



SHERICLES FARM, DESFORD

Landscape Visual Impact Assessment
October 2025

Document Control			
Issued by	Land Studio		Tel: 01244 319 019
	The Old Rectory St Marys Hill Chester CH1 2DW		www.landstudio-uk.com
Client	Ms Hannah Hufford		
Project Name	Shericles Farm, Desford		
Document Title	Landscape Visual Impact Assessment		
Document Ref	532-LST-XX-XX-RP-L-0001		
Status	Issued for Review		
Publish Date	28.10.25		

Document Revision Record			
Issue Number	Status	Date	Revision Details
P01	S3 - FOR REVIEW	28.10.25	First draft for comment.
P02	S3 - FOR REVIEW	17.12.25	For Planning.

This document has been produced by Land Studio on behalf of Ms Hannah Hufford. The contents of the document are intended for submission with a planning application related to the proposal for a new dwelling at Shericles Farm, Desford. Land Studio has prepared this report in accordance with the instructions of the above-named client for their sole and specific use. Any third parties who may use the information contained herein do so at their own risk.

CONTENTS

PART 01 NON-TECHNICAL SUMMARY & INTRODUCTION	4
PART 02 METHODOLOGY	7
PART 03 BASELINE REVIEW : PLANNING POLICY	9
PART 04 BASELINE REVIEW : DESIGNATIONS	11
PART 05 BASELINE REVIEW : LANDSCAPE CHARACTER	13
PART 06 BASELINE REVIEW : LANDSCAPE RECEPTOR SENSITIVITY	18
PART 07 BASELINE REVIEW : VISUAL AMENITY & RECEPTOR SENSITIVITY	21
PART 08 ASSESSMENT OF LANDSCAPE IMPACTS	26
PART 09 ASSESSMENT OF VISUAL IMPACTS	30
PART 10 MITIGATION & CONCLUSION	32
APPENDICES	35
A: Methodology	
B: Figures	
C: Viewpoint Photographs	



Non-Technical Summary and Introduction

01

Shericles Farm: Non-Technical Summary

Summary of description of site

The application site is located on land occupied by Shericles Farm, a residential dwelling and associated outbuildings, outside the settlement boundary of Desford, near Leicester. The site is enclosed on all sides by mature trees and hedgerows. Access is currently via a single track from Kirkby Road to the south-east of the site.

The existing condition of the site comprises an area of hardstanding used by vehicles, and a small area of grassland, maintained as amenity grass. Views from the site are limited through gaps in the mature vegetation on the boundary in all directions, out to the open countryside.

Summary of description of development

The application proposes to construct a new, detached dwelling for the daughter of the residents of Shericles Farm. No new access is required, and the majority of existing trees and hedgerows within the site will be retained and protected.

Aspects of landscape character and visual amenity included within this assessment

Landscape receptors likely to be directly affected or experience effects to their character are:

- The site itself; including character, land-use, hedgerow and trees
- National Landscape Character Area 71
- National Landscape Character Area 94
- Rolling Farmland Local Landscape Character Area
- Urban (Desford) Local Landscape Character Area

Visual receptors likely to be affected are:

- Public Rights of Way
- Residential Roads

The overall impact to the landscape character as a result of the proposed development would be a minor beneficial effect on the landscape character of the site and the local character area.

Due to the location of the site, views are almost completely enclosed. Retaining and introducing some key landscape features within the site such as trees and hedgerows, integrates the proposed development into the landscape while the design, scale and mass will be sympathetic to the local vernacular. Therefore, this assessment has concluded that there will be a **minor beneficial effect** from the proposals.

The impact to the visual amenity of the study area as a result of the proposed development is limited to one closer-range view (over 0.5km away), with possible glimpses of the site in wintertime from further away (1-1.2km).

Whilst the site is partially visible from a very small number of viewpoints, these views are generally wide and encompass much of the surrounding landscape of which the site forms a small component. Furthermore, the site is located within the curtilage of Shericles Farm, so the proposal is within a suitable and compatible (private residential) context.

Therefore, with all of the above considered, this assessment concludes that the proposed development will have an overall **minor beneficial** impact on the site's landscape character and **no effect** on local receptors.



Location Plan

Shericles Farm: Introduction

1.1. Purpose and Scope of the Report

1.1.1. This Landscape Visual Impact Assessment has been produced on behalf of Jayne Horsley for the planning application associated with the proposal.

1.1.2 The report has been produced by a chartered landscape architect and reviewed by a chartered landscape architect at Land Studio Ltd, a chartered practice of the Landscape Institute.

1.1.3. This document aims to discuss baseline information in relation to landscape and visual matters and, where appropriate, make suggestions for mitigating the site to prevent negative impacts on the surrounding landscape.

1.1.4. This report should be read in conjunction with the following figures and drawings (see Appendix B);

Figure 1: Landscape Designations

Figure 2: National Landscape Character Area

Figure 3: Local Landscape Character Areas

Figure 4: Topography and Water Bodies

Figure 5: Access

Figure 6: Tree Cover

1.1.5. In addition to the site itself, this report looks at a 2km study area, identifying landscape and visual receptors which may be affected by the proposed development (see Appendix C for a photographic record).

1.1.6 The proposed development involves introducing a new residential single dwelling within a land area of 2.5 hectares. The overall area of Green Infrastructure within the proposed site is 2.41 hectares with a net developable area of 0.09 hectares.

1.1.7. This assessment establishes the landscape and visual baseline of the site and its surroundings before testing the receptor sensitivity against the proposed development.



Proposed Site Plan (design studio architects)



Methodology

02

Shericles Farm: Methodology

2.1 Assessment Methodology

2.1.1 This LVIA has been produced and checked by Chartered Landscape Architects working to the Guidelines for Landscape and Visual Impact Assessment: Third Edition (2013) published by the Institute of Environmental Management and Assessment and the Landscape Institute; further updates published in 2020 and 2024, published by the Landscape Institute;

2.1.2 The landscape baseline assessment is based on landscape resources and visual receptors such as:

- Changes in the fabric, character and quality of the landscape, visual amenity.
- Available views experienced by receptors that are likely to occur because of the implementation of development.

2.1.3 Appendix A sets out the full Methodology in more detail.

2.2 Site Assessment

2.2.1 This assessment has involved both desk-based study and site analysis. A site visit was carried out on 7th October 2025.

The site visit included base information collection of the site itself and nearby public rights of way, including highways. Broadleaved vegetation was fully in view at the time, as it was early autumn. It is likely that the visibility of the site would be increased in winter from a limited number of viewpoints. The visit involved seeking public views of the site from highways and other nearby sensitive receptors as mentioned above.

The assessment summarises the landscape and visual context of the site, identifying the baseline landscape, key landscape features and potential visual receptors in order to understand likely landscape and visual impacts arising from the development.



Baseline Review: Planning Policy

03

Shericles Farm: Landscape Baseline Review - Planning Policy

Landscape Baseline

The landscape baseline involves the identification and evaluation of existing landscape receptors. After identification, landscape receptors are assessed to determine their sensitivity. This is determined by combining judgements of their Landscape Value and Landscape Quality brought about by a development of this specific type.

3. Baseline Review: Planning Policy

3.1 National Planning Policy

National Planning Policy Framework

3.1.1 Refer to Planning, Design and Access Statement for further details.

3.2 Local Planning Policy

Hinckley & Bosworth Core Strategy 2009

3.2.1 Extracts from the Planning Statement regarding the Core Strategy:

"The application site lies outside of the identified settlement boundary of Desford and is therefore within the countryside.

Notwithstanding this, whilst the site is located within the countryside, it is proposed that the self-build dwelling will be located within close proximity to the existing residential farmhouse. The dwelling will be located within the existing parcel of land and would therefore reduce the perception of the dwelling being an isolated pocket of development."

Site Allocations and Development Management Policies (SADMP) Development Plan Document (DPD) 2016

3.2.2 Extracts from the Planning Statement regarding DM4:

"Policy DM4 of the adopted SADMP requires that development does not have a significant adverse effect on the intrinsic value, beauty, open character and landscape character of the countryside; does not undermine the physical or perceived separation and open character between settlements and does not create or exacerbate ribbon development. The criterion of DM4 outlines the development which is permissible within the countryside. It is acknowledged that the proposed development does not lay within criterion a-e."

"Whilst the development site is located within the countryside and not wholly compliant with Policy DM4, the site itself is semi-rural, with existing built form and the proposal for 1no. self-build dwelling

would not be significant to cause detrimental impacts. The existing farmhouse has an established curtilage in which the proposed self-build dwelling would be located, and it is acknowledged that the existing site has undergone extension expansions over time."

"The site is also well screened by mature trees and hedgerow and as such would not be highly visible from public vantage points, further supporting the case that the proposed development should not be considered unsuitable or unsustainable, despite the location within the countryside. The proposed location of the self-build dwelling should be considered acceptable."

Designations are identified in Chapter 04, and the landscape character (both national and local) relevant to the site are assessed in Chapter 05. Impacts to potential landscape receptors are assessed in Chapter 08.

3.2.3 Extracts from the Planning Statement regarding DM10:

"...development will be permitted whereby it complements and enhances the character of the surrounding area with regard to scale, layout, density, mass, design and materials."

"The proposed dwelling is located within the sheltered and remote site area, adjacent to the existing farmhouse and buildings which make up the complex. The site is well by mature trees, hedgerow and shrubbery, creating a natural boundary and visual barrier into the site from the wider area. The site is currently accessed from a private track which turns off Kirkby Road, and the site is not perceived or visible from the public highway or public vantage points."

4.22 The detailing and materials used are sympathetically related to the wider complex and as a result the proposed development would retain the character of the area, with its quasi-rural/domestic appearance retained.

4.23 As the site of the proposed development would not be highly visible from public vantage points, and is of an appropriate and well considered design in relation to the existing buildings on the site, the proposal would have no detrimental impact to the character of the area.

The visibility of the site will be considered in Chapter 07 of this report, with any impacts to potential visual receptors assessed in Chapter 09.



Baseline Review: Designations

04

Shericles Farm: Landscape Baseline Review - Designations

4.1 Landscape Designations

4.1.1 Heritage and Townscape Designations

Scheduled Monuments

4.1.2 A scheduled monument is a nationally important archaeological site or historic building, given protection against unauthorised change. One Scheduled Monument lies on the edge of the study area, however due to its distance from the site, and the intervening topography and village of Desford, it will not be included within the visual assessment:

- Moated site south west of Lindridge Fields Farm, 1.8km north of the site.

See Figure 01: Designations

Listed Buildings

4.1.3 Listed Buildings are sensitive to changes to their setting. There are several Listed Buildings located within the study area (the majority of which are found in the Desford Conservation Area - see below), and these buildings were assessed as part of the site investigation. Any visual receptors identified within the vicinity of these designations will be included within the visual assessment.

See Figure 01: Designations

Conservation Areas

4.1.4 While the site is located approximately 1km to the south-west of the Desford Conservation Area, there will be no direct impact to it. Any visual receptors identified within the vicinity of this area will be included within the visual assessment.

See Figure 01: Designations

Registered Battlefields

4.1.5 The site is located over 5km north-east of the site of the Battle of Bosworth (now also a Country Park), however due to its distance from the site, it will not be included within the visual assessment.

4.2 Ecological Designations

Sites of Special Scientific Interest (SSSI)

4.2.1 There are no SSSIs within the study area.

Special Areas of Conservation (SAC)

4.2.2 There are no SACs within the study area.

Special Protection Area (SPA)

4.2.3 There are no SPAs within the study area.

Ancient Woodland

4.2.4 The study area contains four small areas of ancient woodland to the north and south-west of the site. As no physical impact from the proposal is predicted, ancient woodland will not be considered further as a Landscape Receptor. Any visual receptors identified within the vicinity of any ancient woodland will be included within the visual assessment. Woodlands are not usually considered sensitive because of their lack of views and visual permeability, unless they are located at higher elevations where open areas can afford views.

See Figure 1: Designations

4.3 Other Designations

None.



Baseline Review: Landscape Character

05

Shericles Farm: Landscape Baseline Review - Character

5.1 National Landscape Character

5.1.1 Designated by Natural England, National Character Area (NCA) Profiles are defined at a broad landscape scale throughout England. The description profile for the NCA defines what distinguishes one landscape from another, with reference to their regionally distinct natural, cultural and perceptual characteristics.

NCA 71 - Leicestershire and South Derbyshire Coalfield

NCA 94 - Leicestershire Vales

5.1.2 At a national level, the study area falls within two character areas, and the site is located within 50m of the boundary but lies wholly in the Leicestershire Vales NCA (refer to Figure 02).

"This is a large, relatively open, uniform landscape. Composed of low-lying clay vales, it is interrupted by varied river valleys. Settlements are visually dominant. Views to surrounding higher ground define the sense of place."

5.1.3 Some of the key characteristics are described below:

- Woodland character derived largely from spinneys and copses on the ridges and the more undulating land and from waterside and hedgerow trees and hedgerows. The density, height and pattern of hedgerows varies throughout.
- There are larger towns at Market Harborough, Lutterworth and Hinckley. Frequent small towns and large villages often characterised by red brick buildings and attractive stone buildings in older village centres and eastern towns and villages. Frequent, imposing spired churches are also characteristic, together with fine examples of individual historic buildings.
- The area is rich in historic character, with surviving examples of ridge and furrow. There are many features and sites of historic interest. The site of the Battle of Bosworth is near the village of Sutton Cheney.

5.1.4 The Leicestershire and South Derbyshire Coalfield NCA also shares characteristics with the site, which include:

- Small to medium-sized fields occur with a wide variation in field pattern, including some narrow, curved fields that preserve the strips of the open field system. Where arable production predominates, fields have been enlarged.
- Hedgerows are low with a few scattered hedgerow trees and in places show the effects of former open cast workings.
- Traditional vernacular is predominately locally manufactured red

brick with tile or slate roofs. Some older buildings are of stone. There are many three-storey brick-built farmhouses.

5.1.5 Although the study area demonstrates several key characteristics of both character areas, due to the geographical extent of the characterisation, and the scale of the application site, the character area will not be included in the landscape baseline as it is considered too broad for a development of this scale.

5.2 Local Landscape Character

5.2.1 The site is located within the 'Newbold and Desford Rolling Farmland' landscape character area, which has been defined in the Hinckley and Bosworth Landscape Character Assessment (LCA) (Refer to Figure 03). The site is also located approximately 200m from the edge of the Desford Urban Character Area (which sits within the aforementioned character area).

The LCA describes these two areas (in relation to overall character, views (attractive and detractive), and sense of place/local distinctiveness) as:

Newbold and Desford Rolling Farmland

5.2.2 "Land cover consists of generally open, medium to large scale agricultural fields with a mix of arable and pasture in a regular shaped pattern."

"Hedgerows with hedgerow trees of varying frequency are common, as are scattered trees, although some hedgerows have been removed along road sides."

"A number of public footpaths and bridleways serve the area. There are few major roads, with a network of rural lanes and minor roads connecting the villages and the Caterpillar works to the A47 and A447 major transport corridors on the edges of the area."

"Long distance panoramic views are possible from the higher ground and more open land in the north. Views from in and around the villages are occasionally restricted by vegetation and landform and punctuated by the pylons and wind turbines which together with quarries have urbanising and industrial influences on the otherwise rural landscape."

"Settlement is characterised by clustered villages of varying sizes, including the larger centres of Desford and Newbold Verdon. Many isolated farmsteads are scattered throughout the farmland and were typically built in response to agricultural enclosure. Several farms are still located in the villages and more recently modern farm complexes and industrial agricultural units have become more apparent."

Desford Urban

5.2.3 "Desford is a compact nucleated settlement with the historic core located on the northern edge, designated as a Conservation Area. This area is defined by the old village core surrounding Main Street, Church Lane and High Street and includes buildings of many periods and styles."

"Red brick is the predominant building material in the historic core, apart from St Martin's Church which is formed of stone. There are a number of other styles and materials evident in the village including rough cast rendering and slate, with the occasional use of other materials such as stone, thatch, clay roof tiles and timber framing."

