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Land south of Sapcote Road, Burbage
LANDSCAPE AND VISUAL APPRAISAL

May 2023

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1.0 INTRODUCTION

- 1.1 This Landscape and Visual Appraisal (LVA) has been carried out for the proposed development south of Sapcote Road Burbage by FPCR Environment and Design Ltd (FPCR). The purpose of this LVA study is to provide an assessment of the likely landscape and visual effects of the proposed development. The landscape and visual effects have been considered in relation to the proposals detailed in the planning application Drawings and Design and Access Statement (DAS).
- 1.2 FPCR is a multi-disciplinary environmental and design consultancy established over 60 years, with expertise in architecture, landscape, ecology, arboriculture, urban design, masterplanning and environmental impact assessment. The practice is a member of the Landscape Institute and Institute of Environmental Management and Assessment and is frequently called upon to provide expert evidence on landscape and visual issues at Public and Local Plan Inquiries.

Site Location

- 1.3 Figures 1 and 2 show the location and context of the site. The site is located south of Sapcote Road Burbage, in two parcels of land east and west of Aston Flamville Road. The village centre of Burbage lies to the west with the M69 motorway to the east.

Proposed Development

- 1.4 The proposed development is an outline application for up to 343 new dwellings, on a site of 16 ha, including 6.15 ha of Green Infrastructure. Vehicular access would be from Aston Flamville Road, with a pedestrian access from Dorchester Road. The scheme would retain the majority of the boundary and internal hedgerows and supplement these with new areas of tree planting. The part of the site south of the existing properties on Aston Lane, would remain open with planting meadow areas and land used for sustainable drainage.
- 1.5 Details of the scheme are set out in the Design and Access Statement that accompanies the application.

2.0 METHODOLOGY

- 2.1 This LVA has been prepared based upon the Guidelines for Landscape and Visual Impact Assessment, third edition (GLVIA3), published by the Landscape Institute and the Institute of Environmental Management and Assessment, in 2013.
- 2.2 In summary, the GLVIA3 states:
- “Landscape and Visual impact assessment (LVIA), is a tool used to identify and assess the significance of and the effects of change resulting from development on both landscape as an environmental resource in its own right and on people’s views and visual amenity.” (GLVIA3 paragraph 1.1.)*
- 2.3 There are two components of LVIA:
- *“Assessment of landscape effects; assessing effects on the landscape as a resource in its own right;*
 - *Assessment of visual effects: assessing effects on specific views and on the general visual amenity experienced by people.” (GLVIA3 paragraph 2.21.)*

- 2.4 The methodology and appraisal criteria are set out at appendix A.

3.0 PLANNING POLICY

National Planning Policy

National Planning Policy Framework (NPPF, July 2021)

- 3.1 The NPPF sets out the Government's economic, environmental and social planning policy and in combination these policies give the Government's vision of sustainable development. The NPPF emphasises the need for well-designed places, promoting healthy and safe communities and conserving and enhancing the natural environment.
- 3.2 Regarding landscape and green infrastructure, the Natural Environment section of the NPPF provides a policy context for the countryside and green infrastructure. The key objectives include protecting and enhancing valued landscapes and, minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures.
- 3.3 Paragraph 174 states at part a) that planning policies and decisions should protect and enhance valued landscapes and goes on to clarify that this should be in a manner commensurate with their statutory status or identified quality in the development plan. Part b) states that planning policies and decisions should recognise *"the intrinsic character and beauty of the countryside."*
- 3.4 Paragraph 175 advises that:
"Plans should: distinguish between the hierarchy of international, national and locally designated sites; allocate land with the least environmental or amenity value, where consistent with other policies in this Framework; take a strategic approach to maintaining and enhancing networks of habitats and green infrastructure; and plan for the enhancement of natural capital at a catchment or landscape scale across local authority boundaries."
- 3.5 Paragraph 176 goes on to add:
"Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to these issues." And
"The scale and extent of development within all these designated areas should be limited, while development within their setting should be sensitively located and designed to avoid or minimise adverse impacts on the designated areas."
- 3.6 The site is within an undesignated landscape with no special protected status with regards to landscape quality, however the site is located within Green Belt. The character of the site and its immediate context is assessed within this report to help inform decisions regarding *"the intrinsic character and beauty of the countryside."* The potential to enhance green infrastructure networks is also considered.

Planning Practice Guidance (PPG)

- 3.7** The PPG was first published on 6th March 2014 and is a regularly updated online planning resource which provides guidance on the NPPF and the planning system. The NPPF continues to be the primary document for decision making.

Local Planning Policy

- 3.8 Hinckley and Bosworth Borough Adopted Local Plan (2006-2026). The current Local Plan comprises the *Core Strategy Adopted December 2009* and the *Site Allocations and Development Management Policies DPD adopted July 2016*. There are also other documents, but these are not relevant to Burbage.

Core Strategy Adopted December 2009

Policy 4 Development in Burbage.

- 3.9 This policy sets out the principles for development in Burbage. This includes “*Protect and preserve the open landscape to the east which provides an important setting for the village and seek to enhance the landscape structure which separates the village from the M69 corridor as supported by the Hinckley & Bosworth Landscape Character Assessment*”. The scheme has been developed by careful consideration of the role the site and land around it plays in respect of setting.

Site Allocations and Development Management Policies DPD adopted July 2016

Policy DM4 Safeguarding the Countryside and Settlement Separation

- 3.10 This policy aims to protect the intrinsic value, beauty, open character and landscape character, of the countryside from unsustainable development. It also refers to the Green Wedges and the National Forest, neither of which the site lies within.

Policy DM10 Development and Design

- 3.11 This policy covers different aspects of design and permits development which complements or enhances the character of the surrounding area with regard to scale, layout, density, mass, design, materials and architectural features. It also requires a high standard of landscaping, which can be provided as part of the scheme.

Hinckley and Bosworth Local Plan 2020 – 2039

- 3.12 The emerging Hinckley and Bosworth Local Plan 2020 – 2039 sets out the vision and objectives for the future form, scale and quality of development in the borough up to 2039. The Local Plan will eventually replace the following Development Plan Documents:

- Hinckley & Bosworth Core Strategy (December 2009); and
- Site Allocations and Development Management Policies (July 2016).

- 3.13 The Regulation 19 Local Plan is the document that will be submitted to the Planning Inspectorate for examination in public and is the version the Council will seek to adopt. The consultation on the Pre-Submission Local Plan took place between 9th February and 23rd March 2022. The Local Plan will set out strategic policies to address the development and use of land within the borough. The following policy is of relevance to this design and access statement:

Policy HO01 Provision of New Housing

To meet the strategy for housing set out in Policy SS02, planning permission will be granted for residential development on the sites allocated on the Policies Map, provided the development is in accordance with other relevant policies of the Development Plan. Residential development within the identified settlement boundaries will be supported where it accords with relevant development plan policies.

- 3.14 The emerging Local Plan proposes to allocate the site for housing under Policy HO01 Provision of New Housing through the following site references:
- BUR01H (Land at Manor Farm, Aston Flamville Road), and
 - BUR02H (Land off Sapcote Road).
- 3.15 The whole site sits within the settlement boundary of Burbage and the two allocated sites (BUR01H & BUR02H) for residential development under Local Plan Policy.

Burbage Neighbourhood Plan – Made May 2021

- 3.16 The Burbage Neighbourhood Plan has policies on landscape.
- 3.17 Section 29 of the Neighbourhood Plan references the open countryside east of Burbage and the views to and from the village and towards Aston Flamville and M69 J2. Policy 10 Landscape Character states;
- “Development which has a significant adverse impact on the viewpoint shown on the Landscape Setting and Key View Map (Figure 27, Page 66), which cannot be mitigated, will not be supported.”*
- 3.18 This viewpoint is shown on Figure 3 of this LVA. The viewpoint from the path faces away from the site and so development would have no effect on it.
- 3.19 Section 30 of the plan deals with “Area of Landscape Sensitivity”. This is covered by policy 11, which is repeated below. The area is shown on Figure 3.
- “An area of open countryside will be designated as an area of landscape sensitivity as shown on the Landscape Setting and Key Views Map (Figure 27, Page 66). Any new development should:*
- a) Seek to avoid development on the higher ridge top area adjacent to the cemetery which forms the immediate rural setting to the historic core of Burbage – and maintain this area as a rural green wedge.*
 - b) Plan for successful integration of development in the landscape through sensitive design and siting, including use of appropriate materials and landscape mitigation to enhance sense of place.*
 - c) Seek to retain historic field patterns where distinctive s-shaped or dog-leg boundaries remain.*
 - d) Retain pattern of hedgerows and hedgerow trees and incorporate further buffer planting to major transport corridors and new development.*
 - e) Promote opportunities to maintain and enhance the network of rights of way and consider opportunities to create and promote an integrated green infrastructure network around Burbage, Hinckley, Barwell and Earl Shilton urban edge.*
 - f) Protect localised areas that retain a natural character, notably the small areas of semi-natural woodland, plus streams and small waterbodies.”*

- 3.20 The scheme follows this guidance and would conform with the policy.

4.0 BASELINE CONDITIONS

Landscape Character

National Character

- 4.1 National Character Area (NCA) profiles have been prepared by Natural England for the 159 NCAs defined across England. These NCA profiles include a description of the natural and cultural features that shape the landscape, how the landscape has changed over time, the current key drivers for ongoing change, and a broad analysis of each area's characteristics. Figure 4 illustrates the NCAs and other defined character areas within the context of the site.
- 4.2 At this very broad landscape scale, the site lies within Natural England's National Character Area (NCA) 94 The Leicestershire Vales. This NCA stretches south west from Leicester towards Coventry and south east towards Market Harborough and therefore covers a very extensive landscape area. The Summary from the National Character Area Profile states that *"This is a large, relatively open, uniform landscape composed of low-lying clay vales interrupted by a range of varied river valleys. Its sense of place comes less from its overall landform and more from its visually dominant settlements and views towards surrounding higher ground."*
- 4.3 The summary also notes that *"There are ongoing challenges in this area, principally development growth of the city of Leicester and many of the smaller towns which has an impact on the rural parts of this NCA. However, development also provides opportunities to raise design standards, strengthen sense of place and increase resilience of some habitats, by improving habitat connectivity and networks through associated green infrastructure provision."*
- 4.4 Statement of Environmental Opportunity 1 states;
- SEO 1: Protect and appropriately manage the strong historic character and heritage and the geological assets within the rural and urban landscapes, maintaining the evidence of past land use and connections between agriculture, settlement pattern and topography, as well as the significant places and events that took place within the area, so that the area can be enjoyed by all. Ensure that development is fully integrated into and informed by the landscape.*

