

From: [Julie Hyslop](#)
To: [Sullivan Archer](#)
Cc: [Tim Hartley](#); [Rebecca Greatrix](#)
Subject: RE: 13360 - Hinckley & Bosworth: Residential Development Landscape Advice - 24/01079/OUT
Date: 16 April 2025 12:23:16
Attachments: [image001.jpg](#)
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[image334528.png](#)

Hi Sullivan,

I hope you had a wonderful break.

Please find below my responses to your queries in **red**. I hope this further clarifies the LVIA review submitted. To note, the scope of LUC's LVIA Review falls under that of Landscape Institute Technical Guidance Note 1/20 to review the technical competence of the author's LVIA. The review doesn't provide LUC's own landscape and visual assessment. If Hinckley and Bosworth Borough Council require additional information on the areas where you need clarity to balance the potential landscape harm as part of the determination process, I'd be more than happy to arrange a Teams call and talk over these elements with you so that you can understand how the review comments may translate through into the planning balance.

If my points below do not provide Hinckley and Bosworth Borough Council with enough certainty to add landscape and visual harm into the planning balance, then I can provide an additional summary / review of landscape and visual effects in a short note, and I can provide an additional fee for this to ensure it reinforces the decision Hinckley and Bosworth Borough Council ultimately make in determining this application.

Again, happy to discuss all of the above (and below comments) further.

Kind regards,

Julie



Julie Hyslop (she/her)
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From: Sullivan Archer <Sullivan.Archer@hinckley-bosworth.gov.uk>

Sent: 09 April 2025 11:58

To: Julie Hyslop <Julie.Hyslop@landuse.co.uk>; Tim Hartley <Tim.Hartley@hinckley-bosworth.gov.uk>

Cc: Rebecca Greatrix <Rebecca.Greatrix@landuse.co.uk>

Subject: RE: 13360 - Hinckley & Bosworth: Residential Development Landscape Advice - 24/01079/OUT

Hi Julie,

I hope you're well, and thanks for sending your report through; it's very thorough and we really appreciate your assistance with this application.

To support the determination of the planning application, it would be really helpful if I can please receive some further clarity on LUC's position on the LVIA and the impact of the proposal. Please can you respond to the following comments.

Acceptability of the LVIA

The LVIA Review concludes that the LVIA was thorough, detailed, and was generally appropriate. However, Paragraph 2.15 of the Review confirms that the LVIA does not provide definitions to appropriately assess the level of effect of the potential landscape harm of the development.

It is noted that one of the key concerns raised within LUC's review of the Applicant's LVIA for the previously dismissed proposal (20/01021/OUT) was that the Applicant had set a high bar for the classification of significant effects, and that there was a number of moderate adverse visual effects that could be considered significant.

Importantly, Paragraph 5.5 of the Review states that there are six key failings of the LVIA, and the Review confirms that the LVIA is not fully transparent and underplays the level of the effect of the development on key visual receptors.

Please would you therefore be able to clarify LUC's position on the acceptability of the

LVIA?

LUC's conclusion is that the applicant's LVIA mainly follows the principles set out within GLVIA3, however there are some failings / omissions as highlighted in LUC's review. It is whether Hinckley and Bosworth Borough Council feel that these omissions cast doubt over the overall findings of the applicant's LVIA assessment outcomes, and therefore the amount of harm attributed to landscape / visual receptors as part of the planning balance.

Important View 1 and Important Vista 11

The Inspector of the previously dismissed application 20/01021/OUT considered the previous development to result in significant adverse impacts to distinctive character and appearance of the area, with particular regard to Important View 1 and Important Vista 11.

Paragraph 3.9 of the Review suggests that the LVIA provides a detailed critique of the effect of the proposals on Important View 1 and Important Vista 11. However, Paragraph 3.11 of the Review confirms that the LVIA's assessment of the Important View and Vista contradicts their description within the adopted Market Bosworth Neighbourhood Plan. Paragraph 3.23 of the Review also highlights that the LVIA fails to appropriately value the locally designated landscape features within the site.

In relation to the important view and vista, Paragraph 4.8 of the Review states that the expansive views of open countryside of Important View 1 are only applicable to views across the application site, and Paragraph 4.13 of the Review confirms that Important Vista 11 can only be experienced for approximately 200m along Station Road, which also solely consists of views across the application site.

Paragraphs 3.25 and 3.26 of the Review then highlight that the LVIA fails to acknowledge nor attribute value to the important view and vista from visual receptors using Station Road or residents on Station Road and Godsons Hill, which are the key views of the application site. In addition, Paragraph 4.14 of the Review states that it is unclear whether or not views towards Northwest Leicestershire across the site will be retained, but Paragraph 3.20 of the Review confirms that the proposal is likely to obscure all views of the Kyng's Golf Club developments from the important view and vista to the south.

In light of this, please would I be able to receive some further advice and clarity on the value of the application site and the visual and landscape impact of the development on the site, particularly in relation to the important view and vista and the Inspector's previous assessment of the application site and the impact of the previous proposal?

