
14th January 2026

Land at Station Road,
Market Bosworth

Landscape Statement of Common Ground

In relation to the Appeal between
Richborough and Hinckley and Bosworth
Borough Council

Version 5

Council Ref: 24/01079/OUT

Planning Inspectorate Ref:
APP/K2420/W/25/3372919

Tyler Grange Reference: 11776_R07_WL

Report No:	Date	Version	Appellant	Council
Initial Appellant draft	11 th November 2025	1	Wendy Lancaster BA(Hons) PGDipLA PGDipUD FLI FRSA	
Response by Council		2		Tim Hartley (BA (Hons) MRTPI
Response by Appellant	8 th January 2026	3	Wendy Lancaster BA(Hons) PGDipLA PGDipUD FLI FRSA	
Response by Council	9 Jan 2026	4		Tim Hartley BA (Hons) MRTPI
Agreed Version	14 th January 2026	5	Wendy Lancaster BA(Hons) PGDipLA PGDipUD FLI FRSA	Tim Hartley BA (Hons) MRTPI

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Section 1: Introduction

- 1.1. This Landscape Statement of Common Ground ("Landscape SoCG") has been agreed by Tyler Grange Group Ltd on behalf of Richborough ("the Appellant") and Hinckley and Bosworth Borough Council ("the Council") in accordance with Annexe R of the PINS Procedural Guide, Planning Appeals – England (March 2021) and Article 37 Part 7 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 – as amended.
- 1.2. The Landscape SoCG relates to the Council's refusal of an outline planning application (reference 24/01079/OUT) for the erection of up to 126 dwellings with associated access, landscaping, open space and drainage infrastructure on land north of Station Road, Market Bosworth ("the Appeal Site").
- 1.3. A separate SoCG has been prepared on behalf of the Appellant to deal with the Appeal proposals and relevant planning policy matters.
- 1.4. The Council appointed LUC for a second time as an external landscape consultant to provide expert advice and to provide comment on the planning application in the absence of an in-house team. The Council has opted to not employ a Landscape expert for the appeal.
- 1.5. This Landscape SoCG forms part of an overall suite of documents and should be read alongside these.
- 1.6. Part of the Site was included within an outline planning application for 63 dwellings (Council ref: 20/01021/OUT). It was recommended for approval but refused at Committee and subsequently dismissed at Appeal. The application was accompanied by a Landscape and Visual Impact Assessment (LVIA).
- 1.7. The scope and content of the submitted LVIA was agreed with the Council on the 8th September 2020 as part of the pre-application; and an LVIA Addendum was prepared in response to the consultation feedback from LUC, who in the absence of a Landscape Officer were appointed as experts to the Council. Following engagement with the Council and their experts and through the provision of additional supporting material, the Case Officer recommended the application for approval on 25th May 2021.
- 1.8. Since the appeal, the Site boundary has been altered to include land to the west, allowing changes to be made to the masterplan in response to the previous planning process.
- 1.9. The current application (24/01079/OUT) is for up to 126 dwellings with all matters reserved except access, and was accompanied by a new LVIA (dated May 2025) which was based upon the scoping agreed as part of the original application with additional viewpoints to allow for the additional site area.
- 1.10. The Case Officer recommended the application for approval but it was refused at Committee, contrary to the Officer's recommendation.

Section 2: Landscape Common Ground

2.1. The following is agreed:

- 2.1.1. A Landscape and Visual Impact Assessment (LVIA) was submitted with the application. The report is in accordance with the Guidelines for Landscape and Visual Impact Assessment, third edition published by the LI and IEMA (GLVIA 3).
- 2.1.2. Tyler Grange are suitably qualified practitioners and there is no challenge or objection to its methodology.
- 2.1.3. As a non-EIA scheme it did not need to assess the likely significance of effects. However it does need to identify and provide description of effects as set out in GLVIA 3.
- 2.1.4. The study area and the location of 16 viewpoint locations are appropriately representative and had previously been agreed by the Council on the 8th September 2020. No additional viewpoint locations were requested as follow-up to the submission of either planning application.
- 2.1.5. Available views towards the Appeal Site and proposed Development Parameters are within 1600 metres of the Appeal Site boundary.
- 2.1.6. The production of verified visualisations was agreed with the Council as part of the previous application. The location of the verified visualisations was discussed and agreed with the Council as part of the previous application and align with the location of 'View 1' and the previous location of 'Vista 11' at the eastern end of Vista 1 as described within the Neighbourhood Plan. The visualisations are verifiable as explained at Point 7 on page 6 of the Landscape Clarification Note and the Council has not requested any additional visualisations.
- 2.1.7. The Site is not subject to any national or local landscape designations and does not form part of a valued landscape under Paragraph 187 of the Framework.
- 2.1.8. The Appeal Site is currently bordered by built development, with three properties set in woodland to the east, residential development to the west on Pipistrelle Drive, and residential and mixed-use development to the south of Station Road. To the north of the Site planning consent has been granted on appeal for a two-storey clubhouse and single storey chalets in the form of a stable block courtyard.
- 2.1.9. Residential and built development is currently a characteristic feature of the immediate locality of the Appeal Site.
- 2.1.10. The Appeal Site is located within and possesses typical features of the Bosworth Parkland Landscape Character Area (LCA) but does not contain any protected or rare features identified in other technical reports or adopted Supplementary Planning Guidance (SPG).
- 2.1.11. The proposed development would not result in a change to the understanding and documented characteristics of the wider Bosworth Parkland LCA.
- 2.1.12. The proposed development does not undermine the physical and perceived separation and open character between settlements.