Hinckley and Bosworth Borough Landscape Character Assessment 2017

- 4.5 This Landscape Character Assessment has been undertaken at a Borough level. It subdivides the landscape into 10 Landscape Character Areas. The site forms part of the area LCA F: Burbage Common Rolling Farmland. This area is shown on Figure 4. The Key characteristics of the area are repeated below;
- 1) Large scale, gently rolling arable and pasture farmland with local variations in topography influenced by small streams.*
- 2) Burbage Common and ancient woodland is of national and local importance as an ecological and recreational resource.*

- 3) *Medium to large scale rectilinear field pattern bounded by low hedgerows and post and wire fencing with smaller scale pasture fields around the settlements. Field boundaries and hedgerows generally follow contours.*
- 4) *Urban fringe influences as a result of exposed settlement edges of Hinckley and Earl Shilton situated on higher ground and recreational uses around Burbage Common.*
- 5) *Sparse settlement within the area, comprising individual buildings and scattered farm complexes.*
- 6) *Major transport corridors dissect the landscape and introduce noise and movement.*
- 7) *Open landform and lack of tree cover allows for expansive and distant views to edge of settlement, often situated on the skyline, and punctuated by major infrastructure.*
- 8) *Public rights of way including the Leicestershire Round, concentrated around Burbage Common and extending outside the borough into Blaby.*
- 9) *Green Wedge providing separation between Hinckley and Barwell and green infrastructure to the cluster of settlements of Burbage, Hinckley, Barwell and Earl Shilton.*
- 4.6 The landscape character is described in the assessment and this notes that land use across the area is very mixed, with uses often related to the adjacent urban areas. The assessment also notes the large scale infrastructure of the M69 and the electricity pylons, both of which are characteristic of the land around the site. When describing views, the report notes *"Distant views to the woodland skyline of Normanton Parkland (within Blaby District) and the church spire in Burbage add interest to views from the M69."*
- 4.7 The field pattern is described as largely being a result of Parliamentary enclosure in the 18th and 19th centuries, but also areas of irregular (curved or dog-leg field shapes) are described as indicating piecemeal enclosure, in post-medieval times, of the open medieval fields.
- 4.8 The assessment has a section titled "Key Sensitivities". This section describes a range of issues and includes;
- 6) *Extensive visibility and long distance views across open expanses of rolling farmland are sensitive as any change/development has the potential to be widely visible.*
- 7) *The area east and south of Burbage provides a rural setting to the historic settlement.*
- 8) *Uncluttered views of church spires in the nearby ridge top settlements (e.g. Burbage) provide an important sense of place.*
- 4.9 The Landscape Strategies section highlights a range of suggestions including (not all are repeated);
- 1) *Encourage the use of traditional 'Midlands style' hedge laying to manage hedgerows, improving their structure and biodiversity value and strengthening landscape character. Restore hedgerow trees.*
- 2) *Respect and enhance the essentially rural character of the landscape. Ensure any new and existing development is integrated into the landscape such as ensuring built form is orientated to provide broken rooflines and integrated with woodland copses.*
- 5) *Maintain and enhance the recreational assets including Burbage Common and rights of way.*

- 4.10 The assessment also has a section on Urban Character Areas, describing the urban and townscape character and the report includes a section on Burbage. The Key Characteristics of Burbage are set out below;

- 1) *Ridgetop settlement with a defined and distinctive historic settlement core.*
- 2) *Village character which is enhanced by the proximity to countryside to the south east and rural character of the streetscape around Burbage Hall.*
- 3) *Small terraced cottages and Victorian town houses mixed with grand three storey buildings.*
- 4) *Interesting historic buildings of red brick and render and with locally distinctive details.*
- 5) *Sense of enclosure as a result of buildings fronting directly onto the pavement or boundary walls.*
- 6) *St Catherine's Church forms a landmark feature.*
- 7) *Mature trees and open green spaces add a sense of space and texture.*

- 4.11 Under the heading "Green Spaces" the report notes that *"Open countryside abuts the core of the village to the east, further enhancing rural character."*

- 4.12 The "Key Sensitivities and Values" section notes amongst other things;

- 1 *The rural setting of Burbage provided by the countryside to the south-east of the settlement and the transition of Aston Lane with strong sense of place.*
- 4) *St Catherine's church forming a key landmark in views into and out of the settlement.*
- 8) *Public rights of way including the Leicestershire Round which are valued for their recreation opportunities and connection to the countryside.*

- 4.13 The "Townscape Strategies" section includes the suggestions:

- 5) *Enhance the recreation and green infrastructure links with the countryside to the south and east.*
- 6) *Seek to enhance the landscape structure which separates the settlement from the M69 corridor.*
- 7) *Retain the rural setting and views to the church spire on an uncluttered horizon.*

Designations

- 4.14 Designations are shown on Figure 3. The site does not lie in an area covered by any national, or Borough level landscape designations for character or value, such as National Parks, AONB's, or Special Landscape Areas. The Burbage Neighbourhood Plan does identify the site as lying within an area of Landscape sensitivity. This is shown on Figure 3 and as discussed in Section 3 of this appraisal, this designation seeks to guide rather than prevent development. The centre of Burbage is designated a Conservation Area and this is shown on Figure 3.

Topography

- 4.15 The following should be read in conjunction with Figure 5. The majority of the site comprises the lower slopes of land that gently rises to the west to the centre of Burbage. The site itself lies between 110m and 110m above Ordnance Datum (AOD). The land to the east is typically at 100mm AOD near to the M69. To the west it rises and reaches 125m AOD near St Catherine's Church.

- 4.16 The topography plan shows how the site is located on the generally lower land away from the higher historic centre.

Site and Immediate Context

- 4.17 An assessment of landscape character of the site and its immediate context has been carried out, providing a finer level of assessment than the published studies.
- 4.18 The Application Site (hereafter referred to as the Site) comprises four fields to the south of Sapcote Road, one north of Aston Flamville Road/Aston Lane, and three fields south of Aston Flamville Road. The land is under pasture. The fields are bordered by hedgerows in varied conditions, with some relatively well grown and thick and other sections contains gaps in the hedgerow. The residential areas of Winchester Drive and Dorchester Road lie to the west. A small row of properties along Aston Lane lie immediately to the east, with a former filling station close to the boundary of the northern field.
- 4.19 Woodland at Aston Firs and Burbage Wood lie to the north of the site, whilst the M69 runs through the wider landscape to the east.
- 4.20 The Leicestershire Round Footpath passes to the south of the site from Sherborne Road before continuing east and south. This route is a 100 mile circular route around Leicestershire that passes through settlements and countryside.
- 4.21 The local area comprises pasture fields mostly enclosed by hedgerows with some hedgerow trees to the east of Burbage. The urban edge is visible to varying degrees, with the spire of St Catherine's Church visible on the horizon. There are some belts of trees, but little woodland.

Landscape Value

- 4.22 In terms of "landscape value" it is appropriate to examine the role of the site and its immediate context in terms of the range of local factors set out in the GLVIA3 (Box 5.1, page 84), and summarised in the methodology. This considers the landscape in terms of a range of factors as set out below. As a starting point, landscape designations have been considered.

Landscape Designations:

- 4.23 The site and its wider landscape is not subject to any national, or Borough landscape designation. The southern parcel of land in the site is with an "*Area of Landscape Sensitivity*" as described in the Burbage Neighbourhood Plan. This is a permissive policy that is described in section 3 of this appraisal.

Landscape Quality (Condition):

- 4.24 The site and its immediate context is mostly pasture farmland, bounded by hedges and fences, and modern residential housing. The fields are managed agricultural land, and the hedges are in varied condition.

Scenic Quality:

- 4.25 The area in which the site is located has a varied scenic value. The fields themselves are pleasant if ordinary agricultural land. There are some attractive views from the east towards the south west, with the spire of Burbage church on the horizon. The modern housing to the north of the church

has in places an abrupt less attractive edge to the countryside. Views to the west towards the M69 and line of pylons are less attractive.

Rarity and Representativeness:

- 4.26 The land is typical pasture and arable farmland and is not particularly rare or representative.

Conservation Interest:

- 4.27 The ecological appraisal of the site and study of the wider area has not found features of ecological value. To the north Burbage Woods and Aston Firs are of higher ecological value, but these are not directly related to the site, and sit within the wider context.

Recreational Value:

- 4.28 The area contains a range of public rights of way, including the Leicestershire Round, long distance footpath.

Perceptual Aspects

- 4.29 The area is not wild or tranquil, which are the factors described in GLVIA3, due to the influence of the adjacent settlement and the M69, though away from these elements the character is more rural.

Associations:

- 4.30 There are no particular associations with artists or writers.
- 4.31 In conclusion and having appraised the above factors, the area contains characteristics of higher and lower value. It is judged that the site and the immediate landscape is of medium landscape value.

Visual Baseline

- 4.32 A visual appraisal has been undertaken for the site. This has explored the nature of the existing visual amenity of the area and sought to establish the approximate visibility of the site from surrounding locations and receptors. A series of photo viewpoints have been selected which support this analysis.
- 4.33 Photographs have been taken to illustrate a view from a specific vantage point, or to demonstrate a representative view for those receptors that are moving through the landscape, e.g. rights of way users. The photographs may demonstrate varying degrees of visibility and include both short and long range views. The photographs were taken during October 2020 and seasonal differences have been considered when determining the visual effects on these receptors.
- 4.34 'Photo Viewpoints', as referred to in this report are 'Type 1 Visualisations' or 'Annotated Viewpoint Photographs', as referred to in the Landscape Institute Technical Guidance Note on 'Visual Representation of Development Proposals' (TGN 06/19).

Photo Viewpoints

- 4.35 An assessment of the likely visual effects of the proposed development upon surrounding receptors is detailed in the subsequent section. Figure 6 details the location of the Photo Viewpoints and Figures 7 to 14 illustrate the photo viewpoints. They are briefly described below.

Viewpoint A B4669 Sapcote Road

- 4.36 This viewpoint represents the fleeting view experienced by users of the B4669, just after leaving Junction 2 of the M69. From here a view across open farmland is possible leading to the rising ground towards the centre of Burbage. The church spire is visible on the horizon. From this location the application site is screened by trees.

Viewpoint B Smithy Lane

- 4.37 This viewpoint represents what can be seen by users of Smithy Lane, the road that provides access to Burbage Woods and Common. The northern part of the site can be seen beyond the B4669 Sapcote Road. Woodside Garage lies to the east of the site. The Framework plan for the development shows this corner of the application site as green infrastructure.

Viewpoint C B4669 Sapcote Road.

- 4.38 At this location, just outside Woodside Garage, this viewpoint shows the road approaching Burbage, with the site on the left, immediately adjacent to the garage. A tall hedge and trees limit views into the site. The access road to Burbage Wood can be seen on the right.

Viewpoint D Sapcote Road

- 4.39 Viewpoint D is located close to the junction of Sapcote Road and Aston Flamville Road. The northern part of the site can be seen to the north of Aston Road, with some boundary vegetation. The existing housing in Burbage can be seen south of Aston Lane.