LUC's response is that the applicant has omitted to apply some value attributes that LUC would consider to be part of the overall visual assessment. LUC's conclusion is that it is likely that overall visual effects for receptors living on and using Station Road should be higher than that reported within the applicant's LVIA, but it should be noted that LUC have not undertaken their own landscape and visual assessment for comparison as this is not part of the scope of an LVIA Review in accordance with LI TGN 1/20. To clarify further, my understanding is that a high susceptibility applied to the community (residents) on Station Road, couple with a medium-high value as a result of Important Vista 11 would result in a higher sensitivity than the applicant's assessment of 'medium'.

Public Open Space

Can I also receive some further clarity on the benefit of the accessible public open space from a landscape impact perspective detailed at Paragraph 3.22 of the Review?

Whilst I appreciate that the provision of new open space could be a planning benefit for the development, what is the visual and landscape benefit of providing public open space in this location?

Although public open space would have a lesser visual and landscape impact than two-storey built form, could the urbanisation of the currently completely rural landscape for such a use not result in a harmful landscape impact?

I am open to discussion on the degree of this particular harm, but wouldn't the use of the site as public open space, including any necessary maintenance, alter the character of the site from views from Important View 1 and Important Vista 11, which are described as having an informal pastoral foreground and wide horizontal countryside views respectively?

To clarify, LUC's review has confirmed the beneficial findings of the applicant's LVIA, including the introduction of key landscape characteristics such as hedgerows, and hedgerow trees. LUC's review does not include scope to assess the potential landscape effects associated with the loss of the arable fields. LUC's interpretation of Important View 1, and findings relating to the previous appeal included that the wooded hilltop associated with the setting of Market Bosworth would remain, and that the applicant's landscape treatment of the publicly accessible open space within the east of the site would likely be viewed as a pastoral field of species rich grass with public access (akin to the pastoral fields noted in Important View 1). LUC will leave it to Hinckley and Bosworth Borough Council to determine if the proposed public open space performs more of an urbanising factor, than the existing pastoral fields.

Landscaping

Paragraph 5.4 of the Review refers to the landscape and visual benefits of providing hedgerows, trees, and pond habitats. Whilst landscaping would be a benefit, the submitted plans are indicative, the landscape scheme has not been finalised, and the proposed ponds are towards the north-eastern corner of the site away from the key views of the site.

Therefore, what weight would the landscape and visual benefits of landscaping be given at this stage and to what degree would hedgerows and hedgerow trees reduce the visual impact of the development from key visual receptors along Station Road?

To clarify, LUC cannot advise Hinckley and Bosworth Borough Council on the planning weight to be attributed to the landscape and visual benefits of the scheme, but we can confirm that such treatments are in keeping with the recognised key characteristics as noted as part of the landscape character baseline, and would likely help soften views towards the proposed development, although not completely screen it. There is a balance between creating boundary mitigation that filters views towards the proposed residential development and maintaining open and expansive views towards North and North West Leicestershire. This approach to the assessment appears to have been considered by the applicant.

Opinion on the Proposal

Whilst the Review considered the LVIA to be generally appropriate, this is the same conclusion as LUC's previous review of the LVIA within 20/01021/OUT, which was subsequently dismissed by the Inspector.

Since the last proposal, the current development is for double the number of residential properties and is indicatively 68.5m wider in comparison to the previous scheme and set further back indicatively by between 31.4 and 64m.

Based on your review of the LVIA, and after addressing the further clarification requests highlighted above, would LUC support a refusal of the proposal on landscape grounds? It would be very helpful if you would be able to provide a brief explanation for your view either way.

To clarify, LUC cannot advise Hinckley and Bosworth Borough Council on a refusal of the application on

landscape grounds, but we can clarify that the applicant does acknowledge within their own LVIA that there will be Moderate-Major adverse effects resulting from the development, particularly during early stage construction and operation before mitigation planting has mature. These effects are reported notwithstanding LUC's comments that the overall level of effect on users / residents of Station Road and Godsons Hill may not be accurately reported due to an underplaying of value attributed to views and the susceptibility of the receptor. I would anticipate that the level of effect is higher for such receptors at a residual stage of operation (Year 15) than that which is reported in the applicant's LVIA, and this will constitute a higher degree of landscape harm than reported to consider in your planning balance. I would also stress that there will likely be cumulative effects on the landscape resource (landscape character) due to other consented developments in the area (the Kyngs Golf Club adjoining the site) and this has not been considered as part of the applicant's assessment.

Should a further fee be required for any of these requests, please let me know.

Many thanks again for your assistance and kind regards,

Sullivan

Sullivan Archer

Senior Planning Officer (MRTPI)

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From: Julie Hyslop <Julie.Hyslop@landuse.co.uk>

Sent: 04 April 2025 12:08

To: Tim Hartley <Tim.Hartley@hinckley-bosworth.gov.uk>

Cc: Sullivan Archer <Sullivan.Archer@hinckley-bosworth.gov.uk>; Rebecca Greatrix <Rebecca.Greatrix@landuse.co.uk>

Subject: RE: 13360 - Hinckley & Bosworth: Residential Development Landscape Advice - 24/01079/OUT

Hi Tim,

Apologies for that omission. I've amended the report and updated the issue status. Please find the revised version attached.

