

Landscape and Visual Briefing Note

Project name: Land at Burbage Fields Farm, Burbage
Date: 31 March 2025
Project number: P22-2560

Introduction

- 1.1. This briefing note provides a summary update of key matters concerning the potential landscape and visual impact of proposed residential development at land at Burbage Fields Farm (application reference 24/00083/HYB), following comments received from HBBC's incumbent landscape consultant (Red Kite, March 2024 and September 2024), and minor changes to the masterplan (February 2025).

Red Kite – Landscape and Visual Comments (March 2024)

- 1.2. Red Kite provided comments on the LVIA (Pegasus, November 2023) accompanying the application in March 2024. In summary, the author of the Red Kite review sets out that:
- 1.3. *"The accompanying material [LVIA] produced by Pegasus is of high calibre and although I differ in opinion regarding certain aspects of assessment, I consider this to be attributed to my own professional subjective judgement. The description regarding the likely effects from the proposed development is thorough and responsive."*
- 1.4. The author also goes on to state:
- 1.5. *"The Site is not located in a designated or environmentally sensitive area and unlikely to give rise to significant adverse effects on landscape..."*
- 1.6. Whilst Red Kite come to differing conclusions with respect to the sensitivity of the site and its local context, overall, the author generally agrees with the assessment of landscape and visual effects set out by the Pegasus LVIA (paragraph 1.15, Red Kite, March 2024).
- 1.7. In terms of Red Kite's concerns regarding design intent and local character, it is Pegasus Group's position that the landscape strategy places a particular emphasis on green infrastructure across the site (including strategic landscape planting and open space) and the role that landscape characteristics and green infrastructure have in determining the spatial parameters and connections within the proposed development.
- 1.8. Mitigation measures to minimise impacts are an integrated part of the proposed development. Applying an overarching strategy for green infrastructure also has linked benefits in terms of other environmental matters, such as biodiversity and the consideration of sustainable drainage.
- 1.9. In relation to the locally promoted 'Round Burbage Walk', as set out in the LVIA (Pegasus, November 2023) and in particular at Figure 7: Landscape and Visual Analysis, this route is extensive, connecting walking routes around the settlement as a whole. A small section passes through the site. The proposed masterplan allows for the retention of the route in this location and has

considered the amenity of receptors using the route by focusing on the retention of existing vegetation and aligning the provision of public open space accordingly.

Amendments to the masterplan

- 1.10. Following consultation with the local authority, the proposed masterplan was amended to bolster the landscape strategy further. This included pulling back the development envelope from the west to allow for a deeper 'green buffer' to the wider landscape and the relocation of the proposed care home to the north, rather than south of the existing electricity pylons.
- 1.11. Whilst these changes do not alter the findings of the LVIA overall, they do represent positive adjustments to the masterplan which serve to strengthen the landscape strategy, including focussing potentially larger elements of built form closer to the existing settlement edge, and allowing for an increase in proposed native woodland and shrub planting, to reinforce the new landscape edge to the west, and subsequently the transition between the proposed development and the wider landscape in this location.

Red Kite – Landscape and Visual Comments (September 2024)

- 1.12. Red Kite provided further comments following the receipt of an updated LVIA (Pegasus, August 2024) which reflected the changes to the masterplan set out above. In summary, Red Kite did not change their position in respect of the application.

