

Landscape & Visual Impact Assessment



Land East of the Windmill Inn, Brascote Lane
21st December 2023



**Tyler
Grange**

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Summary

- S.1. This report has been prepared by Chantelle Schulz CMLI in order to provide an appraisal of the landscape and visual baseline circumstances at land at Brascote Lane, Newbold Verdon, and assess the potential impacts of the proposed development of the Site for housing. It provides details of the current landscape conditions of the Site, the visual context within which the Site is viewed from nearby publicly available locations, and a series of design recommendations to guide the development of the Site for housing use. The report then goes on to provide an assessment of the potential impacts and effects of the proposed housing development on the landscape and visual resources identified. This report sets out the process by which landscape and visual recommendations have informed the design response for the Site, and it is intended to result in a scheme which does not significantly affect the character of the landscape, or views of sensitive users, and where possible, enhances aspects of the landscape for the better.
- S.2. Site visits undertaken in October 2023 and December 2023 confirmed that the Site is located southern edge of Newbold Verdon and consists of a large irregular shaped field currently in arable use, defined by hedgerows and hedgerow trees to the north and east of Brascote Lane. The Site is adjoined by Brascote Lane and the Windmill Inn public house to immediate west, allotments on the periphery of Newbold Verdon and agricultural fields to north, a farm and small agricultural fields to the east, beyond which is a footpath, and Brascote Lane, allotments and a private fishing lake and farm to the south. Topographically, ground levels gently rise across the Site from 124m AOD in the north to 130m AOD in the south.
- S.3. The applicant (Richborough Estates Ltd and Messrs Longwill, Jenny Nicholls & Jason Nicholls) is seeking to obtain outline planning permission for up to 239 dwellings on the Site and the creation of a new Country Park, with associated access, landscaping, and drainage. The Illustrative Layout for the application sets out a scheme that incorporates 2.5 storey, two storey and single storey houses.
- S.4. The Site is not subject to any planning or landscape designations.
- S.5. Within published character documentation, the western part of the Site is identified as Bosworth Parkland the eastern part is identified as Newbold and Desford Rolling Farmland. The fieldwork undertaken has confirmed that the Site is somewhat typical of the wider landscape character areas in terms of key characteristics present, but these are limited to the commonplace, and not fundamentally defining features. In relation to both character areas, the Site forms a small part of a much wider landscape character area, and it does not contain any unique, rare or notable components, such as wide open views, associations with Bosworth Park and the Bosworth Hall country estate, or associations with Bosworth Battlefield. The surrounding landscape has a good network of public footpaths and recreational routes, but these do not traverse the Site. Changing the Site from arable farming use to housing and a country park would not noticeably affect the intrinsic character of the wider landscape as only a relatively small, contained area of arable land would be lost and the Country Park offers opportunities to incorporate characteristic new landscape features that would be beneficial to the local area in terms of landscape character and visual amenity.



- S.6. Visually the Site is contained by its boundary hedgerows and hedgerow trees. Although the land surrounding the Site is relatively open, the presence of layering of mature field boundary hedgerow vegetation and blocks of woodland means that there are few opportunities to view the Site. Visibility of the Site is only possible from the adjoining Brascote Lane, the adjoining allotments and residential properties to the north. There are very limited glimpsed views from a Public Footpath (S26) to the east and the Newbold Verdon Cricket Club (Alans Way Playing Fields) to the north-east. All other visibility, including from the existing settlement edge to the north, is restricted to glimpses through gaps in hedgerows where the Site is seen within the context of the existing backdrop of woodland beyond. This lack of public locations from which the Site can be seen meaning that visibility towards the Site is limited to a local area only.
- S.7. A series of recommendations have been made as a result of the baseline landscape and visual appraisal work undertaken. The assessment within this report sets out that the incorporation of these recommendations into the final development layout has resulted in a scheme which would not cause any undue adverse landscape or visual impacts on the Bosworth Parkland and Newbold and Desford Rolling Farmland character areas, or on the visual amenity of nearby users of the landscape and townscape edge as a result of the housing development and new Country Park proposed.



Section 1: Introduction

- 1.1. Tyler Grange Group Ltd (TG) have been commissioned by Richborough Estates Ltd and Messrs Longwill, Jenny Nicholls & Jason Nicholls to prepare a Landscape and Visual Impact Assessment (LVIA) to accompany an outline planning application for residential development on land at Brascote Lane, Newbold Verdon.
- 1.2. The area within the application boundary will be referred to as the 'Site' within this report. The area shown within 2km of the Site is referred to as the 'Study Area'. The Study Area has been chosen through the use of Zone of Theoretical Visibility (ZTV) mapping and on site assessment work. Further detail is included within the Methodology.
- 1.3. This LVIA reports the likely significant effects of the Proposed Development in terms of Landscape and Views in the context of the Site and surrounding area. In particular, it considers the likely significant effects on the character and features of the landscape; and on people's views and visual amenity within the Study Area.
- 1.4. The LVIA has been prepared in accordance with the Guidelines for Landscape and Visual Impact Assessment, Third Edition (GLVIA3) and Landscape Institute advice notes. The assessment contained within this report has been prepared by a Chartered Member of the Landscape Institute (CMLI). This report was prepared during December 2023.
- 1.5. This is a standalone report and does not constitute a Landscape Chapter in the context of an Environment Statement required by the Environmental Impact Assessment (EIA) Regulations. The approach taken in the preparation of this report is considered to be appropriate and proportional in the context of the professional guidance published by the Landscape Institute.
- 1.6. This report is supported by the following plans and appendices:
 - Plan 1: Site Context;
 - Plan 2: Landscape Character Context;
 - Plan 3: Visual Context & Photoviewpoint Locations;
 - Photosheets 1-22;
 - Appendix 1: Methodology Summary & Criteria Tables;
 - Appendix 2: Sensitivity of Receptors;
 - Appendix 3: Table of Landscape Effects; and
 - Appendix 4: Table of Visual Effects.



Site Context

- 1.7. The Site is formed of a large irregular shaped field currently in arable use, defined by hedgerows with numerous hedgerow trees, which create visual and physical enclosure to the Site. The Site is adjoined by Brascote Lane and the Windmill Inn public house to the immediate west, allotments on the periphery of Newbold Verdon and agricultural fields to the north, a farm and small agricultural fields to the east, beyond which is a footpath, and Brascote Lane, allotments and a private fishing lake and farm to the south.
- 1.8. Topographically, ground levels gently rise across the Site from 124m Above Ordnance Datum (AOD) in the north to 130m AOD in the south.
- 1.9. The village edge of Newbold Verdon adjoins the Site to the north and has a nucleated form. The landscape to the south, west and east of the Site is agricultural in use, gently undulating, and with field boundaries typically consisting of hedgerows with hedgerow trees. Blocks of woodland are present within the wider landscape surrounding the Site, and fields have a tendency to be large in size and irregular shaped giving the wider landscape an open and vast character. A large solar farm and quarry is located at Cadeby to the south-west of the Site, but otherwise development within the area surrounding the Site is formed of clustered settlements and sporadic farms.
- 1.10. The Site is located approximately 350m from Newbold Verdon's Conservation Area and there are several Listed Buildings within the village core, all of which are restricted from intervisibility with the Site by the intervening built form within the village.
- 1.11. There are no public rights of way within the Site itself, but a Public Footpath (Ref: S26) runs from Pasture Lane within Newbold Verdon, along the hedgerow and tree lined boundary associated within Alans Way Playing Field to the north-east of the Site and runs broadly south-westwards until it joins Kirby Lane.
- 1.12. There are several public rights of way within the landscape surrounding the Site and these, together with Site context described above, are shown on **Plan 1: Landscape Context**.



Section 2: Methodology and Scope

- 2.1. To assist the reader in understanding the purpose for undertaking landscape assessment work, the definition of 'landscape' as defined by the European Landscape Convention (ELC, 2000) is set out below.

"Landscape" means an area, as perceived by people, whose character is the result of the action and interaction of natural and/or human factors. This definition applies to all urban, peri-urban landscapes, towns, villages and rural areas. It applies to ordinary or degraded landscape as well as those that are outstanding or protected.

- 2.2. The methodology used to write this LVIA has been derived from the Landscape Institute and the Institute of Environmental Management & Assessment's 'Guidelines for Landscape and Visual Impact Assessment' Third Edition (GLVIA 3). In Chapter 1, the GLVIA states that landscape and visual impact assessment relates to:

"the effects of change resulting from development on both the landscape as an environmental resource in its own right and on people's views and visual amenity"

- 2.3. In the context of this definition, the assessment process seeks to consider the effects in an objective and systematic manner whilst recognising the perceptual and therefore subjective response to the landscape. Whilst subjectivity can never be removed from the assessment process, by following a systematic and structured framework of assessment, a more robust assessment can be applied and justified, and transparent conclusions drawn.

- 2.4. Furthermore, the LVIA process deals with the separate but interlinked issues of:

- Landscape Character: The effects of the proposed development upon discrete character areas and /or character types comprising features possessing a particular quality or merit; and
- Visual Context: The effects of the proposed development on views experienced by visual receptors, and upon the amenity value of the views.

- 2.5. Landscape character is defined in the GLVIA3 as:

"A distinct, recognisable and consistent pattern of elements in the landscape that makes one landscape different from another, rather than better or worse."

- 2.6. Changes to the landscape character can arise as a result of:

- Changes to the fabric of the landscape including either through the loss of key elements or the introduction of new features which alter the distinct character of the landscape; and
- Changes which alter the way in which the landscape is perceived or appreciated.



2.7. Changes to views will occur where there is:

- Alteration of the view in terms of elements present and the overall composition;
- A change to the skyline; and/or
- There is a change to the distribution or dominance of features.

2.8. For the purposes of the LVIA, the intended Study Area is shown on the enclosed Proposed Photoviewpoints Local Plan and extends to approximately 2km. The Study Area has been informed by an understanding of landform and built form, and through the use of Zone of Theoretical Visibility (ZTV) mapping, which demonstrates the worst-case scenario in terms of visibility of the Site.

Extent of the Study Area

2.9. The ZTV (**Plan 4: Visual Context & Photoviewpoint Locations**) demonstrates the areas from which the Proposed Development may be visible. It demonstrates how the viewpoints were identified based upon that ZTV. This, together with the on-site visual appraisals undertaken in October and December 2023, have demonstrated the area over which the Proposed Development will have an influence. This area is well within a 2km radius from the Site boundary.

Methodology

2.10. The methodology and guidelines used in the preparation of this assessment have been developed from the following document:

- An Approach to Landscape Character Assessment, Natural England, Second Version, October 2014 ; and
- Guidelines for Landscape and Visual Impact Assessment (GLVIA), Third Edition, LI and IEMA, 2013.

2.11. The assessment process is set out in further detail below but involves the following steps:

- Baseline appraisal of landscape, visual and planning policy baseline;
- Identification of potential receptors to change and their sensitivity;
- Assessment of potential effects on identified receptors;
- Proposed mitigation measures.

Baseline Appraisal

2.12. The baseline appraisal process is a crucial part of any assessment and includes:

- A desktop and on-site appraisal of the landscape features and topography of the area;



- The identification of relevant designations at national and local level;
- The review of relevant planning policy and evidence base;
- An on-site review of the character of the Site and its surroundings;
- The review of relevant published landscape character assessments;
- Field work to determine the extent to which the Site can be seen from the wider area, taking into account any significant vegetation or built form which restricts or limits the extent of visibility; and
- Identification of representative viewpoints and determination of likely visual receptors.

Identification of Receptors and Their Sensitivity

- 2.13. The desktop and on-site appraisals are used to identify potential receptors to change. Landscape receptors may be individual landscape elements, such as trees and hedgerows, or landscape character. Visual receptors are always people. The sensitivity of the identified receptors to change are then assessed.

Identification of Receptors

- 2.14. Receptors are identified through the baseline analysis as set out above. This is used to identify areas of landscape character, landscape elements and visual receptors that may be affected by the Proposed Development Receptors that are identified but then deemed to not be affected by the Proposed Development are scoped out of the assessment in accordance with the GLVIA3.

Landscape Sensitivity

- 2.15. Landscape sensitivity is dependent on:
- The susceptibility of the landscape to the type of change proposed; and
 - The value placed on the landscape.
- 2.16. As a general rule, those landscape resources which make a notable contribution to the character and cannot be replaced or substituted, or where the type of proposed development is inconsistent with the baseline situation will be of a high sensitivity. Those resources which are replaceable or contribute little to the overall character of the landscape, and where the type of proposals complement the baseline situation will be of low sensitivity.

Visual Sensitivity

- 2.17. The sensitivity of people (visual receptors) who may experience a change to views and visual amenity arising from the proposed development, with reference to the representative viewpoints, in terms of their sensitivity to change will be dependent on:
- The location and context of the viewpoint;



- The expectations and occupation or activity of the receptors; and
 - The importance of the view.
- 2.18. Those receptors that are classified as being of high sensitivity to change may include users of public rights of way or nearby residents, those of low sensitivity to change may include people in their place of work or travelling through the landscape in cars, trains or other modes of transport.
- 2.19. In order to assist in understanding the application of sensitivity to landscape and visual receptors, Appendix 3 sets out a number of assessment criteria. These allow for the separate consideration of both value and susceptibility factors in order to establish a balanced assessment.

Assessment of Effects

- 2.20. The assessment of effects is undertaken in the knowledge of the scheme proposals and the existing baseline situation.
- 2.21. The significance of any landscape and visual effect is a function of the sensitivity of the affected landscape resources and visual receptors against the magnitude of change that they would experience.
- 2.22. The magnitude of change lies along a continuum from high, where there is a prominent and notable change to the landscape character or view to low where the change is barely perceptible.
- 2.23. The assessment of the nature of the landscape and visual effects depends on the degree to which the development:
- Complements, respects and fits into the existing scale, landform and pattern of the landscape context;
 - Enables enhancement, restoration or retention of the landscape character and visual amenity and delivers policy aspirations; and
 - Affects strategic and important views in addition to the visual context of receptors and over what extent.

Level of Effect Criteria

- 2.24. Best practice guidelines stipulate that the level of any landscape related effect should be evaluated, both during the construction works and following completion of the development.
- 2.25. It is also important to note that the latest GLVIA (3rd Edition) places greater emphasis on professional judgement and the supporting narrative and less emphasis on a formulaic, mechanistic approach; a transparent assessment process should be evident.



Mitigation Measures

- 2.26. The consideration of mitigation with the aim where possible, of avoiding, reducing or offsetting adverse landscape or visual effects is determined during the course of the assessment where this can be addressed through a suitably worded condition.
- 2.27. The evaluation of landscape and visual effects following mitigation, are known as residual effects. For the purposes of this report, the term 'impact' refers to the causation of change and effects that are the results of the changes to the landscape and visual context.



Section 3: Landscape Setting

Access and Rights of Way

- 3.1. There are no public rights of way within the Site itself, but a Public Footpath (Ref: S26) runs from Pasture Lane within Newbold Verdon, along the hedgerow and tree lined boundary associated within Alans Way Playing Field to the north-east of the Site and runs broadly south-westwards until it joins Kirby Lane.
- 3.2. There are several public rights of way within the landscape surrounding the Site and these, together with Site context described above, are shown on **Plan 1: Landscape Context**.
- 3.3. The main road routes in the Study Area are Brascote Lane, which forms the western boundary to the Site. Brascote Lane continues south past the Site, before making a 90 degree turn and continues approximately 165m parallel to the southern boundary. Kirkby Lane is oriented on a north – south direction of travel and is located approximately 315m to the east of the Site. More distant roads are present within the Study Area. Those of note include the B585 Bosworth Lane approximately 1.3km west of the Site and the B582 Hunts Lane approximately 7550m north of the Site, on the northern extents of the settlement of Newbold Verdon.
- 3.4. There are a number of Public Rights of Way (PRoW) within the Study Area, of which the following are the most relevant:
- Footpath S26 is located approximately 90m east of the Site, at its closest point. The route leads from the south eastern extents of Newbold Verdon and continues south, south east;
 - Footpath S23 is located approximately 350m south west of the Site and leads from Brascote Lane south east towards Newbold Road, near Kirkby Mallory;
 - Footpath S27 is a short section of footpath located approximately 95m north of the Site. It leads from Brascote Lane to Arnold's Crescent and from Barbara Avenue to Footpath S26;
 - Footpath S16 is located approximately 565m west of the Site. It begins on Main Street in Newbold Verdon, with a short spur to the junction of Footpaths S17 and S20, then to Footpath S17 onwards to Brascote Lane and Footpath S67, east of Cadeby;
 - Footpath S17 is located approximately 575m west of the Site. It leads from Footpath S20 south westwards to Footpath S16, north of Botany Bay Spinney in Newbold Verdon; and
 - Footpath S20 is located approximately 720m west of the Site. It leads from Footpath S17 in Newbold Verdon to Bosworth Lane.



