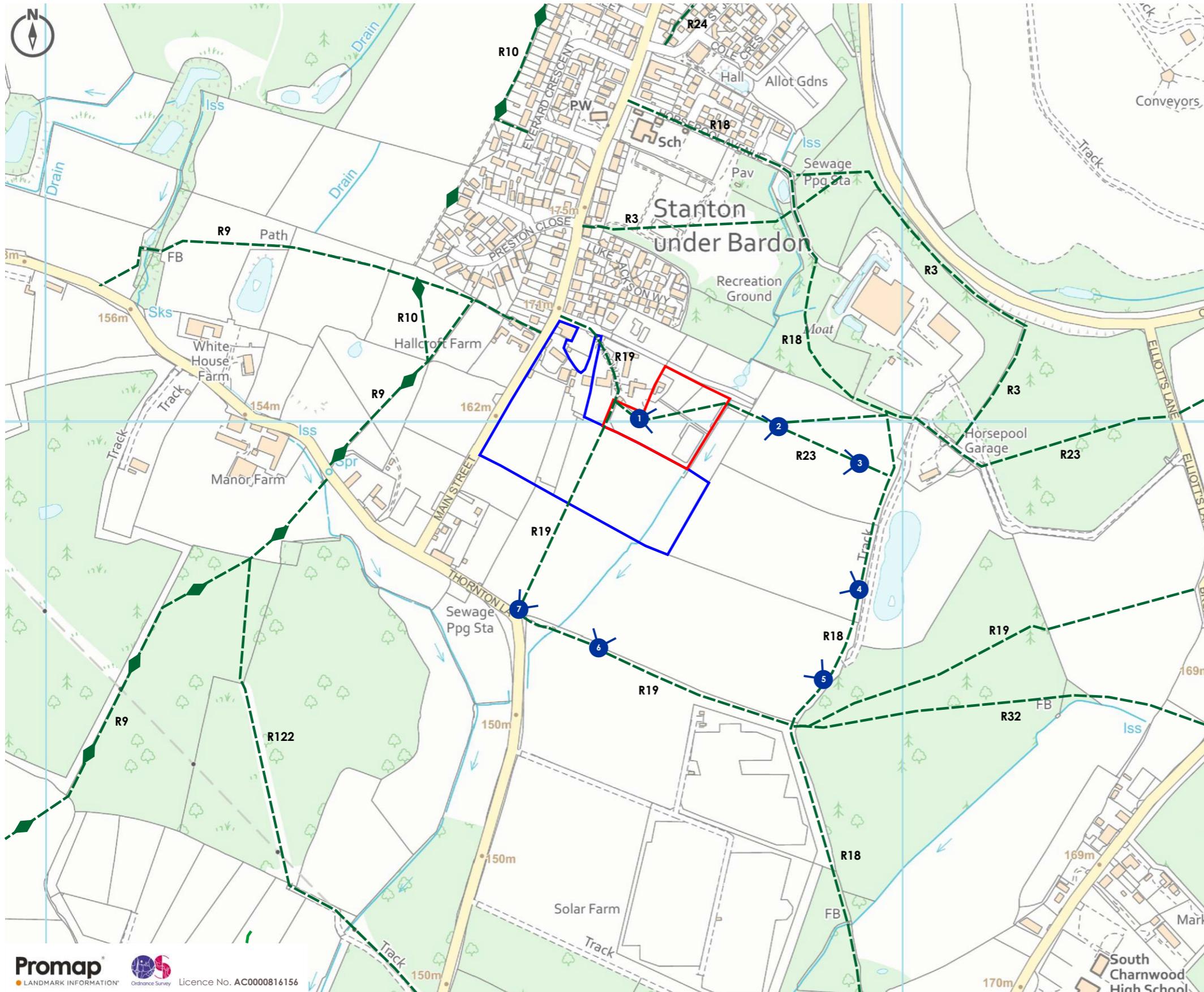
4.12 To the south-east (Views 4 and 5) the new housing will be visible but likely to be restricted to the upper extent of the proposed housing and associated roofscape given the nature of intervening landform and vegetation cover. In the long-term with mitigation there is likely to be a **minor adverse** effect to users of these public footpaths.



