

Cornus Landscape Planning and Design

CLPD 273 R02: Land at Ratby Road, Markfield, Leicestershire – LVIA Follow Up Review

17th March 2026

**Land at Ratby Road, Markfield, Leicestershire
LVIA Follow Up Review**

- 1.1. Cornus Landscape Planning and Design completed an initial LVIA Review (CLPD 273 R01) on behalf of Hinkley & Bosworth Borough Council to review the LVIA submitted as part of the planning application for the development of land at Ratby Lane, Markfield, Leicestershire (planning application reference 25/00676/OUT).
- 1.2. The LVIA was reviewed in accordance with the best practice guidance set out in Reviewing Landscape and Visual Impact Assessments (LVIAs) and Landscape and Visual Appraisals (LVAs). Technical Guidance Note 1/20, published by the Landscape Institute. A copy of the initial review is attached in **Appendix 1**.
- 1.3. The LVIA identified a number of matters that required clarification with regards to the LVIA. The applicant and author of the LVIA provided feedback and a response to the areas for clarifications, a copy of which is found within **Appendix 2**. A review of the information provided is summarised below:

Clarification on how the scheme responds to/or has addressed the comments received as part of the previous refused planning application.

- 1.4. Clarification is provided about how the scheme has responded to matters raised in the previous refusal has been provided. This includes a scheme with additional areas of planting, and details on further consultation with the National Forest, a revised drainage strategy and a scheme which responds to the wider landscape context.

Clarification on any further pre-application inputs or additional consultations which may have taken place or confirmation on why consultation has not been completed.

- 1.5. Clarification is provided and confirms that community consultation, stakeholder engagement and consultation with the local community has been completed. Details are provided of the pre-application discussions and clarification is provided that the LVIA has been completed to address comments received by the case officer.

Clarification required on why the scope of the LVIA/methodology/viewpoint selection/study etc has not been agreed with the LPA.

- 1.6. The response clarifies that the LVIA submitted as part of the previous application was accepted with regard to its scope and methodology. The submitted LVIA reviewed the previous application, and a similar approach taken. Leyton Place Ltd provides details that the scope does not vary substantially from the previous submitted material. Confirmation is also provided that the viewpoints were shared with the council during 20223, and that no feedback was not received.

Clarification on which specific landscape resources are relevant to the site and its locale within the baseline analysis.

- 1.7. The landscape resources assessed within the LVIA are identified and listed.

Clarification on why the National and Regional published character areas have been combined within the assessment of effects and confirmation of their identities/names is required for completeness.

- 1.8. Clarification is provided that the National and Regional character areas are not included as a result of their scale and geographic coverage.

Supporting graphics/aerial mapping would assist in describing the baseline landscape character of the site and its surroundings.

- 1.9. Although additional graphics are not provided, Leyton Place has confirmed that due to the uncomplex nature of the site, that the graphics within the LVIA are considered acceptable. Clarification is provided on the key issues relevant to the site as indicated on Figure 4.1.

Clarification on why there is a difference between summer and winter baseline photography.

- 1.10. Confirmation is provided that the winter photography has been completed in accordance with the Visual Representation of Development Proposals, Technical Guidance Note 06/19, Landscape Institute, September 2019, and that this provides a worse case scenario.

Clarification is required on why the LVIA does not assess the value of the site at a local level utilising the Technical Guidance note from the Landscape Institute (TGN 02-21: Assessing landscape value outside national designations).

- 1.11. Leyton Place have clarified that the value of the relevant attributes of the site is included within Table 3.1. It further clarifies that the site is not a NPPF 'Valued Landscape'.

Clarification on why views from the Leicestershire Round to the south west of the site are not included within the assessment when the ZTV suggests views may be possible from this long distance route.

- 1.12. Clarification is provided that viewpoints from the Leicestershire Round were visited during the site visit, but that the site is not discernible.

Clarification on why views from the local footpath routes to the south west are not included within the assessment when the ZTV suggests views may be possible?

- 1.13. The response clarifies that due to the intervening built form and development found around London Road, the site would not be visible from footpath routes to the south west and that these have therefore been scoped out.

Consistency is sometimes lacking across assessment tables with judgements sometimes providing the corresponding letter spectrum (eg A being the lowest) and sometimes not. For consistency across all assessment tables, and to aid the reader it is recommended that this is amended so that both the text and corresponding letter grading is provided. In addition, although a minor point providing the overall judgements in bold would also assist in clarifying the information to the reader.

- 1.14. Tables have been amended and included as requested.

Clarification is requested on what the completed development phase and construction phase includes (there is brief mention that the completed development is assessed at year 5 at paragraph 6.4 but this should be confirmed within the methodology)

- 1.15. Leyton Place have highlighted paragraph 6.4 and the methodology where this is confirmed.

Further information should be provided on the phasing of the development. Ie – What does the construction activity entail? What does the operational phase entail?

- 1.16. An overview has been provided of the construction and operational activity.

Conclusions

- 1.17. The response provided by Leyton Place Ltd has addressed the matters for clarification.
- 1.18. It is agreed that the judgements made within the LVIA have been completed in a transparent, objective, and professional manner and have been informed by a comprehensive baseline assessment of landscape and visual matters which are considered separately throughout the report. The LVIA is compliant with GLVIA3.

The contents of the report are valid at the time of writing. Cornus Limited (trading as Cornus Landscape Planning and Design) shall not be liable for any use of the report other than for the purposes for which it was produced. Cornus Limited shall not be liable for any losses (howsoever incurred) arising incurred because of reliance by the client or any third party on the report more than twelve months after the date of the report. Registered in England, Company Number: 13006924.

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Cornus Landscape Planning and Design

CLPD 273 R02: Land at Ratby Road, Markfield, Leicestershire – LVIA Follow Up Review

17th March 2026

APPENDIX 1: CLPD 273 R01: Land at Ratby Road, Markfield – LVIA Review

Cornus Landscape Planning and Design

CLPD 273 R01: Land at Ratby Road, Markfield, Leicestershire – LVIA Review

12th February 2026

Land at Ratby Road, Markfield, Leicestershire – LVIA Review

1. Introduction

- 1.1. Cornus Landscape Planning and Design have been instructed by Hinkley & Bosworth Borough Council to review the LVIA submitted as part of the planning application for the development of land at Ratby Lane, Markfield, Leicestershire (planning application reference 25/00676/OUT) for the following:
- 1.2. The application has been submitted on behalf of Taylor Wimpey UK Ltd.
- 1.3. The submitted LVIA (report reference R002f_2220) has been prepared by Leyton Place Ltd, and the author is Mrs Clare Brockhurst FLI, BSc (Hons), Dip LA.
- 1.4. This review provides a technical assessment of the LVIA, and considers the scope, methodology, baseline assessment, proposed mitigation and assessment of landscape and visual effects arising from the proposed residential development.

Author competency and experience

- 1.5. This review has been completed by Cornus Limited, and the author is Rose Perkins BA Hons MA, CMLI.
- 1.6. The author of this review has 16 years experience as a practicing Landscape Architect and has extensive experience in the preparation of LVIA, LVA and Landscape Design Work, and the preparation of LVIA Reviews.
- 1.7. As a Chartered Member of the Landscape Institute, the author adheres to the professional requirements set out by the Landscape Institute within their competency framework and requirements set out to practice as a CMLI, maintaining these standards throughout her professional work.
- 1.8. This review has been completed independently and in accordance with good practice guidance published by the Landscape Institute (Reviewing Landscape and Visual Impact Assessments (LVIAs) and Landscape and Visual Appraisals (LVAs). Technical Guidance Note 1/20 (10 Jan 2020)).
- 1.9. For reference, a copy of this guidance is included within **Appendix 1**

2. Structure of the Review

- 2.1. The review of the LVIA is structured as follows:
 - Checking methodology, criteria, and process;
 - Checking the baseline, content, and findings of the assessment; and
 - Checking the presentation of the assessment findings.

3. Review of the LVIA

Structure of the LVIA

3.1. The LVIA is structured as follows:

- Section 1: Introduction
- Section 2: Baseline situation
- Section 3: Evaluation of the sensitivity of resources and receptors
- Section 4: Design evolution and mitigation measures
- Section 5: Magnitude of change
- Section 6: Consequences of development
- Section 7: Methodology

3.2. The LVIA also includes a series of Figures, Tables and supporting published reference documents (eg Landscape Character Assessment extracts) which are included both within the main body of the report and contained within Appendices.