5.2.4 The Newbold and Desford Rolling Farmland landscape character area has been assessed on criteria listed within the character assessment and sets out a series of key sensitivities and values:

"The rural settlement pattern of compact and nucleated agricultural settlements connected by a network of rural lanes and minor roads is largely unspoiled. The rural landscape and sense of tranquillity is sensitive to change from further development."

"Isolated farmsteads interspersed throughout the farmland contribute to the historic rural character and provide continuity to the past."

"Long distance and panoramic views from the elevated land in the north creates a high scenic quality and adds to the visual amenity."

"The areas which provide a rural setting to the settlements are sensitive to changes as a result of new development, as well as views from the wider landscape to church spires."

The Desford Urban landscape character assessment also states:

"The Parish Church of St Martin which forms a local landmark and focal point at the centre of the historic core."

"Occasional open views of the countryside which provide a reminder of the settlement's origins as an agricultural settlement."

5.2.5 After conducting visits to the site and the wider study area, the site does exhibit features highlighted within the description of the overall character area, including scattered farmsteads, large-scale arable fields and restricted views across the landscape. Whilst the site is wholly located within the rolling farmland character, we are of the opinion that there will be very little impact on the landscape, due to the enclosed nature of the site and restricted views in.

Shericles Farm: Landscape Baseline Review - Site

5.3 Site Context

Location

5.3.1 The application site is located to the south-west of the village of Desford, surrounded on all sides by agricultural fields.

Land Use

5.3.2 The existing site is comprised of hardstanding (gravel) and grass, with a dense boundary of mature trees and hedgerows (deciduous and evergreen) to the north and west. An existing residential dwelling lies to the east of the site, while the south of the site is comprised of a garden, and field for equestrian use.

Topography

5.3.3 The topography within the 2km study area is gently undulating, and is influenced by the geology (Triassic Mercia Mudstone interspersed with some bands of sandstone and overlain by Quaternary diamiction and sand and gravel), while the site itself is relatively flat.

See Figure 4: Topography and Water Bodies

Infrastructure and Access

5.3.4 The site is currently accessed via a single track road from Kirkby Road, and the proposed development will share this access.

Kirkby Road connects northwards to the village of Desford, while to the south the track becomes a public right of way. The surrounding local road network consists mainly of rural lanes (Kirkby Road to the east of the site, and Kirkby Lane to the west), and residential streets in Desford. These provide connections between the farmsteads and neighbouring villages such as Newbold Verdon, but carry relatively low traffic compared with Peckleton Lane to the east (where Caterpillar are based) and the A47 beyond.

A small network of public footpaths intersect the arable fields around the site, offering connections from Desford to Newbold Verdon for pedestrians, and some limited opportunities for horseriding along bridleways and tracks in the area too. One bridleway has been diverted to allow for development near the Caterpillar site, and this is now designated as a shared cycle route.

See Figure 5: Access

Built Form

5.3.5 There is one residential dwelling present on site (to the south of the proposed dwelling), which comprises of the main house

of Shericles Farm (a brick-built two and half storey house), with associated single storey extensions (refer to the Planning Statement for further detail).

Trees and Hedgerows

5.3.6 The site is bounded on all sides by mature trees, and some hedgerows, along with garden planting contributing to local enclosure and character.

There are few trees in the immediate suuoundings, however there are some scattered blocks of trees, and hedgerow boundaries to the large arable fields (some following the small tributaries to the south of the site) and along rural lanes, which provide local screening and ecological connectivity.

See Figure 6: Tree Cover

Water Bodies

5.3.7 The hydrological network within the study area is defined by a series of drainage channels within the agricultural field network, flowing south towards the River Soar. These are minor tributaries without widely recognised names, but they contribute to the local drainage system and support riparian vegetation along their corridors.

The absence of large rivers or standing waterbodies gives the area a relatively dry character, although there are some ponds to the west (on the periphery of the study area), and one small pond on the site (within the garden).

See Figure 4: Topography and Water Bodies

Shericles Farm: Landscape Baseline Review - Site

As described on the previous pages, the existing site is located within agricultural fields, and is enclosed by mature trees and hedgerow on all sides.



A - View of the site from the entrance gates, looking north.



B - View from halfway along the access road, approaching the site.



C - View out through the entrance gates, looking south-east.



D - View of the site, looking east.



Shericles Farm: Landscape Baseline Review - Site Context

The site is located close to Kirkby Road, which connects to the village of Desford. The centre of the village is designated as a Conservation Area, and there are several Listed Buildings noted here. Local buildings are often built from brick, with some older examples in stone, with slate roofs. Houses have predominantly pitched roofs, and vary from single to two and a half storey in height. The majority of the study area is arable farmland, intersected by narrow rural lanes edged with native hedgerows, and punctuated by scattered farmsteads, predominantly accessed via long tracks and enclosed by mature trees (like Shericles Farm).



Examples of 16th-18th Century buildings in the Desford Conservation Area (High Street).



The Church of St. Martin, Desford (Listed).



20th Century housing developments along Kirkby Road, looking south-west towards the site (not visible in view).



Kirkby Lane (north-west of the site).



Public Right of Way leading to Kirkby Road, and Desford village to the north-east (site access is also visible).



Baseline Review: Landscape Receptor Sensitivity

06

Shericles Farm: Landscape Receptor Sensitivity

6.1 Baseline Review - Landscape Receptor Sensitivity

6.1.1 Within this table the sensitivity of each landscape receptor is determined. The overall sensitivity of any landscape receptor is a combination of Value and Susceptibility to Change, which are defined within the Methodology Appendix A.

Landscape Receptor		Sensitivity					Sensitivity Value
Name	Distance from site	Receptor Value			Receptor Susceptibility to Change		
		Level	Rationale	Rating	Rationale	Rating	
National Character Area 94 - Leicestershire Vales	Covers Site	National	A national characterisation with some characteristics evident in the site and surrounding area.	Medium/ High	Due to the large scale of the character area and the small scale of the application site, there is an ability to accommodate change without adverse consequences for the retention of the existing baseline.	Low	Medium/Low
National Character Area 71 - Leicestershire and South Derbyshire Coalfield	50m	National	A national characterisation with some characteristics evident in the site and surrounding area.	Medium/ High	Due to the large scale of the character area and the small scale of the application site, there is an ability to accommodate change without adverse consequences for the retention of the existing baseline.	Low	Medium/Low
Newbold and Desford Rolling Farmland	Covers Site	Local	A local characterisation with some characteristics evident in the site and surrounding area.	Medium/ High	Due to the scale of the character area and the application site, there is some ability to accommodate change.	Low	Medium/Low
Desford Urban	290m	Local	A local characterisation with some characteristics evident in the surrounding area.	Medium	Due to the proximity of the character area to the application site, there is an ability to accommodate change without adverse consequences for the retention of the existing baseline.	Low	Medium/Low
Site; character, land-use, hedgerows and trees	Site	Local	The site is not designated. Local value is afforded by the mature tree planting on the site, and glimpsed views of the surrounding farmland character.	Medium	Due to the enclosed nature of the site, there is some ability to accommodate change.	Low	Medium/Low

Shericles Farm: Landscape Receptor Sensitivity

6.2 Landscape Receptor Summary

6.2.1 From the desktop study, a total of five landscape receptors were assessed for their landscape sensitivity. We have tested their Landscape Value and Condition and concluded with a Landscape Sensitivity. All receptors will be carried forward to the Landscape Impact Assessment where the magnitude of effects will be assessed to establish the significance of the change they will experience.

6.2.2 The landscape baseline concludes that overall the site has a **Low to Medium** sensitivity to change. This takes into consideration the site's role and relationship to a number of Landscape Designations.

A wide-angle landscape photograph showing a vast, flat field of harvested crops, likely corn, with dry stalks and leaves scattered across the ground. In the distance, a dark line of trees marks the horizon. The sky is filled with heavy, grey, and white clouds, creating a dramatic and somewhat somber atmosphere. The overall scene is captured in a cinematic style with a wide aspect ratio.

Baseline Review: Visual Amenity & Receptor Sensitivity

07

Shericles Farm: Baseline Review- Visual Amenity

7.1 Potential Visual Receptors

7.1.1 Visual receptors are “the different groups of people who may experience views of the development” (GLVIA, 3rd edition, para 6.3). In order to identify those groups who may be materially affected, a Zone of Theoretical Visibility (ZTV) study, a baseline desk study and field study have all been undertaken.

7.1.2 Representative viewpoints have been selected to assess the effects on each of the visual receptors. In the visual baseline, the following information is determined:

The area in which the development may be visible;

The different groups of people who may experience changes in their views brought about by the development, typically:

- Residents within settlements;
- People using key routes such as roads, cycle ways or long-distance paths;
- People within accessible or recreational land; and
- People using Public Rights of Way.

7.1.3 In dealing with Public Rights of Way (PRoW) and local roads, receptors are grouped into areas where effects might be expected to be broadly similar, or areas which share particular factors in common (e.g. routes within an area of designated landscape or users of local residential roads).

Zone of Theoretical Visibility

7.1.4 The area in which the proposed development may be visible has been determined in the visual baseline and is termed the Zone of Theoretical Visibility (ZTV). The ZTV for the site was generated using digital surface mapping i.e. with no intervening vegetation or existing built form. As shown on Figure 4, due to the dense vegetation, the ZTV viewshed is extremely limited and only extends to the site boundaries.

Visual Receptors

7.1.5 Field work was carried out in October 2025 to record the baseline conditions. The weather was cloudy and dry, and visibility was good for this assessment. A photographic record is located in Appendix C as photographic viewpoint locations illustrated on Figure 7.

Public Rights of Way

7.1.6 Public Rights of Way are paths on which the public have legally protected right to pass. There are several PRoW within the study area, some of which follow field boundaries, while others cut across larger fields.

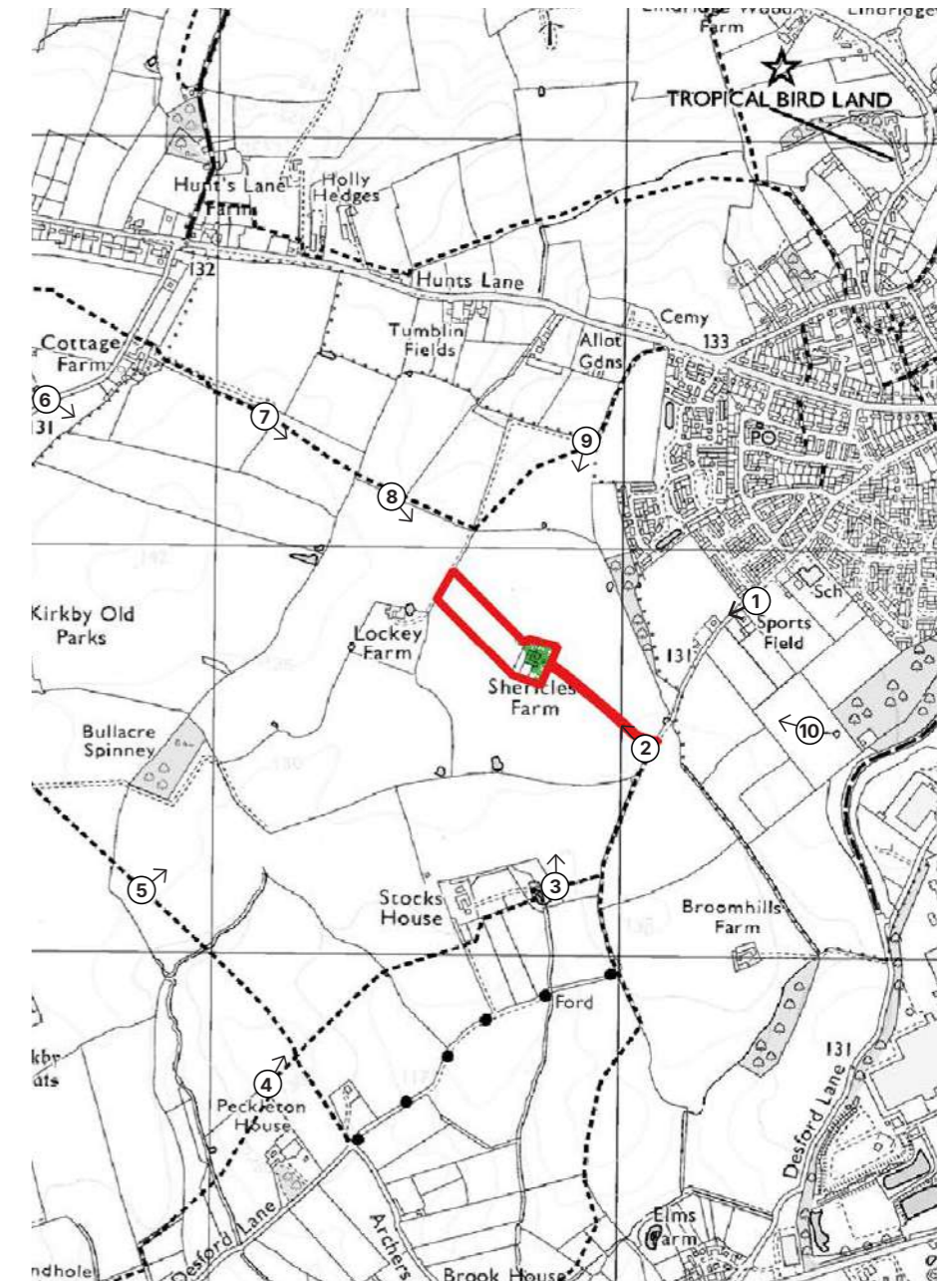
Routes where views were identified are shown, along with representative views to demonstrate a lack of views, if applicable.

See Figure 5: Access for locations of above mentioned PRoWs.

The plan illustrated in Figure 07 (Appendix C) shows the areas of land from where the site is likely to be visible. The green area shows the Zone of Theoretical Influence (ZTV) generated by a computer at a height of 2m from ground level at the centre of the site.

Given the extent of visibility, ten viewpoints have been selected based on a selection of significant places such as the surrounding public footpaths, public amenity space and surrounding road network.

Five additional viewpoints were surveyed on site and determined to be either ‘not in view’ or ‘not accessible’, and therefore are not included in the assessment (see Appendix C).



Shericles Farm: Visual Receptor Sensitivity

7.2 Visual Receptor Sensitivity

7.2.1 Within this table, the sensitivity of each visual receptor is assessed in relation to the proposed development. The evaluation of the visual sensitivity of a visual receptor is in consideration of the following factors;

- The nature and context of the receptors;

- The value attached to views attached e.g. heritage assets, planning designations, or value attached to views by visitors e.g. guidebooks, tourists maps and interpretive material;
- The degree to which particular views can accommodate change arising from a particular development; and
- The expectations of users/receptors.