- 4.13 To the south (Views 6 and 7) much of the new housing will be screened by the housing development to the south with restricted views towards the houses closest to the eastern boundary of the Site. In the long-term with mitigation there is likely to be a **minimal adverse** effect to users of these public footpaths.
- 4.14 In terms of private visual receptor groups, any likely effect will be limited to the dwellings at the immediate western boundary of the Site. Any visual effect and alteration to residential amenity can be managed through the implementation of design policy to safeguard residential amenity.
- 4.15 In summary, the landscape and visual effects likely to arise from this proposal for new housing development will be very similar to those considered in the assessment and approval of the emerging housing development to the south. The Site is not covered by any landscape designation that would suggest and increased value or sensitivity and is not covered by any statutory or non-statutory designation that would prohibit its development for residential purposes. The Site benefits from an immediate relationship with the settlement, and if developed will be consistent with its established character and pattern.
- 4.16 The Site benefits from relatively contained local setting that restricts the geographic extent to which there would be any perception of the proposal and resulting effect to the character and appearance of the surrounding countryside.



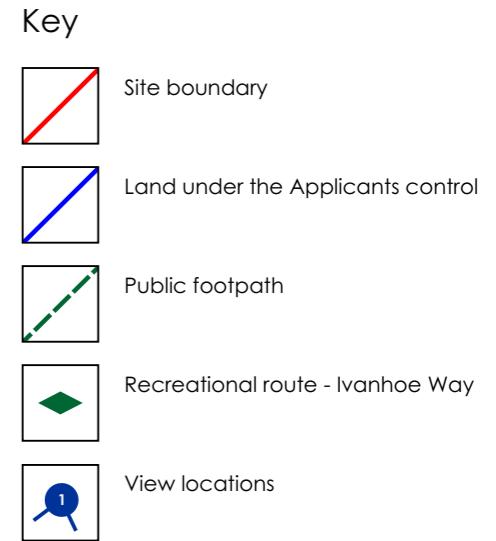
# Figures



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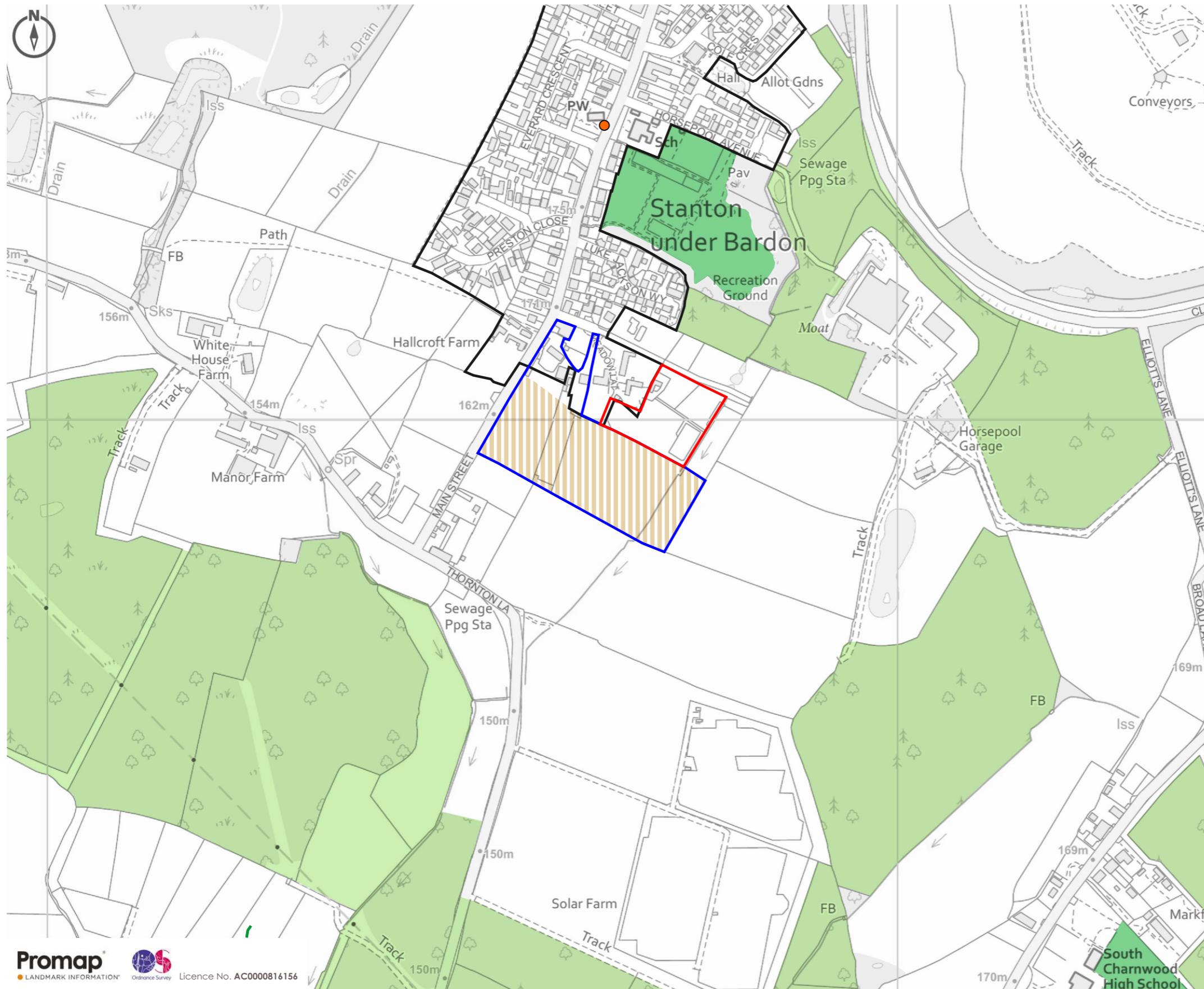
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Number/Figure  
**GL2527 F1**  
Project  
Stanton-under-Bardon  
(Phase 2)  
Scale  
1:5000@A3  
Drawing title  
Site Context  
Checked  
SG  
Client  
Allison Homes