3.3. The overall structure of the report is clear and the approach acceptable in GLVIA3 terms.

Checking methodology, criteria, and process

Does the scope of the assessment meet the requirements set out in the Scoping Opinion and / or as defined in the LVIA or LVA and if substantively different, are the reasons clearly set out and explained?

3.4. The LVIA does not form part of an EIA, and its scope and purpose are set out within Section 1. The LVIA identifies that the proposed development does not trigger the preparation of an ES Chapter.

3.5. Details are provided on the approach taken with reference made to GLVIA3 within the methodology and throughout the LVIA and this is an accepted approach.

What consultations have been carried out and have responses been acted upon?

3.6. The LVIA refers to officers comments received as part of the previous refused application on the site (application 15/00889/OUT). The LVIA briefly mentions this within Section 1, but there is little reference elsewhere within the LVIA to these comments or their relevance to the application site.

- 3.7. There is no evidence to suggest that any other specific consultation, pre-app advice, or engagement with stakeholders has been sought for the submitted scheme or any evidence that specific landscape matters have been consulted on through the application process.

AREAS FOR CLARIFICATION

Clarification on how the scheme responds to/or has addressed the comments received as part of the previous refused planning application.

Clarification on any further pre-application inputs or additional consultations which may have taken place or confirmation on why consultation has not been completed.

Has the scope and methodology of the assessment been formally agreed with the determining authority? If not, why not?

- 3.8. The LVIA does not provide any evidence to suggest that formal agreement was sought from Hinkley & Bosworth Borough Council to agree the scope/methodology of the LVIA. There does not appear to be any information or agreement on the viewpoints chosen for inclusion within the LVIA.

AREAS FOR CLARIFICATION

Clarification required on why the scope of the LVIA/methodology/viewpoint selection/study etc has not been agreed with the LPA.

As part of the methodology, has the terminology been clearly defined, have the criteria to form judgements including thresholds been clearly defined and have any deviations from good practice guidance (such as GLVIA3) been clearly explained?

- 3.9. The LVIA includes a glossary of terms found within Appendix 2 which defines the terminology used throughout the assessment. The terminology used is consistent with language and definitions found within GLVIA3.
- 3.10. The methodology found within Section 1 explains the justifications and criteria used within the assessment. A 'threshold free' approach has been used within the LVIA and instead a spectrum of change provided.
- 3.11. The justification for the use of this approach is set out and defined by the author. This approach is not the 'standard' or 'usual' approach expected for LVIA, however the author has provided clear reasoning and justification for the methodology used.
- 3.12. Reference has been made to GLVIA3 where it states that *"It is not essential to establish a series of thresholds for different levels of significance of landscape and visual effects, provided it is made clear whether or not they are significant"*.

- 3.13. The methodology identifies that judgements and narratives are provided to identify whether the effects are significant or not significant, and the approach has been clearly explained. The approach complies with the guidance set out within GLVIA3.

Does the assessment demonstrate a clear understanding and provide a separate consideration of landscape and visual effects?

- 3.14. The LVIA provides a clear distinction and separate consideration of landscape and visual effects throughout the report.
- 3.15. This separation occurs within the baseline assessment, within the evaluation of sensitivity of resources, and within the assessment of the magnitude of change and consequence of development.
- 3.16. This is confirmed at paragraph 2.5 *“This LVIA recognises that landscape and visual effects need to be considered separately.”*

Does the assessment demonstrate comprehensive identification of receptors and of all likely effects?

- 3.17. The baseline analysis provides a review of the landscape resources and visual receptors which are likely to experience a change as a result of the proposals.

Landscape Resources:

- 3.18. The baseline assessment within the LVIA provides a review of the landscape resources at a National, Regional, local and site specific level.
- 3.19. These are identified as follows NCA 73 Charnwood, Area 5: Groby Estate Woodland, LCA A: Charnwood Forest and site specific landscape components which include Landform, Hydrology, Land cover, appreciations, enclosure, access, relative tranquillity, and townscape character.
- 3.20. It would assist the reader to summarise the relevant landscape resources taken forward into the assessment in a listed format similar to the summary found within the visual baseline section of the report.
- 3.21. It is noted that the published LCAs/NCA's have been assessed as being too large to be relevant to the development of the site. Within the Landscape Sensitivity Evaluation, the assessment of the Magnitude of Change, and the assessment of Significance of Effect tables the published national and regional character areas have been combined to one landscape receptor – the names of these published landscape resources have not been included.
- 3.22. It is assumed that these have been combined because they are considered that their geographical extents are too large to be relevant to the site, but clarification is sought

on this matter. For completeness, the names of the LCA/NCA should also be identified as referenced within the baseline assessment.

Visual Receptors:

- 3.23. Within the baseline assessment of visual character and views, representative viewpoints and visual receptors are identified and listed.
- 3.24. The selection of viewpoints and corresponding visual receptors has been informed by the production of ZTV mapping and site survey work. The baseline analysis also identifies views which have been scoped out of the assessment and provides a justification for their exclusion from the assessment.
- 3.25. Clarification is required over why certain views have not been included where the ZTV suggests potential visibility. These are specifically at locations to the south and west of the application site and their locations identified below:



- 3.26. The selection of the visual receptors has been described and the visual context identified.
- 3.27. These are identified as three visual receptor groups: Users of road network, specifically Ratby Lane, Launde Road (Photoviewpoints 7-10), those walking along PRow R21 (Photoviewpoints 1-3) and occupants of properties which abut and back

onto the application site along Jacqueline Road (no photographs taken from private properties, interpolated from views across the site and photoviewpoints 4 and 6).

- 3.28. Within Section 3 of the LVIA the evaluation of sensitivity of landscape resources and visual receptors is provided in tabulated format. Each receptor/resource is identified and a comprehensive assessment made of their value, susceptibility, and overall sensitivity.

AREAS FOR CLARIFICATION

Clarification on why views from PRow routes to the south and west of the site have not been included.

Clarification required on specific landscape resources relevant to the site within the baseline analysis.

Clarification on why the National and Regional published character areas have been combined within the assessment of effects and confirmation of their identities/names is required for completeness.

Does the assessment display clarity and transparency in its reasoning, the basis for its findings and conclusions?

- 3.29. The methodology provides a transparent and clear basis upon which judgements and conclusions are made within the LVIA. Judgements and decision making has been made based on an objective assessment of the site and its context.
- 3.30. The baseline review would benefit from additional visual graphics/photos/aerial mapping to describe the context of the site and provide a clearer description of the site specific elements and characteristics.
- 3.31. Overall, the LVIA provides clear judgements with clarity on conclusions regarding landscape and visual effects with clear reasonings relating to construction and operational effects.

AREAS FOR CLARIFICATION

Supporting graphics/aerial mapping would assist in describing the baseline landscape character of the site and its surroundings in greater detail.

Checking the baseline, content, and findings of the assessment

What is the reviewer's opinion of the scope, content, and appropriateness (detail, geographic extent) of both the landscape and the visual baseline studies which form the basis for the assessment of effects (supported by appropriate graphic such as ZTVs etc as appropriate)?

- 3.32. The LVIA identifies that the study area has been determined and informed by the ZTV mapping and fieldwork. Figure 1.1 within Section 1 of the report provides the geographical extent of the study area on an extracted OS map.
- 3.33. The inset figure is lacking the site boundary and there is no scale bar included on this plan which would be useful for the reader in determining the geographical extent.
- 3.34. The plans included elsewhere within the LVIA are at varying extents – ie the ZTV mapping, viewpoint location plan and topographical mapping are much wider in their geographical extent than the identified study area. The ZTV mapping suggests that the visibility extends beyond the study area, and the viewpoint location plan identifies viewpoints located outside of the study area (viewpoints 11,12 and 13).
- 3.35. It is noted however, further on in the baseline studies that these specific viewpoints and areas of potential visibility have been scoped out of the assessment due to their limited visibility and therefore lie outside of the study area.
- 3.36. Within Section 2 of the LVIA there is further clarification that the proposed study area was visited after the fieldwork and was confirmed that the geographical extent was appropriate for the scale and scope of the development.
- 3.37. The format of the baseline summer and winter photography varies, and the summer photography is inconsistent with the winter views with varying sizes and some views not providing the full 90 degree field of view. Descriptions of each view are provided for the summer baseline photography but are not included on the baseline winter photography.
- 3.38. Although there is some inconsistency between the baseline plans and between the summer and winter photography, generally there is agreement that the defined study area and supporting graphical information is appropriate for the LVIA.