Visual Receptor		Sensitivity				Sensitivity Value
Name	Distance from site*	Receptor Value		Receptor Susceptibility to Change		
		Rating	Rationale	Rating	Rationale	
Viewpoint 01: View from play area looking west	535m	Medium	The play area and associated playing field are publicly accessible spaces for the local community to use recreationally. The rural setting is apparent from the play area, therefore the visual amenity forms part of the attraction.	Medium	Receptors will be focused on the primary activities associated with outdoor recreation, however the site is not visible in this view.	Negligible*
Viewpoint 02: View from footpath looking north-west	350m	Medium	The public footpath is for recreational use and the rural setting is evident from this viewpoint.	High	Receptors' attention will be focused on the view, however the site is not visible due to the dense enclosure of mature trees on the boundary.	Negligible*
Viewpoint 03: View from footpath looking north	550m	Medium	The public footpath is for recreational use and the rural setting is evident from this viewpoint.	High	Receptors' attention will be focused on the view, however the site is not visible due to the dense enclosure of mature trees on the boundary.	Negligible*
Viewpoint 04: View from footpath looking north-east	1.2km	Medium	The public footpath is for recreational use and the rural setting is evident from this viewpoint.	High	Receptors' attention will be focused on the view, but whilst the existing house can be glimpsed, the addition of a new dwelling will not be perceived from this distance (partly due its proposed position behind the existing buildings).	Negligible*
Viewpoint 05: View from footpath looking north-east	1km	Medium	The public footpath is for recreational use and the rural setting is evident from this viewpoint.	High	Receptors' attention will be focused on the view, but whilst the existing site can be glimpsed, the addition of a new dwelling will not be perceived from this distance (partly due its proposed position behind the existing buildings).	Negligible*

* Distance measurements are approximated using Google Earth

Shericles Farm: Visual Receptor Sensitivity

Visual Receptor		Sensitivity				Sensitivity Value
Name	Distance from site*	Receptor Value		Receptor Susceptibility to Change		
		Rating	Rationale	Rating	Rationale	
Viewpoint 06: View from Kirkby Lane looking south-east	1.3km	Medium/Low	While this is a rural lane that is used by walkers and cyclists, it is also a derestricted road that is used by a variety of vehicles (including tractors and HGVs) to travel between Kirkby Mallory and Desford/ Newbold Verdon.	Low	Receptors will be focused on the road, with a general awareness of their surroundings. Views are restricted by the hedgerows on either side of the lane, and the undulating topography also limits views towards the site (which is not visible).	Negligible*
Viewpoint 07: View from footpath looking south-east	850m	Medium	The public footpath is for recreational use and the rural setting is evident from this viewpoint.	High	Receptors' attention will be focused on the view, however the site is not visible due to the dense enclosure of mature trees on the boundary.	Negligible*
Viewpoint 08: View from footpath looking south-east	485m	Medium	The public footpath is for recreational use and the rural setting is evident from this viewpoint.	High	Receptors' attention will be focused on the view, however the site is not visible due to the dense enclosure of mature trees on the boundary.	Negligible*
Viewpoint 09: View from footpath looking south	530m	Medium	The public footpath is for recreational use and the rural setting is evident from this viewpoint.	High	Receptors' attention will be focused on the view, but whilst the existing site can be glimpsed, the addition of a new dwelling will not be perceived from this viewpoint (due its proposed position behind existing trees along the boundary).	Negligible*
Viewpoint 10: View from footpath looking west	720m	Medium	The public footpath is for recreational use and the rural setting is evident from this viewpoint.	High	Receptors' attention will be focused on the view, however the site is not visible due to the dense enclosure of mature trees on the boundary.	Negligible*

* Distance measurements are approximated using Google Earth

Shericles Farm: Visual Receptor Sensitivity

7.3 Visual Baseline Summary

7.3.1 Ten visual receptors were identified in the baseline assessment. Each of them has been assessed to establish their susceptibility to change.

7.3.2 The receptor groups include:

- Users of Public Rights of Way within the Zone of Visual Influence
- Road users within the Zone of Visual Influence

7.3.3 Three of the receptors will be carried forward to the Visual Impact Assessment where the magnitude of effects will be assessed to establish the significance of the change they will experience.

7.3.4 The site was not visible from the remaining seven receptors, and therefore they will not be considered any further in the assessment.

7.3.5 The visual baseline concludes that the receptors average sensitivity to change is **Negligible**.

A landscape photograph showing a young, bare tree in the foreground, supported by a wooden frame. To the left, there is a metal structure with an orange lifebuoy. The background features a line of trees and several brick houses under a heavy, grey, cloudy sky.

Assessment of Landscape Impacts

08

Shericles Farm: Assessment of Landscape Impacts

8.1 Assessment of Landscape Effects

8.1.1 This section identifies the impacts caused by the proposed development on the character of the landscape receptors identified within the baseline.

8.1.2 The Magnitude of Effects Table assesses the magnitude of the proposed changes on the elements of the landscape, determined through a review of the size and scale of the change, together with its geographical extent and duration and degree of permanence.

8.1.3 The assessment has been based on the current design proposals prepared as part of the planning application. The assumed impacts and effects of the proposal are set out below into Construction Phase, Operational Phase and Residual Phase.

8.2 Description of Impacts – Construction Phase

8.2.1 Several changes to existing landscape elements will result following construction works on the site. These are described in more detail in the following sections.

8.2.2 Temporary landscape and visual impacts will occur during the construction period through the introduction of new elements and changes to the site resulting from:

- Construction access, delivery and associated traffic movements;
- Minor earthworks and storing of materials;
- Presence of construction machinery;
- Utilities works; and
- Temporary parking

8.2.3 Temporary construction impacts can be mitigated through use of good practice in construction management, phasing and through immediate restoration of areas such as areas used to store materials.

8.3 Description of Impacts – Operational Phase

8.3.1 The stage at which the development is ‘operational’ is the point at which all construction works are complete, the new units area usable and the landscape proposal has been implemented.

8.4 Description of Impacts – Residual Phase

9.4.1. The permanent changes to the landscape include both a permanent change to landscape elements and changes to the overriding Landscape Character of an area. These are summarised in the following sections.

8.5 Changes to Landscape Elements

8.5.1 Changes to landscape elements will occur only within the site and its red line boundary.

Landscape Elements	Existing Condition	Post Completion
Land Use	The existing site is comprised of hardstanding (gravel) and grass, garden planting, a small pond and a field for equestrian use to the west.	The proposal is to erect a new dwelling on an area of existing hardstanding and grass to the north of the existing house, within the site curtilage.
Built Form and Infrastructure	An existing residential dwelling, with assorted ancilliary buildings, lies to the east of the site. The site is currently accessed via a single track road from Kirkby Road, and the proposed development will share this access.	The proposed dwelling will be one and half storeys in height, and L-shaped in plan. It will be situated 9m from the existing house, and be lower in height by .98m. It will be brick-clad, with a slate roof, and include details such as brick arch window heads, timber sills and lintels, flush timber casement windows with sliding timber shutters, exposed rafter feet, and dormer windows.
Topography	The site itself is relatively flat, while the surrounding topography is gently undulating.	The site levels will not be affected by this development.
Trees and Hedgerows	The site is bounded on all sides by mature trees, and some hedgerows, along with garden planting contributing to local enclosure and character. Species include beech, poplar, cypress, hawthorn and sycamore.	All existing trees and hedgerows along the boundaries will be retained and protected, and all trees within the site will also be retained.

Shericles Farm: Assessment of Landscape Impacts

8.6 Landscape Assessment

8.6.1 The effects (based on predicted changes identified above) on the landscape receptors identified within the baseline study can be summarised in the following assessment table. The significance of landscape effects can be beneficial or adverse, permanent or temporary and will occur at different levels of significance.

8.6.2 The "Landscape Effects Table" below sets out the predicted magnitude of change for each of the identified landscape receptors. The magnitude of change is assessed in terms of its size and scale, geographic extent, its duration and reversibility. The overall significance of landscape effects is then determined by assessing the individual receptor's sensitivity to change against the predicted magnitude of change.

8.6.3 Please refer to Appendix A: Methodology for detailed methodology and criteria matrix. The rationale below uses the matrix as a guide and combines this with professional judgement.

Landscape Receptor		Development Stage	Assessment		Permanent/ Temporary
Name	Receptor Sensitivity		Magnitude of Effect	Significance of Effect	
			Rationale: judgement of effect (scale, extent, etc)	Rationale: judgement of effect (scale, extent, etc)	
National Character Area 71 - Leicestershire and South Derbyshire Coalfield	Medium/ Low	During Construction	Small – there will be a small effect on the landscape character area, however the character covers a large area with the site forming a small part of the overall character area.	Minor – construction will be visible on the site, but will be localised as the NLCA is large and covers a variety of different characteristics.	Temporary
		Completion	Small/None - the site will be changed, however the effect will be very limited due to the large scale of the character area.	Minor – the new development will complement the local vernacular and scale of built form.	Permanent
		Mitigation Established (5 years +)	None - proposed planting and the use of building materials to complement local character will reduce the effect on the area.	No effect.	Permanent
National Character Area 94 - Leicestershire Vales	Medium/ Low	During Construction	Small/None – there will be a small effect on the landscape character area, however the character covers a large area with the site forming a small part of the overall character area.	Minor – construction will be visible on the site, but will be localised as the NLCA is large and covers a variety of different characteristics.	Temporary
		Completion	None - the site will be changed, however the effect will be very limited due to the large scale of the character area.	No effect – the new development will complement the local vernacular and scale of built form.	Permanent
		Mitigation Established (5 years +)	None - proposed planting and the use of building materials to complement local character will reduce the effect on the area.	No effect.	Permanent

Shericles Farm: Assessment of Landscape Impacts

Landscape Receptor		Development Stage	Assessment		Permanent/ Temporary
Name	Receptor Sensitivity		Magnitude of Effect	Significance of Effect	
			Rationale: judgement of effect (scale, extent, etc)	Rationale: judgement of effect (scale, extent, etc)	
Newbold and Desford Rolling Farmland	Medium/ Low	During Construction	Small – there will be a small effect on the landscape character area, however any construction activity will be limited to the site and local area.	Minor - while construction activity will not be easily perceived in the wider landscape, it may still be evident in areas within the local landscape character area.	Temporary
		Completion	Small/None - the site will be changed, however the effect will be very limited due to the large scale of the character area.	Minor – the new development will complement the local vernacular and scale of built form.	Permanent
		Mitigation Established (5 years +)	Small/None – there will be a small beneficial effect on the landscape character area where the proposed landscaping and materiality of proposed building will be sympathetic to the context.	Minor – beneficial - the scale and form of the proposed dwelling will reflect the local character, and be sympathetic to the adjacent house. New native planting will also reflect the local character, and help to provide screening from limited wider views of the site.	Permanent
Desford Urban	Medium/ Low	During Construction	Small/None – there may be a very small effect on the landscape character area, however any construction activity will be limited to the site and local area.	Negligible - construction activity will not be easily perceived in the wider landscape.	Temporary
		Completion	None - the site will be changed, however the effect will be very limited due to the large scale and proximity of the character area.	No effect - the new development will not be easily perceived in the wider landscape.	Permanent
		Mitigation Established (5 years +)	None – there may be a small beneficial effect on the landscape character area where the proposed landscaping and materiality of proposed building will be sympathetic to the context.	No effect.	Permanent
Site; character, land-use, hedgerows and trees	Medium/ Low	During Construction	Large - due to construction activities being evident on site.	Moderate - construction activity will be evident on site, but can be managed to minimise disruption.	Temporary
		Completion	Medium - due to the loss of open space on the site, however the adjacent residential property (and associated parking and garden) will be largely unaffected by the new development.	Minor - careful consideration of the local landscape character has resulted in sensitive positioning, scale and materiality of the new dwelling within the site.	Permanent
		Mitigation Established (5 years +)	Small/None – there will be a very small adverse effect (due to the loss of open space) on the site, however the proposed landscaping and materiality of proposed building will be sympathetic to the context.	Minor - beneficial - the sensitive design of the proposed dwelling will complement the character of the existing, adjacent house and ancilliary buildings, and native planting will enhance the existing garden.	Permanent



Assessment of Visual Impacts

09

Shericles Farm: Assessment of Visual Impacts

9.1 Visual Impacts Assessment

9.1.1 The viewpoint locations are illustrated in Figure 07 in Appendix C. The following sections provide a baseline description of each of the views and visual amenity experienced by receptors.

9.1.2 The Visual Envelope is illustrated in Figure 07. It shows the areas of land from where the site is likely to be visible. A visit to site and a detailed walk around the study area revealed that the site is not visible from everywhere identified on the ZTV. The undulating topography and intervening vegetation within the wider landscape reduce the extent of visibility.

Viewpoints have been selected based on the use of the ZTV information, site assessment and ensuring views represent the range of receptors identified within the visual baseline.

Visual Receptor		Development Stage	Assessment		Permanent/ Temporary
Name	Receptor Sensitivity		Magnitude of Effect	Significance of Effect	
			Rationale: judgement of effect (scale, extent, etc)	Rationale: judgement of effect (scale, extent, etc)	
Viewpoint 04: View from footpath looking north-east	Negligible	During Construction	Small/None - construction activities may be evident in this view, but due to the distance, they will only be a very small component.	Negligible – construction may be glimpsed, but will be barely noticeable due to the distance from the site, and existing trees providing screening on the boundary.	Temporary
		Completion	None - if visible (during winter months only), the new building will be viewed in the context of Shericles Farm.	No effect.	Permanent
		Mitigation Established (5 years +)	None - if visible (during winter months only), over time the new building will be perceived as a normal part of the view, in the context of Shericles Farm.	No effect.	Permanent
Viewpoint 05: View from footpath looking north-east	Negligible	During Construction	Small/None - construction activities may be evident in this view, but due to the distance, they will only be a very small component.	Negligible – construction may be glimpsed, but will be barely noticeable due to the distance from the site, and existing trees providing screening on the boundary.	Temporary
		Completion	None - if visible (during winter months only), the new building will be viewed in the context of Shericles Farm.	No effect.	Permanent
		Mitigation Established (5 years +)	None - if visible (during winter months only), over time the new building will be perceived as a normal part of the view, in the context of Shericles Farm.	No effect.	Permanent
Viewpoint 09: View from footpath looking south	Negligible	During Construction	Small/None - construction activities may be evident in this view, but due to the distance, they will only be a very small component.	Negligible – construction will only be slightly visible due to the distance from the site, and existing trees providing screening on the boundary.	Temporary
		Completion	None - if visible (during winter months only), the new building will be viewed in the context of Shericles Farm.	No effect.	Permanent
		Mitigation Established (5 years +)	None - if visible (during winter months only), over time the new building will be perceived as a normal part of the view, in the context of Shericles Farm.	No effect.	Permanent



Mitigation & Conclusion

10

Shericles Farm: Mitigation

10.1 Mitigation

10.1.1 There is no tree removal required as part of the proposed development, however the Arboricultural Impact Assessment recommends the pruning of some existing trees to improve the amenity of the new dwelling.

10.1.2 The proposal looks to retain all existing mature vegetation along the boundaries and within the garden, with one group of Lawson cypress (on the northern boundary) recommended to be pruned in line with past management.

10.1.3 Some groups of trees along the boundaries have relatively short life expectancies, and new native hedgerows and trees could help to reduce the visual impact of the proposed development from the surrounding rural area. Native species such as hawthorn, blackthorn, holly, oak and field maple could be selected to improve biodiversity and amenity on the site.

10.1.4 This enhancement of the site boundaries and green infrastructure within the site will also improve the enclosure of the site, to enhance the wider landscape character and complement the pastoral character of the local area.

10.2 Proposed Layout

10.2.1 The development proposals for landscape include features such as ornamental planting to the front and rear of the new dwelling. A new estate railing is proposed to the front and side (south and east), to provide an edge to the adjacent driveway.

10.2.2 An area of hardstanding to the east of the dwelling is proposed for two vehicles to park, while a paved terrace is proposed to the north-west for direct access from the living and dining rooms into the garden.



Sketch visual looking north-west (design studio architects)



Sketch visual looking west (design studio architects)

Shericles Farm: Summary and Conclusion

10.3 Summary and Conclusion

Landscape Effects

10.3.1 The overall impact to the landscape character as a result of the proposed development would be a minor beneficial effect on the landscape character of the site and the local character area.

10.3.2 Whilst the site exhibits some qualities of the Leicestershire and South Derbyshire Coalfield National Character Area (and the neighbouring Leicestershire Vales NCA), the proposed development will not have a material, negative, impact on character of the landscape due to its scale in the context of the designation.

10.3.3 The site will not see a change from the current use in the context of the Local Landscape Character Area, due to already being occupied by a house. The proposal will be of benefit to the local family, while not directly impacting the surrounding countryside or its openness.

10.3.4 Due to the location of the site, views are almost completely enclosed. Retaining and introducing some key landscape features within the site such as trees and hedgerows, integrates the proposed development into the landscape while the design, scale and mass will be sympathetic to the local vernacular. Therefore, this assessment has concluded that there will be a **minor beneficial effect** from the proposals.

Visual Effects

10.3.5 The viewpoints assessed (04, 05 and 09) are considered to have no significant effect from the proposed development due to the distance from the site, the existing vegetation screening the site, and the context of the view (Shericles Farm). The impact to the visual amenity of the study area as a result of the proposed development will also be negligible during construction.

10.3.6 The impact to the visual amenity of the study area as a result of the proposed development is limited to one closer-range view (over 0.5km away), with possible glimpses of the site in wintertime from further away (1-1.2km).