Settlement and Land Use

- 3.5. The village edge of Newbold Verdon adjoins the Site to the north and has a nucleated form. The landscape to the south, west and east of the Site is agricultural in use, gently undulating, and with field boundaries typically consisting of hedgerows with hedgerow trees. Blocks of woodland are present within the wider landscape surrounding the Site, and fields have a tendency to be large in size and irregular shaped giving the wider landscape an open and vast character. A large solar farm and quarry is located at Cadeby to the south-west of the Site, but otherwise development within the area surrounding the Site is formed of clustered settlements and sporadic farms.
- 3.6. The landscape setting of the Site comprises principally pasture farmland with occasional arable fields, the settlement extents of Newbold Verdon, allotment gardens, fishing pond, solar farm and numerous blocks of woodland, which combine to create a well vegetated feel to the locality.

Topography and Hydrology

- 3.7. Topographically, ground levels gently rise across the Site from 124m Above Ordnance Datum (AOD) in the north to 130m AOD in the south.
- 3.8. Numerous small ponds and water bodies are present within the surrounding landscape, most notable is the private fishing pond located approximately 90m south of the Site.
- 3.9. A minor watercourse is aligned along the northern boundary of the Site.
- 3.10. The study area comprising a tightly undulating landscape, with rising landform from the River Lune, ranging primarily between 20 and 100m Above Ordnance Datum (AOD). Higher ground (up to 150m AOD) exists to the far north east and south of the study area.

Vegetation and Field Pattern

- 3.11. The Site is formed of a large irregular shaped field currently in arable use, defined by hedgerows with numerous hedgerow trees, which create visual and physical enclosure to the Site. The Site is adjoined by Brascote Lane and the Windmill Inn public house to the immediate west, allotments on the periphery of Newbold Verdon and agricultural fields to the north, a farm and small agricultural fields to the east, beyond which is a footpath, and Brascote Lane, allotments and a private fishing lake and farm to the south.
- 3.12. The habitat is assessed as having a negligible ecological value. The surrounding hedgerow structure extends to approximately 1,500 metres and is largely associated with the boundaries to the north, east and west. The species include Blackthorn, Field Maple, Alder, Common Dogwood, Hazel, Guelder Rose and Hawthorn. Some of the hedgerows are subject to intensive management and historic map regression also notes the loss of at least 2 internal hedgerows over the last 130 years.



Section 4: Policy Background

- 4.1. This section sets out the relevant national and local landscape policy and evidence base as pertains to the Site and Proposed Development. The main themes have then been drawn out and a summary included of the way in which the Proposed Development and the illustrative masterplan have responded to those themes.

Designations

- 4.2. The Site does not fall within any national or local designations. It does not fall within any of the designated areas and assets referred to at Paragraph 11 of the Framework, which includes Green Belt Land, Local Green Spaces and Areas of Outstanding Natural Beauty amongst other examples.
- 4.3. The nearest areas of Ancient and Semi Natural Woodland (ASNW) are approximately 975m at Fox Covert.
- 4.4. The Site is located approximately 350m from Newbold Verdon's Conservation Area and there are several Listed Buildings within the village core, all of which are restricted from intervisibility with the Site by the intervening built form within the village.

National Planning Policy

National Planning Policy Framework 2023 (NPPF)¹

- 4.5. At the heart of the NPPF is a presumption in favour of sustainable development. For plan making the presumption requires plans to positively seek opportunities to meet the development needs of an area and be sufficiently flexible to adapt to rapid change. Footnote 6 accompanying the presumption identifies protected areas or assets of particular importance which includes Areas of Outstanding Natural Beauty.
- 4.6. Paragraph 11 of the NPPF clarifies that the presumption in favour of sustainable development does not change the status of the development plan as the starting point for decision making. Furthermore, it confirms that where a planning application conflicts with an up-to-date development plan (including any neighbourhood plans that form part of the development plan), permission should not usually be granted. Local planning authorities may take decisions that depart from an up-to-date development plan, but only if material considerations in a particular case indicate that the plan should not be followed.
- 4.7. The creation of high-quality buildings and places is fundamental to what the planning and development process should achieve, as stated at paragraph 131.
- 4.8. Paragraph 135 seeks to ensure that developments:

¹ Ministry of Housing, Communities and Local Government (2023) [National Planning Policy Framework](#)



- *“Will function well and add to the overall quality of the area, just not for the short term but over the lifetime of the development;*
- *Are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;*
- *Are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);*
- *Establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;*
- *Optimise the potential of the Site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and*
- *Create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.”*

4.9. Paragraph 180 requires planning policies and decisions to contribute to and enhance the natural and local environment by fulfilling criteria including amongst others:

- *a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan); and*
- *b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland.*

National Planning Practice Guidance²

4.10. Whilst National Planning Practice Guidance (NPPG) is to be updated, it does not preclude development. It considers that the creation of new residential neighbourhoods can, through sensitive design, be deemed acceptable even where it results in a loss of open countryside. Those categories within the NPPG that are of particular relevance to landscape and visual matters in relation to this Site are set out below.

Design

4.11. The NPPG emphasises the need for development to be integrated with its surrounding context, reinforces local distinctiveness, reduces impacts on nature and sense of place, and considers views into and out of sites. This includes the use of local building forms and ensuring that development

² Ministry of Housing, Communities and Local Government (DCLG) (2019) [National Planning Practice Guidance](#)



reflects the layout, scale, pattern and materials within new development. At paragraph 007 Reference ID: 26-007-20140306, it states: *"planning should promote local character (including landscape setting). Development should seek to promote character in townscape and landscape by responding to and reinforcing locally distinctive patterns of developments, local man-made and natural heritage and culture, while not preventing or discouraging appropriate innovation"*.

- 4.12. The use of high quality hard and soft landscape design to help successfully integrate development into the wider environment is also emphasised as being important to consider from the outset, in order to ensure proposals improve the overall quality of the townscape and landscape.

Green Infrastructure

- 4.13. This NPPG highlights the multifaceted benefits provided through the provision of Green Infrastructure, including but not limited to: "enhanced wellbeing, outdoor recreation and access, enhanced biodiversity and landscapes, urban cooling, and the management of flood risk" (Paragraph: 005 Reference ID: 8-005-20190721).
- 4.14. Moreover, the NPPG recognises how green infrastructure exists within a wider landscape context and can thus be used to reinforce and enhance local landscape character and contribute to a sense of place.

Landscape

- 4.15. The NPPG makes reference to the National Planning Policy Framework, stating: *"it is clear that plans should recognise the intrinsic character and beauty of the countryside, and that strategic policies should provide for the conservation and enhancement of landscapes"* (Paragraph: 036 Reference ID: 8-036-20190721).
- 4.16. It is therefore emphasised that the cumulative impacts of development on the landscape need to be considered carefully, whereby proposals should *"avoid adverse impacts on landscapes and set out necessary mitigation measures, such as appropriate design principles and visual screening, where necessary"* (Paragraph: 036 Reference ID: 8-036-20190721).

Local Planning Policy

- 4.17. The Site falls within the administrative borough of Hinckley and Bosworth Borough Council. The specific local level policies that are relevant for landscape and visual matters and applicable to the Site and development proposed are summarised in the following text:

Hinckley and Bosworth Borough Council Core Strategy (adopted Dec 2009)

- 4.18. The policies within the above document that are relevant to landscape and visual matters are:
- Policy 7: Key Rural Centres



Newbold Verdon is identified within the Core Strategy as a Key rural Centre and this policy requires all development within such locations to be of the 'highest environmental standards'.

- Policy 11: Key Rural Centres Stand Alone

This policy sets out a series of requirements for development within Newbold Verdon as one of the 'standalone' Key Rural Centres. Within the requirements, it includes the need for existing deficiencies in the quality, quantity and accessibility of green space and play provision in Newbold Verdon to be addressed, and for the character and appearance of the Newbold Verdon Conservation Area to be respected by incorporating locally distinctive features of the conservation area into the development.

Hinckley & Bosworth Borough Council Site Allocations and Development Management Policies Document (DPD) (July 2016)

4.19. The Site is not identified within the Site Allocations and Development Management Policies Document. The following strategic policies are relevant to landscape and visual matters:

- DM4: Safeguarding the Countryside and Settlement

This policy aims to protect the intrinsic value, beauty, open character and landscape character of the countryside. According to this policy, development within the countryside must not:

- have a significant adverse effect on the intrinsic value, beauty, open character and landscape character of the countryside; and
- undermine the physical and perceived separation and open character between settlements; and
- create or exacerbate ribbon development.

- DM10: Development and Design

Policy DM10 requires developments to:

- Not visually intrude on nearby residents/occupiers of adjacent buildings;
- Complement or enhance the character of the surrounding area, in terms of scale, layout, density, mass, design, materials and architectural features;
- Respect the materiality of the existing, adjoining/neighbouring buildings and local area; and
- Incorporate a high standard of landscaping.



Strategic Housing and Economic Land Availability Assessment (2020)

- 4.20. The Strategic Housing and Economic Land Availability Assessment (SHELAA) provides an assessment of potential development sites within the borough. The Site is identified within the assessment within parcels LPR38A and LPR38B (as per **Figure 1** inset map extract below) which the assessment concludes are both 'developable' for housing use, with a potential to deliver 165 and 260 dwellings, respectively.

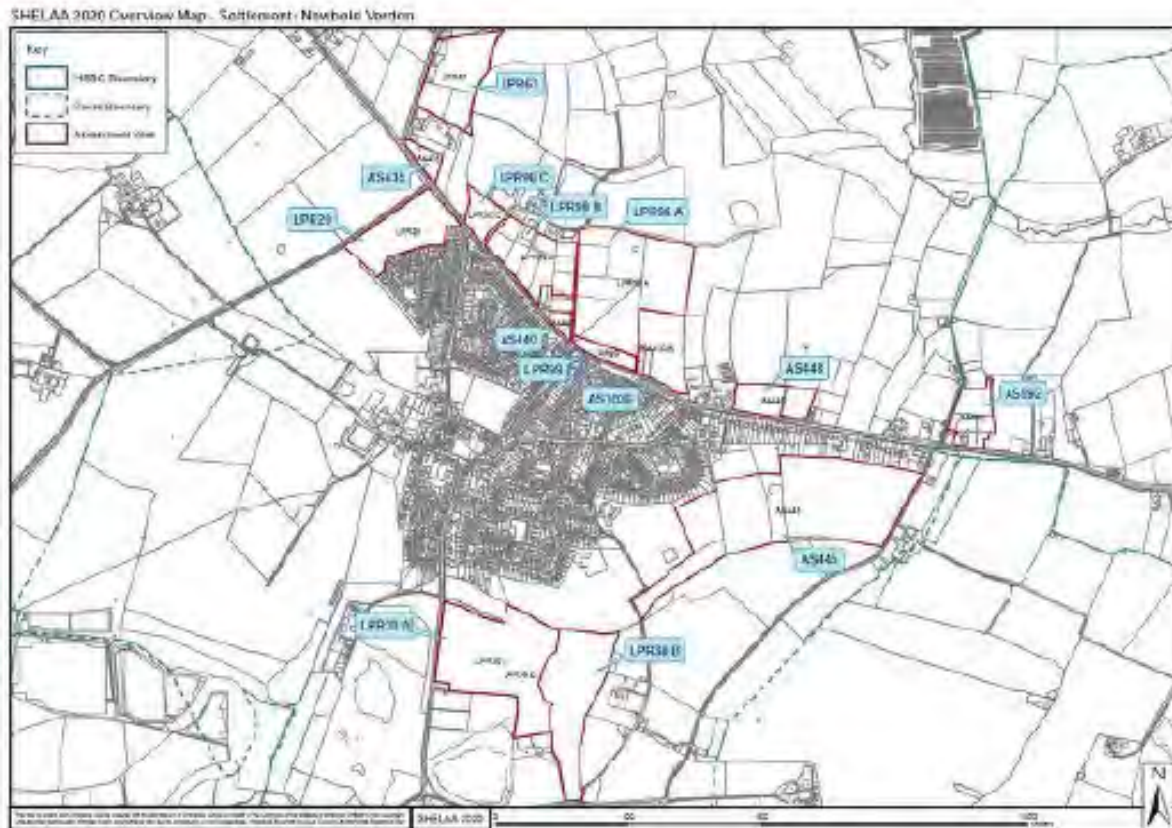


Figure 1: Extract of SHELAA 2020 Overview Map for Newbold Verdon

Draft Local Plan 2020-2039

- 4.21. Within the draft Local Plan the site is allocated for 221 dwellings (Ref: LPR38). Draft policy NAT10: Landscape Character is also relevant, which states:

"Development proposals will conserve and enhance the key landscape features and visual sensitivities of the landscape character areas identified in the latest Borough Council Landscape Character Assessment and Landscape Sensitivity Study. Proposals will be required to:

- a) *Where appropriate incorporate and implement the landscape strategies and/or guidance set out in the most up to date Landscape Character Assessment and Landscape Sensitivity Study; and*



b) Protect and enhance the character and qualities of the local landscape through appropriate design and management; and

c) Make provision for the retention and enhancement of features of landscape importance; and

d) Where appropriate, provide landscape mitigation; and

e) Where significant landscape impacts are likely to occur a Landscape and Visual Impact Assessment (LVIA) should be prepared

Supplementary Guidance and Evidence Base

Newbold Verdon Draft Neighbourhood Plan 2022-2039 – Pre-Submission Version October 2021

- 4.22. The Pre-Submission Newbold Verdon Neighbourhood Plan 2018-2036 was formally published as part of the Regulation 14 consultation on 4th August 2020. The current document is the updated version of the original draft Plan which was submitted to Hinckley and Bosworth Borough Council for review back in 2020. It is noted that the Pre-Submission Plan has not been submitted to the Council or progressed to examination.
- 4.23. The site is not designated or allocated within this latest draft version of the Neighbourhood Plan.
- 4.24. Policies from within the Pre-Submission version of the Neighbourhood Plan that could be applicable to the Site should the Neighbourhood Plan be made, are:

Policy H6: Design

- 4.25. This policy places design requirements on all new housing developments including the need to enhance and reinforce local distinctiveness and not have any adverse effects on the visual amenity of the street scene or impact negatively on any wider rural landscape views without incorporating appropriate mitigation. The policy states that “All new housing should continue to reflect the character and historic context of existing properties and developments within the parish and incorporate a diversity of quality materials.”
- 4.26. The policy also requires new development to be enhanced through biodiversity and landscape with as much preservation of existing trees, hedgerows and wildlife habitats as possible. Native hedging is noted to be preferred for plot enclosures, as well as rural wooden fencing or brick/stone walls of rural designs.
- 4.27. Sustainable drainage systems are also advocated within the requirements of this policy.
- 4.28. This policy states that land outside the settlement boundary as defined within the Neighbourhood Plan will be protected “for the sake of its intrinsic character, beauty, heritage and wildlife the wealth of its natural resources and to ensure it may be enjoyed by all”. The development proposed does not form one of the types of development considered suitable



within the countryside under this policy. It will be necessary therefore to demonstrate that the intrinsic character and beauty of the countryside will be unaffected by the proposals, although the identification of the site as a housing reserve site does indicate an acceptance that the Site could accommodate housing without any undue harm to the wider countryside.