AREAS FOR CLARIFICATION

Clarification on why there is a difference between summer and winter baseline photography in format.

Has the value of landscape and visual resources been appropriately addressed (including but not necessarily limited to) considerations of: local, regional, and national designations; rarity, tranquillity, wild-land and valued landscape?

Landscape

- 3.39. Section 3 of the LVIA (Evaluation of the Sensitivity of Resources and Receptors) provides an assessment of the value of landscape and visual resources.
- 3.40. The assessment of landscape value assesses the value of the landscape at a National, District and Local scale. It identifies that the site is not valued at a national level by any designations or policies, as defined within the NPPF para 11, footnote 7.
- 3.41. The LVIA makes reference to the previous application on the site and the committee report which determined that the site and its local landscape was not determined as being a Valued Landscape. The assessment of landscape value does not make reference to the Technical Guidance note from the Landscape Institute (TGN 02-21: Assessing landscape value outside national designations). Clarification is sought over why the assessment of value has not referred to this guidance.
- 3.42. Interim conclusions are provided which identifies that the site and its immediate context are on the lower end of the spectrum in their landscape value. This judgement is deemed acceptable and has been appropriately assessed.

Visual

- 3.43. An assessment is provided of the value attached to views for the three identified receptor groups. The assessment identifies that there are no vantage points or recognised viewpoints whose value would be affected by the proposed development.
- 3.44. The assessment of value identifies that there is some local value (mid range of the spectrum) to the local PRoW routes, no value is associated with views from the local road network, and that the value of views from properties which abut the application site is on the mid to higher range of the scale.
- 3.45. The assessment of value attached to views is generally agreed and appropriate.

AREAS FOR CLARIFICATION

Clarification is required on why the LVIA does not assess the value of the site at a local level utilising the Technical Guidance note from the Landscape Institute (TGN 02-21: Assessing landscape value outside national designations).

Is there evidence of an iterative assessment-design process?

- 3.46. Evidence is provided within Section 4 of the LVIA which demonstrates that an iterative approach has been taken through the design process. A series of recommendations are provided which have been informed by the baseline landscape and visual studies.
- 3.47. The LVIA states that the author has worked with the master-planners and project team in a collaborative manor to achieve an 'appropriate design outcome'.
- 3.48. This is supported with a sketch landscape and visual recommendations plan which details key principles which should be incorporated into the masterplan.
- 3.49. It is evident that the landscape context of the site, its surrounding character and visual context have been used to inform the development, design and layout of the site and the submitted scheme reflects these recommendations and is illustrated on the landscape masterplan prepared by CSA Environmental.

Is it clear how the methodology was applied in the assessment, e.g.: consistent process, use of terms, clarity in reaching judgements and transparency of decision-making?

- 3.50. Within the methodology found within Section 1 of the LVIA, the criteria for the threshold free approach are provided for the assessment of landscape and visual effects. The criteria used to inform decisions on the magnitude of change is clearly set out, and the resulting significance of effects clarified. The process applied within the assessment is mostly consistent and has been applied in a systematic and transparent way to inform the decision making process.
- 3.51. Generally, the process used throughout has been consistent in its process both within the landscape and visual elements of the LVIA, it has considered the scale, geographical extent, duration and reversibility and the resulting nature of change and landscape and visual effects of the proposals.
- 3.52. Overall, the decision making process is sound in its judgements which have been made in a systematic way, backed up by narrative descriptions.

How appropriate are the viewpoints that have been used?

- 3.53. Viewpoints included within the assessment have been selected based on a review of the potential visibility and GIS ZTV mapping exercise and fieldwork.
- 3.54. The ZTV mapping demonstrates where views of the site may be seen and identifies areas of visibility on a scale of high to low. ZTV mapping has been prepared based on LIDAR data which considers the influence of built form and vegetation as well as topography on the potential visibility of the development on the site. This has been

produced based on the site accommodating development at 9 metres tall. This is an accepted method and approach.

- 3.55. In total 13 representative viewpoints are included within the baseline analysis. This includes views locally around the immediate vicinity of the site namely from the local road network, specifically Ratby Lane and: Launde Road (viewpoints 7-10) to the north and west of the site and from the PRow route to the south (viewpoints 1-3) and views from properties abutting the site (viewpoints 4-6).
- 3.56. Views are also included from the elevated land to the north west of the site at Hill Hole Nature Reserve (viewpoints 11 and 12), and a view included from Bradgate Country Park (viewpoint 13).



- 3.57. The ZTV demonstrates potential visibility from the Leicestershire Round located to the south west of the site and from the local footpath network to the west of the site. Views have not been included from these footpath routes, and clarification is required on why these views are not included within the LVIA.
- 3.58. The wider views from Hill Hole Nature Reserve and Bradgate Country Park to the north east and north west of the site have been scoped out of the assessment and the LVIA provides justification for the removal of these wider views, stating that "Any change will be a small change in the view consistent with the content, without it affecting balance of elements or creating a prominent feature"

- 3.59. The selection of viewpoints is considered appropriate and proportionate for the scale and scope of the development and where views have been scoped out, baseline photography of the views is included allowing the reader to observe the decision making process made by the author.
- 3.60. Views are included from a selection of distances and orientations and cover a range of visual receptors (recreational users of footpaths, users of local road networks and occupants of private properties) although clarification is required on the omission of views from the Leicestershire Round and footpath routes to the south and west of the site.
- 3.61. The baseline photography includes both summer and winter views and there is some inconsistency with the format of the viewpoints which requires clarification.

AREAS FOR CLARIFICATION

Clarification on why views from the Leicestershire Round to the south west of the site are not included within the assessment when the ZTV suggests views may be possible from this long distance route.

Clarification on why views from the local footpath routes to the south west are not included within the assessment when the ZTV suggests views may be possible.

Clarification on why the format of the summer and winter views varies.

How appropriate is the proposed mitigation, both measures incorporated into the scheme design and those identified to mitigate further the effects of the scheme, and mechanisms for delivering the mitigation?

- 3.62. The LVIA identifies that a series of mitigation measures are incorporated into the design process. In addition, it identifies a series of enhancement measures and states that the proposed scheme has 'designed in' the mitigation strategy to minimise the overall effects of the development on landscape character and visual amenity.
- 3.63. It appears that the mitigation strategy has been informed by the context of the site and its surroundings, and the design recommendations set out within Section 4 of the LVIA.
- 3.64. The landscape masterplan found within the Appendices of the report demonstrates that the scheme has taken on board the recommendations and iterative design input from the LVIA and this is reflected in the proposed landscape framework (eg the provision of a landscape buffer to the south and landscape edge to the west etc).

What is the reviewer's opinion of the consistency and objectivity in application of the criteria and thresholds set out in the methodology for assessing the sensitivity of receptors, the magnitude of changes arising from the project, the degree/nature of effects, and the approach to judging the significance of the effects identified, in the case of EIA projects?

- 3.65. The LVIA has provided narrative and commentary for each judgement reached in the assessment of the value, susceptibility, and overall sensitivity of receptors.
- 3.66. Within Section 3: Evaluation of the Sensitivity of Resources and Receptors, the LVIA sets out within a tabulated format the assessment of landscape sensitivity and visual sensitivity to the development, with value and susceptibility included within this overall assessment.
- 3.67. Each receptor has been assessed and graded based on the spectrum approach outlined within the methodology on a scale from low to high (A being the lowest end of the spectrum and E being the Highest).
- 3.68. The assessment of susceptibility for both landscape and visual receptors makes reference to the level of the change but not whether this is at level A through to E. For consistency it would be useful to include the letter gradings across all judgements and not just the assessment of overall sensitivity.
- 3.69. Where judgements have been made with regards to value, susceptibility, and sensitivity a narrative is provided which is based on observable features/components/an understanding of the visual and landscape context. These judgements provide an objective assessment and appear to reflect the overall grading and spectrum criteria.
- 3.70. The assessment of the magnitude of change is provided in a tabulated format, with a description of change during construction and upon completion provided for each landscape and visual receptor.
- 3.71. The supporting narrative for the magnitude of change experienced by each receptor/resource provides an objective assessment of the likely change and reference is made to the size, scale, and duration of the change. The overall magnitude of effect on landscape resources and visual receptors is provided in bold which provides clarity for the reader.
- 3.72. The overall assessment of the significance of the landscape and visual effects found within Section 6, provides justification for the judgements reached and identifies effects which are deemed to be significant and those which are not. Reference is made to the geographical extent and scale of the change and the assessment, and an objective assessment is provided.