Approach to existing green infrastructure

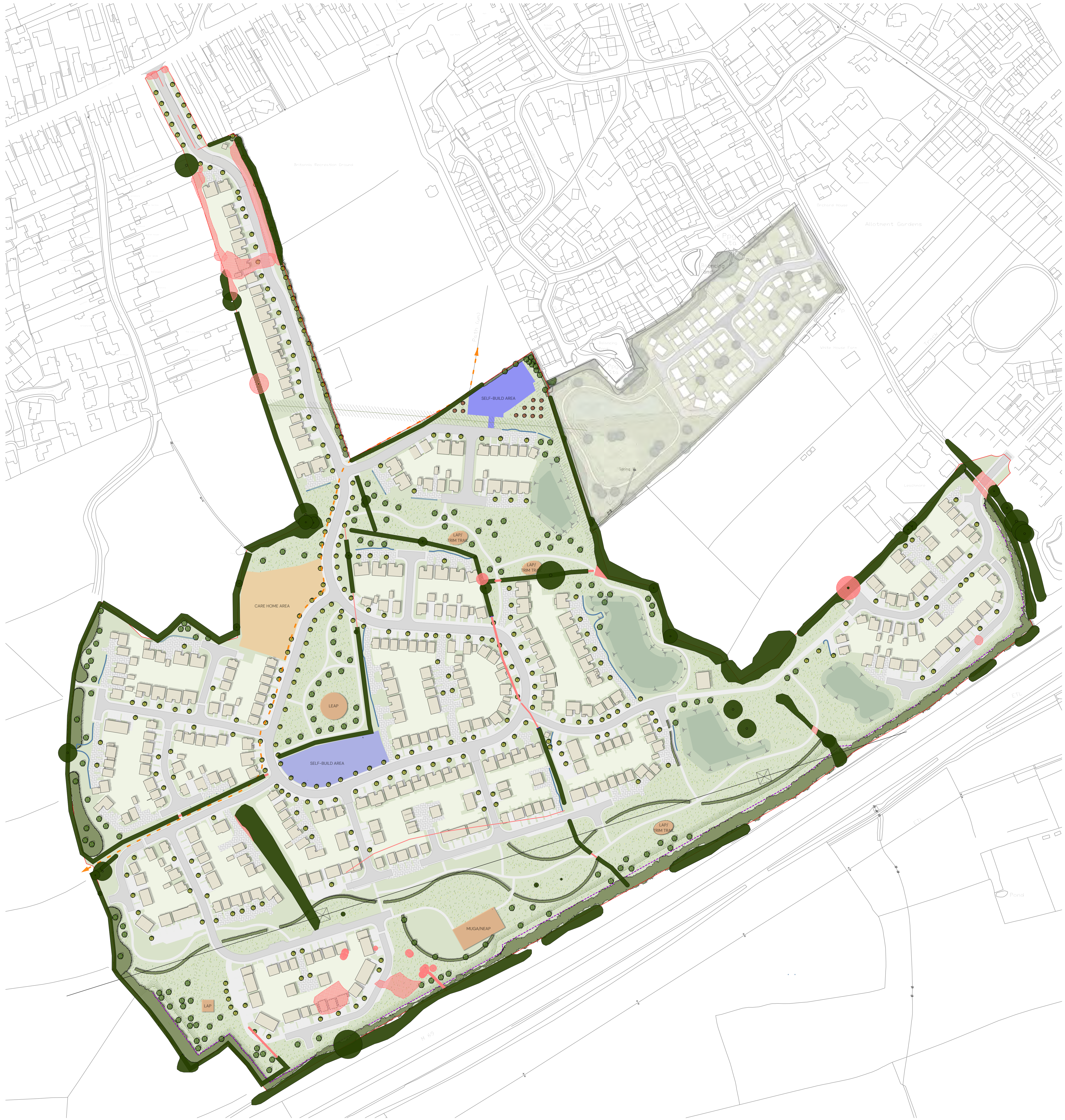
- 1.13. There have been concerns raised by Red Kite (paragraph 1.5, Landscape and Visual Comments, March 2023) regarding potential inconsistencies between the submitted Illustrative Landscape Masterplan and the more detailed 'Landscape Masterplan'. This has now been addressed, and both the illustrative and detailed proposals are now fully aligned (refer to **Appendix A** of this note, Illustrative Landscape Masterplan).
- 1.14. In terms of the approach to the retention and removal of the green infrastructure/field pattern across the site, the Illustrative Landscape Masterplan now clearly shows those areas of hedgerow and trees to be retained, those areas to be lost, as well as the proposed planting of new hedgerows and trees.
- 1.15. In quantitative terms, the masterplan (February 2025) allows for the retention of ca. 2,027.6 linear metres of existing hedgerow and 35 individual trees (including all Category A trees).
- 1.16. In terms of proposed losses, the introduction of the development envelope results in the removal of ca. 489 linear metres of hedgerow and 17 trees.
- 1.17. However, the proposed landscape strategy proposes an additional ca. 1,070.5 linear metres of new hedgerow planting, 9,160 m² of proposed native shrub and woodland planting and 456 new individual trees.
- 1.18. In summary, the proposed development allows for the retention of ca. 81% of the existing hedgerow/field pattern and proposes a substantial amount of new planting infrastructure.
- 1.19. Combined, this serves to respond to existing landscape character in the local context and the surrounding landscape, retains and makes use of existing landscape elements and features, optimises protection and screening for visual amenity receptors and enhances the existing green infrastructure framework overall.

Conclusion

- 1.20. The Pegasus LVIA which accompanies the application has been prepared by experienced, chartered Landscape Architects and is robust. The Pegasus LVIA methodology and approach is accepted by local authorities across the UK and has been tested and approved by leading planning Counsel at planning appeals.
- 1.21. In this instance, the Illustrative Landscape Masterplan (refer to **Appendix A** of this note) incorporates a mitigation strategy that forms an inherent part of the proposed development and this, notwithstanding some higher impacts at close proximity (i.e. on site and on the boundaries of the site), combined with the limited visibility and overall perception of the site from across the wider landscape, will minimise potential adverse effects.

APPENDIX A

Illustrative Landscape Masterplan



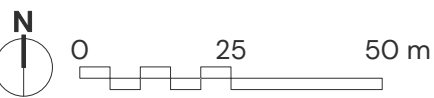
- Site boundary
- Path of existing overhead power lines
- Sewer Pipe Easement
- Route of the Round Burbage Walk
- Existing vegetation to be retained
- Existing vegetation to be removed
- Indicative residential layout and road network
- Indicative POS tree planting
- Indicative street trees
- Indicative orchard trees
- Indicative native tree and shrub planting
- Indicative native hedgerow
- Indicative amenity grassland
- Indicative area of enhanced amenity meadow grassland
- Indicative SuDS with species rich wetland grass
- Indicative swales
- Indicative locations of play
- Indicative pedestrian and cycle links
- Indicative mown path
- Indicative acoustic barrier
- Indicative bund

11/02/2025 F Updated to match Tree Retention Plan
DATE NO REVISION NOTE

Fig 8: Illustrative Landscape Masterplan

Land at Burbage Fields Farm, Burbage

CLIENT
Redrow Homes Midlands



DATE 21/11/2023 SCALE 1:1250 @A0 TEAM JW APPRVD JWA

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