Viewpoint E - Aston Lane

- 4.40 Located on Aston Lane, this represents a view towards the site from the houses along Aston Lane. The strong boundary hedgerow and trees can be seen. The section of land in front of most of these houses is outside of the site boundary, and the western part of the land within the site is proposed as green space.

Viewpoint F - Track between Sapcote Road and Aston Lane

- 4.41 Taken from the track that extends between Sapcote Road and Aston Lane, this viewpoint shows the wide view back towards Burbage and the Church Spire, which is on the rising ground in the village centre. The site is filtered in this view by existing housing and vegetation

Viewpoint G - Track between Sapcote Road and Aston Lane

- 4.42 Viewpoint G is located further north along the track between Aston Lane and Sapcote Road. and again, shows a view back across the area of land that extends towards the village centre. Elements of the garage on Sapcote Road can be seen but planting filters view to most of the this and to the site.

Viewpoint H -Footpath U63

- 4.43 Located on footpath U63, which forms part of the Leicestershire Round this is view across pasture land towards the village centre to the east. The application site lies to the north and is screened or filtered in the view by planting.

Viewpoint I – Footpath U63

- 4.44 Viewpoint I is also located on footpath U 63, but the view is away from the church in the village centre and towards the site to the north. Some existing housing can be seen, and the site lies beyond a series of hedgerows with some trees

Viewpoint J – Sherborne Road

- 4.45 This shows the view from the Leicestershire Round, just in front of Sherborne Road. The tall hedgerow forms the southern site boundary. The proposed development would be set back beyond green space north of this hedgerow.

Viewpoint K - Key Viewpoint, Burbage Neighbourhood Plan

- 4.46 This viewpoint is included, as it appears to be the Key viewpoint as identified in the Burbage Neighbourhood Plan. The Church Spire can just be seen over the trees. The site is behind the viewer from this location.

Summary of Visual Baseline

- 4.47 The baseline analysis results in a number of reasoned conclusions which are summarised below:
- The site occupies an area of relatively low and visually enclosed land, minimising the potential visual effects on the wider area
 - The scheme is set back from the existing properties along Aston Lane and would not restrict views towards the village centre from the front of these properties.
 - Principal views towards the church Spire from the east would remain
 - The Key View identified in the Neighbourhood Plan would not be affected by the scheme, as it is behind the viewpoint.
 - The scheme retains the visually open land between the village centre and the M69 motorway
 - The rural setting of the historic core of Burbage would be retained
 - The proposal would not affect the rural hinterland / visual relationship between Burbage and Aston Flamville.

5.0 LANDSCAPE PROPOSALS

Introduction

- 5.1 The development proposals are described in the Design and Access Statement and other information accompanying the planning application. The existing landscape resource and the visual receptors and amenity of the site have been considered by the planning and design process and have informed the resultant scheme. This approach has entailed collaboration between landscape, urban design, ecological and other professionals. The landscape components of the scheme are an important integral part of the proposals.

Landscape Design and GI Objectives

- 5.2 The key objectives of the landscape and GI proposals for the scheme are to:
- Retain the features of landscape interest within and adjacent to the site, such as the mature trees and hedges.
 - To reinforce the existing landscape structure of the area
 - Provide new accessible multi-functional green space
 - To design the green space following the principles in “Building with Nature” covering wellbeing, water and wildlife.

Landscape and Green Infrastructure (GI) Proposals

- 5.3 The landscape and GI proposals for the scheme are detailed in the Design and Access Statement accompanying the planning application. In summary these proposals include:

- The provision of 6.15 hectares of land dedicated to landscape, GI, public open space, play and habitat related proposals – representing approximately 40% of the total site area;
- The core principle is that the green space is integrated with the built development and will be multifunctional;

Wellbeing – The green space will be accessible, inclusive and well related to the site characteristics, to provide space for informal recreation and wellbeing close to people’s homes

Water – The green space will be designed alongside the sustainable drainage proposals, to include multifunctional areas that are resilient, distinctive and have biodiversity value.

Wildlife – A joined up approach to the green space is proposed, with green links between Aston Firs to the north and the area of farmland that extends to Burbage village centre to the south east. The planting proposals will focus on biodiversity value.

- 5.4 The landscape and GI proposals will establish a network of spaces, retaining the existing pattern of field parcels and hedgerow trees as corridors of green space. New housing will overlook the green spaces. The southern site boundary, with its well-established hedge will be retained and reinforced, providing a habitat corridor along the watercourse. New sustainable drainage features, with wet, damp and seasonally wet areas will link to this area.
- 5.5 To the west a larger area of multifunctional green space will be established. Some of this area will have the ground levels minimally reduced, to allow for water storage at times of extreme rainfall

but will otherwise function as a meadow area. A mosaic of small woodland copses, scrub and grassland would be established. Some areas of hardwearing amenity grass and play facilities would be provided closer to the new homes.

- 5.6 The northern development parcel would also include greenspace, mainly focused to the east, providing a strong edge to the settlement. This would also be a multifunctional area for informal recreation, where residents could get close to nature.

Landscape Management

- 5.7 All of the landscape areas and public open space features will be managed and maintained. This would be achieved through the implementation of a comprehensive Landscape Management Plan (LMP), to ensure the successful establishment and continued thriving of the landscape proposals.

6.0 LANDSCAPE AND VISUAL EFFECTS

- 6.1 The following section outlines the likely landscape and visual effects that would arise from proposed development on the site. Schedules detailing these likely landscape and visual effects for the receptors are included in Appendices B and C respectively. Please refer to these in conjunction with the following descriptions.

Landscape Effects

Construction

- 6.2 During the construction phase, some short-term effects upon the landscape would occur. Anticipated effects would primarily be caused by:
- Clearance and set up of the compound area;
 - Construction of access roads into the site from Aston Flamville Road to facilitate site access.
 - Building of new properties and roads; and
 - Construction traffic, including HGVs and staff cars travelling to and from the site;
- 6.3 All construction work would be carried out in full accordance with best practice procedures to minimise and protect, as far as practicable, potentially adverse effects upon the local landscape character. Appropriate methods will be adopted to protect and retain trees and vegetation based upon BS5837.
- 6.4 The landscape effects during construction are assessed as being of a transient nature and given that the timescales involved would be relatively short, this is considered to be of limited significance overall. Inevitably there would be some disruption to the site landscape character and its immediate surroundings during the construction phase, however it would be localised and limited in extent. Therefore, the landscape effects during construction are considered to be Negligible for wider landscape areas and Major/Moderate Adverse for local areas and the site itself.

Operation (following Completion)

National Character Area

- 6.5 The site is located within the NCA 94 'Leicestershire Vales' which covers an extensive area. The sensitivity and value of the landscape will vary across this large character area and as the site occupies a very small area of this large NCA landscape effects are considered to be Negligible on completion.
- 6.6 The scheme reflects the SEO 2 for the NCA 94, "*Ensure that development is fully integrated into and informed by the landscape*" through the incorporation of a large percentage of green infrastructure into the development providing accessible greenspace whilst at the same time softening the edge of the development. The landscape effect at year 15 is assessed to be Negligible.

Hinckley and Bosworth Landscape Character Assessment 2017

- 6.7 The site forms part of Area F the Burbage Common Rolling Farmland.
- 6.8 The site comprises a small part of this larger LCA, and borders the edge of it, adjacent to land in Blaby District. The landscape character is described in the assessment and this notes Large scale, gently rolling arable and pasture farmland with local variations in topography influenced by small streams. The assessment also notes the major transport corridors and pylons both of which are characteristic of the land around the site.
- 6.9 The assessment has a section "*Key Sensitivities*". This section describes a range of issues and includes;
- "Extensive visibility and long distance views across open expanses of rolling farmland"*. The land proposed is not widely visible and does not make a notable contribution to long distance views.
- "The area east and south of Burbage provides a rural setting to the historic settlement."* The rising land towards the village centre, south of Cambourne Road provides this role, and the application site makes a minimal contribution.
- "Uncluttered views of church spires in the nearby ridge top settlements (e.g. Burbage) provide an important sense of place."* There are views from the wider area to the east towards Burbage church spire, but the application site is not important for these. The majority of views are from further east.
- 6.10 In addition, a new footpath link would be provided between the site and the Leicestershire Round footpath. This would allow additional use of the countryside in the area and new views from the route towards the church spire.
- 6.11 Landscape Strategies for the area include "*Ensure any new and existing development is integrated into the landscape such as ensuring built form is orientated to provide broken rooflines and integrated with woodland copses.*" and "*Maintain and enhance the recreational assets including Burbage Common and rights of way.*". The scheme includes new copses and an additional right of way link.
- 6.12 Overall, this character area is considered to be of medium landscape sensitivity and value. There would be a low magnitude of change across the area as a whole, leading to a Moderate/ Minor overall landscape effect at completion. Over time as the new planting establishes the landscape effects would reduce, leading to a minor effect overall.

The site and immediate context

- 6.13 The site and immediate context comprises the fields within the site itself, and the nearby existing housing and roads at Burbage and along Aston Flamville Lane. Aston Firs and Burbage Wood lie to the north. Within this area the scheme would introduce additional housing and Green Infrastructure. These are elements that already exist in the locality and would not change the overall character of the area, even with the additional built development. The form of the settlement would continue, extending the urban form already established. The area of open land extending between the M69 and Burbage village centre would continue, and the development would not materially change this form. The immediate context has been assessed as being of medium landscape susceptibility and value, and there would be a moderate magnitude of change on completion. Overall, there would be a moderate landscape effect at completion, reducing to a moderate/ minor effect as the new planting establishes.

Visual Effects**Operation (following Completion)**

- 6.14 The following provides a summary of the visual effects assessment included at Appendix C.

Residential Properties and Settlement

- 6.15 Existing properties border the site to the north and west (Receptor 1). Properties on Dorchester Road have some views towards the site from their frontages, though views from the houses themselves would be very limited, apart from the two properties immediately bordering the site, which have some side windows. Properties along Sapcote Road back on to the site, but these tend to have long gardens with mature boundary planting, so again views are quite limited. Residents of these properties have a high/medium sensitivity to change, but there would be a low magnitude of visual change. Overall a Minor visual effect is predicted for these residents.
- 6.16 A group of properties extend along Aston Flamville Road (Receptor 2) These mostly have a relatively open view south towards Burbage village centre. The proposed scheme would be located to the west towards the existing housing, and mature hedgerows would limit any views towards the scheme. Overall minor visual effects are expected at completion, and 15 years after completion.
- 6.17 Other properties are located more sporadically along Sapcote Road, including Threeways Farm and Aston Oaks (receptor 3). These have views across the road mainly to the northern part of the site. In the short term the new houses are likely to be seen, over the B4669. As time goes on boundary planting will soften views. Initial moderate visual effects will reduce to moderate/minor ones.
- 6.18 Other properties are more remote from the site or have very distant or restricted views, so no material visual effects are predicted.