- 3.73. The LVIA identifies significant effects for the following landscape resources: Landscape at the end of Markfield, Hydrology, and Access. Significant effects on visual receptors are identified as occupant of properties abutting the application site.
- 3.74. The assessment ratings set out seem reasonable and the supporting narrative justifies the ratings in relation to the criteria outlined within the methodology. The assessment is supported by clear narratives, and these appear to be based on objective observations.

AREAS FOR CLARIFICATION

Consistency is sometimes lacking across assessment tables with judgements sometimes providing the corresponding letter spectrum (eg A being the lowest) and sometimes not.

For consistency across all assessment tables, and to aid the reader, it is recommended that both the text and corresponding letter grading is provided. In addition, providing the overall judgements in bold would also assist for the reader.

What is the opinion on the volume, relevance and completeness of the information provided about the development or project including, where relevant, detail about various development stages such as construction, operation, decommissioning, restoration, etc.?

- 3.75. The LVIA considers the effects of the development during the construction phases and upon completion of the project. This is addressed both within the assessment of the magnitude of landscape and visual change in Section 5 and within the Assessment of Significance of Effects in Section 6. A brief overview is provided of the elements which may be introduced into the landscape during the construction phases, but this is limited in detail and although an outline application, it would be useful to have further information on what the construction and operational phases will include.
- 3.76. It is unclear from reading the LVIA what the completed development comprises – and clarification is sought for this. At paragraph 6.4 the LVIA makes reference to “The permanent (post implementation and establishment of the landscape measures – year 5 onwards)” and clarification is required as to whether the assessment of effects is made at 5 years onwards and if so justification for this.

AREAS FOR CLARIFICATION

Clarification is requested on what the completed development phase and construction phase includes (there is brief mention that the completed development is assessed at year 5 at paragraph 6.4 but this should be confirmed within the methodology).

4. Conclusion

- 4.1. The LVIA has been reviewed in accordance with the best practice guidance set out in Reviewing Landscape and Visual Impact Assessments (LVIAs) and Landscape and Visual Appraisals (LVAs). Technical Guidance Note 1/20, published by the Landscape Institute.
- 4.2. The review has found that the LVIA provides a transparent and objective analysis of the landscape and visual effects of the proposed development at Markfield and that it has been completed based on best practice guidance as set out within GLVIA 3.
- 4.3. There are some parts of the LVIA in which clarification or further information is required, although these elements are not considered to be elements which would result in the LVIA being non compliant in GLVIA 3 terms.
- 4.4. These are identified as follows:
 - Clarification on how the scheme responds to/or has addressed the comments received as part of the previous refused planning application.
 - Clarification on any further pre-application inputs or additional consultations which may have taken place or confirmation on why consultation has not been completed.
 - Clarification required on why the scope of the LVIA/methodology/viewpoint selection/study etc has not been agreed with the LPA.
 - Clarification on which specific landscape resources are relevant to the site and its locale within the baseline analysis.
 - Clarification on why the National and Regional published character areas have been combined within the assessment of effects and confirmation of their identities/names is required for completeness.
 - Supporting graphics/aerial mapping would assist in describing the baseline landscape character of the site and its surroundings.
 - Clarification on why there is a difference between summer and winter baseline photography.
 - Clarification is required on why the LVIA does not assess the value of the site at a local level utilising the Technical Guidance note from the Landscape Institute (TGN 02-21: Assessing landscape value outside national designations).

- Clarification on why views from the Leicestershire Round to the south west of the site are not included within the assessment when the ZTV suggests views may be possible from this long distance route.
 - Clarification on why views from the local footpath routes to the south west are not included within the assessment when the ZTV suggests views may be possible?
 - Consistency is sometimes lacking across assessment tables with judgements sometimes providing the corresponding letter spectrum (eg A being the lowest) and sometimes not.
 - For consistency across all assessment tables, and to aid the reader it is recommended that this is amended so that both the text and corresponding letter grading is provided. In addition, although a minor point providing the overall judgements in bold would also assist in clarifying the information to the reader.
 - Clarification is requested on what the completed development phase and construction phase includes (there is brief mention that the completed development is assessed at year 5 at paragraph 6.4 but this should be confirmed within the methodology)
 - Further information should be provided on the phasing of the development. Ie – What does the construction activity entail? What does the operational phase entail?
- 4.5. It is agreed that the judgements made within the LVIA have been completed in a transparent, objective, and professional manner and have been informed by a comprehensive baseline assessment of landscape and visual matters which are considered separately throughout the report.
- 4.6. This has informed the decision making process and overall, it is considered that, although there are some areas for clarification, it generally complies with the best practice guidance of the Landscape Institute contained within GLVIA3.

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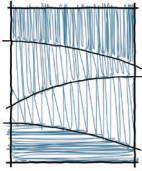
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Cornus Landscape Planning and Design

CLPD 273 R02: Land at Ratby Road, Markfield, Leicestershire – LVIA Follow Up Review

17th March 2026

APPENDIX 2: Response to LVIA Review – Leyton Place (R003_2220)



Land at Ratby Road, Markfield

Response to LVIA review prepared by Cornus Landscape Planning

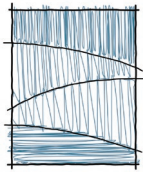
- 1.1. This short report provides clarification on a number of matters raised by Cornus Landscape Planning and Design on behalf of Hinkley & Bosworth Borough Council, in respect of the Landscape and Visual Impact Assessment as part of the planning application for development of the above site (25/00676/OUT).
- 1.2. The conclusion that the LVIA has been completed in a transparent, objective and professional manner is welcomed. The points of clarification relate to a variety of elements; these are not considered to be substantive and do no effect the overall conclusions and the reliance which can be placed on the contents of the LVIA.
- 1.3. The following sets out the point of clarification recorded by Cornus and the applicant's response.

Clarification on how the scheme responds to/or has addressed the comments received as part of the previous refused planning application.

- 1.4. The previous landscape reason for refusal is as follows:

The proposal would lead to a significant harm to the landscape that cannot be outweighed by any potential benefits that maybe provided by the development, this would therefore lead to an unsustainable form of development in the countryside contrary to Policy NE5 and RES5 of the adopted Local Plan and Paragraph 17 and 109 of the National Planning Policy Framework. Furthermore, the proposal would also cause detriment to the character of the designated National and Charnwood Forests contrary to Policies 21 and 22 of the Hinckley and Bosworth Core Strategy 2009.

- 1.5. As can be seen from the submitted Master and Landscape Plans, considerable additional planting is proposed within the site, particularly along the southern boundary. This is considered to better reflect the edge of settlement location, with woodland to the south of the site. Detailed correspondence has been had with the National Forest directly, and the application will provide a level of planting (and where required off-site financial contribution) in line with their comments, as agreed with the Case Officer. Attenuation ponds have also been re-designed and relocated to be sited between the proposed built form and strengthened southern boundary, further assisting the proposed development's ability to blend into the more open landscape to the south. Additional planting is also proposed along the eastern boundary to reflect the woodland beyond the site's eastern boundary.
- 1.6. In reference to the weighting part of the above reason, since the 2015 outline scheme was refused, the way an area's Local Housing Need is calculated has changed significantly. This saw Hinckley and Bosworth's Need grow by over 50%. Therefore, additional housing is required to meet the now-higher Need in the area. The site comprises a Draft allocation as part of the Emerging Local Plan. This, along



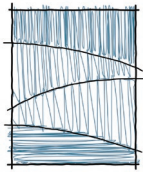
with the evidence provided by the applicant's technical consultants, indicates that the site south of Jacqueline Road is a sustainable and appropriate location to accommodate such growth, overriding any potential limited landscape impact.