Policy ENV4: Biodiversity and Wildlife Corridors

- 4.29. The northern and eastern boundaries of the site are identified within the Neighbourhood Plan as wildlife corridors. Policy ENV4 states that development proposals will be expected to protect and enhance these wildlife corridors and that new development should not create barriers to the permeability of the landscape for wildlife in general or fragment the populations of any species of conservation concern.

Policy ENV5: Landscape Character Areas

- 4.30. This policy sets out that the site is located within 'The Block' as previously described in Section 2 of this report. It states that new development will be expected to maintain the existing characteristics of The Block.

Policy ENV6: Safeguarding Important Views

- 4.31. This policy requires a series of locally identified open views and vistas to be respected. It states that proposals that would have an unacceptably detrimental impact on the identified views and vistas will not be supported. Of the six identified views, none have visibility of the Site.

Policy ENV8: Footpaths and Bridleways

- 4.32. This policy requires development to not result in the loss of or significant adverse effects upon the existing network of footpaths and bridleways.

The Good Design Guide Supplementary Planning Document (2020)

- 4.33. This SPD contains detailed guidance on the character of the urban areas within the Borough and provides examples of how developments should respond in order to assimilate well with the local context, and to be distinctive to the area.
- 4.34. The document outlines 'design objectives' for Newbold Verdon described as follows:
- Protect the landscape setting of the village, including Hall Farm and its outbuildings, the medieval manorial site, as well as key spaces around the churchyard and rectory.
 - Protect the quality sense of enclosure achieved around the church by relatively regular traditional buildings, and development should be resisted if it introduces ad hoc modern domestic detritus creating visual disjuncture.
 - In the rest of the village, opportunities should be sought to enhance the entrance to the village from the countryside, which has been lost, introducing more appropriate rural and agricultural vernacular designs.



Section 5: Landscape Character Baseline

Published Character Assessments

- 5.1. The locations of the relevant character areas are shown in Appendix 1.

National

- 5.2. For the purpose of assessing the effects of development, National Character Areas (NCA) are relevant; however, they are broad brush and set out the characteristics of large geographical areas. Whilst NCAs do not provide an appreciation of the site-specific issues which need to be taken into account in the determination process, it should be noted that some of the characteristics are discernible in relation to the wider landscape surrounding the Site.
- 5.3. The Site and Study Area are situated within the eastern edge of NCA 71: Leicestershire and South Derbyshire Coalfield³. This is an area with a developing woodland character, heavily influenced by the work of the National Forest that cover the majority of the NCA. The published character area profile for this NCA states that *"the landscape is in continuing transition, from an unenclosed rolling landform that was extensively scarred by abandoned collieries, spoil tips and clay pits, to a matrix of new woodland, restored colliery sites, active brick pits and commercial developments that are woven into an essentially rural, agricultural landscape."* The NCA also states in relation to the increasing demand for housing in the area, that this *"has the potential to further fragment habitats and change settlement patterns but can also provide opportunities to create a high-quality built environment with multifunctional green space within urban areas and woodland fringe and biomass."*
- 5.4. The following characteristics are relevant to the Site and Study Area:
- Enhancing the visual and ecological continuity of river corridors and their tributaries through positive management – for example, facilitating natural regeneration and, where appropriate, planting riparian trees and vegetation that can stabilise soils and slow water flow, particularly in the upper parts of the catchments (SEO1);
 - Identifying natural floodwater storage areas and protecting them from inappropriate development; planting reedbeds that can filter and slow flow rates, thus alleviating flooding of agricultural land and providing benefits to biodiversity (SEO2);
 - Reversing the fragmentation of semi-natural habitat; where appropriate, creating new wetlands, lowland meadows and lowland heathlands to increase biodiversity, mitigate the effects of climate change and strengthen landscape character while increasing the experiential qualities of the NCA (SEO2);
 - Increasing woodland cover in blocks of all sizes, and developing community woodlands adjacent to urban areas (SEO2);

³ Natural England (2015) NE518: NCA Profile: 71 : Leicestershire and South Derbyshire Coalfield



- Encouraging the restoration of hedgerows with typical species, through gapping up and reinstating by new planting, ensuring the distinction between early and contemporary hedged enclosures with their historically different enclosure patterns and complements of hedgerow trees; adopting appropriate cutting regimes and tagging to extend the age range and species diversity (SEO2);
- Providing opportunities for woodland creation, biodiversity, public access and recreation (SEO3); and
- Maintaining and/or restoring key landscape features, for example vistas (SEO3).

District

- 5.5. At a district level, the most recent landscape character study relating to the Site is Hinckley and Bosworth Borough Councils Landscape Character Assessment (Sept 2017; LUC) the western part of the Site is identified as Bosworth Parkland (Landscape Character Area C) and the eastern part is identified as Newbold and Desford Rolling Farmland (Landscape Character Area D).
- 5.6. In both instances, the Site is somewhat typical of the wider landscape character areas in terms of key characteristics present, but these are limited to the following, commonplace, and not fundamentally defining features:
- Rolling, predominantly arable farmland with gentle slopes
 - Scattered trees and woodlands at Site boundaries, including small linear woodland copses
 - Field boundaries defining the Site formed by low hawthorn hedgerows
 - Newbold Verdon has a clustered settlement form
- 5.7. The following features of the landscape character areas are considered to be sensitive and valued, and should influence the development response for the Site:
- Mature trees and ancient woodland
 - Hedgerows and trees
 - Mixed farming and field patterns
 - Rural settlement pattern of compact, nucleated settlements connected by a network of rural lanes and minor roads
 - Rural landscape and sense of tranquillity
 - Areas providing a rural setting to settlements



- 5.8. In this context it is worth noting that the Site is located to the immediate south of the settlement edge and has a peripheral settlement edge character. It is contained by residential development, allotments and a public house and is not particularly tranquil or rural in character. A sensitive development response would be able to retain the key characteristic landscape features on-site and avoid any effects on the key sensitivities noted within the published character studies.
- 5.9. The Landscape Character Assessment also provides a landscape strategy for each LCA, of which the following are considered to be pertinent to the potential development of the Site for housing within the Bosworth Parkland and Newbold and Desford Rolling Farmland:
- Encourage the use of traditional 'Midlands-style' hedge laying to manage hedgerows, improving their structure and biodiversity value and strengthening landscape character.
 - Maintain the rural character of the landscape, ensuring development responds sensitively to the landscape context.
 - Enhance and manage the diversity of parkland meadows and retain features such as estate fencing and open roadsides with grass verges.
 - Create new and conserve existing notable habitats, in particular lowland wood pasture and parkland, wet woodland and grazing marsh.
 - Conserve historic field patterns where possible, and the agricultural setting to isolated farmsteads.
 - Conserve and enhance the biodiversity of the landscape through a mosaic of habitats.
 - Identify opportunities for replacement of hedgerows along roadsides and their future management as landscape features.
 - Promote regeneration and enhancement of tree cover through establishment of linear copses and hedgerow trees within field boundaries and around urbanising influences.

Newbold Verdon Neighbourhood Plan Character Assessment (2017)

- 5.10. The Newbold Verdon Neighbourhood Plan Character Assessment (2017) identifies the Site within 'Parish Area 3: The Block', which covers an area between Brascote Lane, and Kirkby Lane described within the document as "this area lies to the south of the Village and is predominately rural with some wooded areas". The key characteristics of this parish area are:
- Provides main countryside access and visual amenity
 - Provides the most locally used countryside footpaths
 - Provides Lake views and Woodland access
 - Newbold Spinney is a designated Local Wildlife Site



- 5.11. In relation to the Site within 'The Block', the character assessment acknowledges the two sets of allotments and the Windmill Inn and Restaurant. The allotments, 'The Top Close' and 'The Bog', it states were set up by a Charitable Organisation, The Montague Trust, in order that the local people could grow their own fruit, vegetables and flowers. The character assessment states that one of the key benefits of the wider area known locally as 'The Block' is that it forms a circular route around the town that is popular with walkers, joggers, cyclists and equestrian riders. The character assessments states that *"this area therefore provides some of the best and most immediate access to the open countryside for villagers, not only through the circular walk but also because of the well-used public footpaths radiating out of the village centre; one to Goatsgate Farm and the other to Cottage Farm."*

Site Specific Character

- 5.12. The Site consists of a large, irregular shaped field currently in arable use, defined by hedgerows and hedgerow trees. It sits on the southern periphery of the village of Newbold Verdon, to the east of Brascote Lane which is a main route into the village.
- 5.13. The Site is surrounded by the Windmill Inn Public House and Brascote Lane to the west, an allotments and field on the periphery of Newbold Verdon to the north, a farm and small agricultural fields to the east beyond which is a footpath, and a private fishing lake, a farm, allotments and further agricultural land north of Brascote Lane to the south. In the wider context, Newbold Verdon is located to the north and gently rolling agricultural land surrounds the Site to the south, east and west.
- 5.14. The hedgerow vegetation on Site is well-established and maintained, although some gaps are present. Hedgerow trees are more frequent to the north and east of the Site where the Site boundaries are well-treed which provides visual containment to the Site. The curtilage of the Windmill Inn Public House along the western Site boundary has a line of conifers along its car park which adjoins part of the southern boundary of the Site and created a visual barrier to the Site. Ground levels gently rise across the Site from 124m AOD in the north to 130m AOD in the south. Its character is influenced by the adjoining residential townscape edge to the north and by the allotments and public house to the south and west. Intervisibility from the Site is more readily available towards the existing residential edge to the north and towards Brascote Lane to the south and west. But ultimately, views from the Site are curtailed by built form northward and by blocks of woodland to the south and east. Views westwards are curtailed by field boundary hedgerows containing frequent hedgerow trees.
- 5.15. The southern edge of Newbold Verdon is fairly consistent in terms of its urban grain, with a curving rectilinear pattern of streets and cul-de-sacs prevailing, and with brick being the dominant material for housing.
- 5.16. Green infrastructure within and around the village is associated mainly with roadside hedgerows and trees, front garden planting of housing plots, and areas of public open space, parks and church /school grounds.
- 5.17. There are blocks of woodland around the village on the peripheries and beyond the built edge. The village does not have a transitional edge in particular – the village is nucleated, housing, and built form at the edges of Newbold Verdon tend to immediately adjoin



agricultural fields and main roads into the village with the layering of hedgerow vegetation within the fields beyond the village and occasional blocks of woodland providing visual filtering of the settlement edges. The large field sizes mean that there is a sense of openness surrounding the village with views extending out over neighbouring fields which are then curtailed by distant field boundary hedgerows and/or blocks of woodland. The layering of the hedgerow field boundaries with frequent mature hedgerow trees, and gentle undulations in the landform, presents a situation whereby the landscape has a sense of being verdant and open away from the settlement edge, and the lack of visibility towards urban form creates a rural feel.

- 5.18. Overall, this context gives the Site itself an urban village-edge character more so than a rural one, despite its proximity to the wider rural landscape to the south, east and west. Although the Site too is a large irregular sized field, the fact that it adjoins the Windmill Inn to the west, a large allotments to the south, and another area of allotments to the north creates a sense of proximity to the village edge and more urban uses than the wider farmed landscape which is largely devoid of built form.

Receptors

- 5.19. Effects will be assessed on the following landscape receptors:

- The character of the Site itself;
- Bosworth Parkland; and
- Newbold and Desford Rolling Farmland.



Section 6: Visual Baseline

Zone of Theoretical Visibility

- 6.1. A ZTV map produced to accompany this report and is illustrated on **Plan 4: Visual Context and Photoviewpoint Locations**. The ZTV demonstrates that there is potential for the development on Site to be visible as far as Bosworth Lane to the west, Bosworth Road to the south, Kirkby Lane to the east, and encompassing Newbold Verdon to the north. The fieldwork analysis of this potential visibility has ascertained that the gentle undulations and the intact field boundary hedgerows and hedgerow trees in the surrounding landscape, provide a visual context in which there is little opportunity to view the Site from anywhere other than close proximity locations.
- 6.2. This ZTV was verified on Site by Chartered Landscape Architects, as part of the Site survey. The viewpoints identified are considered to be appropriate.

Representative viewpoints

- 6.3. This assessment has identified 22 viewpoints, as shown on **Plan 4: Visual Context and Photoviewpoint Locations**.

Viewpoint Reference	Viewpoint Location / Description	Visual Receptor view is Representative of
1	View north-east from Windmill Inn car park	Users of Windmill Inn
2	View north-east from Brascote Lane	Transient vehicular and pedestrian users of Brascote Lane
3	View north-east from Brascote Lane	Transient vehicular and pedestrian users of Brascote Lane
4	View north-east from Brascote Lane	Transient vehicular and pedestrian users of Brascote Lane
5	View south-east from allotments off Brascote Lane	Users of allotments
6	View north-east from Brascote Lane	Transient vehicular and pedestrian users of Brascote Lane
7	View north-east from Brascote Lane	Transient vehicular and pedestrian users of Brascote Lane
8	View north from Brascote Lane	Transient vehicular and pedestrian users of Brascote Lane
9	View north from Brascote Lane	Transient vehicular and pedestrian users of Brascote Lane



Viewpoint Reference	Viewpoint Location / Description	Visual Receptor view is Representative of
10	View north-west from Brascote Lane	Transient vehicular and pedestrian users of Brascote Lane
11	View north-east from unnamed track off Brascote Lane	Transient and recreational users of track
12	View south-east from Brascote Lane	Private residents at the southern edge of Newbold Verdon Transient vehicular and pedestrian users of Brascote Lane
13	View south-east from Public footpath S27 north of allotments	Private residents at southern edge of Newbold Verdon Recreational users of Public Footpath S27
14	View south-east from Public Footpath S20	Recreational users of Public Footpath S20
15	View south-west from Alan's Way Playing Fields	Recreational users of playing fields
16	View south-west from Public Footpath S26	Recreational users of Public Footpath S26
17	View south-west from Public Footpath S26	Recreational users of Public Footpath S26
18	View west from Public Footpath S26	Recreational users of Public Footpath S26
19	View west from Public Footpath S26 / Kirkby Lane	Recreational users of Public Footpath S26 Transient vehicular and pedestrian users of Kirkby Lane
20	View north-west from Kirkby Lane	Transient vehicular and pedestrian users of Kirkby Lane
21	View south-west from Public Footpath R95	Recreational users of Public Footpath R95
22	View north-west from Public Footpath S26	Recreational users of Public Footpath S26

Visual Context of the Site

- 6.4. Visibility northwards extends across the adjacent allotments (see **Photoviewpoint 5**) and Brascote Lane towards the housing that forms the southern edge of Newbold Verdon (see **Photoviewpoints 12** and **13**).



- 6.5. To the north-east, filtered views of parts of the Site are possible from Alan's Way Playing Fields and Public Footpath S26 that runs alongside the edge of the playing fields (See **Photoviewpoints 15, 16 and 17**).
- 6.6. To the east, filtered views towards the Site are possible from Public Footpath S26 (see **Photoviewpoint 18**) but visibility becomes increasingly filtered and obscured as distance from the Site increases, with the Site barely perceptible in views from Kirkby Lane (see **Photoviewpoints 19 and 20**).
- 6.7. Views to the south extend across the adjacent fields, private fishing lake and allotments to Brascote Lane (see **Photoviewpoints 6, 7, 8, 9 and 10**) with the Site becoming increasingly obscured from view beyond Brascote Lane by the intervening vegetation associated with the wooded area south of Brascote Lane and the private fishing lake just south of the Site (see Photoviewpoint 11).
- 6.8. Views westwards are primarily gained from Brascote Lane and the grounds of the Windmill Inn Public House. There is no pavement along Brascote Lane, but it is used by pedestrians and views into the Site are possible over the low roadside hedgerow and through field gate entrances (see **Photoviewpoints 1, 2, 3 and 4**). Beyond Brascote Lane, extensive woodland restricts views towards the Site from the public rights of way crossing the fields in this area, but elevated parts of footpath routes do allow for distant, partially filtered views of the Site (see **Photoviewpoint 14**).
- 6.9. Overall, this presents a very limited visual envelope and small number of potential visual receptors.
- 6.10. Beyond the immediate Site environs, woodland and linear hedgerows and tree belts restrict views into the Site, even from nearby public footpaths (see **Photoviewpoints 21, 22 and 23**). The Site is well contained by its own boundary vegetation, albeit to the west and south this is only a low hedgerow so it is assumed that new housing would be visible over the top of this. Where more distant visibility does occur, intervening trees and field hedgerows serve to filter views. There are no views within which the Site is seen as an important component of the landscape in its current usage, and even for the more sensitive of visual receptors which in this case relate to the Public Footpaths to the east and south of the Site, the development of the Site would still only represent an extension of the existing settlement edge that is viewed from these locations rather than a loss of any important scenic qualities or valued visual features.