Public Rights of Way (PROW) and Other Footpaths etc

- 6.19 A number of public footpaths pass through the surrounding landscape. Footpath U56 (Receptor 4) extends south from Sherborne Road. This path forms part of the Leicestershire Round long distance route. The open aspect south of Sherborne Road would remain, with the new housing set back behind a mature existing hedge. As the route continues south, it rises, and some more open views back towards the development would be possible. The housing would be seen in front of the

existing housing. Users of the route have a high/medium sensitivity to change and on the most open sections of the route, there would be a medium magnitude of change, leading to a moderate overall visual effect. The effects would reduce over time as the new planting establishes.

- 6.20 Footpath U63 (Receptor 5) extends between the M69 and the track to Burbage village centre. Part of this route is also part of the Leicestershire Round. Along this route views vary, depending on the vegetation and topography. For parts of the route views are quite restricted, and other sections are more open. Overall, at completion a moderate/ minor overall visual effect is predicted, and this will reduce over time.
- 6.21 There is a track between Aston Lane and Hinckley Road and this is used by walkers (Receptor 6). The land here closer to the M69 is more open, and longer range views are possible. Parts of the new built development could be visible, but the majority will be screened by existing hedges and trees. Any long views towards the church and Burbage village centre would remain. The overall visual effects would be minor to negligible.
- 6.22 Any other rights of way are more distant, and views limited with no material visual effects predicted.

Roads & Transport Users

- 6.23 Users of Hinckley Road/Sapcote Road (Receptor 7) would pass the northern parcel of the site, between the garage and the existing settlement. Over this section, the new houses would be visible in the short term, with views softened by the retained hedgerow. Overall a moderate /minor visual effect is predicted at completion and reducing over time.
- 6.24 Users of Aston Flamville Road/ Aston Lane also (Receptor 8) pass the site, between the northern and southern land parcel. At this point, the new housing would be seen, extending the existing settlement edge, though the existing hedge would soften views particularly to the south. Views from the eastern end of the road are more restricted. Overall a moderate visual effect is predicted, due to the existing context.
- 6.25 It is possible that some views from the M69 (Receptor 9) would be available, although existing planting is likely to filter most views. The views towards the village centre would remain. Overall a negligible visual effect is expected.

Other Visual Receptors

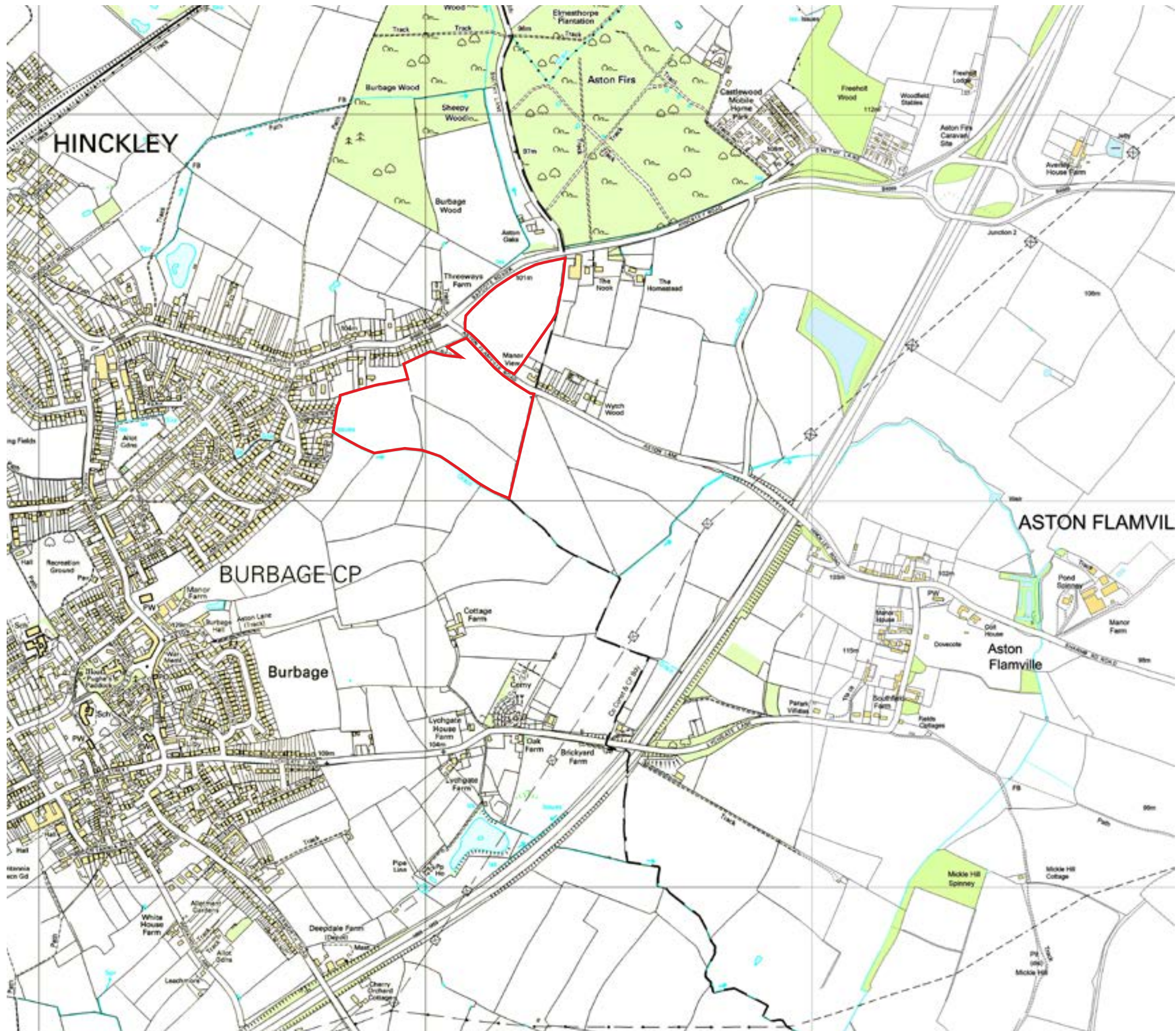
- 6.26 The Burbage Neighbourhood Plan identifies a Key View, from Footpath U63 towards the village centre. The scheme is behind the viewpoint at this location, so would have no effect on this Key view.

7.0 SUMMARY AND CONCLUSIONS

- 7.1 The site is located south of Sapcote Road Burbage, in two parcels of land east and west of Aston Flamville Road. The village centre of Burbage lies to the west with the M69 motorway to the east. The southern part of the site lies within an area described as an Area of Landscape Sensitivity in the Burbage Neighbourhood Plan.
- 7.2 The proposed development is an outline application for up to 343 new dwellings, on a site of 16 ha, including 6.15 ha of Green Infrastructure. Vehicular access would be from Aston Flamville

Road, with a pedestrian and emergency access from Dorchester Road. The scheme would retain most of the boundary and internal hedgerows and supplement these with new areas of tree planting. The part of the site south of the existing properties on Aston Lane, would remain open with planting meadow areas and land used for sustainable drainage.

- 7.3 The site forms part of Area F the Burbage Common Rolling Farmland, as described in the Hinckley and Bosworth Landscape character Assessment. The site comprises a small part of this larger LCA, and borders the edge of it, adjacent to land in Blaby District. The landscape character is described in the assessment and this notes Large scale, gently rolling arable and pasture farmland with local variations in topography influenced by small streams. The assessment also notes the major transport corridors and pylons both of which are characteristic of the land around the site.
- 7.4 The assessment has a section "*Key Sensitivities*". This section describes a range of issues and includes, "*Extensive visibility and long distance views across open expanses of rolling farmland*". The application site is not widely visible and does not make a notable contribution to long distance views. The report also notes that "*The area east and south of Burbage provides a rural setting to the historic settlement.*" The rising land towards the village centre provides this role, and the application site makes a minimal contribution.
- 7.5 The assessment notes, "*Uncluttered views of church spires in the nearby ridge top settlements (e.g. Burbage) provide an important sense of place.*" There are views from the wider area to the east towards Burbage church spire, but the application site is not important for these. The majority of views are from further east. In addition, a new footpath link would be provided between the site and the Leicestershire Round footpath. This would allow additional use of the countryside in the area and new views from the route towards the church spire.
- 7.6 Landscape Strategies for the area include "*Ensure any new and existing development is integrated into the landscape such as ensuring built form is orientated to provide broken rooflines and integrated with woodland copses.*" and "*Maintain and enhance the recreational assets including Burbage Common and rights of way.*". The scheme includes new copses and an additional right of way link.
- 7.7 Visually the site is fairly well enclosed being located adjacent to the existing settlement edge. It occupies an area of relatively low and visually enclosed land, minimising the potential visual effects on the wider area. Within the site, the development would be set back from the existing properties along Aston Lane and would not restrict views towards the village centre from the front of these properties.
- 7.8 The Burbage Neighbourhood Plan identifies a Key Viewpoint, which is located along a right of way easement of Burbage centre and church. The key view would not be affected by the scheme, as it is behind the viewpoint. The Area of Landscape Sensitivity policy in the Neighbourhood Plan, is a permissive policy, and the scheme could be developed in accordance with this policy.
- 7.9 Overall, the scheme could be developed in accordance with the landscape and visual guidance for the area.

