



Landscape and Visual Appraisal
Workhouse Lane, Burbage
August 2020
12475/R01a/RP/RH





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12475_R01 (DRAFT)	24.04.2020	RP/RH
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1 Introduction and Site Context

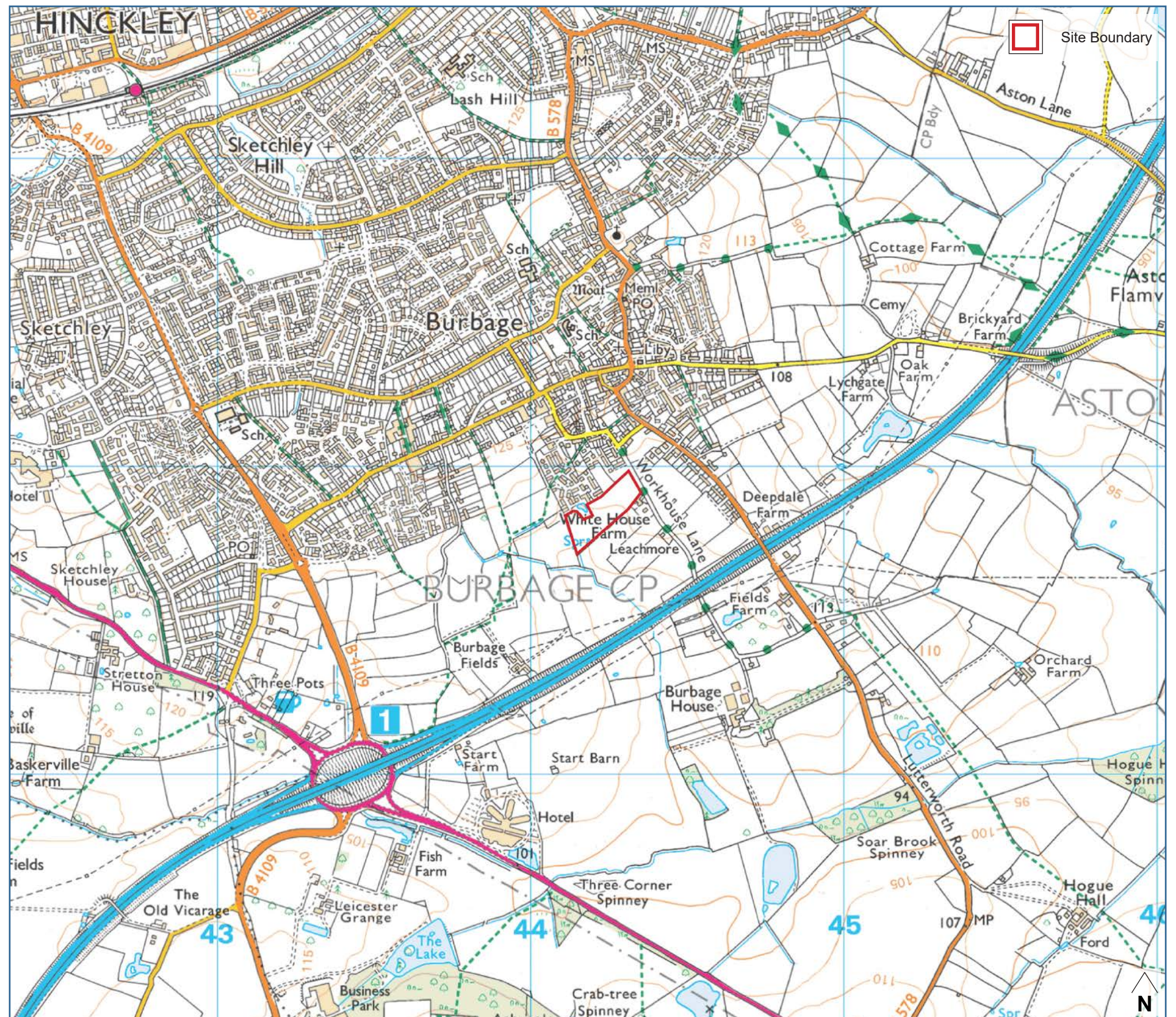
Background

- 1.1 Tyler Grange has been appointed by Central England Co-operative to support a outline planning application for the development of land off Workhouse Lane, Burbage, Leicestershire. This report will support an outline planning application for up to 40 units. The proposals include associated infrastructure, landscaping and the provision of public open space.
- 1.2 The relevant Local Planning Authority is Hinkley and Bosworth Borough Council and reference has been made to the Hinkley and Bosworth Core Strategy Local Development Framework (December 2009), the relevant Landscape Character Assessments and other evidence base documents, as well as findings of field work and Tyler Grange's site specific appraisal to identify the landscape and visual context and key features.
- 1.3 The appraisal contained within this report has produced by a Senior Landscape Consultant, who is a Chartered member of the Landscape Institute (CMLI) and has been reviewed by an Technical Director of Tyler Grange, who is also a Chartered Member of the Landscape Institute (CMLI).

Site Context

- 1.4 The site is located on the southern edge of the settlement of Burbage, Leicestershire as illustrated on the adjacent **Plan 1: Site Location Plan (12475/P01) and Plan 2: Site Context (12475/P02)** on the following page. It covers approximately 2.49 hectares of land and consists of a single land parcel which is in agricultural use.
- 1.5 To the north of the site is the settlement of Burbage, with residential properties forming the sites northern boundary. These existing residential properties overlook the site, setting the site within a settled and urban edge context.
- 1.6 To the east is Workhouse Lane which forms the sites eastern boundary, and beyond this is residential ribbon development extending the settlement boundary of Burbage further south along Lutterworth Road.
- 1.7 To the south are irregular shaped agricultural fields, scattered farmsteads and residential properties, with the M69 located 300 metres to the south of the site. Pylons and other urbanising features are present within the landscape to the south of the site.
- 1.8 To the west are irregular fields, and the western edge of Burbage with Britannia Park located at the north western corner of the site.

Plan 1: Site Location (12475/P01)



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Plan 2: Site Context (12475/P02)



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Approach

- 1.9 This LVA has been prepared to support an outline planning application for residential development for up to 40 units.