If you do have any further queries at all, please do let me know.

Kind regards,

Julie

Julie Hyslop (she/her)

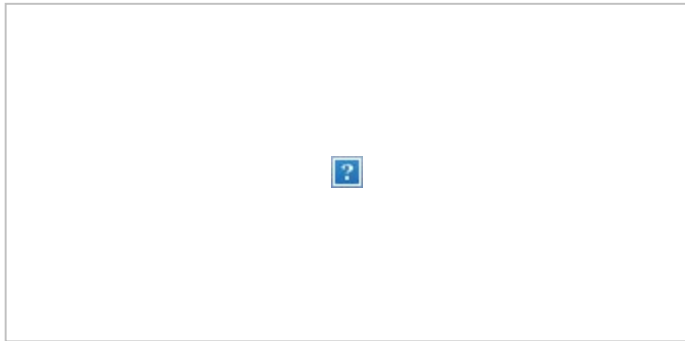


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From: Tim Hartley <Tim.Hartley@hinckley-bosworth.gov.uk>

Sent: 04 April 2025 11:52

To: Rebecca Greatrix <Rebecca.Greatrix@landuse.co.uk>; Julie Hyslop
<Julie.Hyslop@landuse.co.uk>

Cc: Sullivan Archer <Sullivan.Archer@hinckley-bosworth.gov.uk>

Subject: RE: 13360 - Hinckley & Bosworth: Residential Development Landscape Advice -
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Hi Rebecca

No need to issue the report again given it is just one word and it's the word it looks like it
logically was going to be

Many thanks for coming back so quickly

Tim

Tim Hartley

Team Leader (Development Management)

T: 01455 255656

From: Rebecca Greatrix <Rebecca.Greatrix@landuse.co.uk>

Sent: 04 April 2025 11:38

To: Tim Hartley <Tim.Hartley@hinckley-bosworth.gov.uk>; Julie Hyslop <Julie.Hyslop@landuse.co.uk>

Cc: Sullivan Archer <Sullivan.Archer@hinckley-bosworth.gov.uk>

Subject: RE: 13360 - Hinckley & Bosworth: Residential Development Landscape Advice

Hi Tim

Many thanks for getting back to us. I've just checked paragraph 2.18. The word missing is 'provided'. The paragraph should read as below.

2.18 The applicant states that viewpoints identified within the LVIA were agreed with HBBC as part of the previous planning application (LVIA para. 6.2). However, the detail of this consultation, including dates has not been **provided**. Whilst a summary / conclusions chapter has been included in the applicant's LVIA, there is content that does not appear to be included as part of the parameter plans or landscape strategy plan. For example, there is no indication of the following on any plans: 'bungalows fronting open space allow views beyond the site and consented golf club chalets to the wider countryside to the north'.

We will get the report amended and send it back out to next week if that's okay? If you spot any other anomalies please do let me know.

Best regards

Rebecca



Rebecca Greatrix

Associate Director of Landscape Planning

BA (Hons) DipLA CMLI

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From: Tim Hartley <Tim.Hartley@hinckley-bosworth.gov.uk>

Sent: 04 April 2025 11:08

To: Julie Hyslop <Julie.Hyslop@landuse.co.uk>

Cc: Sullivan Archer <Sullivan.Archer@hinckley-bosworth.gov.uk>; Rebecca Greatrix <Rebecca.Greatrix@landuse.co.uk>

Subject: RE: 13360 - Hinckley & Bosworth: Residential Development Landscape Advice

Hi Julie

Apologies that I was unable to deal with this sooner

The report appears very thorough, thank you. There is at least one word missing from para 2.18 which would be helpful to clarify

Given you're on leave now I've sent the document to the applicant team

Kind regards

Tim

Tim Hartley
Team Leader (Development Management)

T: 01455 255656

From: Julie Hyslop <Julie.Hyslop@landuse.co.uk>
Sent: 31 March 2025 21:38
To: Tim Hartley <Tim.Hartley@hinckley-bosworth.gov.uk>
Cc: Sullivan Archer <Sullivan.Archer@hinckley-bosworth.gov.uk>; Rebecca Greatrix <Rebecca.Greatrix@landuse.co.uk>
Subject: 13360 - Hinckley & Bosworth: Residential Development Landscape Advice

Hi Tim,

Further to recent correspondence, please find attached LUC's LVIA Review in respect of Land north of Station Road, Market Bosworth (Planning Ref: 24/01079/OUT).

If you are happy that the attached document meets Hinckley and Bosworth Borough Council's requirements to assist in the determination of the planning application, I'll issue this to the wider applicant team.

If you have any queries or comments regarding this piece of work, please do not hesitate to contact me.

Kind regards,

Julie



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