Clarification on any further pre-application inputs or additional consultations which may have taken place or confirmation on why consultation has not been completed.

- 1.7. The proposals have been the subject of a community consultation and stakeholder engagement programme undertaken by DevComms and the applicant's team, designed to secure feedback from key stakeholders and local residents including:
- Members of Hinckley and Bosworth Borough Council
 - Members of Groby Parish Council
 - Members of Markfield Parish Council
 - Members of Leicestershire County Council
 - The local community
- 1.8. Residents were informed of the public consultation through several methods and were provided with multiple channels to submit their feedback, including:
- 1.9. Distribution of a consultation notification leaflet to 995 residential business addresses in close proximity to the site.
- Locally held exhibition event with in-person feedback forms.
 - Site-specific consultation website, including an online feedback form.
 - Free phoneline, Freepost address and dedicated email address.
- 1.10. Regarding pre-application discussions, the applicant was issued a letter from the now-Case Officer following a pre-app meeting held on the 7th of September 2023 which set out that:

To assist in the assessment of the scheme against policy DM4, a future application submission should be accompanied by a Landscape Visual Impact Assessment to assess the impacts of the development proposals. The submitted LVIA will be reviewed by one of the Council's Landscape Consultants. There will clearly be harm arising from the development associated with the change of the site from fields to houses, yet this harm will be weighed into the planning balance. In order to be fully compliant with Policy DM4, in my view, there should be no landscape or visual effect that is moderate or above. This is on the basis that in landscape and visual terms, any impact that is moderate or above is a significant adverse effect. Where this policy threshold is exceeded, the harm will be weighed into the planning balance.

I note that the site is well contained with defensible boundaries and so, it is a reasonable site to be considered for development. Whilst there will be impacts on users of the footpath network, this can in part be mitigated by the scheme's landscaping so as to minimise impact on their enjoyment of the countryside and/or the recreational value of the footpath.



- 1.11. The LVIA has been produced in line with the above comments. Paragraphs 1.26-1.30 of the LVIA acknowledge the above part of the pre-app response which sets out that any impact constituting a Moderate or above would be seen as an adverse impact. The LVIA comments on the lack of a definition of what constitutes a level of impact, or indeed what constitutes a Moderate or higher impact. With this in mind, the LVIA concludes that:
- 1.12. It is acknowledged that any development of greenfield locations for new housing will give rise to landscape and visual change. This can be experienced to the southwest of the site, as new housing is being constructed. The fact that change will occur is not in itself harmful or adverse, such change has created the settlements and street scenes that are valued by communities and the people that live in them. It is inevitable that the most appropriate location for new homes, of the scale required, will be in the 'open countryside' abutting settlements across the district.

Clarification required on why the scope of the LVIA/methodology/viewpoint selection/study etc has not been agreed with the LPA.

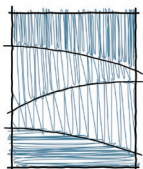
- 1.13. Having reviewed the previous application, the submitted LVIA prepared by EDP and the officer's comments the scope and methodology were not consulted on due to the acceptance of the scope of the previous analysis and the lack of objection to the technical assessment. There is no substantive difference between the approaches, and the development is limited to the same land parcel.
- 1.14. The winter photography was shared with the Council by Fisher German (Angela Brooks) in July 2023 via the material submitted with the pre-application. No feedback was provided on the viewpoints or the scope of the geographic spread of these locations.

Clarification on which specific landscape resources are relevant to the site and its locale within the baseline analysis.

- 1.15. Paragraphs 2.24 to 2.26 set out the site-specific matters, in summary the relevant landscape resources are:
- The open grassland with the site
 - Off-site townscape and urban form which influences the spatial arrangement of land uses and the parameters of the development (such as height and density).
 - Boundary and off-site woodland and mature trees.
- 1.16. Table 3.1 lists the specific attributes of the Site and discusses the degree to which these are manifest and relevant to the determination of the effects.

Clarification on why the National and Regional published character areas have been combined within the assessment of effects and confirmation of their identities/names is required for completeness.

- 1.17. The national and regional character areas (NCA and RCA, paragraphs 2.10 to 2.14) are of a scale and granularity that explains the context of the Site but provides insufficient detail specific to the Site. The scale of coverage of the **Charnwood NCA** and **Forested Ancient Hills RCA** means that changes to these character areas is scoped out of the assessment. The changes will be experienced over a localised area and will not impact on the character of either the NCA or RCA.



Supporting graphics/aerial mapping would assist in describing the baseline landscape character of the site and its surroundings.

- 1.18. There are a number of plans, photographs images and appendices which illustrate relevant attributes. The key issues are shown on Figure 4.1. This is not a complex site; it is a single field with housing on two sides and woodland/tree belts on the remaining sides.
- 1.19. Leyton Place Ltd is content that the material is sufficient when read alongside the text to describe the site and its context.

Clarification on why there is a difference between summer and winter baseline photography.

- 1.20. The summer photography was taken in the knowledge that winter photography would be provided. The summer views were taken as a reference to assist with the design inputs and understanding the local area. The images are representative of the views. The winter photography represents the worst-case scenario for the purposes of the assessment.
- 1.21. The winter photography was taken by a photographer using a different camera than used in the summer visit and were captured in accordance with the guidance contained in *Visual Representation of Development Proposals, Technical Guidance Note 06/19, Landscape Institute, September 2019*.

Clarification is required on why the LVIA does not assess the value of the site at a local level utilising the Technical Guidance note from the Landscape Institute (TGN 02-21: Assessing landscape value outside national designations).

- 1.22. The reasoning for this is explained in paragraph 3.15:

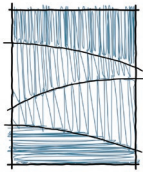
Having considered the committee reports for the refusal for development within the Site, [15/00889/OUT] and the consented development off London Road, Markfield [20/01283/FUL]¹⁴ it is noted that the Council has never determined that the landscape to the south of Markfield or the specific sites are NPPF 'Valued Landscapes'.

- 1.23. Further, when assigning value for the purpose of the assessment this relates to individual attributes or features and can be undertaken outwith the assessment of 'valued landscapes', see GLVIA, paragraph 5.31. In this instance value has been indicated for the relevant attributes in the Landscape Sensitivity Evaluation analysis (Table 3.1)

Clarification on why views from the Leicestershire Round to the south west of the site are not included within the assessment when the ZTV suggests views may be possible from this long distance route.

- 1.24. Having visited these distant vantage points and given the likelihood of only a small (less than 20% of the development, potentially some roofs) proportion of the development being potentially visible these views were scoped out of the assessment. The Site was not discernible in the view given the visual composition including the entirety of the settlement, and the M1. By comparison and as a reference point on this issue, from Viewpoint 13, where the development would potentially be more visible the Site is not discernible in the view.

- 1.25. As noted in paragraph 2.33:



Similarly, from elevated viewpoints; the site, or the features on boundaries, form components in the overall visual composition (e.g. Hill Hole Nature Reserve and Bradgate Country Park). Any change will be a small change in the view, consistent with the content, without affecting balance of elements or creating a prominent feature. These views are also scoped out of the assessment.

Clarification on why views from the local footpath routes to the south west are not included within the assessment when the ZTV suggests views may be possible?

1.26. At the time of the fieldwork, it was clear that the foreground of views from the footpaths south west of the Site would experience change arising from the development of the land south of London Road (see extracted ZTV and Current Aerial photography below). For this reason, no visual analysis in respect of these potential vantage points was taken into the LVIA process.

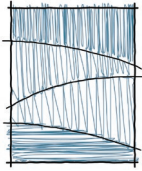


1.27. It is considered that this was a reasonable conclusion to draw. The new development obscures and blocks views from these footpaths towards the Site.

Consistency is sometimes lacking across assessment tables with judgements sometimes providing the corresponding letter spectrum (e.g. A being the lowest) and sometimes not.