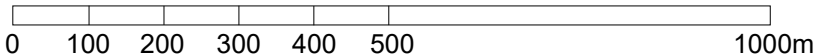


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Scale: 1:10000 @ A3



client
Jelson Ltd.

project
Land South of Sapcote Road, Burbage

drawing title
SITE LOCATION

scale
1:10,000 @ A3
drawing / figure number

drawn
AJF

issue date
21 Dec 2020
rev

Figure 1



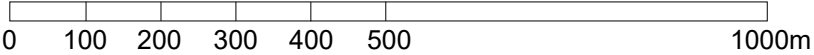
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Site Boundary

Scale: 1:10000 @ A3



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project
Land South of Sapcote
Road, Burbage
drawing title
AERIAL PHOTOGRAPH

scale
1:10,000 @ A3
drawing / figure number

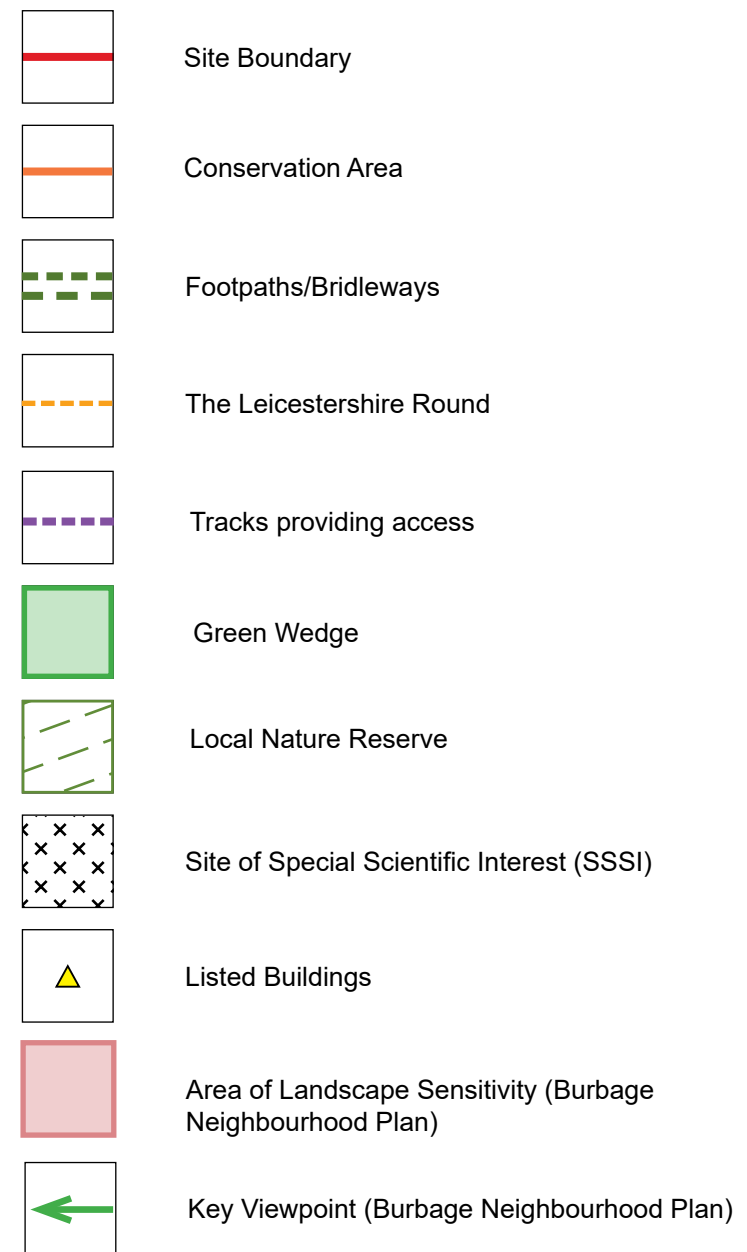
drawn
AJF

issue date
21 Dec 2020
rev



Figure 2

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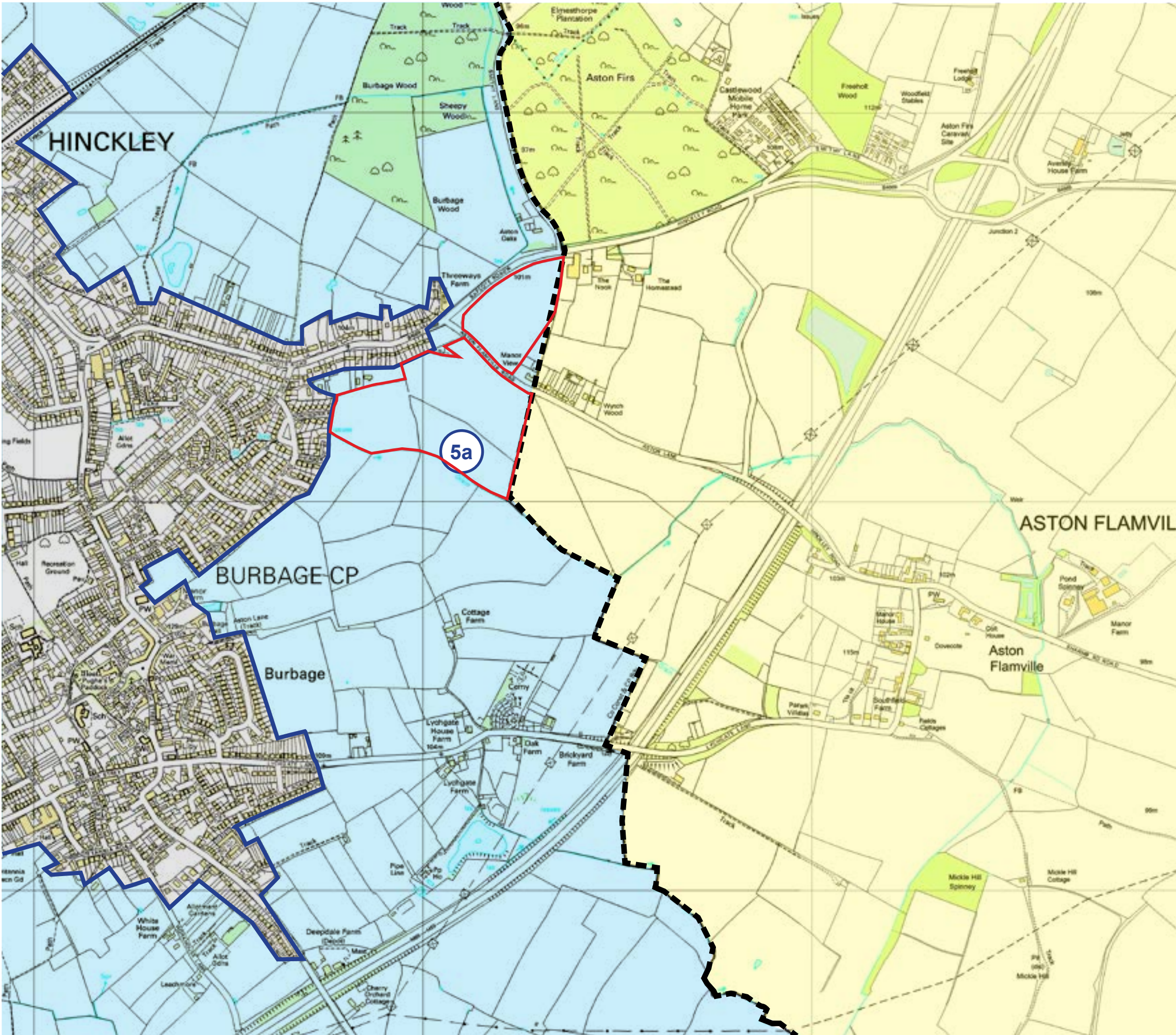


drawing title
DESIGNATIONS

Figure 3

\\Fpcr-vm-04\projects\7100\7162\LANDS\LVA\LVA 2020\7162 Figures 1-7.indd

A horizontal number line representing distance in meters. It starts at 0 on the left and ends at 1000m on the right. Major tick marks are labeled at 0, 100, 200, 300, 400, 500, and 1000m. The line is divided into segments of 100m each.



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-  Site Boundary
-  District Boundary

Hinckley and Bosworth Character Assessment

-  F - Hinckley, Barwell and Burbage Fringe Character

Blaby District Character Assessment

County Landscape Character Areas

All Map Extents: Upper Soar

-  LCA: A - Aston Flamville Wooded Farmland
LCT: G - Wooded Farmland

East Midlands Regional Landscape Character Assessment

-  Group 5: Village Farmlands
5a - Village Farmlands

Note: All mapping extent lies within National Character Area (NCA) 94 Leicestershire Vales

East Midlands Regional Landscape Character Assessment



client
Jelson Ltd.

project
Land South of Sapcote Road, Burbage

drawing title
LANDSCAPE CHARACTER

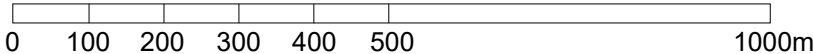
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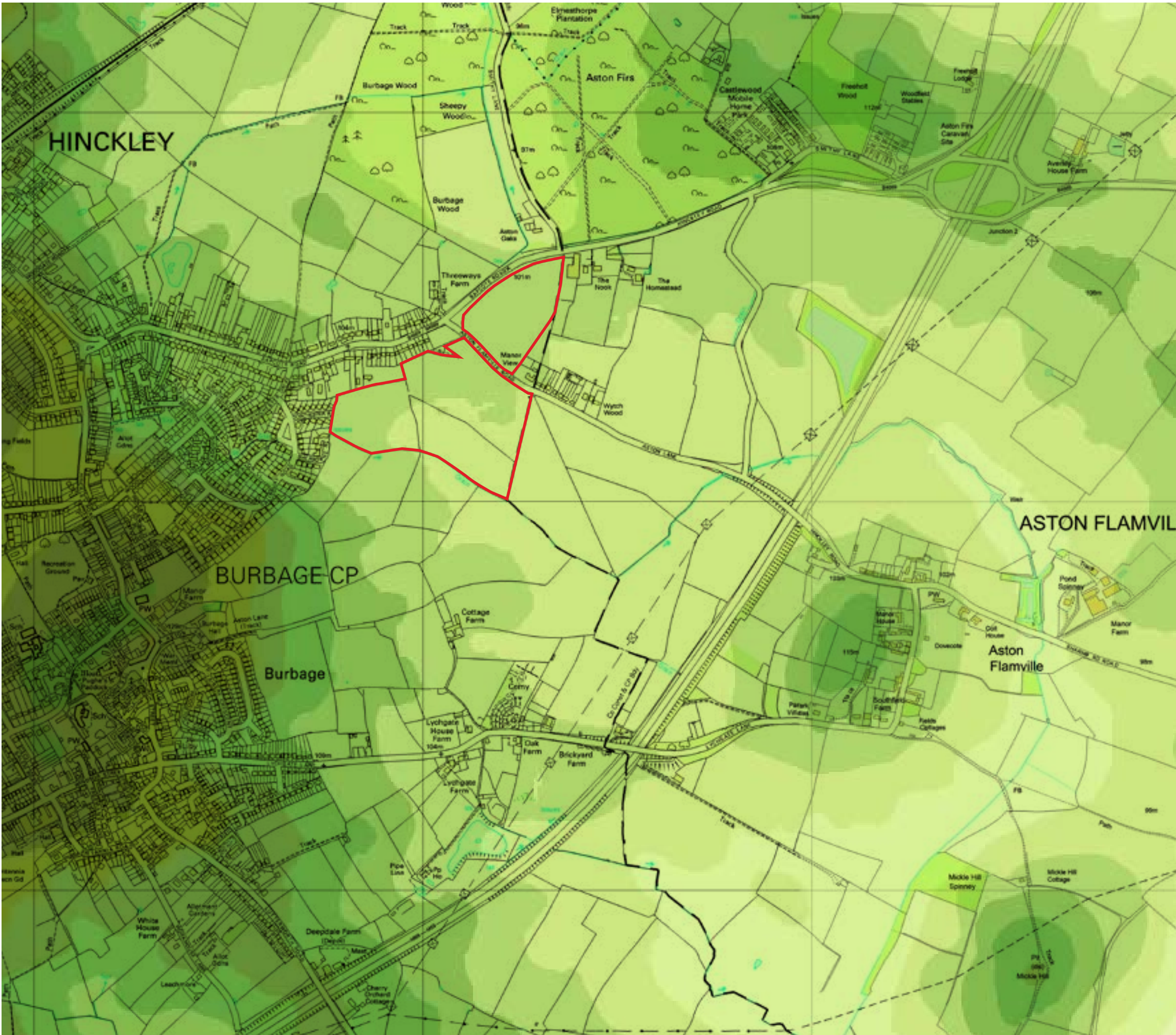
drawn
AJF