10.3.7 Whilst the site is partially visible from a very small number of viewpoints, these views are generally wide and encompass much of the surrounding landscape of which the site forms a small component. Furthermore, the site is located within the curtilage of Shericles Farm, so the proposal is within a suitable and compatible (private residential) context.

Conclusion

10.3.8 Therefore, with all of the above considered, this assessment concludes that the proposed development will have an overall **minor beneficial** impact on the site's landscape character and **no effect** on local receptors.

Appendix

A

Appendix A: Landscape Visual Impact Assessment Methodology

Overview

"Landscape and Visual Impact Assessment is a tool used to identify and assess the significance of and the effects of change resulting from development on both the landscape as an environmental resource in its own right and people's views and visual amenity."

(GLVIA, 3rd Edition, 2013, para 1.1).

Sections 2.20-2.22 of the same guidance indicate that the two components (assessment of landscape effects, and assessment of visual effects) are "related but very different considerations".

Introduction

The methodology has four key stages, which are described in more detail in subsequent sections, as follows:

- Baseline – "The initial steps in LVIA is to establish the baseline landscape and visual conditions. The information collected will then be reviewed alongside the description of the proposed development to form the basis for the identification and description of the changes that will result in the landscape and visual effects of the proposal."

(GLVIA, 3rd Edition, 2013, para 3.15).

- Design – review of initial layout/ options and mitigation options
- Assessment – includes an assessment of the landscape and visual effects of the proposed development, requiring site-based work and the completion of a full report and supporting graphics.

Landscape Baseline

The landscape baseline is the description of the existing environmental qualities of the landscape receptors and the landscape as a whole against which any future changes can be measured against or landscape effects predicted and assessed.

The landscape baseline is established by considering both a desk study of existing sources and field work to identify and record the character of the landscape and the elements, features and aesthetic and perceptual factors which contribute to it.

"For the landscape baseline the aim is to provide an understanding of the landscape in the area that maybe effected its constituents elements, its character and the way this varies spatially, its geographic extent, its history, its condition, the way the landscape is experienced and the value attached to it."

(GLVIA, 3rd Edition, 2013, para 3.15)

Landscape Sensitivity

Sensitivity is categorised as high, medium, or low, according to the degree to which a particular landscape or area can accommodate change arising from a particular development without detrimental effects on its character.

This is judged by combining the susceptibility of the landscape receptor to the type of change or development proposed with the value attached to that receptor through protection by designations or contribution at a community level.

Receptor Value and Susceptibility to Change = Receptor Sensitivity

As based on the following factors: Landform and Scale, Landcover and Human Scale Features, Tracks and Transport Pattern, Skylines, Perceptual Qualities, Historic Landscape Character, Distinctive Landscape Features and Scenic Quality.

Table 1: Landscape Value Criteria

Category	Scale	Criteria	Examples
High	International, National	High Importance or Rarity	National Park, AONB.
Medium	Regional, Local	Medium Importance or Rarity	Areas of Special Country Value for Landscape, undesignated but value expressed through unofficial publications and demonstrable use.
Low		Low Importance or Rarity	No designations.

Landscape Susceptibility

Susceptibility is the term used to describe the ability of an identified landscape receptor to accommodate the proposed development without undue consequences to the baseline condition of that individual receptor.

Receptor susceptibility is identified in the Landscape Receptors Table and is applicable to character areas as whole, designated areas or individual characteristics that contribute to the overall landscape. It can also be applicable to particular aesthetic or perceptual aspects.

Table 2: Landscape Susceptibility Criteria

Scale	Description of Susceptibility
High	Little or no ability to accommodate the proposed development without adverse consequences for the retention of the existing landscape baseline.
Medium	Some ability to accommodate the proposed development without adverse consequences for the retention of the existing landscape baseline or the delivery of landscape planning policies and strategies.
Low	An ability to accommodate the proposed development without adverse consequences for the retention of the existing landscape baseline or the delivery of landscape planning policies and strategies.

Appendix A: Landscape Visual Impact Assessment Methodology

Landscape Sensitivity

Sensitivity is rated within the range of High, Medium, Low, Negligible and is assessed by combining the considerations of susceptibility and value described above. Table 3 below illustrates the judgement process for landscape and visual receptors:

Table 3:

Value	Susceptibility				
	High	Medium/High	Medium	Medium/Low	Low
High	High	High	Medium/High	Medium	Medium
Medium/High	High	Medium/High	Medium	Medium	Medium/Low
Medium	Medium/High	Medium	Medium	Medium/Low	Medium/Low
Medium/Low	Medium	Medium	Medium/Low	Medium/Low	Low
Low	Medium	Medium/Low	Medium/Low	Low	Low

Visual Baseline

The aim of the visual baseline is to establish the area in which the development maybe visible, the different groups of people who may experience views of the development, the places where they will be affected and the nature of the views and visual amenity at those points.

Visual receptors are “the different groups of people who may experience views of the development” (GLVIA, 3rd edition, para 63). In order to identify those groups who may be materially affected, a Zone of Theoretical Visibility (ZTV) study, a baseline desk study and field study have all been undertaken.

Receptor Value and Susceptibility to Change = Receptor Sensitivity

Table 4: Visual Value Criteria

Value	Indicative Description
High	Views from and visual amenity associated with viewpoints of regional or national importance, popular visitor attractions where views and visual amenity form a key part of the attraction or route. Inclusion within guidebooks or cultural references such as painting and poetry or as part o heritage character. Views from areas with national designations such as National Parks and Areas of Outstanding Natural Beauty or regional or local landscape designations such as Special Landscape Areas or equivalent.
Medium	Views from and visual amenity associated with viewpoints of district or local importance, local visitor attractions or public open spaces and routes where views and visual amenity form an integral part of the attraction. Views from regional or local landscape designations such as Special Landscape Areas or equivalent.
Low	Views from and visual amenity associated with every-day locations or routes that do not benefit from any designation or cultural associations.

Table 5: Visual Susceptibility Criteria

Scale	Description of Susceptibility
High	<p>Little or no ability to accommodate the change caused by the proposed development without adverse consequences for the receptor groups experiencing the view and/or general visual amenity.</p> <p>Typical receptors being residents at home, outdoor recreation groups whose attention is on the view e.g. walkers, visitors to heritage attractions, public park users, wider communities where setting of an area contributes to general visual amenity, travellers on recognised scenic routes.</p>
Medium	<p>Some ability to accommodate the proposed development with some adverse consequences for the receptor groups experiencing the view and/or general visual amenity.</p> <p>Typical receptors include users of transport routes and areas of outdoor recreation where the view is not the primary focus of attention i.e. sports pitches.</p>
Low	<p>An ability to accommodate the proposed development without notable adverse consequences for the receptor groups experiencing the view and/or general visual amenity.</p> <p>Typical receptor groups include people at work or going about business that is not focusing on views or general visual amenity.</p>

Visual Sensitivity

Sensitivity is rated within the range of High, Medium, Low, Negligible and is assessed by combining the considerations of susceptibility and value described above. Table 3 above illustrates the judgement process for landscape and visual receptors.

Appendix A: Landscape Visual Impact Assessment Methodology

Assessment of Landscape Sensitivity

The evaluation of a landscape receptor’s sensitivity has been established by consideration of the following factors;

- The existing value or importance placed on the landscape resource; and
- The susceptibility of the landscape receptor to accommodate change.

An evaluation of the magnitude of the proposed changes on the elements of the landscape was carried out through a review of the nature and scale of the change, together with the duration and degree of permanence as set out below.

Assessment of Landscape Magnitude of Change

The assessment of the magnitude of the proposed changes on the elements of the landscape is determined through a review of the size and scale of the change, together with its geographical extent and the duration and degree of permanence.

The overall Magnitude of any landscape receptor is determined by combining judgements of Size/Scale and Extent with a degree of professional judgement.

Table 6: Landscape Magnitude Criteria

Category	Scale of Effects
Large	Notable loss or alteration to one or more key elements / features / characteristics of the baseline condition. Addition of elements that are prominent and may conflict with the key characteristics of the existing landscape.
Medium	Partial loss or alteration to one or more key elements / features / characteristics of the baseline condition. Addition of elements that may be evident but do not necessarily conflict with the key characteristics of the existing landscape.
Small	Minor loss or alteration to one or more key elements / features / characteristics of the baseline landscape. Addition of elements that may not be uncharacteristic within the existing landscape.
None	Minor or virtually imperceptible change in any area or landscape components.

An indication of impact significance (which can be either adverse or beneficial) was gained by combining sensitivity and magnitude in accordance with the matrix below. However, it should be noted that this provides an indication of the likely impact arising from the assessment of magnitude and sensitivity. Given that the criteria represent levels of a continuum or continuous gradation, professional judgement and awareness of the relative balance of importance between sensitivity and magnitude is also required.

Table 7: Matrix System Defining Significance of Landscape Impact

		Sensitivity				
Magnitude of Effect		High	Medium/High	Medium	Medium/Low	Low
	Large	Major	Major	Major/Moderate	Moderate	Moderate
	Large/Medium	Major	Major/Moderate	Moderate	Moderate	Moderate/Minor
	Medium	Major/Moderate	Moderate	Moderate	Moderate/Minor	Minor
	Medium/Small	Moderate	Moderate	Moderate/Minor	Minor	Minor
	Small	Moderate	Moderate/Minor	Minor	Minor	Minor
	Small/None	Moderate/Minor	Minor	Minor	Minor	Negligible
	None	No effect	No effect	No effect	No effect	No effect
A * is marked next to a significance rating in the assessment text where the outcome does not follow the significance rating determined by combining sensitivity and magnitude using the above matrix. The matrix is used as a guide, however, professional judgement is also required and in some scenarios this outcome will differ slightly to the matrix.						

Appendix A: Landscape Visual Impact Assessment Methodology

Visual Impact Assessment

The visual impact assessment determines the degree of anticipated change to visual amenity of buildings, areas of public open space, roads and footpaths that would occur as a result of the proposed development. The buildings, open spaces, roads and footpaths that offer people views of the proposed development are collectively referred to as ‘receptors’.

Field Survey

A field survey and site assessment are undertaken as part of the baseline review stage for several reasons;

- To allow comparison of baseline findings with observations (particularly judgements on quality and condition) made in the field;
- To gather additional information about the landscape elements, characteristics and underlying landscape character and identify additional landscape receptors;
- To gather additional information about visual amenity, the extent of the visual envelope and identify additional visual receptors; and
- To inform the subsequent assessment process.

Viewpoint photographs are taken to illustrate views of the site for representative receptors. These photographs represent views similar to that seen by the human eye (taken with a digital camera with a 50mm fixed lens). The photographs are taken from safe places of public access (i.e. public footpaths, road verges or roads that were not busy). The photographs are taken from the receptor, or the nearest accessible point to the receptor, looking towards the proposed development.

Assessment of Visual Magnitude of Change

The magnitude of the change to a view has been made by way of consideration of the following factors;

- Size or scale, taking into account change with respect to loss or additions of features in the view and changes in its composition, including the proportion of the view occupied by the proposals. In addition the degree of contrast or integration with any new features or changes in the landscape in terms of form, scale and mass, line, height, colour and texture are considered. Finally the nature of the view is considered e.g. full, partial or glimpsed;
- Geographical extent will vary with different viewpoints and is likely to reflect the angle of view in relation to the main activity of the receptor; the distance of the viewpoint from the proposed development and the extent of the area over which the changes would be visible; and
- Duration and reversibility of visual effects as set out for the landscape effects above.

The overall Magnitude of any visual receptor is determined by combining judgements of Size/Scale and Extent with a degree of professional judgement.

Table 8: Visual Magnitude Criteria

Category	Scale of Effects
Large	The proposed development will be clearly noticeable and the view would be fundamentally altered by its presence.
Medium	The proposed development will form a new and recognisable element within the view which is likely to be recognised by the receptor.
Small	The proposed development will form a minor constituent of the view being partially visible or at sufficient distance to be a small component.
None	Virtually imperceptible change (equates to no change situation) to existing views and visual amenity.

An indication of impact significance (which can be either adverse or beneficial) was gained by combining sensitivity and magnitude in accordance with the matrix below. However, it should be noted that this provides an indication of the likely impact arising from the assessment of magnitude and sensitivity. Given that the criteria represent levels of a continuum or continuous gradation, professional judgement and awareness of the relative balance of importance between sensitivity and magnitude is also required.

Table 9: Matrix System Defining Significance of Visual Impact

		Sensitivity				
Magnitude of Effect		High	Medium/High	Medium	Medium/Low	Low
	Large	Major	Major	Major/Moderate	Moderate	Moderate
	Large/Medium	Major	Major/Moderate	Moderate	Moderate	Moderate/Minor
	Medium	Major/Moderate	Moderate	Moderate	Moderate/Minor	Minor
	Medium/Small	Moderate	Moderate	Moderate/Minor	Minor	Minor
	Small	Moderate	Moderate/Minor	Minor	Minor	Minor
	Small/None	Moderate/Minor	Minor	Minor	Minor	Negligible
	None	No effect	No effect	No effect	No effect	No effect
A * is marked next to a significance rating in the assessment text where the outcome does not follow the significance rating determined by combining sensitivity and magnitude using the above matrix. The matrix is used as a guide, however, professional judgement is also required and in some scenarios this outcome will differ slightly to the matrix.						