For consistency across all assessment tables, and to aid the reader it is recommended that this is amended so that both the text and corresponding letter grading is provided. In addition, although a minor point providing the overall judgements in bold would also assist in clarifying the information to the reader.

1.28. Amended tables are attached for clarification.



Clarification is requested on what the completed development phase and construction phase includes (there is brief mention that the completed development is assessed at year 5 at paragraph 6.4 but this should be confirmed within the methodology)

Further information should be provided on the phasing of the development. I.e – What does the construction activity entail? What does the operational phase entail?

1.29. Based on my experience as a landscape architect and landscape manager for a national house builder and observing my landscape schemes from planting to maturity over many years I consider that due to the nature of the landscape strategy, including thicket understorey planting to areas of new woodland the visual efficacy of the planting is anticipated to be suitable to impact on the visual environment within 5 years. At 15 years the trees will be better established but the thickets, footpaths and SUDs basins will be successfully functioning well within this framework. For this project 5 years is an appropriate time frame for the assessment of effects.

1.30. The Construction Phase includes:

- Creation of the main access;
- Installation of Site Office and compound;
- Erecting tree protection fencing, and safety fencing to prevent unpermitted site access;
- Stripping and storing top soil;
- Excavation for foundations and vehicle movements associated with removal of spoil material;
- Delivery and storage of building materials; and
- Construction of the buildings and the hard landscape elements (roads, paths, fencing).

1.31. The Operational Phase commences once the construction activities have ceased, the long-term operation of the site provides for:

- The dwellings being occupied and maintained by residents;
- Maturation and management of the open space; and
- People moving through the landscape on the road and footpath networks.

Clare Brockhurst FLI
13th February 2026

Updated Tables for claification

1.1 Reflecting the guidance in ‘Guidelines for Landscape and Visual Impact Assessment’ (GLVIA), throughout this assessment, judgements underpinned by the informed professional experience of the author, are made on where the value, susceptibility, sensitivity, magnitude lie on a spectrum ranging from low to high. To assist the reader the ‘grading’ relating to the spectrum will refer to:

- A. Lowest end of the spectrum
- B. Low/mid-spectrum
- C. Mid-spectrum
- D. Mid-spectrum/high end
- E. Highest end of the spectrum

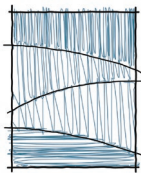
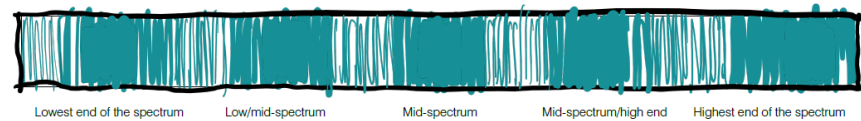
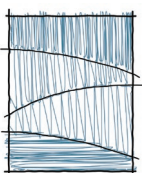


Table 3.1: Landscape Sensitivity Evaluation

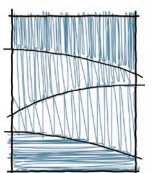
Landscape Receptor–	Value	Susceptibility –	Sensitivity
National and regional landscape character areas	These classifications do not denote or establish the value of the landscape. There are no national, regional, or local protected landscapes.	The landscape contained a variety of land uses, at the broad scale of these assessments there is evidence that the inclusion of housing in the landscape is a component of the landscape and therefore at this scale the susceptibility to housing is at the lowest end of the spectrum.	The sensitivity of the broader landscape context of the scale of development proposed is negligible.
The site as a parcel of land on the edge of the settlement, peri-urban in character.	As recorded above, the value is at the lowest end of the spectrum.	Housing is a component of this landscape/townscape and therefore the susceptibility to change is at the lower end of the spectrum.	Based on the above conclusions, taking account of the value of the landscape and the nature of the proposed development, consistent with its immediate environs is within the lower range of the spectrum of sensitivity (A).
Attributes of the Site			
Landform	No value	The settlement is overlain across the underlying landform, the areas of high ground in the local area are most susceptible to change. The site is at a relatively lower topographic level than the settlement to the west. The susceptibility to change is towards the lower end of the spectrum.	The sensitivity is at the lower end of the spectrum, with the northern edge being slightly more sensitive to development, albeit still at the lower end of the range of sensitivity (A).
Hydrology	No discernible hydrology associated with the site.		
Land cover	The agricultural land use results in a transitory cover within the site which has little ecological or landscape value. The external tree belts and woodlands are of locally high value, contributing to the amenity of the landscape, the sense of place and other GI functions.	As noted above, development has occurred and more recently been permitted on open agricultural land. The susceptibility is at the lower end of the range.	The sensitivity is at the lower end of the spectrum (A)
Associations/Townscape	The site is closely associated with the housing immediately to the north and west. This is not a valued townscape, albeit the residents will value their properties and neighborhood. This value is at the lower end of the spectrum.	The nature of the change proposed is consistent with the context. Housing is a component of this landscape/townscape and therefore the susceptibility to change is at the lower end of the spectrum.	The sensitivity is at the lower end of the spectrum (A)
Enclosure	The degree of enclosure is of local value; it ensures that the settlement edge is well defined and contained.	Loss of this aspect of the landscape would result in a fundamental alteration of the settlement edge, this is at the mid to high end of the spectrum of susceptibility.	The sensitivity of the enclosed character and features which determine the level of enclosure are at the mid-range of sensitivity (C).



Landscape Receptor–	Value	Susceptibility –	Sensitivity
Access	The footpath network (rights of way and roadside pavements) are important assets and of high local value to the community.	These assets are susceptible to change and considered to be at the mid-range of the spectrum	This attribute is considered to be at the mid-range of sensitivity to change (C).
Relative tranquility	In this disturbed landscape the relative tranquility of the site will be locally valued, but at the mid to low end of the spectrum in the context of the range of relative tranquility of the area.	Given the settled character and proximity to the road network the susceptibility to change is towards the lower end of the spectrum.	The sensitivity is at the lower end of the spectrum (A).

Table 3.2: Visual Sensitivity Evaluation

Visual Receptor – This refers to the people not the location – the viewpoints which represent the groups of people are noted	Value	Susceptibility – In respect of people being susceptible to the introduction of housing within the application site there is a low-medium susceptibility to the change. The current visual experience includes being able to see housing. The landform of the surrounding area dictates how the much housing is visible and the way it is revealed in the view.	Sensitivity
People using the local public rights of way network and pedestrian footpaths alongside roads. Representative viewpoints 1 to 3 and 7 to 10.	There is some local value to these routes as they connect people to the wider countryside and provide for daily walks to local facilities and part of circular routes used for recreation such as dog-walking. The value is in the mid-range of the value spectrum.	Typically, people will be using the routes as part of a recreational experience or daily moving around the local area. People are likely to be engaged with their visual environment. The susceptibility of these people lies between the high and mid-range of the spectrum.	The sensitivity of these people to visual change is within the mid-high range of the spectrum (D).
Users of road network, specifically Ratby Lane and Launde Road Representative viewpoints 7 to 10.	There is no value associated with views from the road network. The road network is used for commuting and general movement through the area and not part of a 'scenic' network for pleasure travel.	Whilst views may be experienced daily, the visual context is the background to travel activities which are the prime focus of those people. These people have the lowest level of visual susceptibility to change.	The sensitivity of these people to visual change is at the lowest end of the spectrum (A).
Occupants of properties which abut the application site. No photography from private properties. See Figure 2.3 and photoviewpoints 4 and 6.	Properties benefit from an 'inward' facing position on the edge of the settlement, rear gardens back onto the Site but fencing impede ground level views. Occupants of two-storey properties will enjoy some longer ranging views but to a lesser degree from rooms used during the daytime. For this group of people, the value of the view will be at the mid-range to the higher end of the spectrum. This level of value diminishes beyond the immediate neighbours, albeit those properties to the north	Residents experience their environment daily; they will be susceptible to change viewed from those rooms occupied in daylight hours. These people will be at the higher end of the range of susceptibility to visual change.	The sensitivity of these people to visual change is within the mid to high range of the spectrum (D).



Visual Receptor – This refers to the people not the location – the viewpoints which represent the groups of people are noted	Value	Susceptibility – In respect of people being susceptible to the introduction of housing within the application site there is a low-medium susceptibility to the change. The current visual experience includes being able to see housing. The landform of the surrounding area dictates how the much housing is visible and the way it is revealed in the view.	Sensitivity
	of Jacqueline Road may have some views across the site from first floor windows.		