issue date
21 Dec 2020
rev

Figure 4

Scale: 1:10000 @ A3





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project
Land South of Sapcote Road, Burbage

drawing title
TOPOGRAPHY

scale
1:10,000 @ A3
drawing / figure number

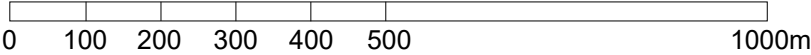
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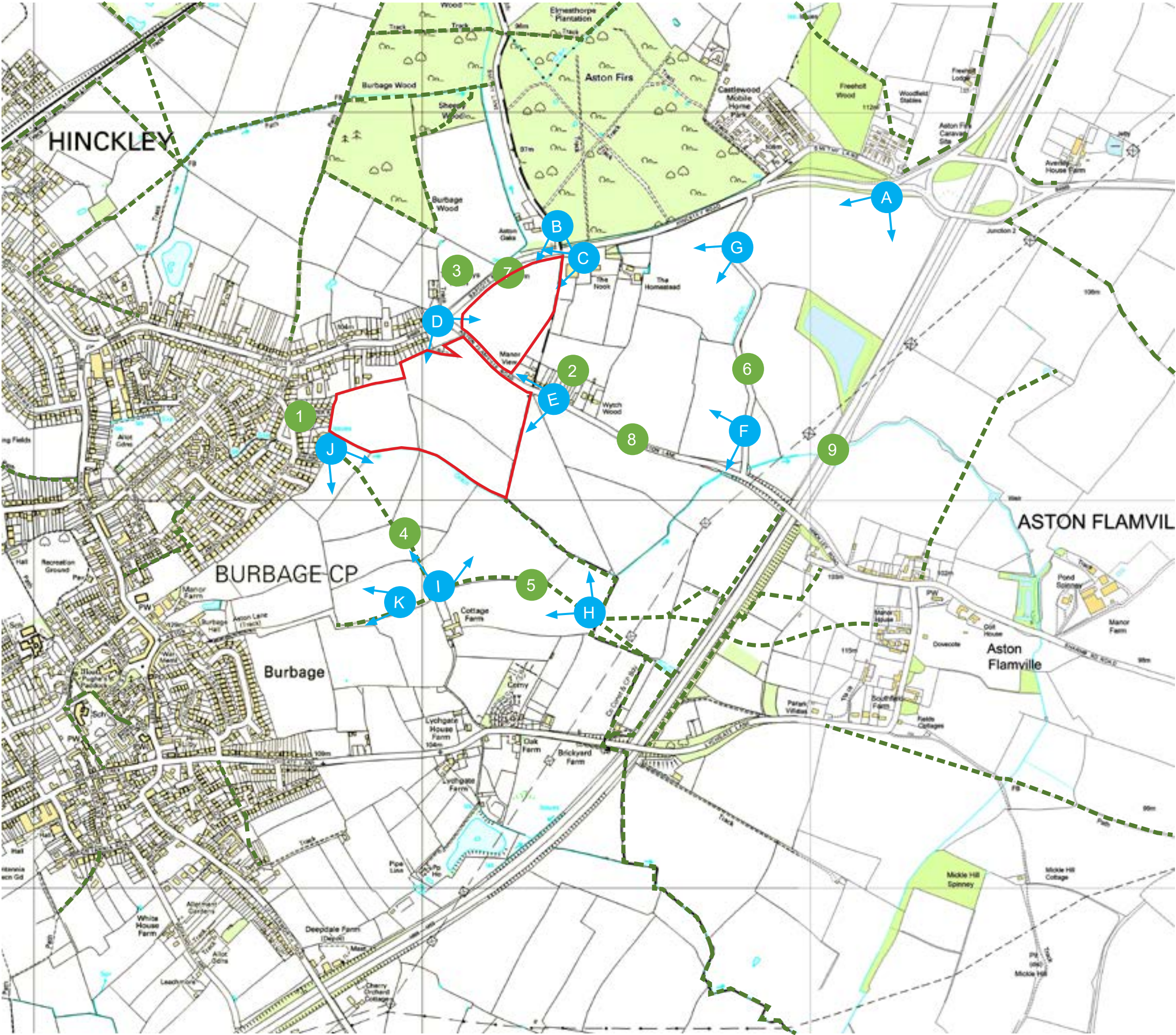
issue date
21 Dec 2020
rev



Figure 5

Scale: 1:10000 @ A3





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-  Site Boundary
-  Viewpoints with reference
-  Visual Receptor with reference
-  Footpaths/Bridleways



client
Jelson Ltd.

project
Land South of Sapcote Road, Burbage

drawing title
PHOTO VIEWPOINTS

scale
1:10,000 @ A3

drawn
AJF

issue date
21 Dec 2020

rev

Figure 6

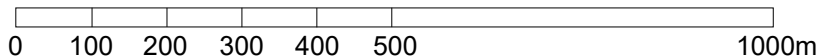




Photo Viewpoint A: View south from B4669 Sapcote Road

Site



Photo Viewpoint B: View south from Smithy Lane

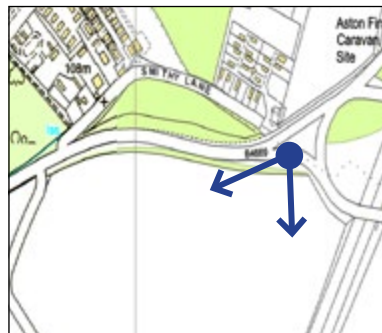


Photo Viewpoint A
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Camera make & model, & sensor format:
Canon EOS 6D, FFS
Horizontal Field of View: 75°
Direction of View: 180°, bearing from North



Photo Viewpoint B
Date & time of photo: 08 Oct 2020, 11:32
Camera make & model, & sensor format:
Canon EOS 6D, FFS
Horizontal Field of View: 75°
Direction of View: 120°, bearing from North

Printing note: To give the correct viewing distance the sheet should be printed at a scale of 1:1 on A1. To be viewed at comfortable arms length.

Visualisation Type: Type 1
Projection: Cylindrical
Enlargement factor: 100%

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Photo Viewpoint C: View south west along Sapcote Road

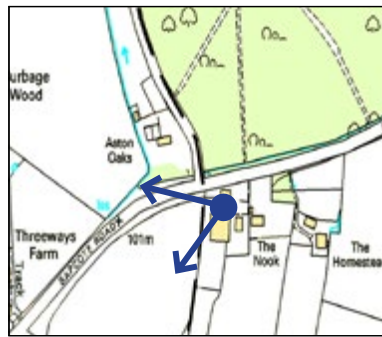


Photo Viewpoint C
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Camera make & model, & sensor format:
Canon EOS 6D, FFS
Horizontal Field of View: 75°
Direction of View: 200°, bearing from North

Printing note: To give the correct viewing distance the sheet should be printed at a scale of 1:1 on A1. To be viewed at comfortable arms length.

Visualisation Type: Type 1
Projection: Cylindrical
Enlargement factor: 100%

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Photo Viewpoint D: View from near the junction of Sapcote Road and Aston Flamville Road



Photo Viewpoint D:



Photo Viewpoint D
Date & time of photo: 08 Oct 2020, 11:41
Camera make & model, & sensor format:
Canon EOS 6D, FFS
Horizontal Field of View: 75°
Direction of View: 120°, bearing from North

Printing note: To give the correct viewing distance the sheet should be printed at a scale of 1:1 on A1. To be viewed at comfortable arms length.

Visualisation Type: Type 1
Projection: Cylindrical
Enlargement factor: 100%

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Photo Viewpoint E: View south from Aston Lane



Photo Viewpoint E
Date & time of photo: 08 Oct 2020, 11:48
Camera make & model, & sensor format:
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Horizontal Field of View: 75°
Direction of View: 200°, bearing from North

Printing note: To give the correct viewing distance the sheet should be printed at a scale of 1:1 on A1. To be viewed at comfortable arms length.

Visualisation Type: Type 1
Projection: Cylindrical
Enlargement factor: 100%

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Photo Viewpoint F: View south from the track between Aston Lane and Sapcote Road



Photo Viewpoint G: View south from the track between Aston Lane and Sapcote Road

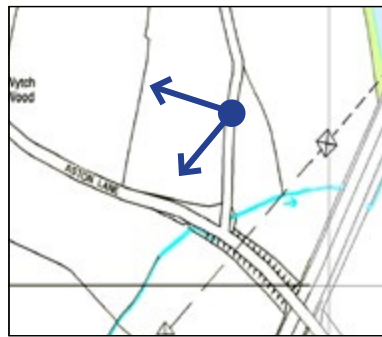


Photo Viewpoint F
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Direction of View: 220°, bearing from North



Photo Viewpoint G
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Camera make & model, & sensor format:
Canon EOS 6D, FFS
Horizontal Field of View: 75°
Direction of View: 200°, bearing from North

Printing note: To give the correct viewing distance the sheet should be printed at a scale of 1:1 on A1. To be viewed at comfortable arms length.

Visualisation Type: Type 1
Projection: Cylindrical
Enlargement factor: 100%

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Photo Viewpoint H: View north along footpath U63



Photo Viewpoint I: View north from footpath U63

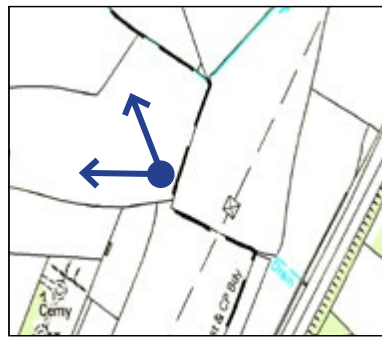


Photo Viewpoint H
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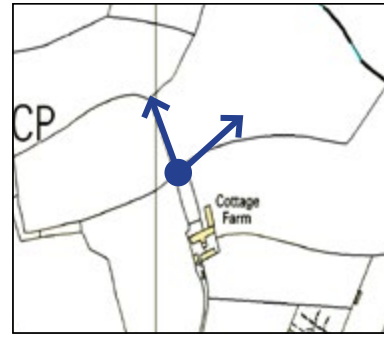


Photo Viewpoint I
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Direction of View: 350°, bearing from North

Printing note: To give the correct viewing distance the sheet should be printed at a scale of 1:1 on A1. To be viewed at comfortable arms length.