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Number/Figure  
**GL2527 F1**

Project  
Stanton-under-Bardon (Phase 2)

Scale  
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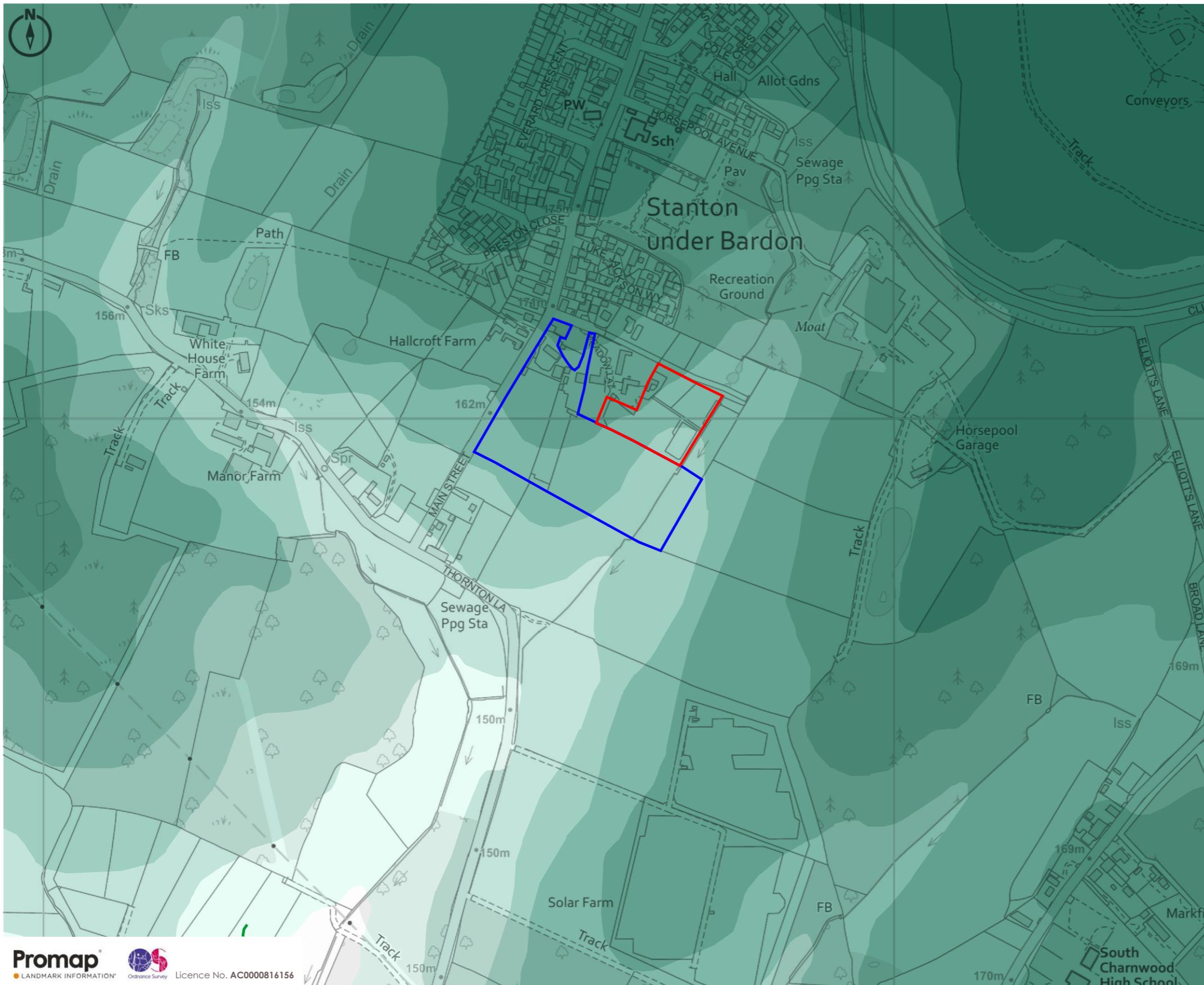
Date  
11/07/2025