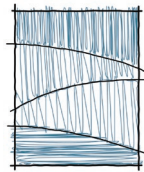
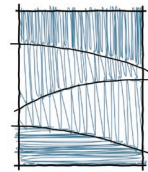
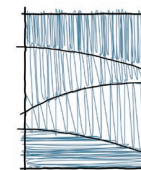


Table 5.1: Magnitude of Landscape Change

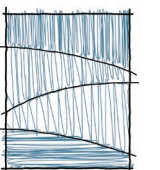
Landscape Resource	Sensitivity – set out in Section 3 above	Description of change Construction Phase	Description of change Completed Development	Magnitude of effect on landscape character/resource
National and regional landscape character areas		Given the scale of the published assessments and the localised geographic extent of change there will be no discernible change to the character and qualities of The Culm landscape character area.		No change to the character of these large-scale character areas.
Landscape at the edge of Markfield (the application site and its immediate environs)	Lowest end of the spectrum (A)	During the construction phase the character and appearance of the Site will completely change. The dynamic activities in the site clearance, preliminary works, presence of construction traffic and changes to the components of the landscape will be incongruent to the baseline situation and nearby townscape and adjoining open landscapes. Beyond the red line area there will be no physical change to the landscape and townscape components. Noise emanating from the construction activities will influence the levels of relative tranquility in adjoining land uses, particularly. The construction phase will be experienced for a period of 48 months following grant of permission, albeit areas of completed development will increase in terms of the proportion of the site affected over this timeframe.	Following the completion of the development the character of the site, whilst altering from its current condition and character will complement and reflect the adjoining and established settlement edge (comprising residential and commercial uses). The changes are consistent with the townscape context of Markfield and contained in the application site.	During the construction phase the magnitude of change to the character of the site will be localised, phased, short term and adverse. The change lies towards the higher end of the spectrum (E). On completion the primary change will be the introduction of elements consistent with the established context. Whilst the character of the site will change, as with the current settlement, it will become assimilated in the physical and perceptual environment of the town. The magnitude of change is in the mid-high part of the spectrum (D). The effect in terms of the components complementing and reflecting the context will be neutral, as places people live, work, and socialise in are not in themselves harmful. The proposals will contribute to the character and sense of place relating to the new settlement edge.
Attributes of the Site				
Landform	The sensitivity is at the lower end of the spectrum, with the northern edge being slightly more sensitive to development, albeit still at the lower end of the range of sensitivity.	Localised changes in levels relating to groundwork and the creation of building foundations will occur. However, the underlying form of the topography will be unchanged.	The resulting settlement extension will relate to the underlying and principal landform consistent with the existing settlement. The form of development in terms of verticality and 'shape' will complement its context.	The changes both in the construction phases and at completion are highly localised. The magnitude of change once the construction phase is complete, will



Landscape Resource	Sensitivity – set out in Section 3 above	Description of change Construction Phase	Description of change Completed Development	Magnitude of effect on landscape character/resource
				be at the mid-range of the spectrum and neutral in nature (C).
Hydrology	No discernible hydrology associated with the site.	During the construction phase there will be new features created to accommodate the drainage strategy for the proposals. There will be localised disruption through groundworks but no impact on existing water features.	The proposals incorporate sustainable urban drainage features which also provide for ecological and amenity benefits.	The provision of new SUDs features is beneficial to the environment and people using the spaces within the settlement edge. The magnitude of change is at the higher end of the range, beneficial magnitude of change (E).
Land cover	The sensitivity is at the lower end of the spectrum	Existing vegetation – this will be retained within appropriately constructed tree protection fencing.	As part of the landscape strategy new hedgerows and groups of trees will be incorporated into the scheme, primarily within the open spaces, and along the line of the principal access road. There is scope in the reserved matters application to provide additional hedges within the internal housing layout, subject to design and approval. These will mature within a reasonable timeframe, particularly in the lifespan of development. From a landscape perspective these new elements will: • Compensate for any loss in the construction phase– therefore neutralising the adverse effects from the construction phase. • Enhance the provision of such features in the landscape, acknowledging that the integrity of these features has been in decline over a period of years. • Reflect the historic field pattern, anchoring the new housing to its landscape context. • Provide connectivity of habitats and wildlife corridors (see Ecological Impact Assessment for more detail). • Increase the level of tree cover and enhance functionality in respect of climate change.	During the construction phase the impacts on existing vegetation and grassland will be adverse, short-term, and localised. The magnitude of effect is mid-range and adverse (C). Post construction and with the completion of the development the provision of new hedgerows and tree belts results in a mid-high, beneficial magnitude of change (D).



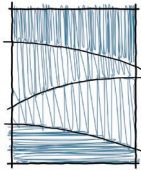
Landscape Resource	Sensitivity – set out in Section 3 above	Description of change Construction Phase	Description of change Completed Development	Magnitude of effect on landscape character/resource
			- Provide compartmentalisation within the development to assist with creating localised character and assisting with legibility within the new settlement edge. - Filter internal views of the housing.	
Associations/Townscape	The sensitivity of the townscape is at the lower end of the spectrum	The existing townscape will not experience direct effects because of the construction phase. Nearby new greenfield development (to the southwest of the site) is occurring on a greater scale than required for this project.	The new housing will complement the existing townscape, whilst providing new spaces and landscape elements to enhance the settlement edge and provide a sensitive and transitional change rather than the abrupt 'hard edge' currently experienced.	During the construction phase the impacts on the character of the townscape will be in-direct, localised and will relate to off-site traffic movements. The magnitude of effect is mid to low-range and adverse (B). Post construction and with the completion of the development the provision of a considered housing and green infrastructure strategy the magnitude of effects will be mid-range, and beneficial (C).
Enclosure	The sensitivity of the enclosed character and features which determine the level of enclosure are at the mid-range of sensitivity.	The degree of enclosure will remain unchanged during the construction phase.	The completed and established development will improve the degree of enclosure of the settlement edge due to the increase in tree cover and framed open space.	During the construction phase the effects will be negligible. Post construction, and with the completion of the development, there will be a mid-high, beneficial magnitude of change in respect of enclosure (D).
Access	This attribute is at the mid-range of sensitivity to change.	No existing recreational access/routes will be lost during the construction phase. Temporary closure of the pedestrian footpath for the implementation of the site access will occur. The public right of way beyond the southern boundary will be unchanged, but people on the route will experience increased noise and activity.	On completion of the development there will be new accessible space for the local community.	During the construction phase the impacts on existing paths/recreational routes will be adverse, short-term, and localised. The magnitude of the effect is low to mid-range and adverse (B). Post construction, and with the completion of the development, the provision of new spaces and areas for children's play results in a mid-high, beneficial magnitude of change (D).



Landscape Resource	Sensitivity – set out in Section 3 above	Description of change Construction Phase	Description of change Completed Development	Magnitude of effect on landscape character/resource
Relative tranquility	The sensitivity is at the lower end of the spectrum	During the construction phase the groundworks and site activities will cause localised disruption. The need for lighting during the winter months will affect the night-time conditions	The new housing and open space will result in no discernible change in the relative tranquility, being compatible with the baseline situation.	During the construction phase the magnitude of change to the character of the site will be localised, phased, short term and adverse. The change lies towards the higher end of the spectrum (E). On completion the new land uses will be consistent with the established context. The magnitude of change is in the low range of the spectrum (A).

Table 5.2: Magnitude of visual change

Visual Receptor	Sensitivity – set out in Section 3 above	Description of change Construction Phase	Completed Development	Magnitude of effect
People using the local public rights of way network and pedestrian footpaths alongside roads. Representative viewpoints 1 to 3 and 7 to 10.	The sensitivity of these people to visual change is within the mid-high range of the spectrum (D).	During the construction phase the views will be the subject of regular change, including seeing activities and elements which are incongruent with the baseline situation from the immediate boundaries of the site. Beyond the site the visual change will not be discernible.	Once complete the nature of the visual change will be barely discernible when viewed against the context of the established settlement. The components of the views will be consistent with the baseline situation, albeit housing will appear closer to those walking or driving on the local routes immediately abutting the site.	The magnitude of effect during the construction phase will be at the higher end of the spectrum (E) and adverse in nature when seen from close views. From more distance vantage points the visual change will not be apparent. The overall composition and balance of elements will be unchanged. From these locations the magnitude of change during the construction phase will be at the lower end (A) of the spectrum and adverse. On completion of the development the nature of the change will be neutral in nature and in the low to mid-part of the range (B).