Appendix

B

Figure 01: Designations

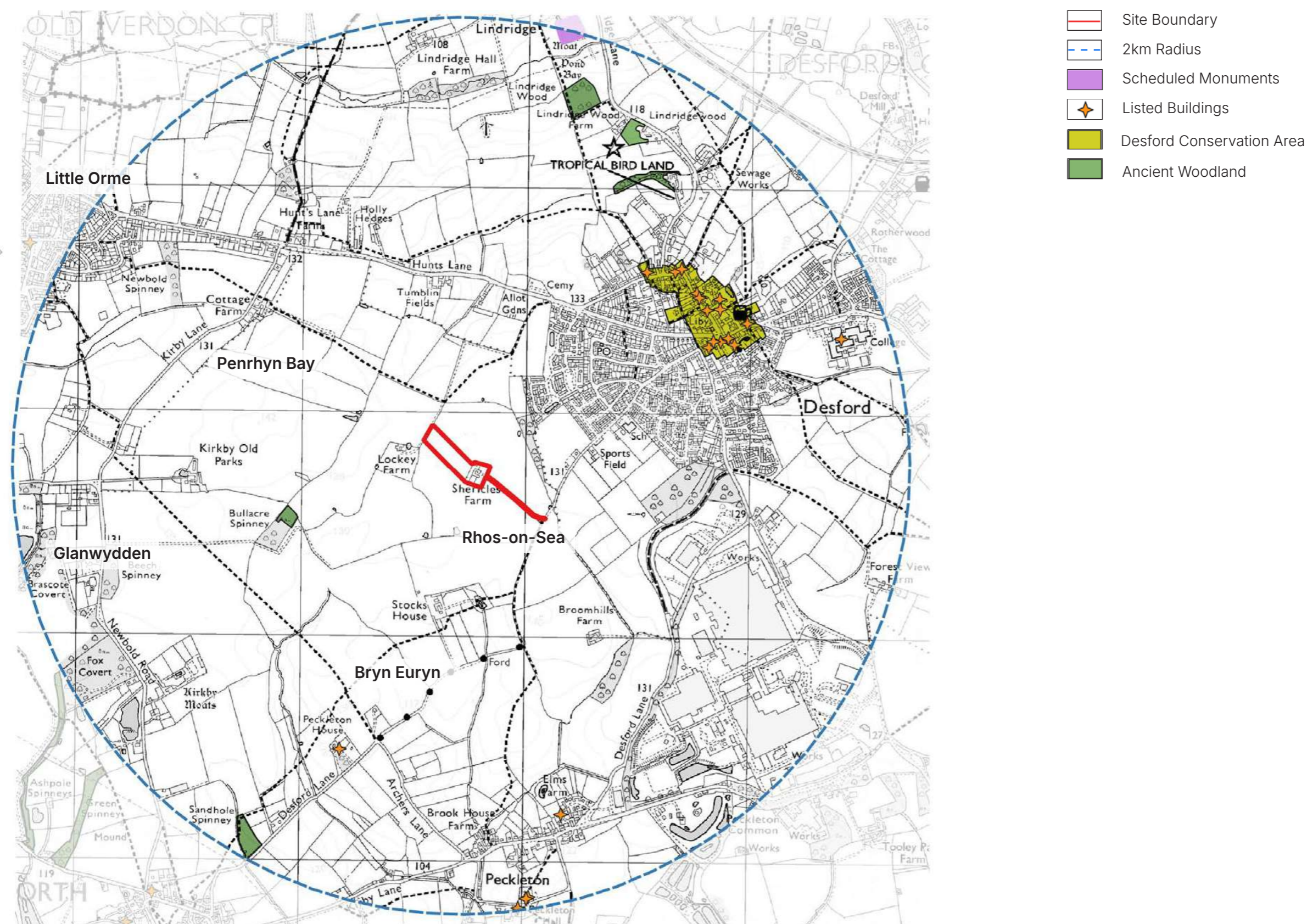
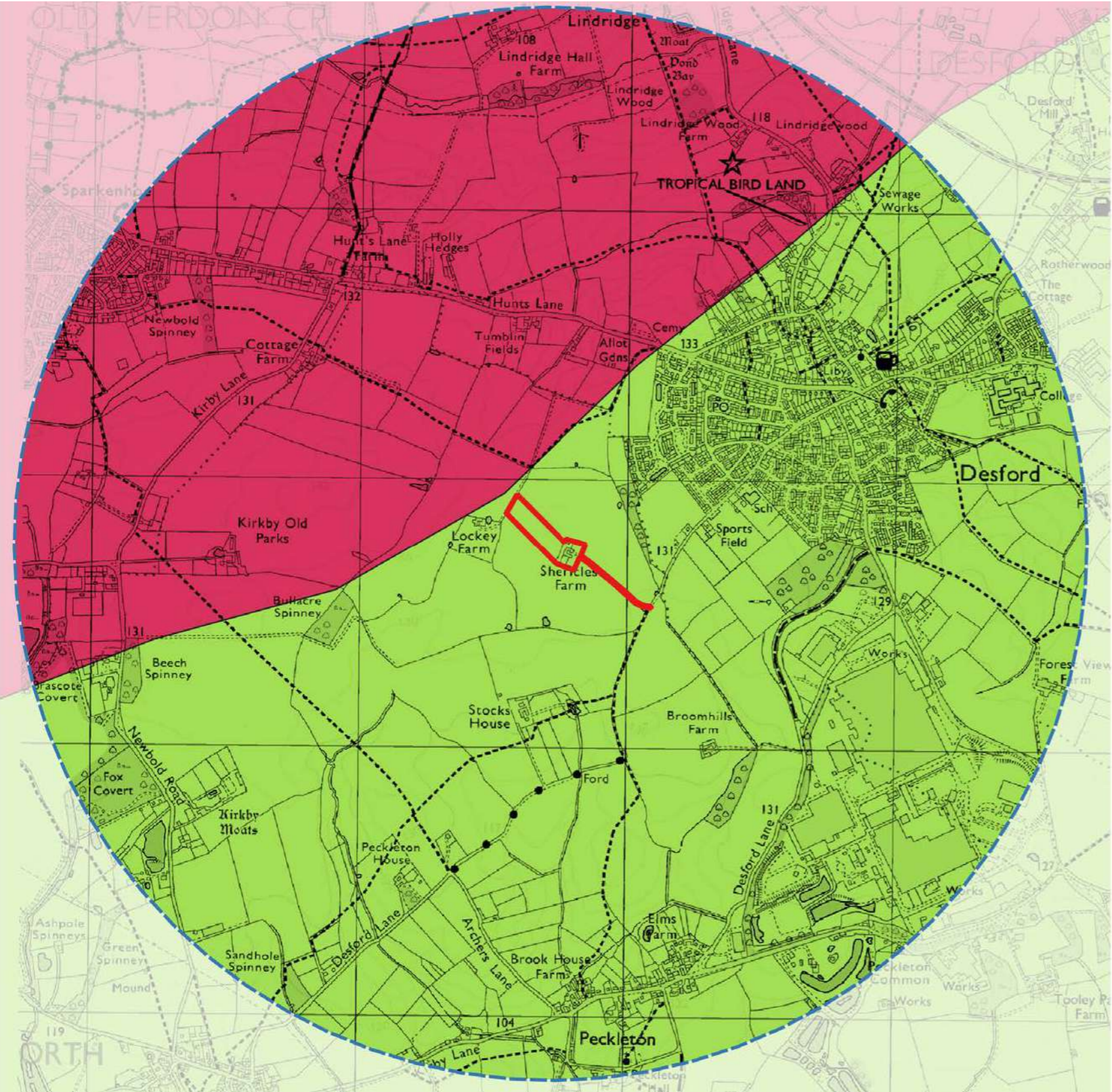


Figure 02: National Character Area



- Site Boundary
- 2km Radius
- National Character Area 94:
Leicestershire Vales
- National Character Area 71:
Leicestershire and South Derbyshire Coalfield

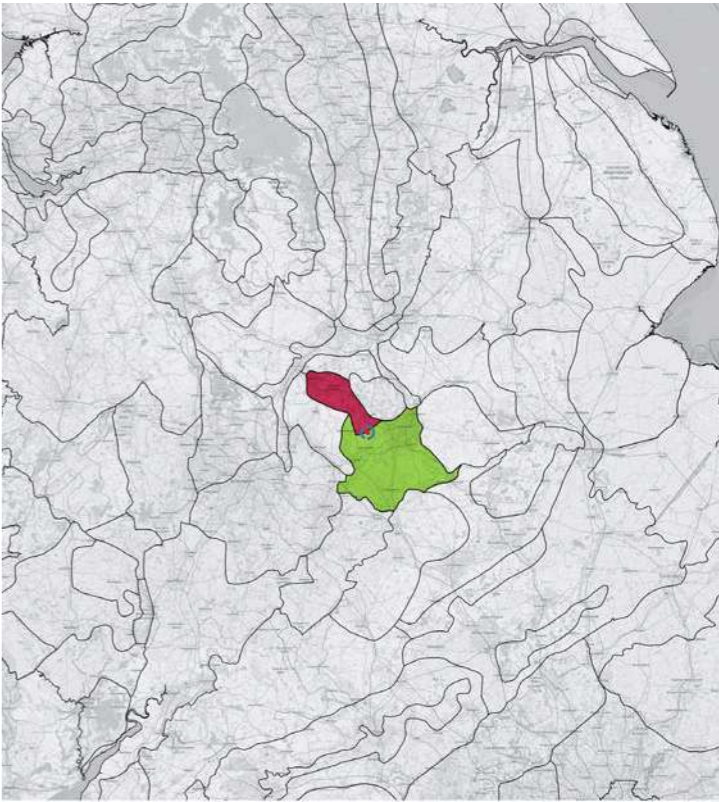
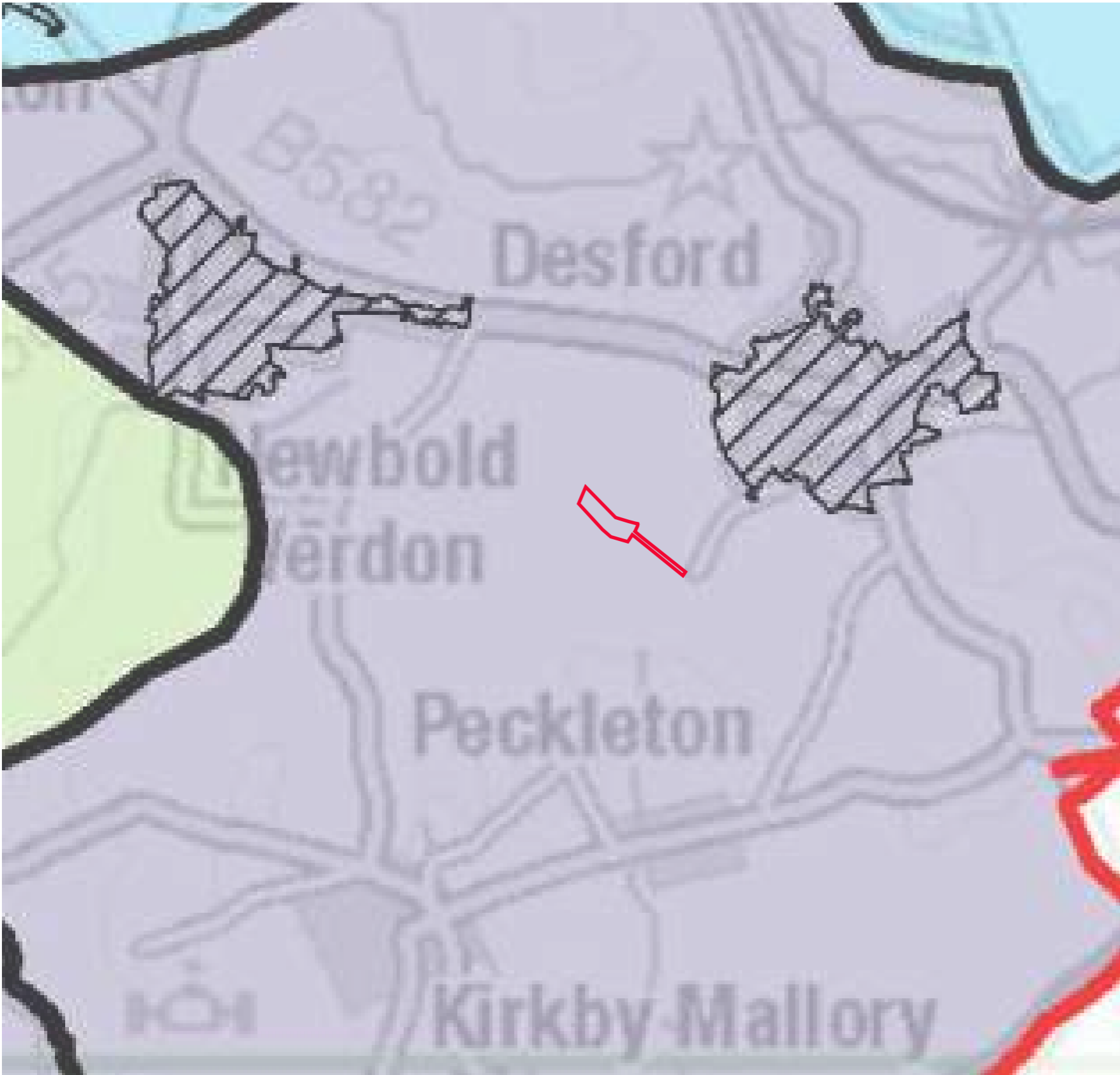


Figure 03: Local Landscape Character



- Site Boundary
- Rolling Farmland
- Agricultural Parkland
- Settled Forest Hills
- Urban