Receptors

- 6.11. Effects on views experienced by the following receptors have been taken forward in this assessment:
- Views from residential properties to the north of the Site at Arnold's Crescent (Photoviewpoint 13);
 - Views from residential properties to the north-west of the Site at Laburnum Avenue (Photoviewpoint 12);



- Views from residential property (Faraway) to the east of the Site (no suitable viewpoint);
- Views from residential Properties on Kirkby Lane;
- Views from users of Footpath S26 (to the east of the Site) (Photoviewpoints 16, 17, 18 and 19);
- Views from users of Footpaths S16, S17 and S20 (to the west of the Site) (Phototviewpoint 14);
- Views from users of Footpath S27 (to the north - linking Brascote Lane with Arnold's Crescent) (Photoviewpoints 13);
- Views from transient users of Brascote Lane (Photoviewpoints 2, 3, 4, 6, 7, 8, 9 and 10);
- Views from transient users of Kirkby Lane (Photoviewpoints 19, 20 and 22);
- Views from Windmill Inn (Photoviewpoint 1);
- Views from Alan's Way Playing Fields and Newbold Verdon Cricket Club (Photoviewpoint 15);
- Views from Allotments (north and south of the Site) (Photoviewpoints 5 and 6);
- Views from Newbold Verdon Fishery (no viewpoint locations available);
- Views from scattered farm buildings (south and east of the Site).



Section 7: Value and Sensitivity of Receptors

Landscape Value

- 7.1. As set out within GLVIA3, when identifying the landscape baseline, it is necessary to establish the relative value of the potentially affected landscape, as this will inform later judgements about the importance of effects. Value can apply to both areas as a whole or the individual elements, features and aesthetic or perceptual dimensions that contribute to the character of the landscape.
- 7.2. Para. 5.19 of the GLVIA3 confirms that:
- “A review of existing landscape designations is usually the starting point in understanding value, but the value attached to undesignated landscapes also needs to be carefully considered and individual elements of the landscape such as trees, buildings or hedgerows may also have a value. All need to be considered where relevant.”*
- 7.3. Existing landscape designations provide an indication of landscapes that are particularly valued, although consideration of the value of undesignated landscapes also needs to be considered.
- 7.4. Paragraph 5.28 of the GLVIA3 identifies a range of factors that can assist in the identification of valued aspects of the landscape, presented in Box 5.1 of the document. However, this has been superseded for non-designated landscapes by TGN 02/21: Assessing Landscape Value Outside National Designations.
- 7.5. The GLVIA3 also recognises that individual components of the landscape, including landscape features and notable aesthetic or perceptual qualities can be judged on their own importance, as well as their contribution to the overall character and value of the wider landscape (paragraph 5.30, page 85).
- 7.6. The factors identified in Table 1 of TGN 02/21 are set out in **Appendix 2**, with a site-specific assessment of the landscape value against each of these. The assessment has drawn upon the review of published landscape character assessment and the site-specific landscape character assessment detailed above.
- 7.7. **Appendix 2** demonstrates that the Site and immediately perceptible surroundings should be considered within a range of ‘ordinary’ or ‘medium’ in terms of landscape value.
- 7.8. The Site is an ordinary undesignated landscape, of ‘medium’ or ‘ordinary’ value, with capacity to absorb change at the southern settlement edge of Newbold Verdon. Combining judgements made on value and susceptibility, overall, this assessment considers the Site and the perceptual surroundings to be of ‘medium sensitivity’. This is consistent of the judgements set out in the Council’s Landscape Sensitivity Assessment for the periphery of Desford (located some 2km to the west of the Site), which is also located in the same Landscape Character Area.



Sensitivity of Receptors

- 7.9. The sensitivity of landscape and visual receptors is a product of value and susceptibility, as set out in the methodology in **Appendix 1**. The assessment of sensitivity is set out in **Appendix 2**, with the following comprising a summary:
- 7.10. Residents with visibility of the Site to the north, north-west, north-east and east, people using the recreational footpaths within the local area, transient pedestrian users of Brascote Lane and Kirkby Lane and recreational users of Alan's Way Playing Fields, will experience views on a daily basis and will be engaged in outdoor activities whereby their attention and interest is likely to be focused on the landscape and the sequential visual experience. As a result, the sensitivity of these user groups to visual change will be **high**.
- 7.11. Transient vehicular users of Brascote Lane and Kirkby Lane will have a different focus to their activities and will be travelling at speed. The sensitivity of the transient users identified will therefore be **medium-low**.
- 7.12. Users of the allotments to the north and south-west of the Site, and the private fishing lake to the southwest of the Site will be engaged in outdoor activities, that although not focused primarily on the surrounding landscape, do involve a degree of appreciation of their surroundings. As such, their sensitivity to visual change will be **medium-low**.
- 7.13. Users of the Windmill Inn Public House may spend some of their time outdoors within the garden area, which immediately adjoins and overlooks the Site. Use of the Public House is not solely based on an enjoyment of its setting, and as such, sensitivity of these users to visual change will be **medium**.
- 7.14. The sensitivity of users and the associated viewpoint photography included within this report to illustrate their visual context is summarised in the table below.
- **High sensitivity:**
 - Recreational users of Public Footpath S26 to the east of the Site (**Photoviewpoints 16, 17, 18, 19 and 21**);
 - Recreational users of Public Footpath S27 to the north of the Site (**Photoviewpoint 13**);
 - Recreational users of Public footpath S20 to the north-west of the Site (**Photoviewpoint 14**);
 - Recreational users of Public Footpath R95 to the north-east of the Site (**Photoviewpoint 22**);
 - Recreational and outdoor users of the Alan's Way Playing Fields to the north-east of the Site (**Photoviewpoint 15**);
 - Private residents to the southern edge of Newbold Verdon (**Photoviewpoints 12 and 13**);



- Private residents at Far Away to the east of the Site (no representative viewpoint); and
- Transient pedestrian users on Brascote Lane using it as a recreational route around the village (**Photoviewpoints 2, 3, 4, 6, 7, 8, 9** and **10**).



Section 8: Proposed Development

- 8.1. The application is made in outline and as such, there is no detailed provision for unit numbers or further details. However, the principles of the masterplan (as shown on the Illustrative Masterplan are outlined below:
- The masterplan has been developed by the project team in response to the iterative design inputs of various technical consultants, including the recommendations set out within this Landscape & Visual Appraisal, in order to ensure it responds to the existing character of the Site and the adjacent settlement edge, and to the visual amenity of nearby users of the landscape. 239 dwellings are proposed, predominantly two-storey in height with 2.5 storey dwellings proposed at key focal points within the layout to provide visual variety. The layout also accommodates the potential to include a limited number of bungalows, which could be located along the eastern boundary near to the neighbouring 'Far Away' dwelling.
 - Access into the scheme is proposed to be taken via a single vehicular entrance on Brascote Lane along the western edge of the Site. This would require short sections of hedgerow to be lost but new hedgerow and tree planting is proposed within the Site to compensate for the short section of roadside hedgerow that will require removal to facilitate the access points. The development proposes to retain all other remaining boundary hedgerows and trees, and to create several new areas of amenity open space within the Site, including a new village green on the western edge of the Site which will act as a gateway to Newbold Verdon, and a new Country Park to the south.
 - The Site will also incorporate new recreational footpath links, ecological habitat enhancements and a corridor of attenuation ponds and swales which will all provide local level visual amenity and landscape character benefits in addition to their primary intended functions.
- 8.2. The Site has been subject to an initial suite of high level assessments, the outcome of which was a series of opportunities and constraints plans. These have informed the iterative design process, resulting in the creation of a guiding Parameters Plan (see Appendix 1) for the Site.

Mitigation and Enhancement

- 8.3. The site-specific and published character context noted above provides an indication of the key issues relating to landscape change within the Site and the wider landscape. The published character studies provide guidance as to what sort of mitigation and enhancement measures would be both necessary and desirable in order to assimilate new development into the landscape.
- 8.4. In the context of the proposal to develop the Site for housing, the following measures are recommended to ensure the development assimilates into the landscape context appropriately and without causing undue adverse impacts:



Mitigation During Construction

- Existing trees and hedgerows that are to be retained within the proposed development will be protected during construction activity. Measures will be implemented to ensure that trees/hedgerows which will not be removed do not suffer direct damage through operations on Site or indirect damage from spillages within the root zone or storage causing root compaction in accordance with BS 5837:2012 and the Habitat Regulations, 1997.
- The implementation of areas of informal open space, including open landscape areas, and landscape offsets from Site boundaries, in order to ensure that new planting associated with these areas, including strategic landscaping to Site boundaries provides landscape structure, as early as possible in the lifespan of the proposed development.
- New planting will be undertaken during the planting season (October to March). This will ensure systematic implementation of new planting and a means of ensuring the most successful outcome for plant establishment.
- Lighting that is necessary during the winter months of construction will minimise sky glow, light spill, and glare. The following mitigation will be delivered through an appropriately worded condition:
 - Lighting will only focus on the area needed for construction activity, public amenity, and safety;
 - Up lighting will be kept to a minimum. Lighting equipment will be chosen to minimise the upward spread of light where possible, minimising the use of lighting columns; and
 - To reduce the glare of lighting, the main beam angle will be adjusted so as not to be directed towards potential observers.

Mitigation Incorporated within the Development

- 8.5. The scheme seeks to create predominantly 2 storey housing in order to reflect the scale of the existing residential edge, minimise potential effects on the surrounding landscape to the south, west and east and recreational users of the footpath routes crossing it, and minimise potential effects on the visual amenity of users overlooking the Site. Some 2.5 storey houses are proposed within the development, at key locations in order to add variety to the development.
- 8.6. The development proposals show that development has been set back from the western, northern, and eastern Site boundaries so as to respect the existing character and street-scene of Brascote Lane, to ensure an attractive, characteristic new gateway into the village is provided by the development, to allow for the visual softening of the new housing within the Site, and to enable new planting to be incorporated to enhance existing vegetation and habitats, retaining of as much of the existing on-site vegetation and landscape features as possible. The retention of the



boundary hedgerows will also serve to provide low level visual filtering of the development, softening the sight of built form. This will create a softened edge to the development and ensure an appropriate view of new housing for users travelling along Brascote Lane, using the nearby footpaths and residing in the nearby residential properties. A country park has been incorporated into the development to respect the more open character of the Site to the south and to provide a key recreational asset for the development and the village.

- 8.7. The design of properties and use of materials that are sympathetic with the local vernacular and the scale of existing development adjoining the Site will help the development to sit well with the existing townscape edge of Newbold Verdon. The scheme has been designed to reflect the variety of house styles, materials and finishes present in the adjacent residential areas.
- 8.8. The retention and reinforcement of the hedgerows and trees at the Site boundaries will strengthen the landscape structure where it is currently gappy in places and devoid of hedgerow trees. This will also soften the built edge and provide some permanence to the filtering of views provided by the existing boundary hedgerow vegetation.
- 8.9. The inclusion of new tree and shrub planting within areas of green space and to street frontages, as well as planting, will enhance biodiversity and ecological mitigation, as well as ensuring an aesthetically pleasing appearance to the development.

Enhancement Measures

- 8.10. The development has also incorporated a number of design measures that offer the opportunity to enhance landscape features on Site in association with the objectives of the Hinckley and Bosworth Borough Landscape Character Assessment. These include:
- Enhancement of existing hedgerows through laying, replanting, and gapping up, and the planting of new hedgerow trees;
 - New hedgerows, mature trees in naturalistic groupings and new single mature specimen trees characteristic of the rural fringe landscape and the vegetation structure of the wider rural landscape beyond the Site;
 - Extensive areas of planting and open space provided within the new Country Park, providing links to existing recreational routes around the village (in particular for those users of Brascote Lane which forms part of a circular pedestrian route around the village known locally as 'The Block').
- 8.11. Incorporation of the above recommendations will contribute to the character of the Newbold and Desford Rolling Farmland LCA, the Bosworth Parkland LCA and will fulfil the objectives of the Hinckley and Bosworth Borough Council Landscape Character Assessment. These recommendations are illustrated on the Landscape Principles Plan attached to this report (see **Plan 4: Landscape Principles Plan**).



Section 9: Likely Effects

- 9.1. A full analysis of likely effects is included in the tables in **Appendices 3** and **4**. The following comprises a summary of the likely significant and near significant landscape and visual effects.

Construction Phase Effects

- 9.2. The following construction effects are predicted:

- **Moderate adverse:**
 - Effects on the character of the Site itself;
 - Views from Public Footpath S27;
 - Views from allotments to north of Site;
 - Views from allotments to south-west of Site;
 - Views from residents on southern edge of Newbold Verdon;
 - Views from Windmill Inn Public House; and
 - Views from transient users along Brascote Lane.
- **Moderate-minor adverse:**
 - Views from Public footpath S26;
 - Views from Public Footpaths S16, S17 and S20;
 - Views from residents of 'Far Away' property to east of Site;
 - Views from private fishing lake to south-west of Site (no representative viewpoint); and
 - Views from residential properties on Laburnum Avenue.
- **Minor adverse:**
 - The District Landscape Character Area (Bosworth Parkland & Newbold and Desford Rolling Farmland);
 - Views from Alan's Way Playing Fields;
 - Newbold Verdon Fishery;
 - Old Parks Cottage on Kirkby Lane; and
 - Views from Public Footpath R95.



Operational Phase Effects (Year 1)

9.3. The following operational effects are predicted at year 1:

- **Moderate adverse:**
 - Effects on the character of the Site itself;
 - Views from residents on southern edge of Newbold Verdon;
 - Views from Public Footpath S27;
 - Views from allotments to north of Site;
 - Views from allotments to south-west of Site;
 - Views from Windmill Inn Public House; and
 - Views from transient users along Brascote Lane.
- **Moderate-minor adverse:**
 - Views from residential properties on Laburnum Avenue;
 - Views from residents of 'Far Away' property to east of Site;
 - Views from Public footpath S26; and
 - Views from private fishing lake to south-west of Site (no representative viewpoint).
- **Minor adverse:**
 - The District Landscape Character Area (Bosworth Parkland & Newbold and Desford Rolling Farmland);
 - Old Parks Cottage on Kirkby Lane;
 - Newbold Verdon Fishery;
 - Views from Public Footpaths S16, S17 and S20; and
 - Views from Public Footpath R95.

Residual Effects (Year 15)

- 9.4. Moderate-minor adverse effects are predicted on the local landscape character of the Site itself.
- 9.5. The Proposed Development will result in the creation of new areas of native habitat within the Site, expanding upon and enhancing the green infrastructure in the area, including a new Country Park and increased levels of access through the provision of routes through the Site and Country Park.



9.6. The following residual effects (Year 15) are predicted:

- **Moderate adverse:**
 - Some views from residents on southern edge of Newbold Verdon;
 - Views from Public Footpath S27
 - Views from allotments to north of Site;
 - Views from allotments to south-west of Site; and
 - Views from transient users along Brascote Lane.
- **Moderate to minor adverse:**
 - Effects on the character of the Site itself;
 - Some views from residents on southern edge of Newbold Verdon;
 - Views from residential properties on Laburnum Avenue; and
 - Views from Windmill Inn Public House.
- **Minor adverse:**
 - Views from Footpath S26;
 - Views from Public Footpaths S16, S17 and S20;
 - Views from residents of 'Far Away' property to east of Site;
 - Old Parks Cottage on Kirkby Lane;
 - Views from private fishing lake to south-west of Site (no representative viewpoint).