- 2.1.13. The proposed Parameters Plan, Landscape Strategy Plan and Tree Survey illustrate that the majority of the Appeal Site features can be retained and that the provision of open space and landscaping represents more than 50% (4.33Ha) of the Appeal Site total area and that the open space provision of 3.9Ha is an overprovision of 3.115Ha.
- 2.1.14. Landscape mitigation and enhancement can be achieved in association with the principles indicated on the submitted Landscape Strategy Plan.
- 2.1.15. Where major adverse temporary (construction) effects occur or moderate and major adverse permanent (operational) effects arise, they should be considered in the overall planning balance.
- 2.1.16. The Council has not offered an alternative assessment to that provided by LUC and so the only two effects assessed are those by LUC and Tyler Grange.
- 2.1.17. The following assessments set out the respective positions of the Appellants' and the Council's landscape consultants (those in *italic* were disputed between the two consultants):

Table 1: Sensitivity and Value of Landscape Receptors

Receptor	Susceptibility of the Receptor	Value of the Receptor	Sensitivity of the Receptor
Landscape receptors			
LCA C: Bosworth Parkland within the Hinckley and Bosworth Landscape Character Assessment	Low	Low	Low
The Site-specific landscape elements and features	Medium	Medium	Medium
Visual Receptors			
Recreational users of Leicestershire Round long distance footpath (VP1);	Medium	Medium	Medium
Recreational users of Footpath S70/1 to the north (VPs 2, 3, 4, 5 and 6);	Medium	Medium	Medium
Users of Kyngs Golf and Country Club (Future Receptor) (VPs 2, 3, 4, 5 and 6);	Low	Low	Low
Transient users of Station Road (VPs 7, 8, 9, 10, 11, 12, 13 and 15)	Medium	Medium <i>*Local in LUC</i>	Medium

Table 2: Landscape Effects (those in bold agreed, those in italic disagreed)

Receptor	Year 1		Year 15	
	Magnitude	Effect	Magnitude	Effect
LCA C: Bosworth Parkland within the Hinckley and Bosworth Landscape Character Assessment	Minor	Minor adverse	Negligible	Negligible
The Site-specific landscape elements and features	Moderate	Moderate adverse	Minor	Minor adverse

Table 3: Visual Effects (those in bold agreed, those in italic disagreed)

Receptor	Year 1		Year 15	
	Magnitude	Effect	Magnitude	Effect
Recreational users of Leicestershire Round long distance footpath (VP1);	Low	Minor adverse	Negligible	Negligible
Recreational users of Footpath S70/1 to the north (VPs 2, 3, 4, 5 and 6);	Moderate	Moderate adverse	Low	Minor adverse
Users of Kyngs Golf and Country Club (Future Receptor) (VPs 2, 3, 4, 5 and 6);	Moderate	Moderate adverse	Minor	Minor adverse
Transient users of Station Road (VPs 7, 8, 9, 10, 11, 12, 13 and 15)	<i>Minor</i>	<i>Minor adverse</i> <i>*Major-moderate in LUC</i>	<i>Minor</i>	<i>Minor adverse</i> <i>*Moderate in LUC</i>

Section 3: Matters of Disagreement

3.1. The following is not agreed:

- 3.1.1. The difference between the parties, similar to the differences in the previous appeal regarding application 20/01021/OUT, is that the Council consider that the visual effects of the development on the character and appearance of the area are greater than either Tyler Grange or LUC considered was the case and that these effects should be afforded greater weight in the planning balance such that the appeal should be dismissed. However, the Council does not put forward an alternative assessment to those produced by Tyler Grange and reviewed by LUC.

Section 4: Signed Agreement

- 4.1. We agree to the statements set out within this Landscape Statement of Common Ground.

For the Appellant

Name: Wendy Lancaster

Signature: 

Date: 14th January 2026

For Hinckley and Bosworth Borough Council

Name: Tim Hartley

Signature: T Hartley

Date: 15th January 2026