Figure 04: Topography & Water Bodies

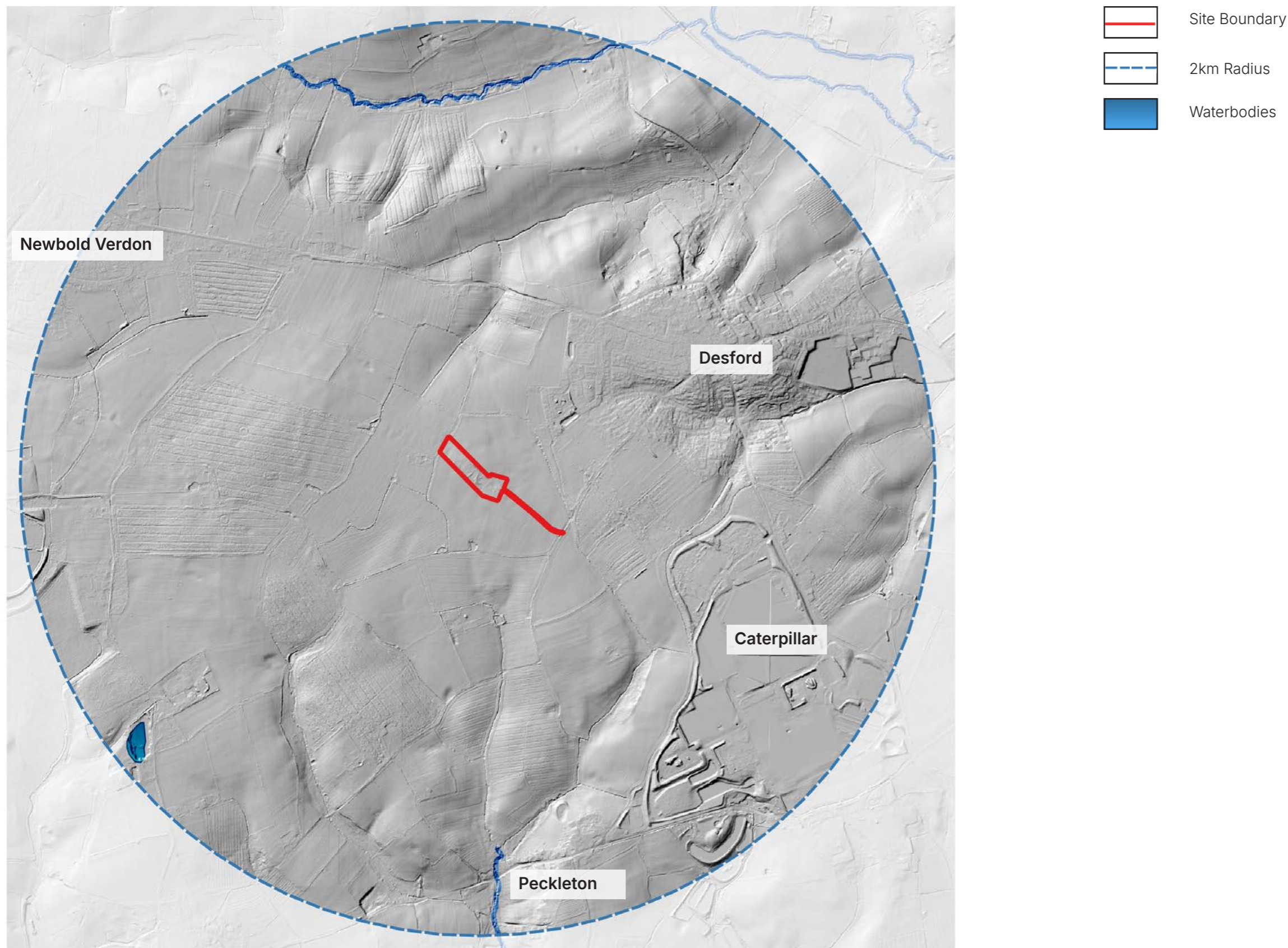


Figure 05: Access

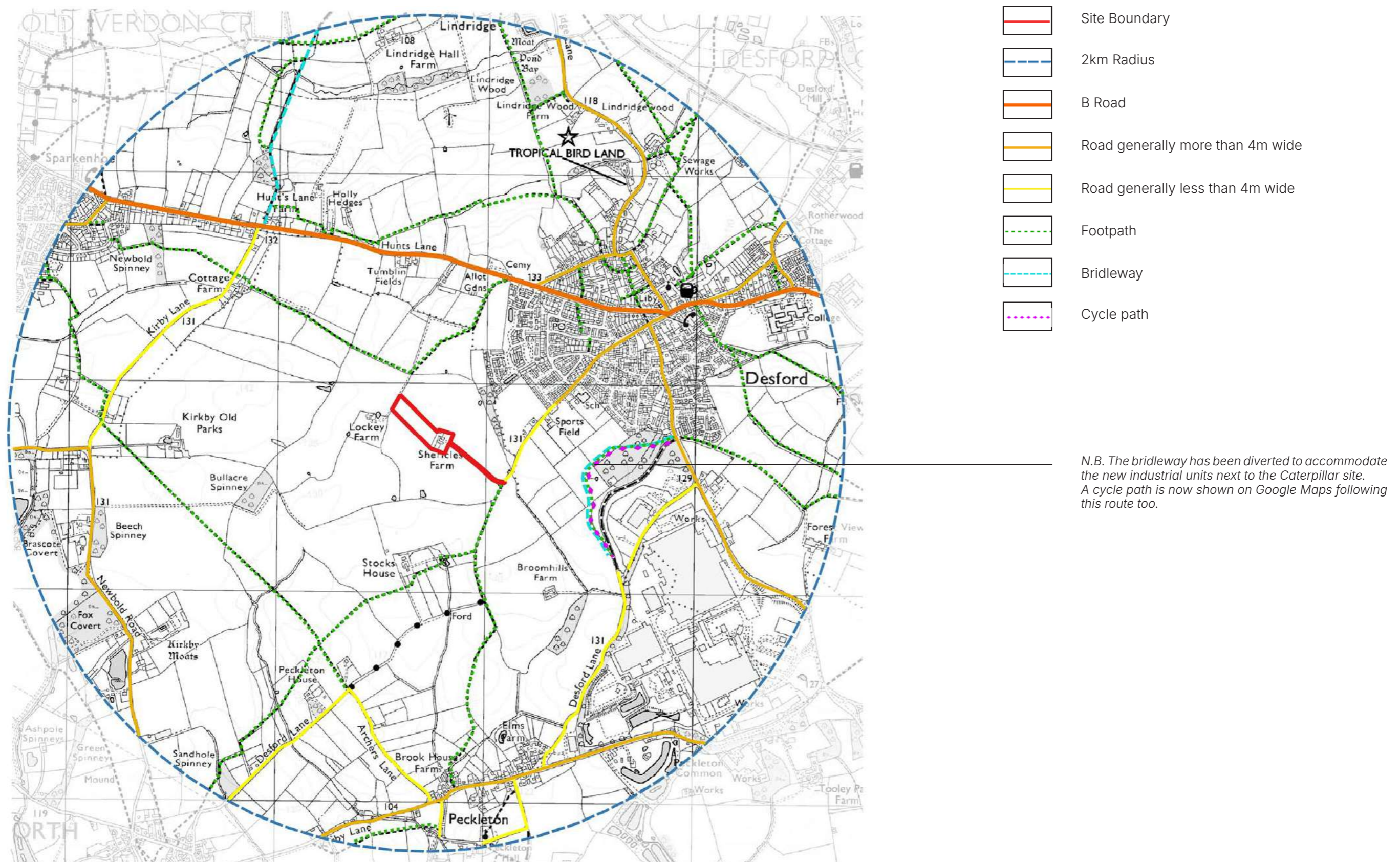
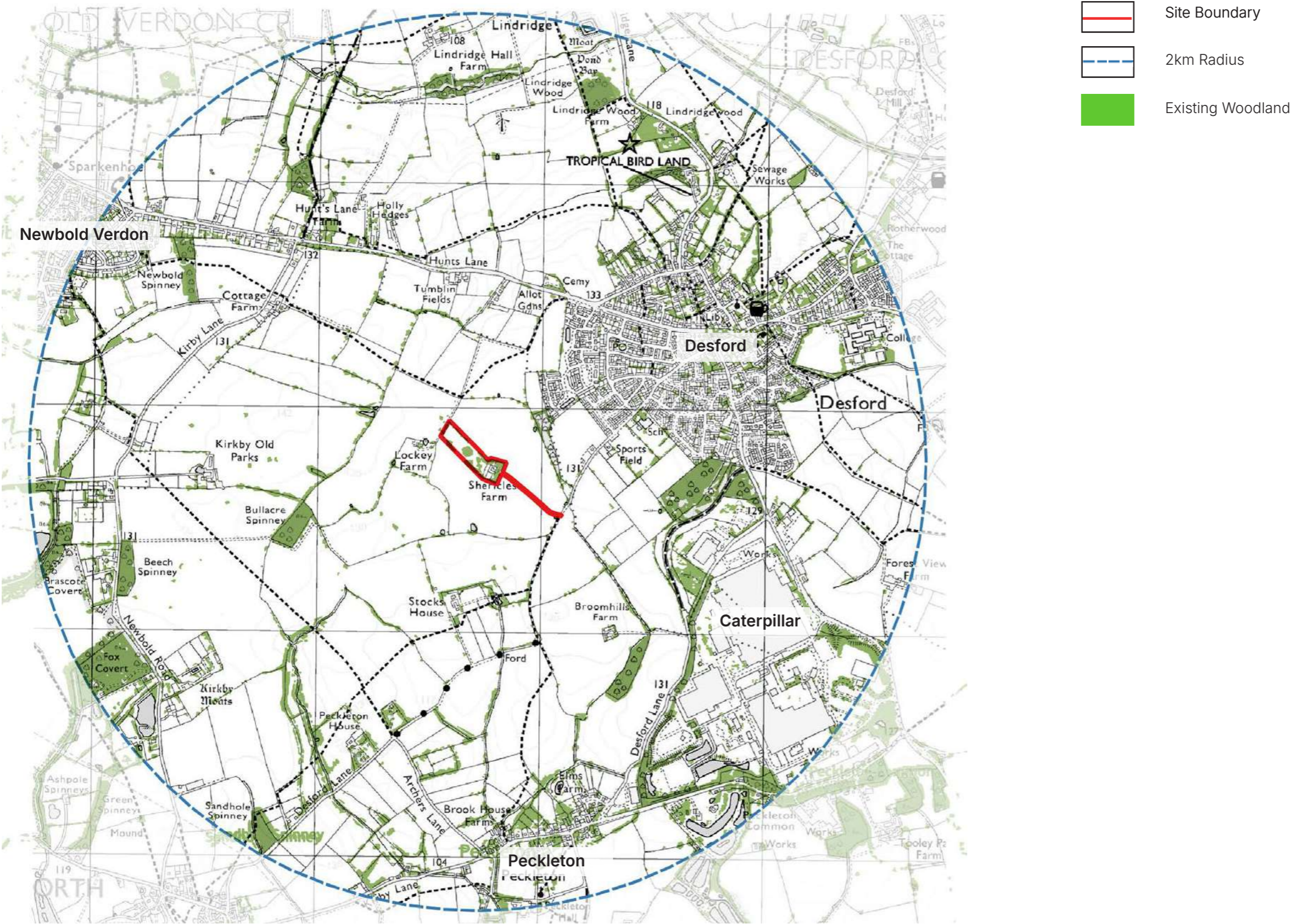


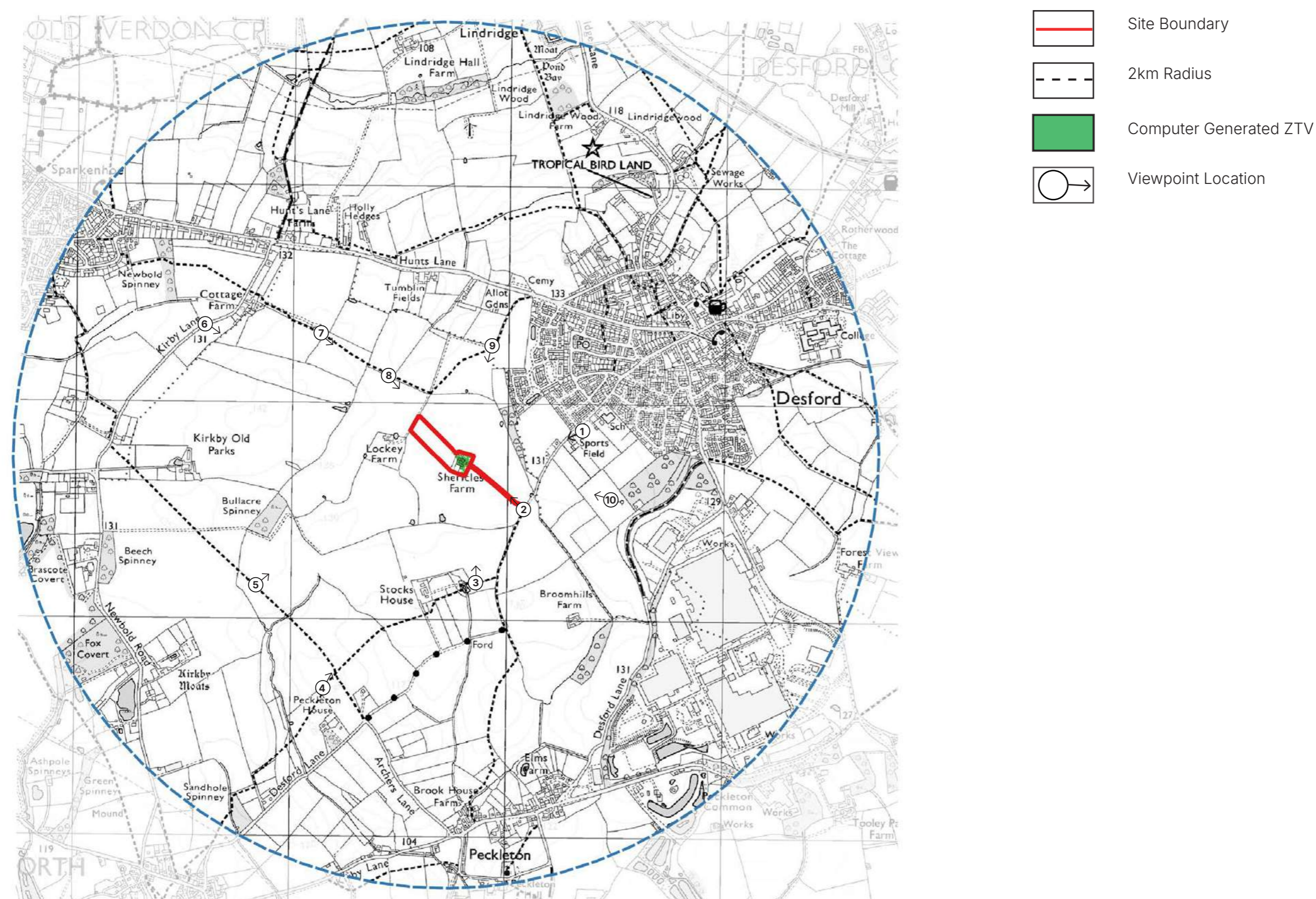
Figure 06: Tree Cover



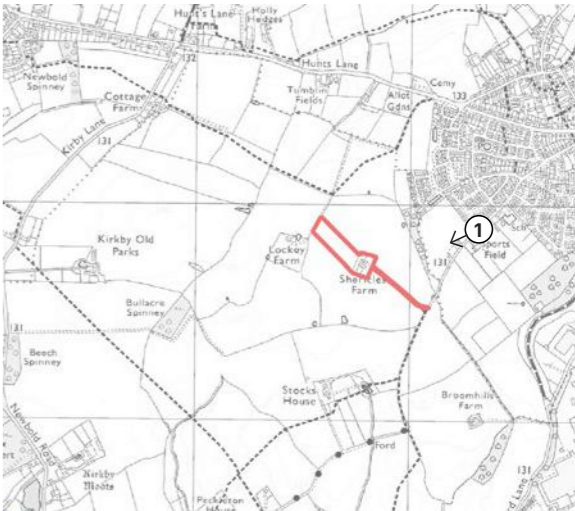
Appendix

C

Figure 07: Visual Envelope and Viewpoint Locations

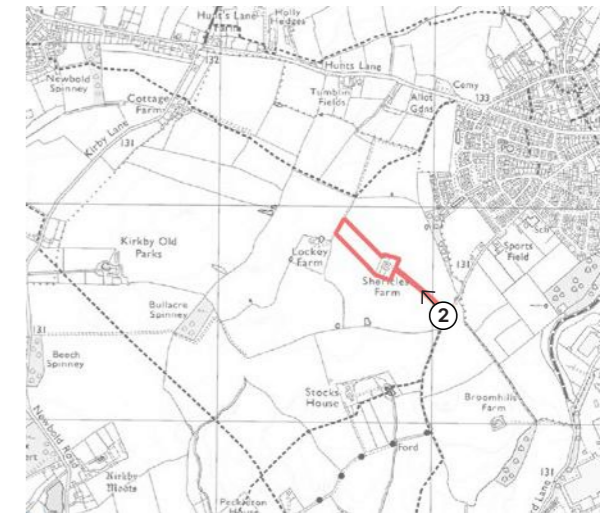


Viewpoint 01: View from play area looking west



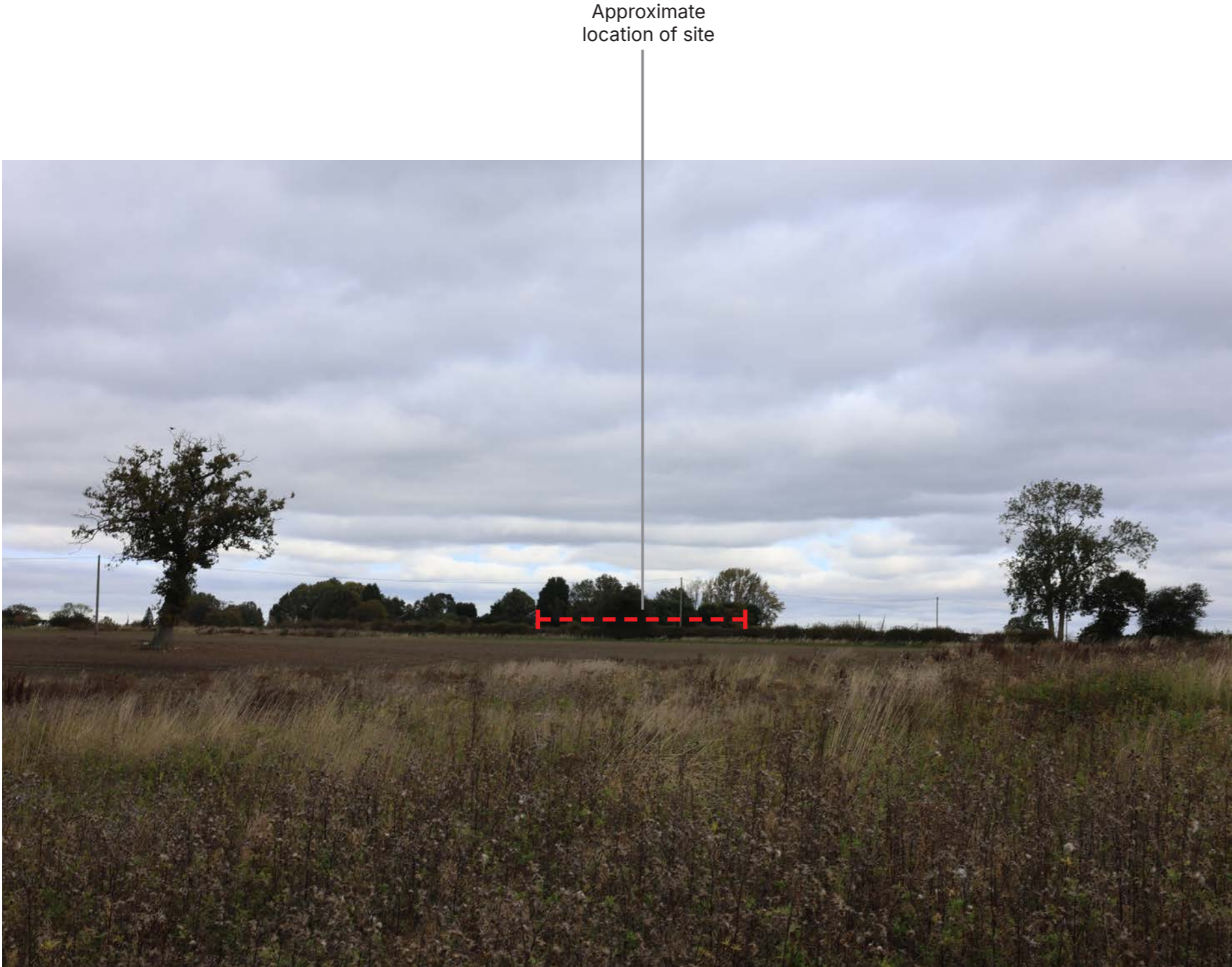
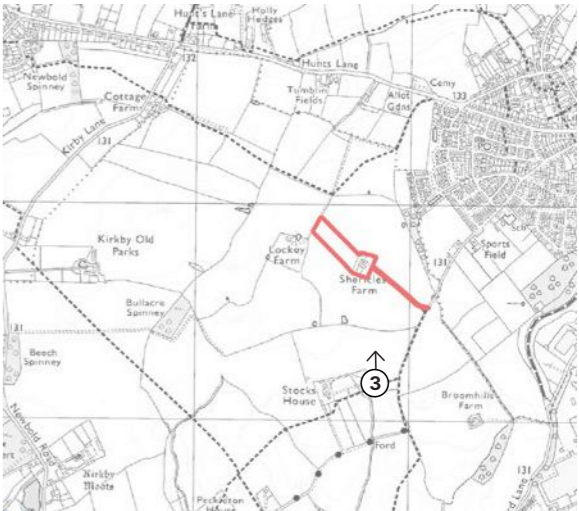
Lens Focal Length : 50mm
Direction : west
Date Taken : 7th October 2025
Distance from Site : approximately 535m