9.7. Beyond Year 15, vegetation will continue to mature, further screening the residential development within views and integrating them into the landscape. Effects will reduce to neutral over time.



Section 10: Conclusion

- 10.1. When considering the landscape and visual effects of development it is important to recognise that any change to a greenfield site will result in adverse landscape and visual effects. The extent of the effects and degree of conformance with the local context need to be taken into consideration. In addition, the effects need to be put in the planning balance with all other economic, social, and environmental effects of the development.
- 10.2. In this instance the Site is not affected by any statutory or non-statutory qualitative landscape designations. The Site is not subject to any other designations indicating that development should be restricted as set out in the NPPF (NPPF, footnote 7).
- 10.3. Within published character documentation, the western part of the Site is identified as Bosworth Parkland the eastern part is identified as Newbold and Desford Rolling Farmland. The fieldwork undertaken has confirmed that the Site is somewhat typical of the wider landscape character areas in terms of key characteristics present, but these are limited to the commonplace, and not fundamentally defining features. In relation to both character areas, the Site forms a small part of a much wider landscape character area, and it does not contain any unique, rare or notable components, such as wide-open views, associations with Bosworth Park and the Bosworth Hall country estate, or associations with Bosworth Battlefield. The surrounding landscape has a good network of public footpaths and recreational routes, but these do not traverse the Site. Changing the Site from arable farming use to housing and a country park would not noticeably affect the intrinsic character of the wider landscape as only a relatively small, contained area of arable land would be lost and the Country Park offers opportunities to incorporate characteristic new landscape features that would be beneficial to the local area in terms of landscape character and visual amenity.
- 10.4. The development will change the Site, however that change will be consistent with and will complement the existing townscape to the north in terms of use, pattern, grain, and appearance and will also include the creation of a country park which will contribute to the character of the landscape locally. There will be some loss of hedgerow vegetation at western Site boundary, but the masterplan layout shows there is an intention to ensure replacement planting which far exceeds the loss in terms of quantum. The impacts on the landscape character of the Site within the context of the Bosworth Parklands LCA and Newbold and Desford Rolling Farmland LCA are considered to result in neutral effects as only a very small proportion of the landscape character area will be changed, no fundamentally defining features will be lost, and those features that will change will be compensated for.
- 10.5. Visually the Site is contained by its boundary hedgerows and hedgerow trees. Although the land surrounding the Site is relatively open, the presence of layering of mature field boundary hedgerow vegetation and blocks of woodland means that there are few opportunities to view the Site. Visibility of the Site is only possible from the adjoining Brascote Road, the adjoining allotments, a Public Footpath to the east and the Alan's Way Playing Fields / Newbold Verdon Cricket Club to the north-east. All other visibility, including from the existing settlement edge to the north, is restricted to glimpses through gaps in hedgerows where the Site is seen within the context of the existing backdrop of woodland beyond. This lack of



public locations from which the Site can be seen meaning that visibility towards the Site is limited to a local area only.

- 10.6. Some moderate adverse residual visual effects will remain at year 15 for users of the short section of public footpath S27 (linking Brascote Lane and Arnold's Crescent) to the north of the Site, the users of the allotments to the north of the Site, and users of a short section of Brascote Lane itself as it passes the Site.
- 10.7. A series of recommendations have been made as a result of the baseline landscape and visual appraisal work undertaken. The assessment within this report sets out that the incorporation of these recommendations into the final development layout has resulted in a scheme which would not cause any undue adverse landscape or visual impacts on the Bosworth Parkland and Newbold and Desford Rolling Farmland character areas, or on the visual amenity of nearby users of the landscape and townscape edge as a result of the housing development and new Country Park proposed.
- 10.8. Both the landscape and visual effects are very limited in geographic extent, and all effects are therefore localised to the Site and its immediate context, affecting only a very small number of private residents, and users of only short sections of a small number of the public footpath routes surrounding the Site. This is mainly due to the composition of the landscape that surrounds the Site and the southern reaches of Newbold Verdon, which features gentle undulations, mature hedgerows and hedgerow trees defining fields, and frequent blocks of woodland. The development represents an opportunity to provide a characteristic settlement extension along an already built up road, that can provide enhancements to the landscape on Site through the creation of a village green and softened approach to the village along Brascote Lane, and through the creation of a network of public open spaces throughout the Site including a new country park, and featuring new recreational routes that can link up to existing popular walking routes such as that which circles the southern edge of Newbold Verdon around the area locally known as 'The Block'. The development can be set within a robust landscaped and vegetated edge, which will provide a transitional edge to Newbold Verdon that respects and complements the existing built settlement edge and the rural context of the countryside to the south of the village.
- 10.9. Overall, the proposed development and defined Development Parameters will not result in unacceptable effects on the landscape or visual resource. The findings of this LVIA also identify that the visual envelope of the Proposed Development is highly localised and that longer term effects will be largely minor or neutral.



Plans:

Plan 1: Site Context Plan (TG Ref: 13057/R02)

Plan 2: Landscape Character Context (TG Ref: 13057/R03)

Plan 3: Visual Context & Photoviewpoint Locations (TG Ref: 13057/R04)

Plan 4: Landscape Principles (TG Ref: 13057/R01)

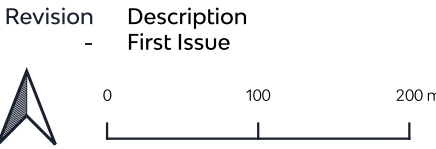
Photosheets 1-22 (TG Ref: 13057/R05)





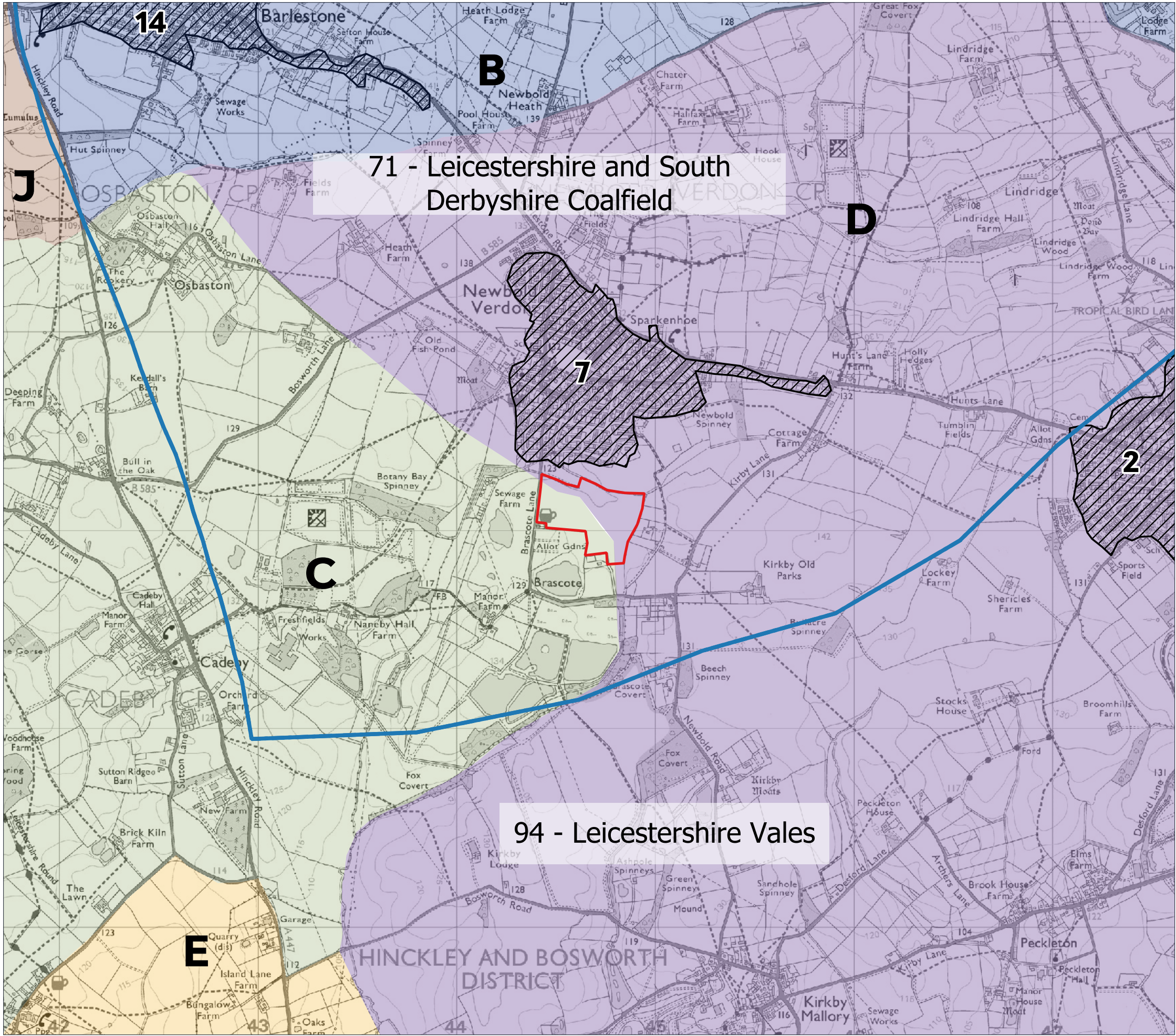
LEGEND

- Site Boundary
- Public Rights of Way with References
 - Footpath
 - Bridleways



Revision	-	Description	First Issue
Project		Land off Brascote Lane, Newbold Verdon	
Title		Plan 1: Site Context	
Scale		1:5,000 @ A3	
Drawing No.		13057_P02	
Date		December 2023	
Checked		CC/JB	





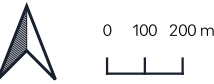
LEGEND

- Site Boundary
- National Character Areas
- Urban Character Area
 - 2: Desford
 - 7: Newbold Verdon
 - 14: Barlestone

Hinckley and Bosworth Landscape Character Assessment (September 2017):

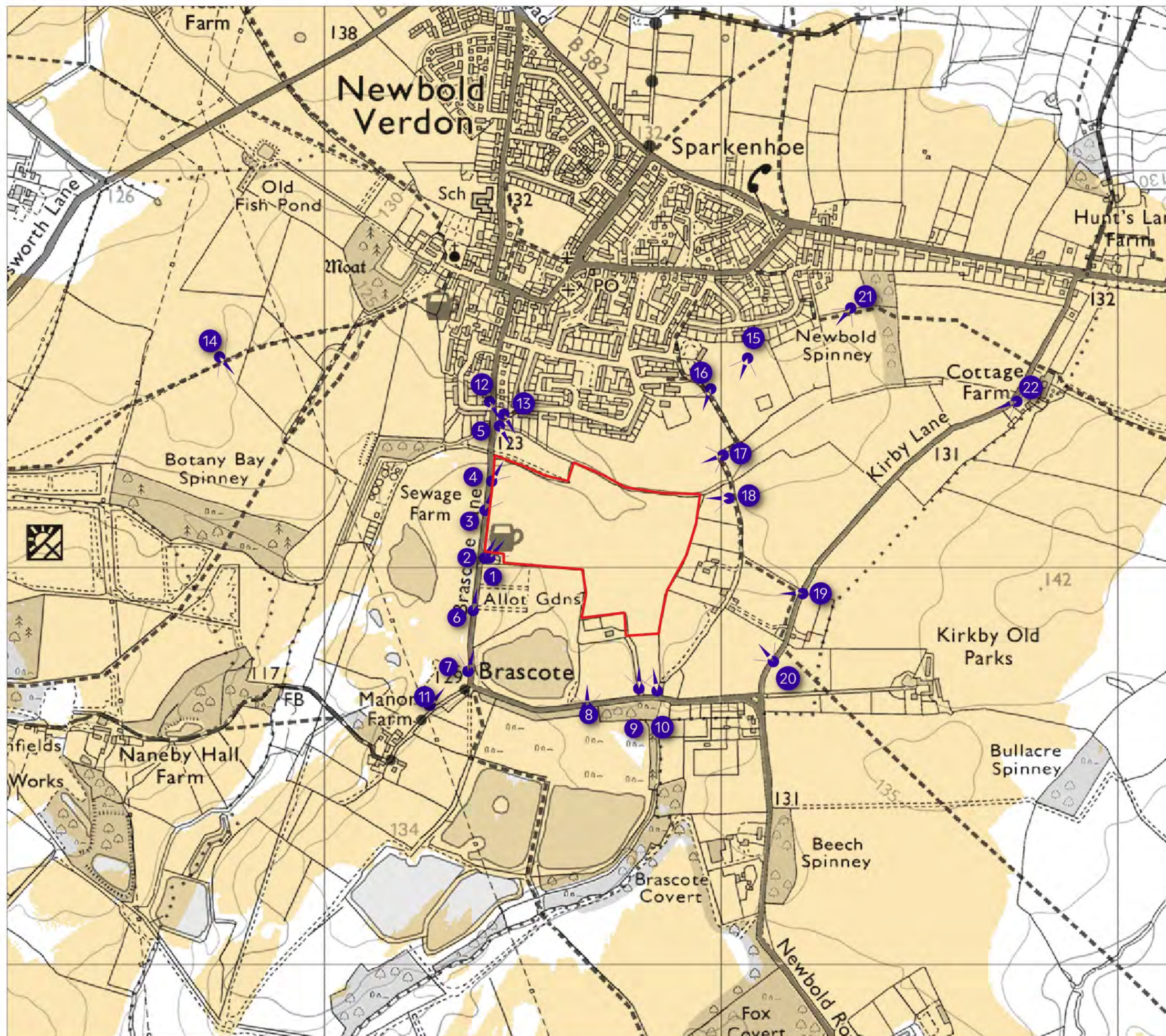
- Landscape Character Area
- B - Charnwood Fringe Settled Forest Hills
 - C - Bosworth Parkland
 - D - Newbold and Desford Rolling Farmland
 - E - Stoke Golding Rolling Farmland
 - J - Barton Village Farmlands

Revision	Description
-	First Issue



Project	Land off Brascote Lane, Newbold Verdon
Title	Plan 2: Landscape Character Context
Scale	1:20,000 @ A3
Drawing No.	13057_P03
Date	December 2023
Checked	CC/JB





LEGEND

Site Boundary

Photoviewpoint Locations

● 1-22

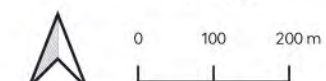
ZTV

Development theoretically visible
 Development not visible

Notes:

The Zone of Theoretical Visibility (ZTV) illustrates the extent to which the proposed built form on site (based on a maximum height of 8.5m above ground level) is potentially visible within a 5km radius (to a 1.6m high receptor). The ZTV has been modelled using GIS computer software (QGIS) and Ordnance Survey Terrain 5 data, and as such, does not take into account existing built form or vegetation present within the landscape surrounding the site. Field verification is required to refine the accuracy of the ZTV.

Revision	Description
-	First Issue



Project	Land off Brascote Lane, Newbold Verdon
Title	Plan 3: Visual Context & Photoviewpoint Locations
Scale	1:10,000 @ A3
Drawing No.	13057_P04
Date	December 2023
Checked	CC/JB





Key



Site Boundary



Potential for improvements at Windmill pub



Green Infrastructure



Residential Backdrop



Residential Backdrop



0

50m

Project

Land off Brascote Lane,
Newbold Verdon

Drawing Title

Plan 4: Landscape Principles

Scale

1:2500 @ A4

Drawing No.