Checked  
SG

Drawing title  
**Site Context**

Client  
Allison Homes

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Key

Site boundary

Land under the Applicants control

140m to 145m AOD

145m to 150m AOD

150m to 155m AOD

155m to 160m AOD

160m to 165m AOD

165m to 170m AOD

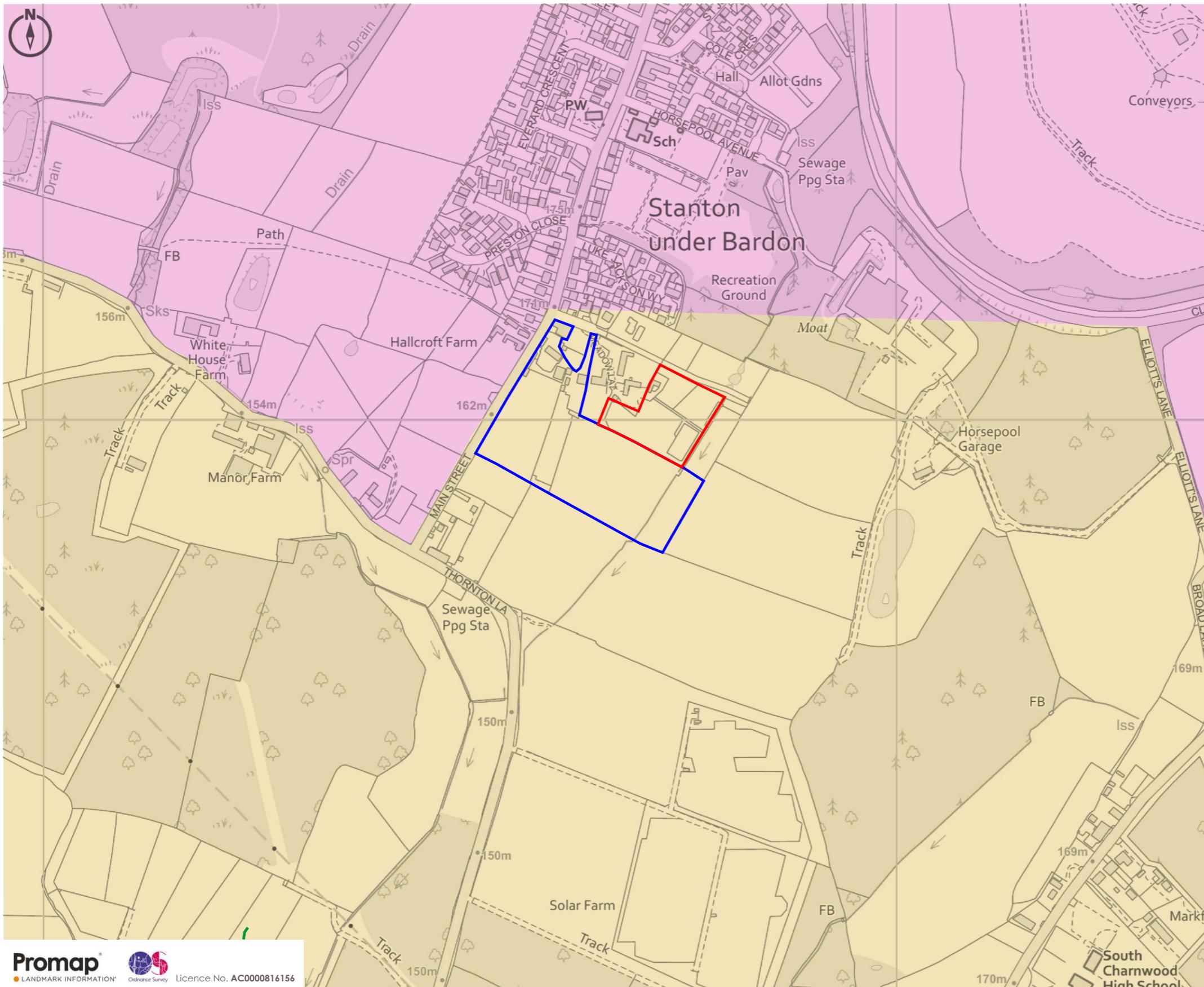
170m to 175m AOD