Viewpoint 02: View from footpath looking north-west



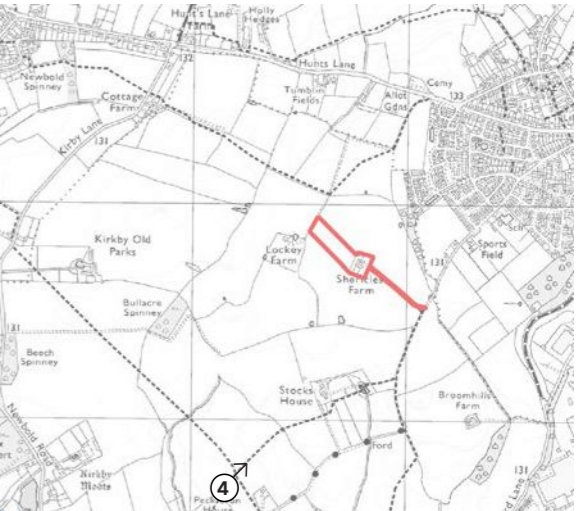
Lens Focal Length : 50mm
Direction : north-west
Date Taken : 7th October 2025
Distance from Site : approximately 350m

Viewpoint 03: View from footpath looking north



Lens Focal Length : 50mm
Direction : north
Date Taken : 7th October 2025
Distance from Site : approximately 550m

Viewpoint 04: View from footpath looking north-east

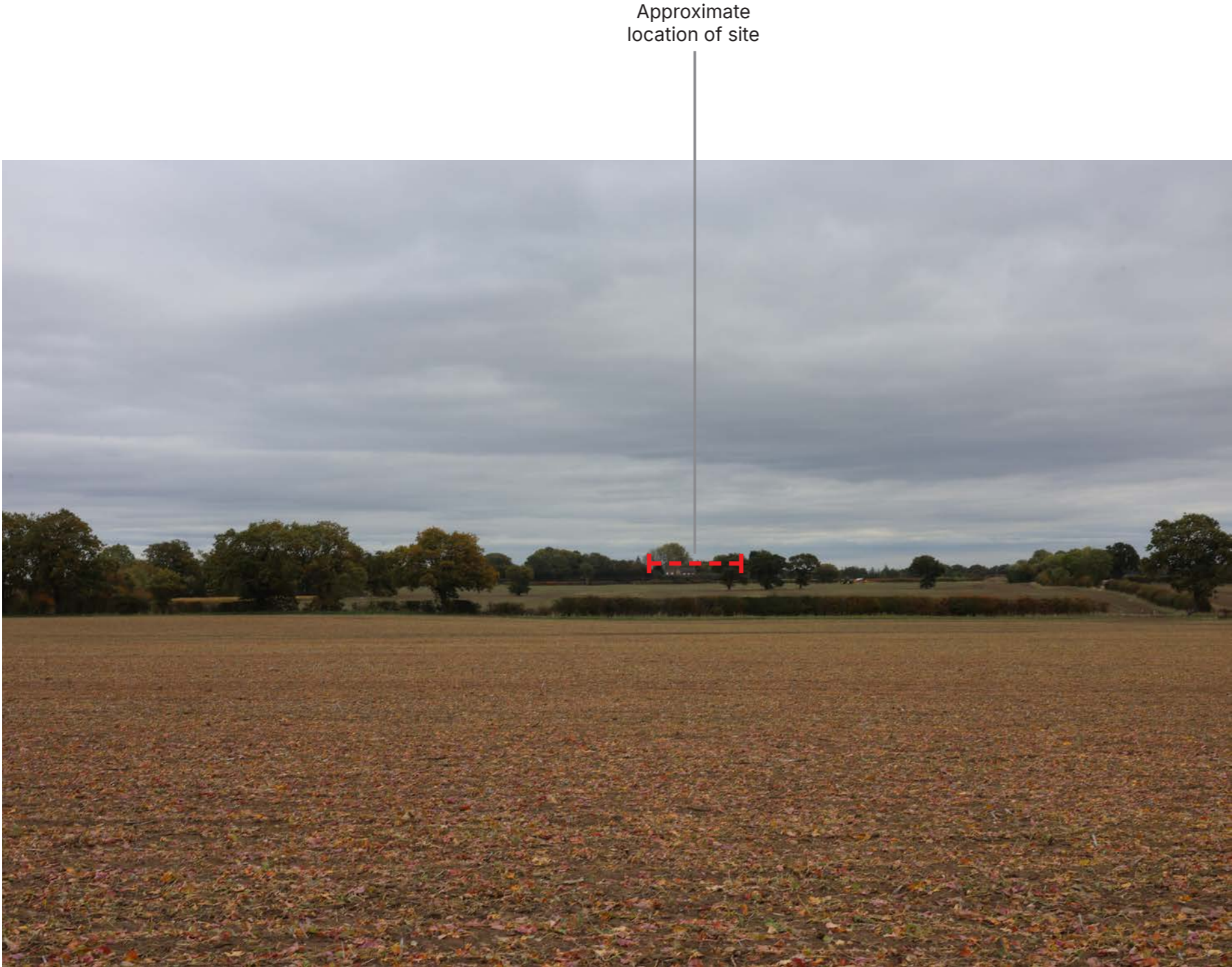
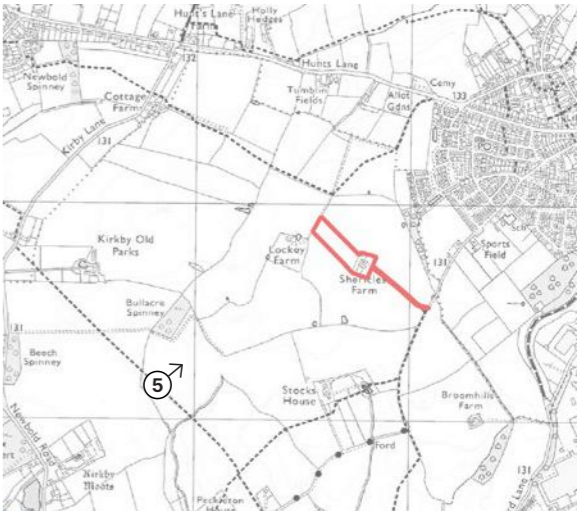


Approximate
location of site



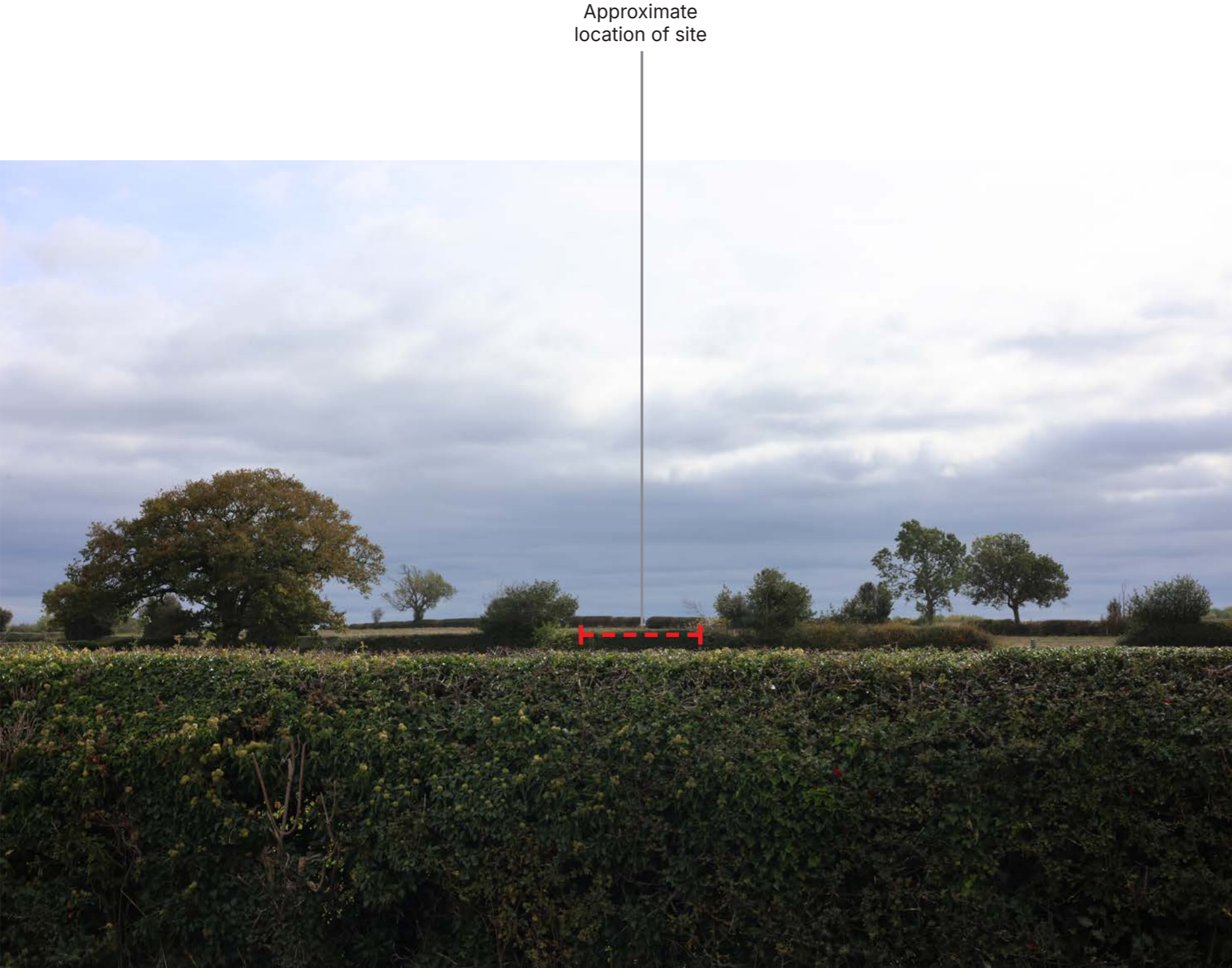
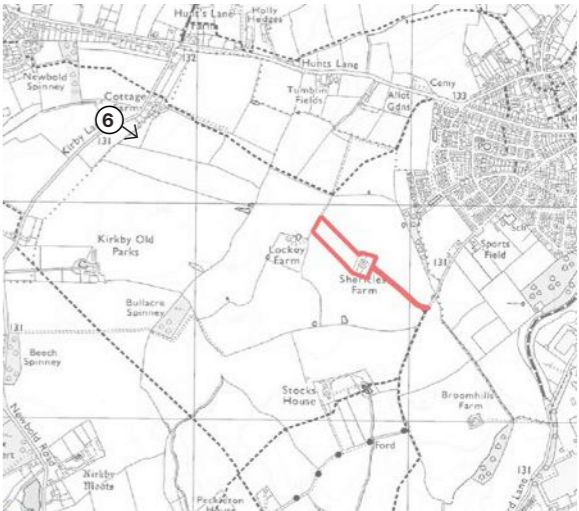
Lens Focal Length : 50mm
Direction : north-east
Date Taken : 7th October 2025
Distance from Site : approximately 1.2km

Viewpoint 05: View from footpath looking north-east



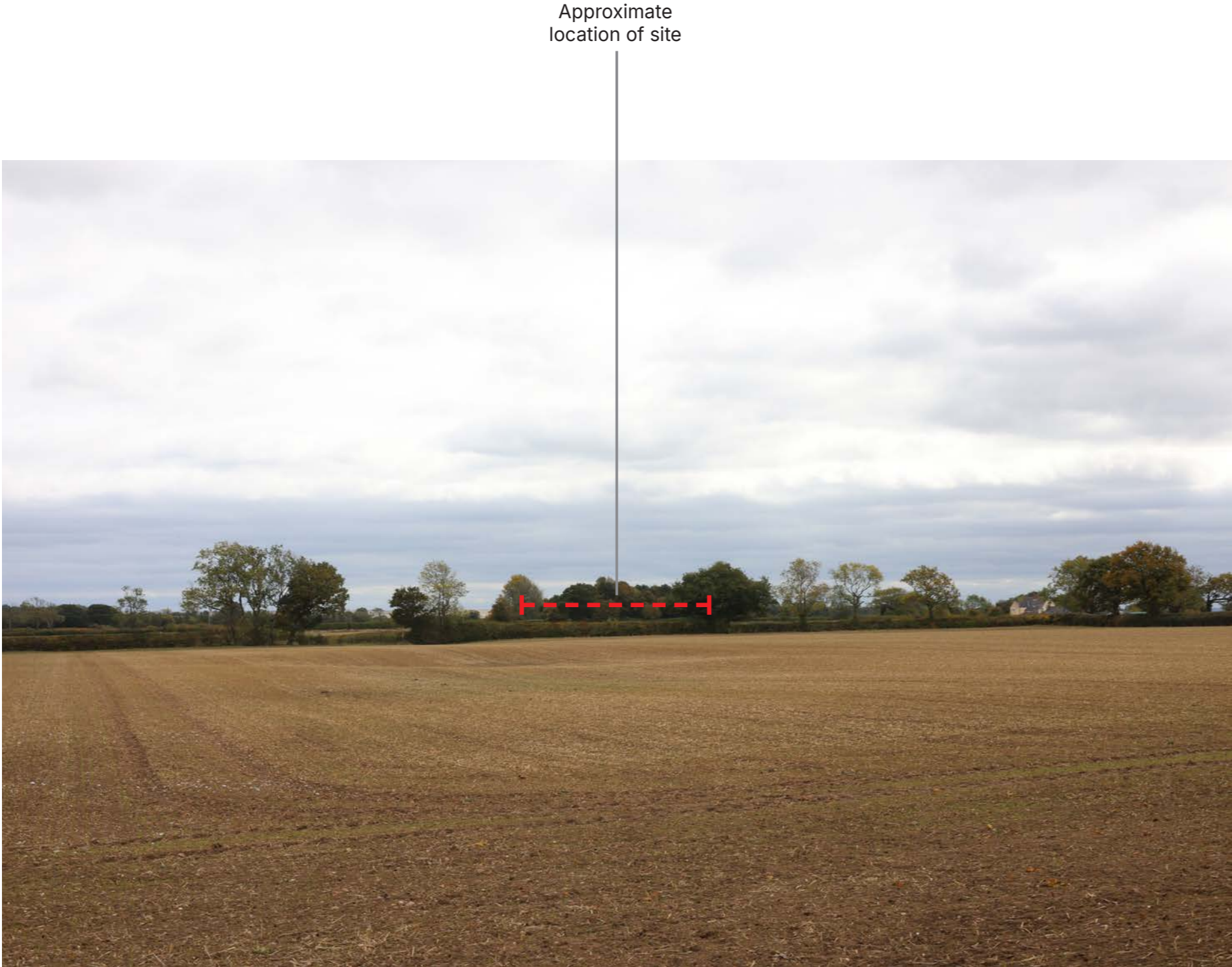
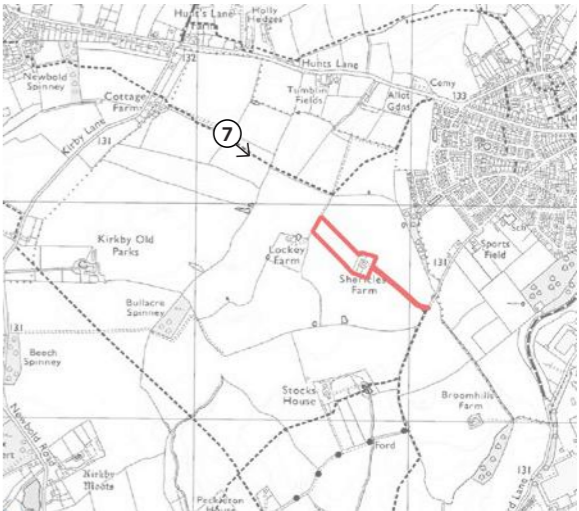
Lens Focal Length : 50mm
Direction : north-east
Date Taken : 7th October 2025
Distance from Site : approximately 1km