13057/P01

Date

October 2023

Checked

CC/JB



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Settlement edge of Newbold Verdon glimpsed in the distance, heavily filtered by the roadside trees along Brascote Lane that intervene

Approximate site extents

Brascote Lane

0cm 10cm
(Original image width 820mm)

Please note: To view this image digitally, calibrate this scale bar, on screen, for a correct scale representation and view the image at a comfortable arm's length

Date Taken: 14-12-2023 10:14
Taken From: Brascote Lane
Direction of View: North-east

Field of View 90 degrees
Camera: Canon EOS1300D
Distance to site: 275m

Projection: Cylindrical
Lens: 33mm
Visibility: Overcast

Visualisation Type: Type 1
Image Enlargement: 96%
Page Size: A1 width

Project No: 13057
Client: Richborough Estates
Status: Planning
Date: December 2023
Project: Land off Brascote Lane, Newbold Verdon
Title: Photoviewpoint 7

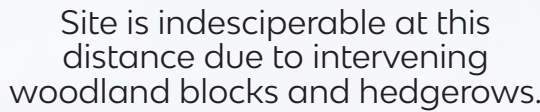








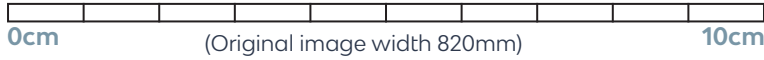






Approximate site extents

When printed, cylindrical images need to be curved around the viewer to represent real-world viewing angles. Alternatively they could be viewed flat by moving the head to maintain a constant viewing distance across the panorama. (Ref: LI TGN 06/19)



Please note: To view this image digitally, calibrate this scale bar, on screen, for a correct scale representation and view the image at a comfortable arm's length

Date Taken: 14-12-2023 12:31
Taken From: Alan's Way playing fields
Direction of View: South-West

Field of View 90 degrees
Camera: Canon EOS1300D
Distance to site: 350m

Projection: Cylindrical
Lens: 33mm
Visibility: Overcast

Visualisation Type: Type 1
Image Enlargement: 96%
Page Size: A1 width

Project No: 13057
Client: Richborough Estates
Status: Planning
Date: December 2023
Project: Land off Brascote Lane, Newbold Verdon
Title: Photoviewpoint 15



Approximate site extents

Trees that run along
Thurlaston Brook on the
northern edge of the Site.



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When printed, cylindrical images need to be curved around the viewer to represent real-world viewing angles. Alternatively they could be viewed flat by moving the head to maintain a constant viewing distance across the panorama. (Ref: LI TGN 06/19)



Please note: To view this image digitally, calibrate this scale bar, on screen, for a correct scale representation and view the image at a comfortable arm's length

Date Taken: 14-12-2023 12:34
Taken From: PRoW S26
Direction of View: South

Field of View 90 degrees
Camera: Canon EOS1300D
Distance to site: 250m

Projection: Cylindrical
Lens: 33mm
Visibility: Overcast

Visualisation Type: Type 1
Image Enlargement: 96%
Page Size: A1 width

Project No: 13057
Client: Richborough Estates
Status: Planning
Date: December 2023
Project: Land off Brascote Lane, Newbold Verdon
Title: Photoviewpoint 16



← Approximate site extents

Site is just glimpsed through heavily filtered eastern boundary trees and hedgerow vegetation.

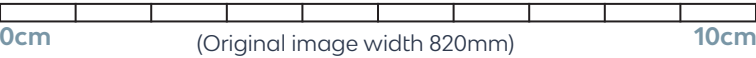




Approximate site extents



When printed, cylindrical images need to be curved around the viewer to represent real-world viewing angles. Alternatively they could be viewed flat by moving the head to maintain a constant viewing distance across the panorama. (Ref: LI TGN 06/19)



Please note: To view this image digitally, calibrate this scale bar, on screen, for a correct scale representation and view the image at a comfortable arm's length

Date Taken: 14-12-2023 13:16
Taken From: Kirkby Lane
Direction of View: North-West

Field of View 90 degrees
Camera: Canon EOS1300D
Distance to site: 285m

Projection: Cylindrical
Lens: 33mm
Visibility: Overcast

Visualisation Type: Type 1
Image Enlargement: 96%
Page Size: A1 width

Project No:	13057	Date:	December 2023
Client:	Richborough Estates	Project:	Land off Brascote Lane, Newbold Verdon
Status:	Planning	Title:	Photoviewpoint 20





Appendix 1: Methodology Summary & Criteria Tables



Land East of the Windmill Inn, Brascote Lane, Newbold Verdon
Landscape & Visual Impact Assessment

13057_R02a_21st December 2023_CS_JB

Landscape and Visual Impact Assessment Methodology Summary of Approach and Criteria Tables

The key terms used within assessments are:

- Susceptibility and Value – which contribute to Sensitivity;
- Scale, Geographical Extent, Duration and Reversibility – which contribute to the Magnitude of Change; and
- Importance or Significance (EIA) of Effect – a judgment of the level of significance of effect when Sensitivity and Magnitude are combined.

Sensitivity

Overall Sensitivity lies along a continuum of low to high. The *Value and Susceptibility* of a receptor are both considered understanding its overall sensitivity.

Susceptibility is assessed for both landscape receptors including, landscape character areas, and for visual receptors (people). It indicates the ability of a defined landscape receptor to accommodate the proposed development *“without undue consequences for the maintenance of the baseline situation and/or the achievement of landscape planning policies and strategies.”* (GLVIA, 3rd edition, para 5.40) and identifies *“the occupation or activity of people experiencing views at particular locations and the extent to which their attention may be focused on the views and the visual amenity they experience at a particular locations.”* (GLVIA, 3rd edition, para 6.32). An example of how Susceptibility can be described at each end of the continuum of low to high is provided in the tables below (**Table 1** and **Table 2**) for both landscape and visual receptors.

Landscape **Value** is *“the relative value that is attached to different landscapes by society”* (GLVIA, 3rd edition, page 157). Box 5.1 (GLVIA 3rd version, page 84) sets out factors to be considered in the identification of valued landscapes but this has been superseded for non-designated landscapes by Landscape Institute TGN02/21. These can be broadly described as: Landscapes recognised and valued for their quality and and/or cultural associations; key characteristics and features as recognised in published landscape character assessments; Landscape constriction and the degree to which the landscape is intact and legible. An example of how Value can be described at each end of the continuum of low to high is provided in the following table 1 for landscape receptors. In visual terms, Value relates to that attached to views experienced by receptors (people). An example of how Value can be described at each end of the continuum of low to high is provided below for visual receptors in the following Table 2.

Magnitude of Change

Overall magnitude of change lies along a continuum of low to high. Together the *Scale, Geographical Extent, and Duration and Reversibility* of effect are all considered in

understanding the overall Magnitude of Change. How the receptor performs against each factor is considered in the round to give the overall Magnitude of Change.

Scale of effect is assessed for both landscape and visual receptors and identifies the degree of change which would arise from the development. An example of how Scale of effect can be described at each end of the continuum of low to high is provided in the following **Table 3** and **Table 4** for both landscape and visual receptors. For visual effects, Scale of effect is how big the development will appear in the view, as well how much it will change the character and composition of the view as a whole.

Geographical Extent of effect of is assessed for both landscape and visual receptors and indicates the geographic area over which the effects will be felt. An example of how Geographical Extent can be described at each end of the continuum of low to high is provided in the following **Table 3** and **Table 4** for both landscape and visual receptors.

Duration and Reversibility of effect is assessed for all landscape and visual receptors and identifies the time period over which the change to the receptor would arise as a result of the development. An example of how Duration and Reversibility can be described at each end of the continuum of low to high is provided in the following **Table 3** and **Table 4** for both landscape and visual receptors.

Importance or Significance (EIA) of Effect

Best practice guidelines stipulate that the significance of any landscape related impact should be evaluated, both during the construction works and following completion of the development. The importance or significance (EIA) of any landscape and visual effect is a function of the sensitivity of the affected landscape resources and visual receptors against the magnitude of change that they would experience. As such, the assessment of potential and residual effects can be described as: negligible, minor, moderate, and major. A description is set out in **Table 5**.

The following terms will be used to define residual landscape/townscape effects:

Adverse: the proposed development may result in direct loss of physical landscape/townscape resources, weaken key characteristics or negatively affect the integrity of a landscape/townscape designation; and

Beneficial: the proposed development may replace poor quality elements of the existing landscape/townscape or strengthen existing landscape/townscape characteristics.

The following terms have been used to define residual visual effects:

Adverse: the proposed development reduces visual amenity; and

Beneficial: the visual amenity is improved by the proposed development.

Table.1 Sensitivity of Receptors: Landscape/Townscape Receptors

As set out below, the Sensitivity lies along a continuum of low to high. The Value and Susceptibility of a receptor are both considered in understanding its overall Sensitivity. How the receptor performs against each heading is brought together to identify its overall value and susceptibility.

	Landscape Value			Landscape Susceptibility
	Designations and Conservation Interests/Associations <i>Landscapes recognised and valued for their quality and / or cultural associations / recreational value</i>	Key Characteristics and Features <i>As recognised in published Landscape Character Assessments or policy</i>	Landscape Condition <i>Degree to which the landscape is intact and legible & its scenic quality</i>	<i>The ability of a defined landscape to accommodate the specific proposed development without undue negative consequences</i>
High  Low	National / Regional Importance (e.g. AONB, National Park, Registered Parks and Gardens)	Features which are dominant within the landscape and are fundamental to defining the distinct landscape character of an area. Important characteristics and features recognised as forming intrinsic part of nationally and regionally designated landscapes. Distinctive individual or rare features.	Distinct landscape structure with strong pattern and intact features. Few detractors or uncharacteristic features or elements present.	The landscape is such that changes in terms of the proposed development would be entirely at odds with the character of the local area, related to matters including pattern, grain, use, scale and mass.
	Local importance (e.g. Conservation Areas, Special Landscape Areas / Features)	Locally important and notable features that contribute to the overall character of an area. Features and elements protected by local policy.	Landscape exhibits recognisable structure and characteristic patterns. Some detracting features present.	The proposed development has a degree of consistency with the existing scale, pattern, grain, land use of the prevailing character, although mitigation may be appropriate to enhance assimilation.
	No Designation	Features or elements that are uncharacteristic and detract from the landscape character of an area.	Degraded landscape structure with fragmented pattern and poor legibility of character. Detracting features notable within the landscape.	The proposed development is entirely consistent with the character of the local area, related to matters including pattern, grain, use, scale and mass.

e.g. Medium – Landscape Character Area does not include a designation but includes important characteristics and features that create a distinct landscape structure with strong pattern and intact features. The proposed development has a degree of consistency with the existing scale, pattern, grain, land use of the prevailing character, although mitigation

may be appropriate to enhance assimilation.

Retains Table.2 Sensitivity of Receptors: Visual Receptors

As set out below, the Sensitivity lies along a continuum of low to high. The Value and Susceptibility of a receptor are both considered understanding its overall Sensitivity.

	<i>Value (attached to views)</i>	<i>Visual Susceptibility</i> <i>The occupation or activity of people experiencing the view and the extent to which their attention or interest may be focused on the views and their visual amenity at particular locations</i>
High  Low	Recognised national / Important Viewpoints, including those identified within and protected by policy. These viewpoints may be tourist destinations and marked on maps. Designed views, including from within historic landscapes. Users of nationally recognized routes e.g. National Cycle Network, National Trails. Locally important views/ views. Views from within locally designated landscapes e.g. Conservation Areas and local planning policy. Views from local routes identified on maps Permissive routes, not recognised by policy or identified on maps. No designations present	People visiting recognised viewpoints with views towards the development. People using Public Rights of Way and Access Land as part of recreational routes with extensive views towards the development. People using recreational facilities or playing outdoor sports with views of the development but for whom views are not the main focus. Users of Public Rights of Way and Access Land with intermittent views towards the development. People travelling along roads or using transport routes where the focus is not on the views and views of the development are fleeting. People at places of work where attention is not on the views. Users of Public Rights of Way and Access Land where views towards the development are limited to glimpses and are not the main focus of attention.

e.g. Medium - views of the landscape are part of, but not the sole purpose of the receptors activities along local routes.

Table.3 Magnitude of Change: Landscape/Townscape Receptors

As set out below, magnitude of change lies along a continuum of low to high. Together the Scale, Geographical extent, and Duration and Reversibility of effect are all considered in understanding the overall magnitude of change.

	Scale <i>identifies the degree of change which would arise from the development</i>	Geographical Extent <i>of effect indicates the geographic area over which the effects will be felt</i>	Duration and Reversibility <i>of effect identifies the time period over which the change to the receptor would arise as a result of the development.</i>
Major  Minor	Highly noticeable change, affecting most key characteristics and dominating the experience of the Landscape/Townscape; introduction of highly conspicuous new development; and the baseline situation will be fundamentally changed. Partial alteration to key elements, features, qualities or characteristics, such that post development the baseline situation will be largely unchanged but noticeable despite discernible differences. Minor alteration to few elements, features qualities or characteristics resulting in a barely perceptible change.	Extensive affecting the majority or all the Landscape/Townscape receptor. Localised, affecting the receptor and a proportion of the wider Landscape/Townscape receptor. Affecting the receptor and immediate setting only.	Long-term or permanent, the change is expected to be in place for 10+ years and there may be no intention for it to be reversed or only partially reversed. Medium-term, the change is expected to be in place for 5-10 years and the effects may be reversed or partially reversed. Short-term, the change is expected to be in place for 0-5 years and the effects are likely to be reversed.

e.g. Moderate – Highly noticeable change with introduction of highly conspicuous development which will affect the site and a proportion of the moderately sensitive character area for a medium term duration.

Table.4 Magnitude of Change: Visual Receptors

As set out below, magnitude of change lies along a continuum of minor to major. Together the Scale, Geographical extent, and Duration and Reversibility of effect are all considered in understanding the overall magnitude of change.

	Scale <i>identifies the degree of change which would arise from the development</i>	Geographical Extent <i>Wide, and/or within close proximity, and/or open views.</i>	Duration and Reversibility <i>identifies the time period over which the change to the receptor would arise as a result of the development.</i>
Major  Minor	Intensive/dominant or major alteration to key elements of the baseline view. Partial/noticeable or minor alteration to key elements of the baseline view. Minor alteration to few elements of the baseline view.	Extensive, open and/or close proximity, and/or direct and/or affecting unscreened views. Affects receptor over large area. Framed, and/or contained, and/or partially screened views, and/or affects receptors over moderate area. Narrow, and/or fragmented, and/or heavily screened views, and/or affects receptor over a limited area.	Long-term or permanent, the change is expected to be in place for 10+ years and there may be no intention for it to be reversed or only partially reversed. Medium-term, the change is expected to be in place for 5-10 years and the effects may be reversed or partially reversed. Short-term, the change is expected to be in place for 0-5 years and the effects are likely to be reversed.

e.g. Moderate – Intensive and major alteration to key elements of the framed baseline view over a medium distance for a short period of time during construction. The effects are likely to be reversible.

Table.5 Level of Significance of Effect

Landscape/Townscape or visual effects above moderate adverse (i.e. Major/Major-Moderate) are considered to be significant; all other effects are considered not significant.



Major beneficial:	The proposals affect a highly sensitive receptor and will be experienced over a large geographical extent. The development would fit well with the scale, landform and pattern of the landscape and bring substantial enhancements. The development would create a major improvement in views.;
Moderate beneficial:	The proposals affect a moderately sensitive receptor and will be experienced over a moderate geographical extent. The development would fit well with the scale, landform and pattern of the landscape, maintain and/or enhance the existing landscape character. The development would create a noticeable but improved change in the view;
Minor beneficial:	The proposals affect a lower sensitive receptor and will be experienced over a localised to limited geographical extent. The development would complement the scale, landform and pattern of the landscape, whilst maintaining the existing character. The development would result in minor improvements to the existing views;
Negligible:	The development would cause very limited changes to the landscape and/or views and would make an overall limited change to the baseline situation; the development would create neither an adverse or beneficial change to the landscape or visual receptor;
Minor adverse:	The proposals affect a lower sensitive receptor and will be experienced over a localised to limited geographical extent. The development would cause minor permanent and/or temporary loss or alteration to one or more key elements or features of the landscape, to include the introduction of elements that may not be uncharacteristic of the surrounding landscape. The development would cause limited visual intrusion;
Moderate adverse:	The proposals affect a moderately sensitive receptor and will be experienced over a moderate geographical extent. The development would cause substantial permanent loss or alteration to one or more key elements of the landscape, to include the introduction of elements that are prominent but may not be substantially uncharacteristic with the surrounding landscape. The development would be clearly visible and would result in adverse effects upon the landscape;
Major adverse:	The proposals affect a highly sensitive receptor and will be experienced over a large geographical extent. The development would irrevocably damage, degrade or badly diminish landscape character features, elements and their setting. The development would be irrevocably visually intrusive and would disrupt fine and valued views both into and across the area.