175m to 180m AOD

180m to 185m AOD

Number/Figure	Project
<b>GL2527 F3</b>	Stanton-under-Bardon (Phase 2)
Scale	Drawing title
1:5000@A3	Topography
Date	Client
11/07/2025	Allison Homes
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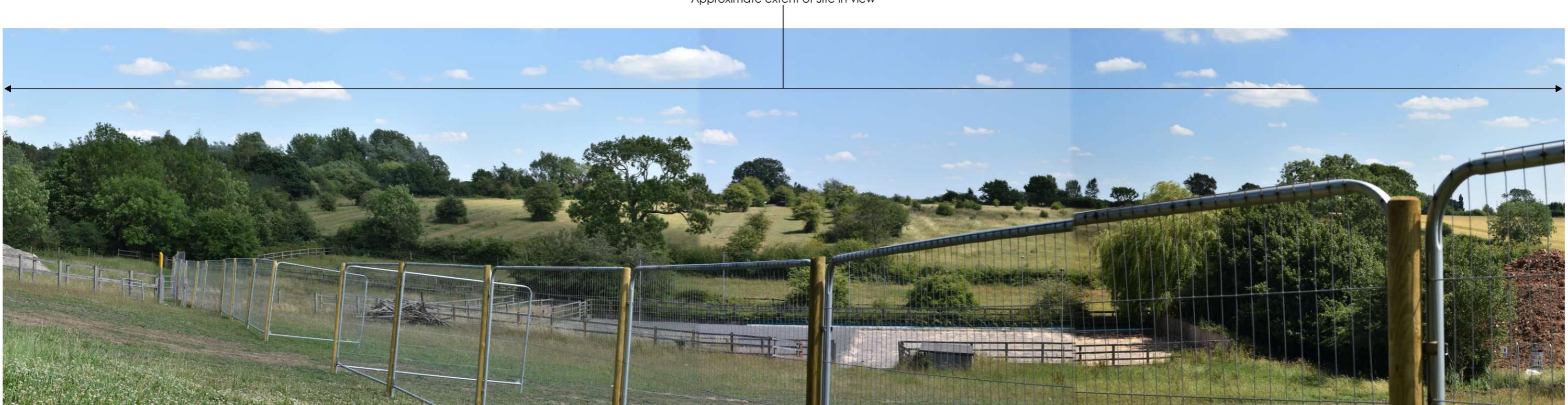
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### Key