Visualisation Type: Type 1
Projection: Cylindrical
Enlargement factor: 100%

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Photo Viewpoint J: View from the Leicestershire Round infront of Sherborne Road



Photo Viewpoint K: View from the key viewpoint in the Burbage Neighbourhood Plan



Photo Viewpoint J
Date & time of photo: 08 Oct 2020, 12:49
Camera make & model, & sensor format:
Canon EOS 6D, FFS
Horizontal Field of View: 75°
Direction of View: 120°, bearing from North



Photo Viewpoint K
Date & time of photo: 08 Oct 2020, 13:35
Camera make & model, & sensor format:
Canon EOS 6D, FFS
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Direction of View: 290°, bearing from North

Printing note: To give the correct viewing distance the sheet should be printed at a scale of 1:1 on A1. To be viewed at comfortable arms length.

Visualisation Type: Type 1
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Enlargement factor: 100%

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1.0 METHODOLOGY

1.1 This Landscape and Visual Appraisal has been prepared based upon the Guidelines for Landscape and Visual Impact Assessment, Third Edition (GLVIA3), published by the Landscape Institute and the Institute of Environmental Management and Assessment, in 2013.

1.2 In summary, the GLVIA3 states:

“Landscape and Visual impact assessment (LVIA), is a tool used to identify and assess the significance of and the effects of change resulting from development on both landscape as an environmental resource in its own right and on people’s views and visual amenity.” (GLVIA3 paragraph 1.1.)

1.3 There are two components of LVIA:

- *“Assessment of landscape effects; assessing effects on the landscape as a resource in its own right;*
- *Assessment of visual effects: assessing effects on specific views and on the general visual amenity experienced by people.”* (GLVIA3 paragraph 2.21.)

1.4 The GLVIA3 states:

“LVIA can be carried out either as part of a broader EIA, or as a standalone ‘appraisal’ of the likely landscape and visual effects of a proposed development...”

- *As a standalone ‘appraisal’ the process is informal and there is more flexibility, but the essence of the approach – specifying the nature of the proposed change or development; describing the existing landscape and the views and visual amenity of the area that may be affected; predicting the effects, although not their likely significance; and considering how those effects might be mitigated – still applies”. (GLVIA paragraph 3.2)*

1.5 The components of this report include: baseline studies; description and details of the landscape proposals and mitigation measures to be adopted as part of the scheme; and identification and description of likely effects arising from the proposed development.

1.6 In terms of baseline studies, the assessment provides an understanding of the landscape which may be affected, its constituent elements, character, condition and value. For the visual baseline, this includes an understanding of the area in which the development may be visible, the people who may experience views, and the nature of views.

Assessment of Landscape Effects

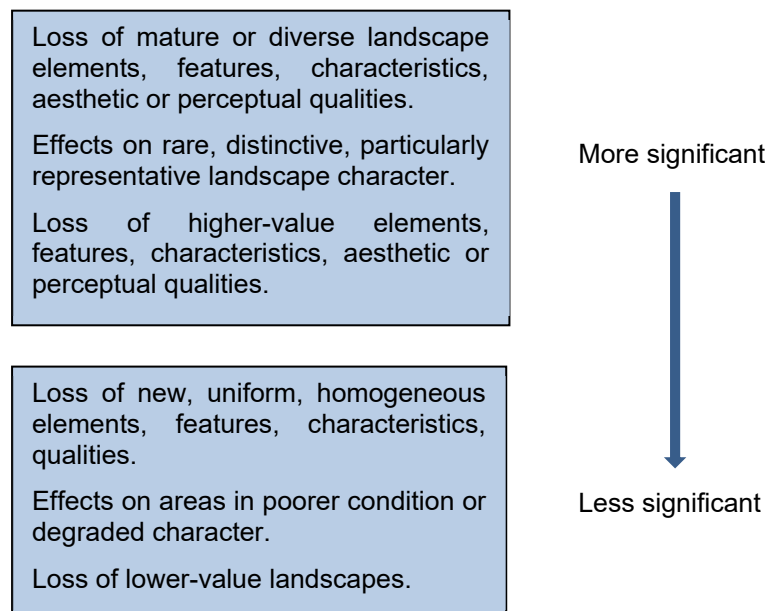
1.7 GLVIA3 states that *“An assessment of landscape effects deals with the effects of change and development on landscape as a resource”* (GLVIA3 paragraph 5.1).

1.8 The baseline landscape is described by reference to existing published Landscape Character Assessments and by a description of the site and its context.

1.9 A range of landscape effects can arise through development. These can include:

- Change or loss of elements, features, aesthetic or perceptual aspects that contribute to the character and distinctiveness of the landscape;
- Addition of new elements that influence character and distinctiveness of the landscape;

- Combined effects of these changes.
- 1.10 The characteristics of the existing landscape resource are considered in respect of the susceptibility of the landscape resource to the change arising from this development. The value of the existing landscape is also considered.
- 1.11 Each effect on landscape receptors is assessed in terms of size or scale, the geographical extent of the area influenced and its duration and reversibility. In terms of size or scale of change, the judgement takes account of the extent of the existing landscape elements that will be lost or changed, and the degree to which the aesthetic or perceptual aspects or key characteristics of the landscape will be altered by removal or addition of new elements. Geographical extent is considered by reference to the different geographical areas affected, and within each of these areas the amount of each area affected. This ranges from wider landscape character areas, to the site and its immediate context. Duration is considered for the landscape effects, with short term effects being defined as those lasting less than 5 years, medium term effects lasting between 5 and 10 years and long-term effects being defined as anything over 10 years in duration.
- 1.12 The level of effect is determined by considering the sensitivity of the landscape receptors and the magnitude of effect on the landscape. Final conclusions on the overall landscape effects are drawn from the assessment components described. This appraisal describes the nature of the landscape effects, and whether these are adverse or beneficial, at the following stages of development; construction, completion (year 1) and longer term (year 15).
- 1.13 GLVIA3 sets out some guidance on the underlying principles, which are used in this appraisal. This includes Figure 5.10, Scale of significance. Whilst this scheme is not EIA development, and judgements on significance are not therefore required, the Figure does provide useful guidance on reaching an overall judgement on the level of effects. This is repeated below (note this includes the correction of a typo, from the published document).



- 1.14 The criteria used in the appraisal are set out in Appendix A.

Assessment of Visual Effects

- 1.15 An assessment of visual effects deals with the effects of change and development on the views available to people and their visual amenity. This appraisal describes the nature of the visual effects and, whether these are adverse or beneficial, at the following stages of development; construction, completion (year 1 Winter) and longer term (year 15 Summer).
- 1.16 The first stage in the assessment is to identify approximate visibility/ visibility mapping. This is done by either a computerised Zone of Theoretical Visibility (ZTV)¹, or by manual methods using map study and field evaluation. A series of viewpoints are included within the assessment that are representative of views towards the site from surrounding visual receptors. Other views of the site are included where it supports the description and understanding of the site's landscape and visual characteristics.
- 1.17 The views also typically represent what can be seen from a variety of distances and different viewing experiences.
- 1.18 It is important to remember that visual receptors are all people. For each affected viewpoint, the assessment considers both the susceptibility to change in views and the value attached to views.

"The visual receptors most susceptible to change are generally likely to include:

- *Residents at home;*
 - *People, whether residents or visitors, who are engaged in outdoor recreation, including use of public rights of way, whose attention or interest is likely to be focused on the landscape and on particular views;*
 - *Visitors to heritage assets, or to other attractions, where views of the surroundings are an important contributor to the experience;*
 - *Communities where views contribute to the landscape setting enjoyed by residents in the area;*
- Travellers on road, rail or other transport routes tend to fall into an intermediate category of moderate susceptibility to change. Where travel involves recognised scenic routes awareness of views is likely to be particularly high."* (GLVIA3 paragraph 6.33.)

"Visual receptors likely to be less sensitive to change include:

- *People engaged in outdoor sport or recreation which does not involve or depend upon appreciation of views of the landscape;*
- *People at their place of work whose attention may be focused on their work or activity, not on their surroundings, and where the setting is not important to the quality of working life (although there may on occasion be cases where views are an important contributor to the setting and to the quality of working life)." (GLVIA3 paragraph 6.34.)*

- 1.19 Each of the visual effects is evaluated in terms of its size or scale, the geographical extent of the area influenced and its duration or reversibility.
- 1.20 In terms of size or scale, the magnitude of visual effects takes account of:
- *"The scale of the change in the view with respect to the loss or addition of features in the view and changes in its composition, including proportion of the view occupied by the proposed development;*

¹ Zone of Theoretical Visibility (ZTV): A map usually digitally produced, showing areas of land within which a development is theoretically visible. [GLVIA3]

- *The degree of contrast or integration of any new features or changes in the landscape with the existing or remaining landscape elements and characteristics in terms of form, scale and mass, line height, colour and texture;*
 - *The nature of the view of the proposed development, in terms of the relative amount of time over which it will be experienced and whether views will be full, partial or glimpses” (GLVIA3 paragraph 6.39)*
- 1.21 The geographical extent of the visual effect in each viewpoint is likely to reflect:
- The angle of view in relation to the main activity of the receptor;
 - The distance of the viewpoint from the proposed development;
 - The extent of the area over which the changes would be visible.
- 1.22 As with landscape effects, the duration of the effect could be short to long term or permanent and the same definitions apply.
- 1.23 GLVIA3 states that there are no hard and fast rules about what makes a significant effect, and there cannot be a standard approach since circumstances vary with the location and context and with the type of proposal, but the following points should be noted;
- *“Effects on people who are particularly sensitive to changes in views and visual amenity are more likely to be significant*
 - *Effects on people at recognised and important viewpoints or from recognised scenic routes are more likely to be significant*
 - *Large-scale changes which introduce new, non-characteristic or discordant or intrusive elements into the view are more likely to be significant than small changes or changes involving features already present within the view” (GLVIA3 Para 6.44).*
- 1.24 The criteria used in the appraisal are set out in Appendix A.

Overall Landscape and Visual Effects

- 1.25 The final conclusions on effects, whether adverse or beneficial, are drawn from the separate judgements on the sensitivity of the receptors and the magnitude of the effects. This overall judgement is formed from a reasoned professional overview of the individual judgements against the assessment criteria.
- 1.26 GLVIA3 notes, at paragraphs 5.56 and 6.44, that there are no hard and fast rules with regard to the level of effects, therefore the following terms have been used for this appraisal:
- **Major;**
 - **Moderate;**
 - **Minor;**
 - **Negligible**
- 1.27 Where it is determined that the assessment falls between or encompasses two of the defined criteria terms, then the judgement may be described as, for example, Major/ Moderate or Moderate/ Minor. This indicates that the effect is assessed to lie between the respective definitions or to encompass aspects of both.