Appendix 2: Table of Landscape Effects



Land East of the Windmill Inn, Brascote Lane, Newbold Verdon
Landscape & Visual Impact Assessment

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Value of Landscape Receptors

Criterion from Table 1 of TGN 02/21	Local Landscape	Site Assessment
Natural heritage Landscape with clear evidence of ecological, geological, geomorphological or physiographic interest which contribute positively to the landscape	The local landscape includes topographical interest of local interest with rolling predominantly arable farmland with gentle slopes (as described in published Landscape Character Assessments.) Medium	The ecological report submitted with the application confirms that the site is considered to be of low ecological value as it consists of an area of arable land, scattered scrub, poor semi-improved grassland and tall ruderal vegetation associated with the hedgerows. The hedgerows were noted to be of some conservation value. The Leyland Cypress trees associated with the northern boundary of the Windmill Inn are non-native and considered to be of low value ecologically. The watercourse along the northern boundary is a landscape feature with potential to support protected/notable ecological species. No evidence of protected species has been recorded. The hedgerows are characteristic of the wider landscape, but not rare, or unique. The boundary vegetation is however considered to contribute to the green infrastructure network of the landscape immediately surrounding the site. The site is considered ordinary in terms of its natural heritage. Medium



Criterion from Table 1 of TGN 02/21	Local Landscape	Site Assessment
Cultural heritage Landscape with clear evidence of archaeological, historical or cultural interest which contribute positively to the landscape	The historic centre of Newbold Verdon is designated as a Conservation Area, with numerous other listed buildings within the study area. None are present within or adjacent to the Site. Medium	The heritage report submitted with the application confirms that there is nothing of heritage interest associated with the site or sensitive to development within the site – including scheduled monuments, battlefields, conservation areas, listed buildings or register parks and gardens. The report also confirms that there are no non-designated heritage assets within the site. From a landscape value perspective, the current understanding therefore is that the site is considered ordinary in terms of its cultural heritage as there has not been anything identified within this assessment or those carried out by others in association with the application to suggest any cultural heritage value associated with the site. Low



Criterion from Table 1 of TGN 02/21	Local Landscape	Site Assessment
Landscape condition Landscape which is in a good physical state both with regard to individual elements and overall landscape structure	The local landscape contains more characteristic areas of the landscape than are present on the Site. The area surrounding Newbold Verdon, particularly to the east of the site contains more frequent hedgerow treest, the landscape undulates, and there is less of a visual relationship or perception of the settlement edge. The field boundary hedgerows on site are gappy in places, particularly to the south and west, which lowers their condition. Medium	The Site is on the lower end of the scale in terms of its typical features present, only being similar to the wider landscape in it consisting of arable land use bound by field boundary hedgerows and a watercourse which are commonplace features of the wider LCA. More characteristic areas of the landscape exist in the wider landscape surrounding Newbold Verdon, particularly to the east of the site where there are more frequent hedgerow trees present, the landscape undulates, and there is less of a visual relationship or perception of the settlement edge. The field boundary hedgerows on site are gappy in places, particularly to the south and west, which lowers their condition. The features present on site are not rare or unique, and the site itself is less representative of the character area than the immediately nearby landscape to the east. The quality of the landscape on Site is affected by the proximity to the settlement edge, and the presence of the Windmill Inn and allotments to the west and south-west. Overall, the Site is of ordinary quality. Medium
Associations Landscape which is connected with notable people, events and the arts	There are no known associations which would indicate a strong or important link between the landscape surrounding the Site and its historic or current appreciation. The local landscape is therefore considered to be poor in this regard. Low	There are no known associations which would indicate a strong or important link between the landscape on Site and its historic or current appreciation. The Site is therefore considered to be poor in this regard. Low



Criterion from Table 1 of TGN 02/21	Local Landscape	Site Assessment
Distinctiveness Landscape that has a strong sense of identity	The landscape surrounding the Site is not notably distinct Medium	The landscape of the site is consistent with the wider landscape character area and type, but none of the features present are considered rare either locally, or at a broader scale. The landscape is therefore considered poor in this respect. Medium
Recreational Landscape offering recreational opportunities where experience of landscape is important	There is some public access available in the locality, and with some footpaths throughout the surrounding landscape. Medium	There is no access to the site for the public at the moment, but it is noted that it provides part of the context to those using Brascote Lane for recreational purposes, and for recreational users of the Public Footpath crossing the adjoining agricultural land to the east of the Site. The boundary hedgerows and sight of the existing townscape edge form a visual backdrop to the Site when viewed from these locations which affects the contribution the site makes to any sense of 'openness' provided by the site as an undeveloped field for users of these recreational routes. Low



Criterion from Table 1 of TGN 02/21	Local Landscape	Site Assessment
Perceptual (Scenic) Landscape that appeals to the senses, primarily the visual sense	The undulating landform, small villages and vegetation create localised scenic value where visible. Medium	As an undeveloped field, with a low-height hedgerow along its western and southern boundaries, the Site offers a degree of short-distance scenic value to the transient users of Brascote Lane, the public footpath to the east of the site, and to the users of the allotments and Windmill Inn to the north, west and south-west. Views across the site from the north consist of arable land, with a backdrop of the well-treed hedgerows along the eastern and northern site boundaries. The existing residential edge of Newbold Verdon can be seen within views. Beyond this the site has no special intrinsic scenic qualities. As a result of these matters the scenic quality is ordinary. Medium
Perceptual (Wildness and Tranquillity) Landscape with a strong perceptual value notably wildness, tranquillity and/or dark skies	The adjacent road and settlement development to the north and west reduce aspects of tranquillity across the local landscape. Areas of tranquillity remain particularly to the east and west. Medium	The limited access to the site means this is not an area which provides an opportunity to enjoy the landscape or the wider context. However, the site does play a part in contributing to the sense of being in a village location for users of Brascote Lane, the nearby footpath to the east, and users of the Windmill Inn and allotments adjacent to the site. The site is perceived to be an ordinary parcel of arable farmland, contained by field boundary hedgerows. The Site is considered to be ordinary overall in terms of its perceptual aspects. Medium



Criterion from Table 1 of TGN 02/21	Local Landscape	Site Assessment
Functional Landscape which performs a clearly identifiable and valuable function, particularly in the healthy functioning of the landscape	The local landscape comprises a mosaic of woodland, arable farmland, villages and areas of commercial development, all of which perform a function. Medium	The Site is an ordinary arable field on a residential main road leading to Newbold Verdon. It does not contain and identifiable or valued landscape functions and plays an ordinary role in its part within the wider green infrastructure network along Brascote Lane and within the wider landscape through the presence of its field boundary hedgerows only. The Site is considered to be ordinary in terms of its landscape function. Medium
Summary Analysis	Built development including roads, settlement edge, allotments, fishing lake and solar farm development result in the wider landscape surrounding the Site being one influenced by manmade uses. Medium	The Site comprises of arable fields, with degraded hedgerow elements also present. Medium



Table 6.2: Sensitivity and Value of Receptors

Receptor (Representative Photoviewpoint Number)	Value of the Receptor (see Table X.1 above for Landscape)	Susceptibility of the Receptor	Sensitivity of the Receptor
Local Landscape Character	The landscape is undesignated and exhibits recognisable structure and characteristic patterns, with some detracting features present. Medium	The wider landscape surrounding the Site contains some aspects of character that are mature, it has distinctive landscape structure in places and there are few detractors present. Medium	Medium
Character of the Site	The landscape is undesignated and exhibits recognisable structure and characteristic patterns, with some detracting features present. Medium	The proposed development has a degree of consistency with the existing scale, pattern, grain, land use of the prevailing character, although mitigation may be appropriate to enhance assimilation. Medium	Medium
Residential properties to north of Site at Arnold's Crescent	The interest of the resident is likely to be focused on the landscape and static visual experience High	Views will be direct and partially filtered at ground level by the intervening roadside and site boundary hedgerows along the northern and western boundaries of the site and by the intervening allotments. Most of the development will be visible, in close proximity. Views will be consistent with the adjacent residential context. The visual composition following the development as proposed will be consistent with the baseline situation although there will be an inevitable curtailment of views across the field on site for users directly opposite the site. Medium-Low	High



Receptor (Representative Photoviewpoint Number)	Value of the Receptor (see Table X.1 above for Landscape)	Susceptibility of the Receptor	Sensitivity of the Receptor
Residential properties to the north-west of the Site at Laburnum Avenue	The interest of the resident is likely to be focused on the landscape and static visual experience High	Views will be direct and partially filtered at ground level by the intervening roadside and site boundary hedgerows along the northern and western boundaries of the site and by the intervening allotments. Most of the development will be visible, in close proximity. Views will be consistent with the adjacent residential context. The visual composition following the development as proposed will be consistent with the baseline situation although there will be an inevitable curtailment of views across the field on site for users directly opposite the site. Medium-Low	High
Residential property (Far Away) to the east of the Site	The interest of the resident is likely to be focused on the landscape and static visual experience High	Views will be direct by heavily filtered by intervening garden vegetation and the well-treed hedgerows along the eastern site boundary. Most of the development will be visible, in close proximity but heavily filtered by intervening trees. Views will be consistent with the adjacent residential context. The visual composition following the development as proposed will be consistent with the baseline situation although there will be an inevitable curtailment within the background of views across the field on site. Medium	High



Receptor (Representative Photoviewpoint Number)	Value of the Receptor (see Table X.1 above for Landscape)	Susceptibility of the Receptor	Sensitivity of the Receptor
Residential properties on Kirkby Lane	The interest of the resident is likely to be focused on the landscape and static visual experience High	This two-storey property is approximately 330 metres to the east of the Site, but the outward views west are interrupted by the presence of farm outbuildings in the adjoining field and the intervening layers of hedgerow vegetation. There may be some glimpsed views towards the rooftops of the proposed development during the winter months; however, the proposed development will only represent a portion of the overall outlook, with the arable and pastoral fields in the foreground staying intact. Medium	High
Users of Footpath S26	Footpath is locally designated but not considered valued by virtue of any designation beyond this. The interest of the user is likely to be focused on the landscape and sequential visual experience High	Views are filtered by intervening vegetation along most of the route, but some locations provide filtered and partial views of the site. The development will be visible in the middle-distance. Views are sequential and changes to the view will be consistent with the backdrop of the existing residential edge of Newbold Verdon, albeit extending further south than currently The visual composition following the development as proposed will be consistent with the baseline situation although some aspects will be at odds with the visual composition. Medium-Low	High



Receptor (Representative Photoviewpoint Number)	Value of the Receptor (see Table X.1 above for Landscape)	Susceptibility of the Receptor	Sensitivity of the Receptor
Users of Footpaths S16, S17 and S20	Footpath is locally designated but not considered valued by virtue of any designation beyond this. The interest of the user is likely to be focused on the landscape and sequential visual experience High	Views are distant and filtered by intervening hedgerow and woodland vegetation to the north-west and west of the site. Changes to the view will be viewed alongside the existing settlement edge albeit the development will register as an extension of the settlement southwards. The visual composition following the development as proposed will be consistent with the baseline situation although some aspects will be at odds with the visual composition. Medium	High
Users of Footpath S27	The footpath is at the immediate settlement edge and not considered valued by virtue of any designation beyond this. The interest of the user is likely to be focused on the landscape and sequential visual experience High	Views are filtered by intervening vegetation associated with the allotments. The proposed development will be directly visible, in close proximity but seen beyond the intervening allotments. Changes to the view will be viewed beyond the intervening hedgerow along the northern site boundary, and against the wooded backdrop provided by the well-treed hedgerow boundaries at the site's southern and eastern edges, and the layering of hedgerows and blocks of woodland beyond. The visual composition following the development as proposed will be somewhat at odds with the existing visual composition but contained within the existing wooded/treed backdrop. Medium-Low	High



Receptor (Representative Photoviewpoint Number)	Value of the Receptor (see Table X.1 above for Landscape)	Susceptibility of the Receptor	Sensitivity of the Receptor
Recreational users of Public Footpath R95	The interest of the user is likely to be focused on the landscape and sequential visual experience High	Footpath is locally designated but not considered valued by virtue of any designation beyond this. Views are distant and filtered by intervening hedgerow and woodland vegetation to the north-west and west of the site. Changes to the view will be viewed alongside the existing settlement edge albeit the development will register as an extension of the settlement southwards. The visual composition following the development as proposed will be consistent with the baseline situation although some aspects will be at odds with the visual composition. Medium	High
Transient users of Brascote Lane	The interest of the user is likely to be focused on the road, rather than the surrounding landscape Low	For those travelling on Brascote Lane the changes to views will be experienced on the section of the highways network adjacent to the Site, including the proposed vehicular entrance points into the site off Brascote Lane. Such changes to the view are seen in the context of the existing settlement edge approach, filtered by the roadside hedgerow that is to be retained. Whilst there will be a change to the view it will not introduce incongruent and uncharacteristic elements Medium-Low	Medium-Low



Receptor (Representative Photoviewpoint Number)	Value of the Receptor (see Table X.1 above for Landscape)	Susceptibility of the Receptor	Sensitivity of the Receptor
Transient users of Kirkby Lane	The interest of the user is likely to be focused on the road, rather than the surrounding landscape Low	For those travelling on Kirkby Lane, the changes to views will be barely perceptible as the speed of travel and presence of intervening roadside vegetation will restrict the extent to which a user's attention will be focused on the Site. Medium	Medium-Low
Windmill Inn	Visitors to the Windmill Inn Public House are not likely to be focused on the view, given the dense surrounding vegetation that exists to the curtilage of the property. Low	Given the proximity of the Site to the Windmill Inn, there will be an inevitable change as the Leyland Cypress hedge is removed and the car park is planned for expansion. However, the placement of the proposed Village Green will enhance the setting of the public house. So, whilst the new housing will be visible, the built parameters and proposed extent of GI, there will be limited change to the view. Medium-Low	Medium



Receptor (Representative Photoviewpoint Number)	Value of the Receptor (see Table X.1 above for Landscape)	Susceptibility of the Receptor	Sensitivity of the Receptor
Alan's Way Playing Fields and Newbold Verdon Cricket Club	The interest of the user is likely to be focused on the activities on site, rather than the view or landscape surrounding it. Low	Views are filtered by intervening vegetation parts of the playing fields provide filtered and partial views of the site. The development will be visible in the middle distance. Changes to the view will be consistent with the adjacent existing residential edge of Newbold Verdon, albeit extending further south than currently. The visual composition following the development as proposed will be consistent with the baseline situation although some aspects will be at odds with the visual composition. Medium-Low	Medium-Low
Allotments north of Site	The interest of the user is likely to be focused on the activities on site, rather than the view or landscape surrounding it. Low	Views are filtered by intervening vegetation associated with the allotments. The proposed development will be directly visible, in close proximity but seen beyond the intervening allotments. Changes to the view will be viewed against the wooded backdrop provided by the well-treed hedgerow boundaries at the site's southern and eastern edges, and the layering of hedgerows and blocks of woodland beyond. The visual composition following the development as proposed will be somewhat at odds with the existing visual composition but contained within the existing wooded/treed backdrop. Medium-Low	Medium-Low



Receptor (Representative Photoviewpoint Number)	Value of the Receptor (see Table X.1 above for Landscape)	Susceptibility of the Receptor	Sensitivity of the Receptor
Allotments south of Site	The interest of the user is likely to be focused on the activities on site, rather than the view or landscape surrounding it. Low	Views are filtered by intervening vegetation associated with the allotments and site boundaries. The proposed development will be directly visible, in close proximity but seen beyond the intervening allotments, and site boundary hedgerow. Changes to the view will be viewed against the wooded backdrop provided by the well-treed hedgerow boundaries at the site's eastern and southern edges, and the layering of hedgerows and blocks of woodland beyond. The visual composition following the development as proposed will be somewhat at odds with the existing visual composition but contained within the existing wooded/treed backdrop. Medium-Low	Medium-Low