- Site boundary
- Land under the Applicants control
- Charnwood Fringe Settled Forest Hills
- Charnwood Forest Settled Forest Hills

Number/Figure  
**GL2527 F4**  
Project  
Stanton-under-Bardon  
(Phase 2)  
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1:5000@A3  
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View 1 - From public footpath R32 within the Site looking east



View 2 - From public footpath R32 approximately 50m from the site looking west

Number/Figure  
**GL2527 F5**  
Scale  
NTS@A3  
Date  
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Project  
Stanton-under-Bardon  
(Phase 2)

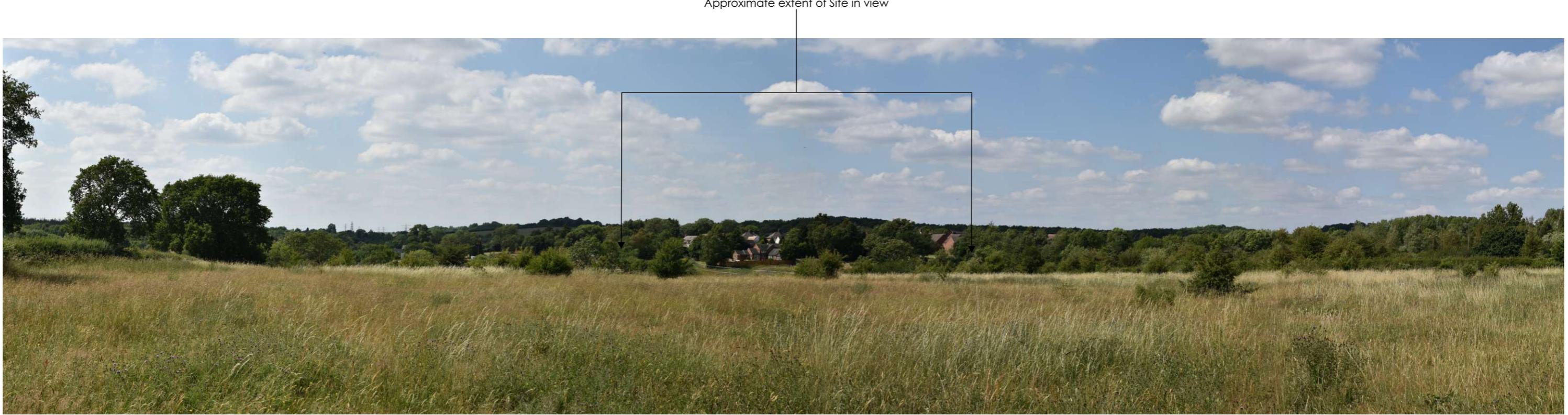
Drawing title  
**Photographic Views  
1 & 2**

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North



View 3 - From public footpath R32 approximately 175m from the Site looking west



View 4 - From public footpath R18 approximately 250m from the site looking north-west

North

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Project  
Stanton-under-Bardon  
(Phase 2)  
Drawing title  
**Photographic Views  
3 & 4**  
Client  
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View 5 - From public footpath R18 approximately 315m from the Site looking north-west



View 6 - From public footpath R19 approximately 235m from the site looking north

North

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Checked  
SG

Project  
Stanton-under-Bardon  
(Phase 2)

Drawing title  
**Photographic Views  
5 & 6**

Client  
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View 5 - From Thornton Lane approximately 235m from the Site looking north

North

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Approximate extent of Site in view

Number/Figure  
**GL2527 F8**  
Scale  
NTS@A3  
Date  
11/07/2025  
Checked  
SG

Project  
Stanton-under-Bardon  
(Phase 2)  
Drawing title  
**Photographic View**  
7  
Client  
Allison Homes

**golby+luck**  
landscape architects



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