Appendix B: Landscape Effects Table (LET)											
Landscape Receptor and Reference	Judged Sensitivity of Landscape			Judged Magnitude of Landscape Effect				Description/ Notes	Overall Effect at Construction Phase	Overall Effect Upon Completion	Overall Effect at 15 Years Post Completion
	Susceptibility to Change	Landscape Value	Overall Sensitivity	Scale or Size of the Degree of Change including degree of contrast/ integration)	Where applicable, are the Effects Reversible?	Geographical extent	Duration		Major Moderate Minor Negligible None	Major Moderate Minor Negligible None	Major Moderate Minor Negligible None
	High Medium Low	High Medium Low	High Medium Low	High Medium Low Negligible None	Yes No N/A	Extensive Moderate Minimal Negligible	Long term Medium term Short term		Adverse Beneficial	Adverse Beneficial	Adverse Beneficial
National Landscape Character											
Natural England, National Character Area Profile (NCA) 94 Leicestershire Vales	Medium	Medium	Medium	Construction: Low/negligible Completion: Low/negligible Year 15: Low/negligible	No	Negligible	Long Term	The scheme reflects the SEO 2 for the NCA 94, “Ensure that development is fully integrated into and informed by the landscape” through the incorporation of a large percentage of green infrastructure into the development providing accessible greenspace whilst at the same time softening the edge of the development. The landscape effect at year 15 is assessed to be Negligible.	Negligible	Negligible	Negligible
Landscape Character Assessment (LCA): County/District											
County/ District LCA Character Area, LCA F: Burbage Common Rolling Farmland.	Medium	Medium	Medium	Construction: Low Completion: Low Year 15: Low	No	Minimal	Long Term	The assessment has a section "Key Sensitivities". This section describes a range of issues and includes; “<i>Extensive visibility and long distance views across open expanses of rolling farmland</i>”. The land proposed is not widely visible and does not make a notable contribution to long distance views. “<i>The area east and south of Burbage provides a rural setting to the historic settlement.</i>” The rising land towards the village centre provides this role, and the application site makes a minimal contribution. “<i>Uncluttered views of church spires in the nearby ridge top settlements (e.g. Burbage) provide an important sense of place.</i>” There are views from the wider area to the east towards Burbage church spire, but the application site is not important for these. The majority of views are from further east. In addition, a new footpath link would be provided between the site and the Leicestershire Round footpath. This would allow additional use of the countryside in the area and new views from the route towards the church spire.	Moderate/Minor	Moderate/Minor	Minor
Landscape Character: Site and Immediate Context											

APPENDIX B: LANDSCAPE EFFECTS TABLE (LET)											
Landscape Receptor and Reference	Judged Sensitivity of Landscape			Judged Magnitude of Landscape Effect				Description/ Notes	Overall Effect at Construction Phase	Overall Effect Upon Completion	Overall Effect at 15 Years Post Completion
	Susceptibility to Change	Landscape Value	Overall Sensitivity	Scale or Size of the Degree of Change including degree of contrast/ integration)	Where applicable, are the Effects Reversible?	Geographical extent	Duration		Major Moderate Minor Negligible None	Major Moderate Minor Negligible None	Major Moderate Minor Negligible None
	High Medium Low	High Medium Low	High Medium Low	High Medium Low Negligible None	Yes No N/A	Extensive Moderate Minimal Negligible	Long term Medium term Short term		Adverse Beneficial	Adverse Beneficial	Adverse Beneficial
Site and Immediate Context	Medium	Medium	Medium	Construction: High/Medium Completion: Medium Year 15: Medium/Low	No	Moderate	Long Term	The site and immediate context comprises the fields within the site itself, and the nearby existing housing and roads at Burbage and along Aston Flamville Lane. Aston Firs and Burbage Wood lie to the north. Within this area the scheme would introduce additional housing and Green Infrastructure. These are elements that already exist in the locality and would not change the overall character of the area, even with the additional built development. The form of the settlement would continue, extending the urban form already established. The area of open land extending between the M69 and Burbage village centre would continue, and the development would not materially change this form.	Major/Moderate	Moderate	Moderate/ Minor

APPENDIX C: VISUAL EFFECTS TABLE (VET)													
Ref	Receptor Type, Location and photographs (including approx no. of dwellings where applicable)	Judged Sensitivity of Visual Receptor			Judged Magnitude of Visual Effects					Description/ Notes	Overall Effect at Construction Phase	Overall Effect Upon Completion (Winter)	Overall Effect at 15 Years Post Completion (Summer)
		Susceptibility to Change	Value	Overall Sensitivity	Distance from Site Boundary (or Built Development where stated) (approx. m/km)	Nature of View	Geographical extent	Duration	Size/Scale of Visual Effect (including degree of contrast/ integration) at Stages of Project				
1	Residents of Dorchester Road, Sherborne Road and Sapcote Road	High	Medium	Medium /High		Partial	Moderate	Long Term	Construction: Low Completion: Low Year 15: Low	Existing properties border the site to the north and west. Properties on Dorchester Road have some views towards the site from their frontages, though views from the houses themselves would be very limited, apart from the two properties immediately bordering the site, which have some side windows. Properties along Sapcote Road back on to the site, but these tend to have long gardens with mature boundary planting, so again views are quite limited	Minor	Minor	Minor
2	Residents of Properties on Aston Flamville Road	High	Medium	Medium/ High		Partial	Extensive	Long Term	Construction: Low Completion: Low Year 15: Low	These mostly have a relatively open view south towards Burbage village centre. The proposed scheme would be located to the west towards the existing housing, and mature hedgerows would limit any views towards the scheme.	Minor	Minor	Minor
3	Residents of Sapcote Road, including Threeways Farm and Aston Oaks	High	Medium	Medium/High		Partial	Extensive	Long Term	Construction: Medium Completion: Medium Year 15: Medium/Low	These have views across the road mainly to the northern part of the site. In the short term the new houses are likely to be seen, over the B4669. As time goes on boundary planting will soften views	Moderate	Moderate	Moderate/Minor
4	Users of the Leicestershire Round path U56	High	Medium	Medium High		Partial	Moderate	Long Term	Construction: Medium Completion: Medium Year 15:Medium / Low	Footpath U56 (Receptor 4) extends south from Sherborne Road. This path forms part of the Leicestershire Round long distance route. The open aspect south of Sherborne Road would remain, with the new housing set back behind a mature existing hedge. As the route continues south, it rises, and some more open views back towards the development would be possible. The housing would be seen infront of the existing housing. The effects would reduce over time as the new planting establishes.	Moderate	Moderate	Moderate/Minor

APPENDIX C: VISUAL EFFECTS TABLE (VET)													
Ref	Receptor Type, Location and photographs (including approx no. of dwellings where applicable)	Judged Sensitivity of Visual Receptor			Judged Magnitude of Visual Effects					Description/ Notes	Overall Effect at Construction Phase	Overall Effect Upon Completion (Winter)	Overall Effect at 15 Years Post Completion (Summer)
		Susceptibility to Change	Value	Overall Sensitivity	Distance from Site Boundary (or Built Development where stated) (approx. m/km)	Nature of View	Geographical extent	Duration	Size/Scale of Visual Effect (including degree of contrast/ integration) at Stages of Project				
		High Medium Low	High Medium Low	High Medium Low		Full Partial Glimpse None	Extensive Moderate Minimal Negligible	Long Term Medium Term Short Term	High Medium Low Negligible/ None		Major Moderate Minor Negligible None Adverse or Beneficial	Major Moderate Minor Negligible None Adverse or Beneficial	Major Moderate Minor Negligible None Adverse or Beneficial
5	Users of Path U63	High	Medium and High at Neighbourhood Plan viewpoint	Medium High and high at specific viewpoint		Partial	Moderate Specific viewpoint, minimal, peripheral view	Long Term	Construction: Medium/Low Completion: Medium/Low Year 15: Low	Footpath U63 (Receptor 5) extends between the M69 and the track to Burbage village centre. Part of this route is also part of the Leicestershire Round. Along this route views vary, depending on the vegetation and topography. For parts of the route views are quite restricted, and other sections are more open. The Neighbourhood Plan key viewpoint is looking away from the site	Moderate/ Minor	Moderate/ Minor	Minor
6	Users of track between Aston Lane and Hinckley Road	High	Medium	High/ Medium		Partial/Glimpse	Minimal	Long Term	Construction: Low Completion: Low Year 15: Low/ negligible	There is a track between Aston Lane and Hinckley Road, and this is used by walkers (Receptor 6). The land here closer to the M69 is more open, and longer range views are possible. Parts of the new built development could be visible, but the majority will be screened by existing hedges and trees. Any long views towards the church and Burbage village centre would remain.	Minor	Minor	Negligible
7	Users of Sapcote Road/Hinckley Road	Medium	Medium	Medium		Partial	Moderate	Long Term	Construction: Medium Completion: Medium/Low Year 15: Medium/ Low	Users of Hinckley Road/Sapcote Road (Receptor 7) would pass the northern parcel of the site, between the garage and the existing settlement. Over this section, the new houses would be visible in the short term, with views softened by the retained hedgerow.	Moderate	Moderate/ Minor	Moderate/ Minor
8	Users of Aston Flamville Road/ Aston Lane	Medium	Medium	Medium		Partial	Moderate	Long Term	Construction: Medium High Completion: Medium Year 15: Medium	Users of Aston Flamville Road/ Aston Lane also (Receptor 8) pass the site, between the northern and southern land parcel. At this point, the new housing would be seen, extending the existing settlement edge, though the existing hedge would soften views particularly to the south. Views from the eastern end of the road are more restricted.	Major/Moderate	Moderate	Moderate
9	Users of the M69	Medium/Low	Medium/ Low	Medium/ Low		Glimpse	Minimal	Long Term	Construction: Minor/Negligible	It is possible that some views from the M69 (Receptor 9) would be available, although existing	Negligible	Negligible	Negligible

APPENDIX C: VISUAL EFFECTS TABLE (VET)													
Ref	Receptor Type, Location and photographs (including approx no. of dwellings where applicable)	Judged Sensitivity of Visual Receptor			Judged Magnitude of Visual Effects					Description/ Notes	Overall Effect at Construction Phase	Overall Effect Upon Completion (Winter)	Overall Effect at 15 Years Post Completion (Summer)
		Susceptibility to Change	Value	Overall Sensitivity	Distance from Site Boundary (or Built Development where stated) (approx. m/km)	Nature of View	Geographical extent	Duration	Size/Scale of Visual Effect (including degree of contrast/ integration) at Stages of Project				
		High Medium Low	High Medium Low	High Medium Low		Full Partial Glimpse None	Extensive Moderate Minimal Negligible	Long Term Medium Term Short Term	High Medium Low Negligible/ None		Major Moderate Minor Negligible None Adverse or Beneficial	Major Moderate Minor Negligible None Adverse or Beneficial	Major Moderate Minor Negligible None Adverse or Beneficial
									Completion: Minor/Negligible Year 15: Minor/Negligible	planting is likely to filter most views. The views towards the village centre would remain.			