Receptor (Representative Photoviewpoint Number)	Value of the Receptor (see Table X.1 above for Landscape)	Susceptibility of the Receptor	Sensitivity of the Receptor
Newbold Verdon Fishery	The interest of the user is likely to be focused on the activities on site, rather than the view or landscape surrounding it. Low	Views are filtered by intervening vegetation associated with the allotments and site boundaries. The proposed development will be directly visible, in close proximity but seen beyond the intervening allotments, and site boundary hedgerows. Changes to the view will be viewed against the wooded backdrop provided by the well-treed hedgerow boundaries at the site's eastern and southern edges, and the layering of hedgerows and blocks of woodland beyond. The visual composition following the development as proposed will be somewhat at odds with the existing visual composition but contained within the existing wooded/treed backdrop. Medium	Medium-Low
Scattered farm buildings (south and east of the site)	The interest of the user is likely to be focused on the activities on site, rather than the view or landscape surrounding it. Low	There may be some glimpsed views towards the rooftops of the proposed development during the winter months; however, the proposed development will only represent a portion of the overall outlook, with the arable and pastoral fields in the foreground staying intact. Medium	Medium-Low



Appendix 3: Landscape Effects



Land East of the Windmill Inn, Brascote Lane, Newbold Verdon
Landscape & Visual Impact Assessment

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Magnitude and Significance of Landscape Effects

Receptor	Sensitivity of landscape receptor (see Appendix 6)	Predicted Change	Construction		Year 1 (Completion)		Year 15 (Residual Effects)	
			Magnitude of Change	Significance of Effects	Magnitude of Change	Significance of Effects	Magnitude of Change	Significance of Effects
Local Landscape Character	Medium	At a district scale, the western part of the Site is located in the Bosworth Parkland (Landscape Character Area C) and the eastern part is identified as Newbold and Desford Rolling Farmland (Landscape Character Area D). The assessment undertaken has determined that the Site and the immediately surrounding landscape is an ordinary undesignated landscape, of ‘medium’ or ‘ordinary’ value, with capacity to absorb characteristic change at the expanding settlement edge of Newbold Verdon. The proposed development will result in the loss of some of the existing greenfield elements, including a short section of hedgerow along Brascote Lane and the loss of the open arable fields, to be replaced by housing and new internal highways. Likewise, and on balance, the scheme can also deliver the enhancement of existing features as well as new landscape features through the provision of open space and substantial network of connecting Green Infrastructure, which represents 43% of the total Site area. Overall, the vast majority of the identified typical boundary features will be retained, reinstated and enhanced. Also, opportunities exist to establish long-term management of the remaining vegetation structure.	Low	Temporary Minor adverse	Low	Minor adverse	Low	Negligible
Character of the Site	Medium		Medium	Temporary Moderate adverse	Medium	Moderate adverse	Low	Moderate-Minor adverse



Appendix 4: Visual Effects



Land East of the Windmill Inn, Brascote Lane, Newbold Verdon
Landscape & Visual Impact Assessment

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Magnitude and Significance of Visual Effects

Receptor (Viewpoint Numbers)	Sensitivity of visual receptor (see Appendix TG4)	Predicted	Construction		Year 1		Year 15 (Residual Effects)	
			Magnitude of Change	Significance of Effects	Magnitude of Change	Significance of Effects	Magnitude of Change	Significance of Effects
Residential Receptors								
Approximately 27 residential properties to the north of the Site at Arnold's Crescent	High	The majority of these properties are setback from the Site by some 130 metres, with intervening gardens, allotments or agricultural fields. The rear views are also largely filtered at a ground floor level by the existing boundary vegetation. It would be expected that a number of these properties will continue to obtain outward views from first floor windows over the wider landscape, as the properties are slightly. These receptors are within the settled context and already influenced by intervisibility with other properties, but the rear outlook will change in the foreground, with housing brought closer in view. As such, this assessment predicts a medium magnitude of change and a moderate adverse effect, as the proposed development will be clearly visible, but not uncharacteristic nor unduly prominent.	Medium	Temporary Moderate adverse	Medium	Moderate adverse	Medium-Low	Moderate to Moderate – Minor adverse
Approximately 6 residential properties to the north-west of the Site at Laburnum Avenue	High	These properties may experience some oblique views towards the Site from first floor rear windows. The outlook is already influenced by the established settlement edge and the proposed development will only represent a small component part of those views, with views filtered by the roadside hedgerows and intervening vegetation. The impact is predicted as a medium-low magnitude of change and a moderate-minor adverse effect.	Medium-Low	Temporary Moderate – Minor adverse	Medium – Low	Moderate – Minor adverse	Low	Moderate – Minor adverse
‘Far Away’ property to east of Site	High	This property shares its boundary with the Site, which is heavily treed and this with the addition of existing extensive garden vegetation makes the Site heavily filtered from view. The construction works are likely to be glimpsed through this visual barrier in close proximity, forming a medium impact, resulting in temporary moderate adverse effects. The completed development will have less of an impact as the new houses will be offset from the eastern boundary with new soft landscaping incorporated into the buffer which will soften the sight of new dwellings beyond. The Illustrative Layout also shows that single storey dwellings have been proposed as a possibility for this part of the development to ensure that the housing will not be readily visible from this property. The impacts of the completed development will be low resulting in minor adverse effects.	Medium – Low	Temporary Moderate – Minor adverse	Medium – Low	Moderate – Minor adverse	Low	Minor adverse



Receptor (Viewpoint Numbers)	Sensitivity of visual receptor (see Appendix TG4)	Predicted	Construction		Year 1		Year 15 (Residual Effects)	
			Magnitude of Change	Significance of Effects	Magnitude of Change	Significance of Effects	Magnitude of Change	Significance of Effects
Approximately x1 residential property on Kirkby Lane (Old Parks Cottage)	High	This two-storey property is approximately 330 metres to the east of the Site, but the outward views west are interrupted by the presence of farm outbuildings in the adjoining field and the intervening layers of hedgerow vegetation. There may be some glimpsed views towards the rooftops of the proposed development during the winter months; however, the proposed development will only represent a portion of the overall outlook, with the arable and pastoral fields in the foreground staying intact. As such it is predicted that those residents will also experience a low magnitude of change and a minor adverse effect at-worst.	Low	Temporary Minor adverse	Low	Minor adverse	Low - Negligible	Minor adverse reducing to neutral over time
Recreational Receptors								
Views from Public Footpath S26 (viewpoints 16, 17, 18, 19 and 21)	High	The majority of this footpath route is flanked by hedgerows that prevents visibility with the Site. The exception to this is where there are occasional breaks in vegetation or in association with field gates. Overall, fieldwork covered a 450 metre section of Footpath S26, but it was determined that the Site is partially visible from less than 50 metres of that route, which represents about 11% of that recreational experience. Even then, it is important to reiterate that the route is largely contained by hedgerows and users have the ability to appreciate the surroundings, without focused attention on the Site itself. As a worst-case assessment and where the proposed development can be seen during the winter months, resulting in a medium-low magnitude of change and a moderate-minor adverse effect; however, for much of the route the change would be very low and the effects negligible.	Medium to Low	Temporary Moderate- Minor adverse	Low	Moderate - Minor adverse	Low	Minor adverse
Views from Public Footpaths S16, S17 and S20 (viewpoint 14)	High	For users of Public Footpath S16, S17 and S20 to the north-west and west of the Site the existing settlement edge is heavily filtered with only the very tops of houses glimpsed over the tops of intervening vegetation. The construction activities are likely to visible where there is a gap in intervening woodland screening and as a result long distance views of machinery and building activities will be visible against a wooded backdrop. This will appear inconsistent with the existing baseline but a distant component of views and as such impacts will be low to medium, resulting in temporary moderate adverse effects at worst. On completion, the western edge of the development will be distantly visible, softened by the proposed soft landscaping and village greens incorporated into the western edge of the development. The impacts on completion will be low resulting in minor adverse effects.	Low	Temporary Moderate- Minor adverse	Low	Minor adverse	Low	Minor adverse reducing to neutral over time



Receptor (Viewpoint Numbers)	Sensitivity of visual receptor (see Appendix TG4)	Predicted	Construction		Year 1		Year 15 (Residual Effects)	
			Magnitude of Change	Significance of Effects	Magnitude of Change	Significance of Effects	Magnitude of Change	Significance of Effects
Views from Public Footpath S27 (viewpoint 13)	High	For users of Public Footpath S27 to the north of the Site, the Site is viewed in the middle distance beyond the allotments that overlook the Site and intervene in views. The construction impacts will be high as the construction works will be seen in close proximity and largely unfiltered. This is considered to result in temporary moderate adverse effects. Once completed the development will be visible at close proximity, parts of it filtered by the new landscaping within the village green at the northern Site entrance off Brascote Lane and by the retained and new soft landscaping along Thurleston Brook, but parts of it also unfiltered. The context of the footpath is already built up so the new housing will be largely in keeping with the existing character and visual context of the footpath. The magnitude of change on completion will be medium, resulting in moderate adverse effects.	Medium	Temporary Moderate adverse	Medium	Moderate adverse	Medium	Moderate adverse
Views from footpath R95 (viewpoint 6)	High	The Site is not readily visible from this footpath route due to the distance at which it is viewed, and the level of intervening filtering provided by layers of field boundary hedgerows and the hedgerows and trees associated with the edges of the Alans Way Playing Fields. At worst, the construction activities may be glimpsed in the distance, but they are unlikely to form a readily noticeable component of views even though construction works are not a typical occurrence within the area. The construction impacts will be low to negligible resulting in temporary minor adverse to neutral effects. Upon completion, views of the development are likely to consist of glimpses of the tops of housing only, viewed at distance and heavily filtered. Impacts are considered to be negligible and the effects neutral.	Low- Negligible	Temporary Minor to Negligible adverse	Negligible	Minor – Negligible adverse	Negligible	Negligible
Transport Infrastructure & Local Highways Receptors								
Users of a 330 metre section of Brascote Lane	Medium- Low	For those travelling on Brascote Lane the changes to views will be experienced on the section of the highways network adjacent to the Site, including the proposed vehicular entrance points into the Site off Brascote Lane. Such changes to the view are seen in the context of the existing settlement edge approach, filtered by the roadside hedgerow that is to be retained. Whilst there will be a change to the view it will not introduce incongruent and uncharacteristic elements The provision of new planting, a Village Green and development offsets will all assist in softening the appearance of the new residential buildings over time. For a short distance of this transitional route, the magnitude of change for receptors will be moderate-high, resulting in moderate adverse effects.	Moderate - High	Temporary Moderate adverse	Medium	Moderate adverse	Medium	Moderate adverse



Receptor (Viewpoint Numbers)	Sensitivity of visual receptor (see Appendix TG4)	Predicted	Construction		Year 1		Year 15 (Residual Effects)	
			Magnitude of Change	Significance of Effects	Magnitude of Change	Significance of Effects	Magnitude of Change	Significance of Effects
Users of a short section of Kirkby Lane	Medium- Low	For those travelling on Kirkby Lane, the changes to views will be barely perceptible as the speed of travel and presence of intervening roadside vegetation will restrict the extent to which a user's attention will be focused on the Site. At worst, the magnitude of change for these users is low resulting in negligible effects.	Low	Negligible	Low	Negligible	Low	Negligible
Commercial Premises & Other Receptors								
Windmill Inn Public House (Viewpoint 1)	Medium	For users of the Windmill Inn, where visible the construction works and completed development will be seen in close proximity, but the completed development features areas of open space around the Windmill Inn which will serve reduce the impacts of the completed development with new soft landscaping able to soften the buildings visually. The impacts during construction and on completion are considered to be medium resulting in temporary moderate adverse effects during construction, and moderate to minor adverse effects on completion.	Medium	Temporary Moderate adverse	Medium - Low	Moderate adverse	Medium - Low	Moderate - Minor adverse
Alan's Way Playing Fields (viewpoint 15)	Medium- Low	For users of Alan's' Way Playing Fields the Site is heavily filtered from view (see Photoviewpoint 15) by vegetation associated with the boundaries of the playing fields and intervening fields. The construction impacts will be low, as at worst, the construction activities associated with building out the Site will be viewed in the middle distance over the tops of intervening hedgerows and trees. Construction works will appear inconsistent with the current visual context, and this is considered to result in temporary minor adverse effect at worst. Once completed, the development will be largely screened from view with only the tops of new housing will be visible beyond the northern and eastern boundary vegetation, forming a minor change to the existing visual context which is unlikely to be noticeable. The development will be softened by the new soft landscaping incorporated into the northern and eastern edges of the development. Impacts on completion will be low to negligible, resulting in neutral effects.	Low	Minor adverse	Low - Negligible	Negligible	Negligible	Negligible



Receptor (Viewpoint Numbers)	Sensitivity of visual receptor (see Appendix TG4)	Predicted	Construction		Year 1		Year 15 (Residual Effects)	
			Magnitude of Change	Significance of Effects	Magnitude of Change	Significance of Effects	Magnitude of Change	Significance of Effects
Allotments to north of Site (viewpoint 5)	Medium- Low	For users of the allotments to the north of the Site (see Photoviewpoint 5), the Site is viewed in close proximity. The construction impacts will be high as the construction works will be seen in close proximity and largely unfiltered. This is considered to result in temporary moderate adverse effects. Once completed the development will be visible at close proximity, parts of it filtered by the new landscaping within the village green at the northern Site entrance off Brascote Lane and by the retained and new soft landscaping along Thurleston Brook, but parts of it also unfiltered. The impacts on completion will be high to medium, resulting in moderate to minor adverse effects.	Medium	Temporary Moderate adverse	Medium	Moderate Adverse	Medium	Moderate Adverse
Allotments to south-west of Site	Medium- Low	For users of the allotments to the south-west of the Site, the Windmill Inn partially screens views northwards, but from some parts of the allotment, the proposed development will be visible, albeit filtered by the proposed landscaping or offset by the Country Park. The construction impacts will be high as the construction works will be seen in close proximity at worst, with only low height filtering. This is considered to result in temporary moderate adverse effects Once completed the development will be visible, softened by the proposed landscaping and also seen against the existing backdrop of housing at the southern edge of Newbold Verdon.	Medium-High	Temporary Moderate adverse	Medium	Moderate adverse	Medium	Moderate adverse



Receptor (Viewpoint Numbers)	Sensitivity of visual receptor (see Appendix TG4)	Predicted	Construction		Year 1		Year 15 (Residual Effects)	
			Magnitude of Change	Significance of Effects	Magnitude of Change	Significance of Effects	Magnitude of Change	Significance of Effects
Private Fishing Lake to south- west of Site – Newbold Verdon Fishery	Medium- Low	For users of the private fishing lake to the south-west of the Site, the Site is viewed in the middle distance beyond intervening woodland vegetation associated with the grounds of the fishing lake and beyond an intervening field and the allotments off Brascote Lane. The construction impacts will be medium as the construction works will be seen at some distance from the fishing lake and filtered by woodland vegetation. The development will also be seen against the existing backdrop of housing at the southern edge of Newbold Verdon. The Windmill Inn partially screens views into the Site northwards. The construction impacts will be medium as the construction works will be seen partially filtered and at a distance. This is considered to result in temporary moderate to minor adverse effects. Once completed the development will be visible in the middle distance of views, against the backdrop of existing housing at the settlement edge of Newbold Verdon, with parts of it filtered by the new landscaping along the southern edge of the Site and within the Country Park. The impacts on completion will be low, resulting in minor adverse effects.	Low	Minor adverse	Low	Minor Adverse	Low	Minor adverse reducing to neutral over time
Scattered Farm Buildings to East of Site (including Goatsgate Farm)	Medium- Low	Users are generally focused on the farm related activities and have no reason to focus on the Site itself. Some glimpsed views through the layers of dense boundary vegetation are likely to be possible during the winter months. The assessment predicts that there will be a very low magnitude of change and a negligible effect.	Very Low	Negligible	Very Low	Negligible	Very Low	Negligible





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