Visual Receptor	Sensitivity – set out in Section 3 above	Description of change Construction Phase	Completed Development	Magnitude of effect
				From the distant vantage points the magnitude of the change is negligible.
Users of road network, specifically Ratby Lane and Launde Road Representative viewpoints 7 to 10.	The sensitivity of these people to visual change is at the lowest end of the spectrum (A).	During the construction phase the views will be the subject of regular change, including seeing activities and elements which are incongruent with the baseline situation. The visual change will be limited to a small component of a wider and unchanged view.	Once complete the degree of change will be barely discernible against the context of the established settlement.	The magnitude of effect during the construction phase will be at the higher end of the spectrum (E) and adverse in nature. From more distance vantage points the visual change will not be apparent. The overall composition and balance of elements will be unchanged. From these locations the magnitude of change during the construction phase will be at the lower end (A) of the spectrum and adverse. On completion of the development the nature of the change will be neutral in nature. From the distant vantage points the magnitude of the change is negligible. From those close to the site the magnitude of the change is at the mid-range (C).
Occupants of properties which abut the application site. No photography from private properties. See Figure 2.3 and photoviewpoints 4 and 6.	The sensitivity of these people to visual change is within the mid to high range of the spectrum (D).	Construction activities, equipment and the phasing of change will result in notable and frequent changes in views. The views will be affected in phased manner with changes in the visual composition across the site for the 48-month construction phase. The change in view will be primarily experienced from first floor windows, as people look above fences and through tree canopies. However, the visual and perceptual change is likely to be experienced from ground floor rear facing windows to some degree.	For immediate residents the change will be a complete change in outlook, open farmland will be replaced by housing and gardens. In planning terms there is no right to a view, but the detailed design will need to ensure no impacts on the residential amenity of the existing properties	The magnitude of effect during the construction phase will be at the higher (E) end of the spectrum and adverse in nature. On completion the magnitude of change will be adverse in nature (foreshortening views and changing the visual composition and balance of elements) and at the higher end of the spectrum (E).

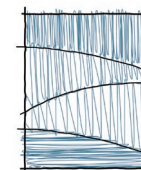
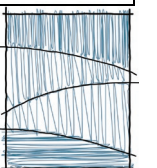


Table 6.1: Significance of effect – Landscape

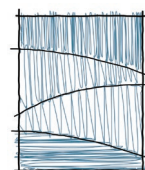
Receptor	Sensitivity of receptor	Magnitude of change	Significance of effect – completed development
National and regional landscape character areas		No change	Not significant
Landscape at the edge of Markfield	Based on the above conclusions, taking account of the value of the landscape and the nature of the proposed development, consistent with its immediate environs is within the lower range of the spectrum of sensitivity (A).	During the construction phase the magnitude of change to the character of the site will be localised, phased, short term and adverse. The change lies towards the higher end of the spectrum (E). On completion the primary change will be the introduction of elements consistent with the established context. Whilst the character of the site will change, as with the current settlement, it will become assimilated in the physical and perceptual environment of the town. The magnitude of change is in the mid-high part of the spectrum (D). The effect in terms of the components complementing and reflecting the context will be neutral, as places people live, work, and socialise in are not in themselves harmful. The proposals will contribute to the character and sense of place relating to the new settlement edge.	Significant adverse resulting from the loss of open countryside to housing development. The effect is localised to the application site. Wider context is unchanged by the proposals.
Landform	The sensitivity is at the lower end of the spectrum, with the northern edge being slightly more sensitive to development, albeit still at the lower end of the range of sensitivity (A).	The changes both in the construction phases and at completion are highly localised. The magnitude of change once the construction phase is complete, will be at the mid-range of the spectrum and neutral in nature (C).	Not significant
Hydrology	No discernible hydrology associated with the site – negligible.	The provision of new SUDs features is beneficial to the environment and people using the spaces within the settlement edge. The magnitude of change is at the higher end of the range, beneficial magnitude of change (E).	Significant beneficial resulting from the diversification of habitats and amenity elements enhancing the character of the settlement edge and creating an appropriate transition. The effect is localised to the application site. Wider context is unchanged by the proposals.
Land cover	The sensitivity is at the lower end of the spectrum (A)	During the construction phase the impacts on existing vegetation and grassland will be adverse, short-term, and localised. The magnitude of effect is mid-range and adverse (C). Post construction and with the completion of the development the provision of new hedgerows and tree belts results in a mid-high, beneficial magnitude of change (D).	Not significant
Associations/Townscape	The sensitivity is at the lower end of the spectrum (A)	During the construction phase the impacts on the character of the townscape will be in-direct, localised and will relate to off-site traffic	Not significant



		movements. The magnitude of effect is mid to low-range and adverse (B). Post construction and with the completion of the development the provision of a considered housing and green infrastructure strategy the magnitude of effects will be mid-range, and beneficial (C).	
Enclosure	The sensitivity of the enclosed character and features which determine the level of enclosure are at the mid-range of sensitivity (C).	During the construction phase the effects will be negligible. Post construction, and with the completion of the development, there will be a mid-high, beneficial magnitude of change in respect of enclosure (D).	Not significant
Access	This attribute is considered to be at the mid-range of sensitivity to change (C).	During the construction phase the impacts on existing paths/recreational routes will be adverse, short-term, and localised. The magnitude of the effect is low to mid-range and adverse (B). Post construction, and with the completion of the development, the provision of new spaces and areas for children's play results in a mid-high, beneficial magnitude of change (D).	Significant adverse resulting from the increase of accessible space and connecting routes. The effect is localised to the application site. Wider context is unchanged by the proposals.
Relative tranquility	The sensitivity is at the lower end of the spectrum (A).	During the construction phase the magnitude of change to the character of the site will be localised, phased, short term and adverse. The change lies towards the higher end of the spectrum (E). On completion the new land uses will be consistent with the established context. The magnitude of change is in the low range of the spectrum (A).	Not significant

Table 6.2: Significance of effect – Visual

Receptor	Sensitivity of receptor	Magnitude of change	Significance of effect – completed development
People using the local public rights of way network and pedestrian footpaths alongside roads. Representative viewpoints 1 to 3 and 7 to 10.	The sensitivity of these people to visual change is within the mid-high range of the spectrum (D).	The magnitude of effect during the construction phase will be at the higher end of the spectrum (E) and adverse in nature when seen from close views. From more distance vantage points the visual change will not be apparent. The overall composition and balance of elements will be unchanged. From these locations the magnitude of change during the construction phase will be at the lower end (A) of the spectrum and adverse. On completion of the development the nature of the change will be neutral in nature and in the low to mid-part of the range (B).	Not significant



		From the distant vantage points the magnitude of the change is negligible.	
Users of road network, specifically Ratby Lane and Launde Road Representative viewpoints 7 to 10.	The sensitivity of these people to visual change is at the lowest end of the spectrum (A).	The magnitude of effect during the construction phase will be at the higher end of the spectrum (E) and adverse in nature. From more distance vantage points the visual change will not be apparent. The overall composition and balance of elements will be unchanged. From these locations the magnitude of change during the construction phase will be at the lower end (A) of the spectrum and adverse. On completion of the development the nature of the change will be neutral in nature. From the distant vantage points the magnitude of the change is negligible. From those close to the site the magnitude of the change is at the mid-range (C).	Not significant
Occupants of properties which abut the application site. No photography from private properties. See Figure 2.3 and photoviewpoints 4 and 6.	The sensitivity of these people to visual change is within the mid to high range of the spectrum (D).	The magnitude of effect during the construction phase will be at the higher (E) end of the spectrum and adverse in nature. On completion the magnitude of change will be adverse in nature (foreshortening views and changing the visual composition and balance of elements) and at the higher end of the spectrum (E)..	Significant adverse resulting from the reduction in open views from the properties.