Viewpoint 06: View from Kirkby Lane looking south-east



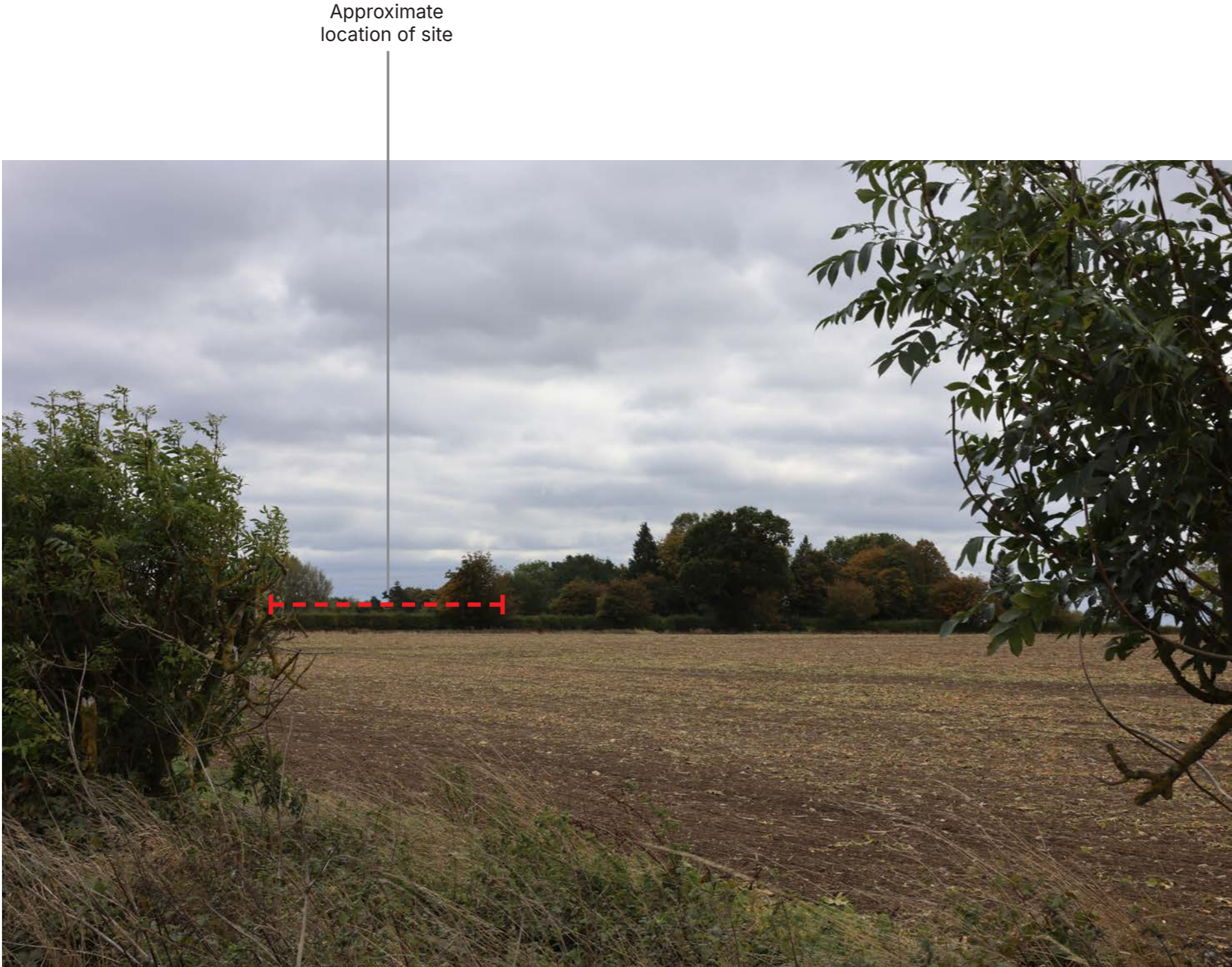
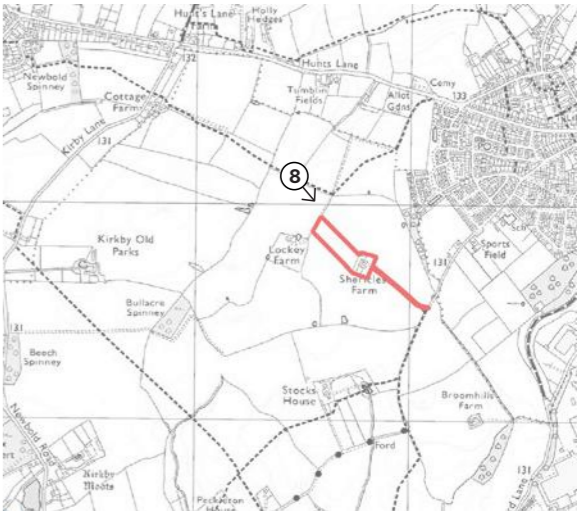
Lens Focal Length : 50mm
Direction : south-east
Date Taken : 7th October 2025
Distance from Site : approximately 1.3km

Viewpoint 07: View from footpath looking south-east



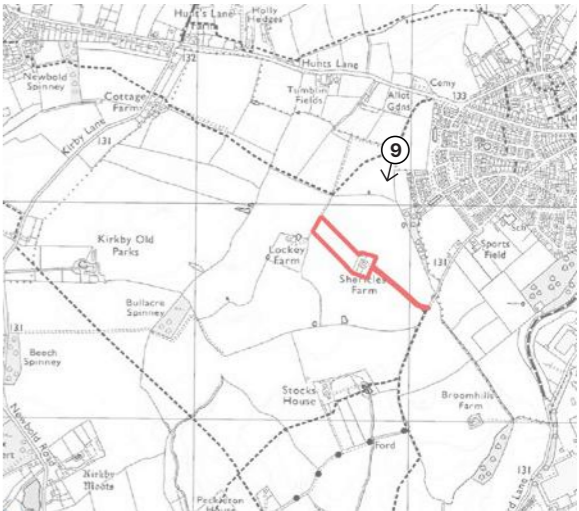
Lens Focal Length : 50mm
Direction : south-east
Date Taken : 7th October 2025
Distance from Site : approximately 850m

Viewpoint 08: View from footpath looking south-east



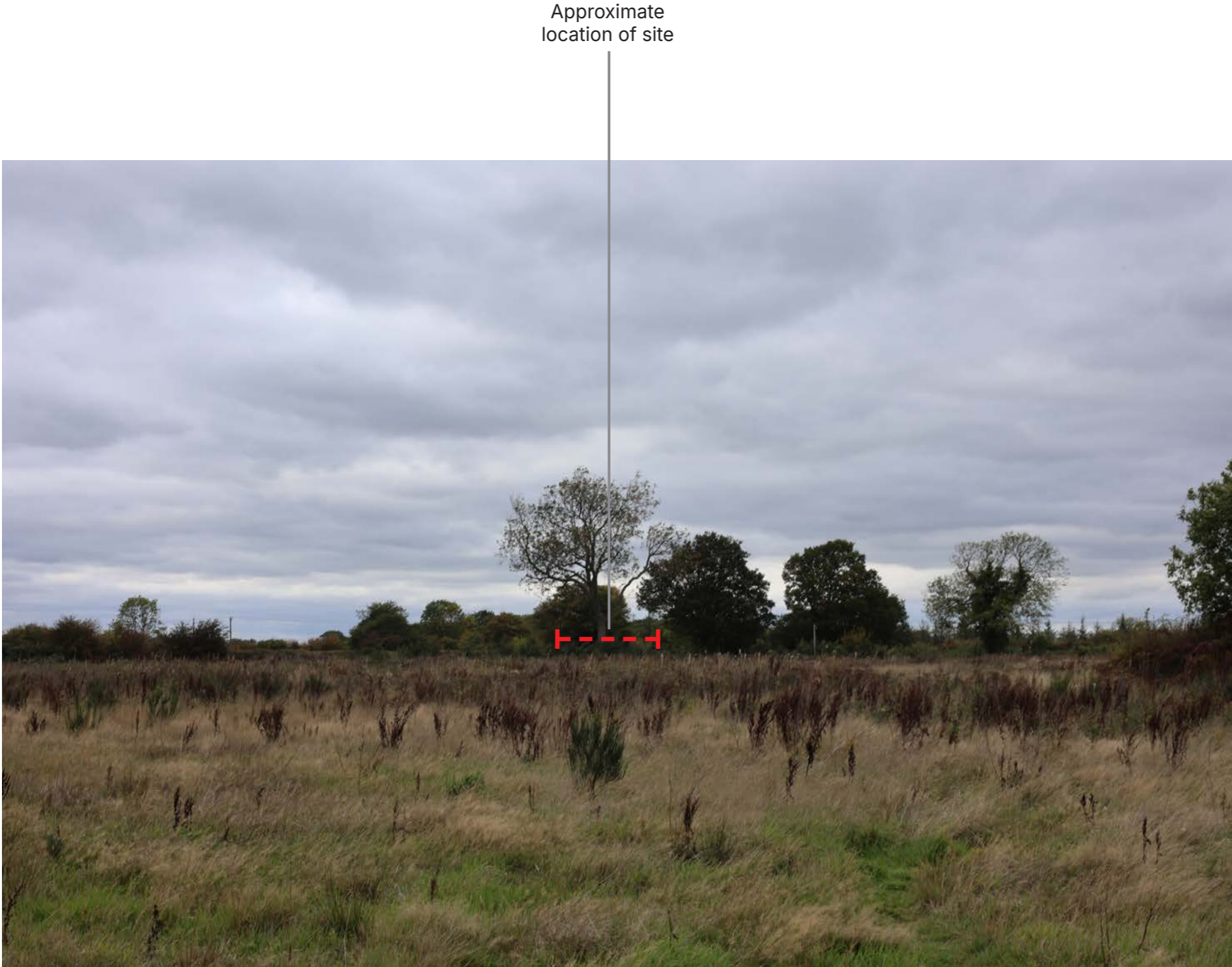
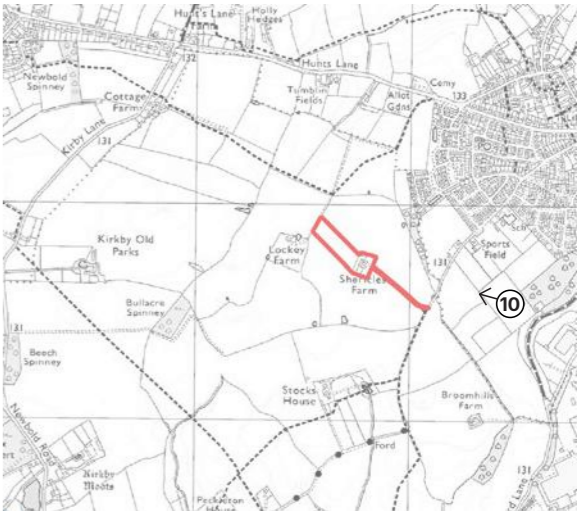
Lens Focal Length : 50mm
Direction : south-east
Date Taken : 7th October 2025
Distance from Site : approximately 485m

Viewpoint 09: View from footpath looking south



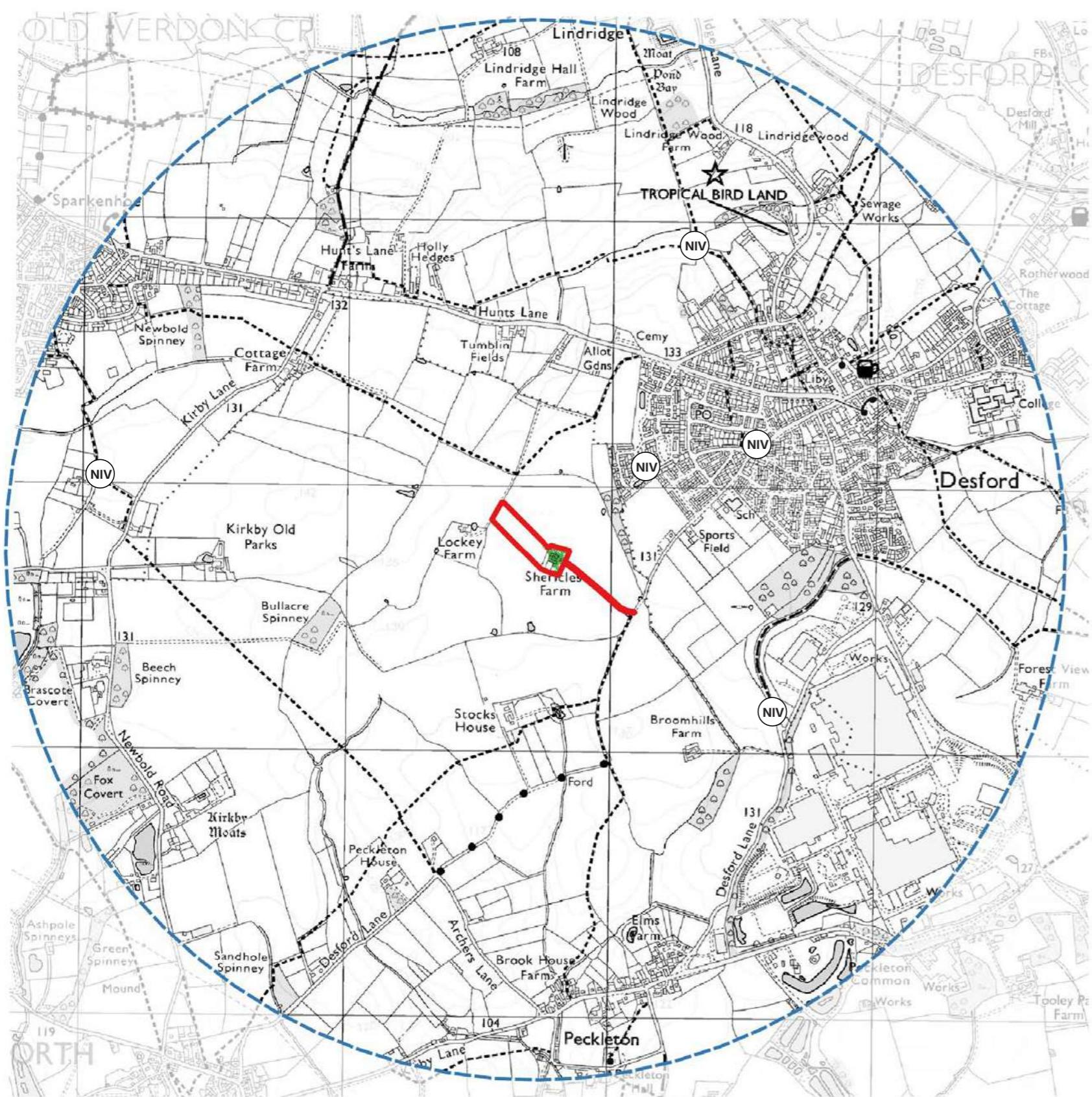
Lens Focal Length : 50mm
Direction : south
Date Taken : 7th October 2025
Distance from Site : approximately 530m

Viewpoint 10: View from footpath looking west



Lens Focal Length : 50mm
Direction : west
Date Taken : 7th October 2025
Distance from Site : approximately 720m

Shericles Farm: Viewpoints removed from assessment



- Site Boundary
- 2km Radius
- Computer Generated ZTV
- Viewpoint Location
- NA / NIV
- Not Accessible / Not in View

The plan illustrated on the left shows the viewpoints removed from the assessment because site investigation determined that the site was not within view, due to vegetation, distance, intervening development or changes in level (NIV), or because the site was not accessible (NA).