- 1.10 When identifying the landscape and visual context and opportunities & constraints, reference is made to the Council's landscape and Green Infrastructure Development Plan Documents (DPDs) and evidence base.
- 1.11 Reference will also be made to the published landscape character assessments and sensitivity studies in order to inform the development of the site and review the relevant landscape and visual sensitivities.
- 1.12 The LVA will also include a summary of the compliance of the proposals with the requirements and aspirations of both National and Local Policy, drawing upon both the Council's evidence base and site-specific findings and appraisal undertaken by Tyler Grange.

Methodology

- 1.13 This report has been undertaken in accordance with the following guidance:
An Approach to Landscape Character Assessment, Natural England, 2014; and
Guidelines for Landscape and Visual Impact Assessment (GLVIA), Third Edition, Landscape Institute and IEMA, 2013.
- 1.14 This is a standalone report and does not constitute a landscape chapter in the context of an Environmental Statement (ES) required by an Environmental Impact Assessment (EIA).
- 1.15 Table 3.1 of the GLVIA3 outlines what is required in this type of appraisal report, as a project outside of an EIA. This includes the following:
Establish the existing nature of the landscape and visual environment in the study area;
Provides a description of the proposed development, identifying the main features of the proposals and the changes that will occur; and
Systematically identifies and describes the effects that are likely to occur, including whether they are adverse or beneficial.
- 1.16 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.

- 1.17 Professional judgement plays an important role in the landscape and visual analysis process where the analysis of landscape character and visual amenity is both a subjective and objective process. However, the analysis process seeks to provide a narrative to explain the judgement reached.

2 Planning Policy Context

- 2.1 This section identifies the National and Local Policies relating to landscape and visual matters.

National Planning Policy Framework 2019 (NPPF)

- 2.2 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.
- 2.3 Paragraph 12 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.
- 2.4 The creation of high quality buildings and places is fundamental to what the planning and development process should achieve, as stated at paragraph 124.
- 2.5 Paragraph 127 seeks to ensure that developments:
- “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 users⁴⁶; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.”

- 2.6 Paragraph 170 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 Guidance

- 2.7 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

- 2.8 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 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”.*
- 2.9 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.

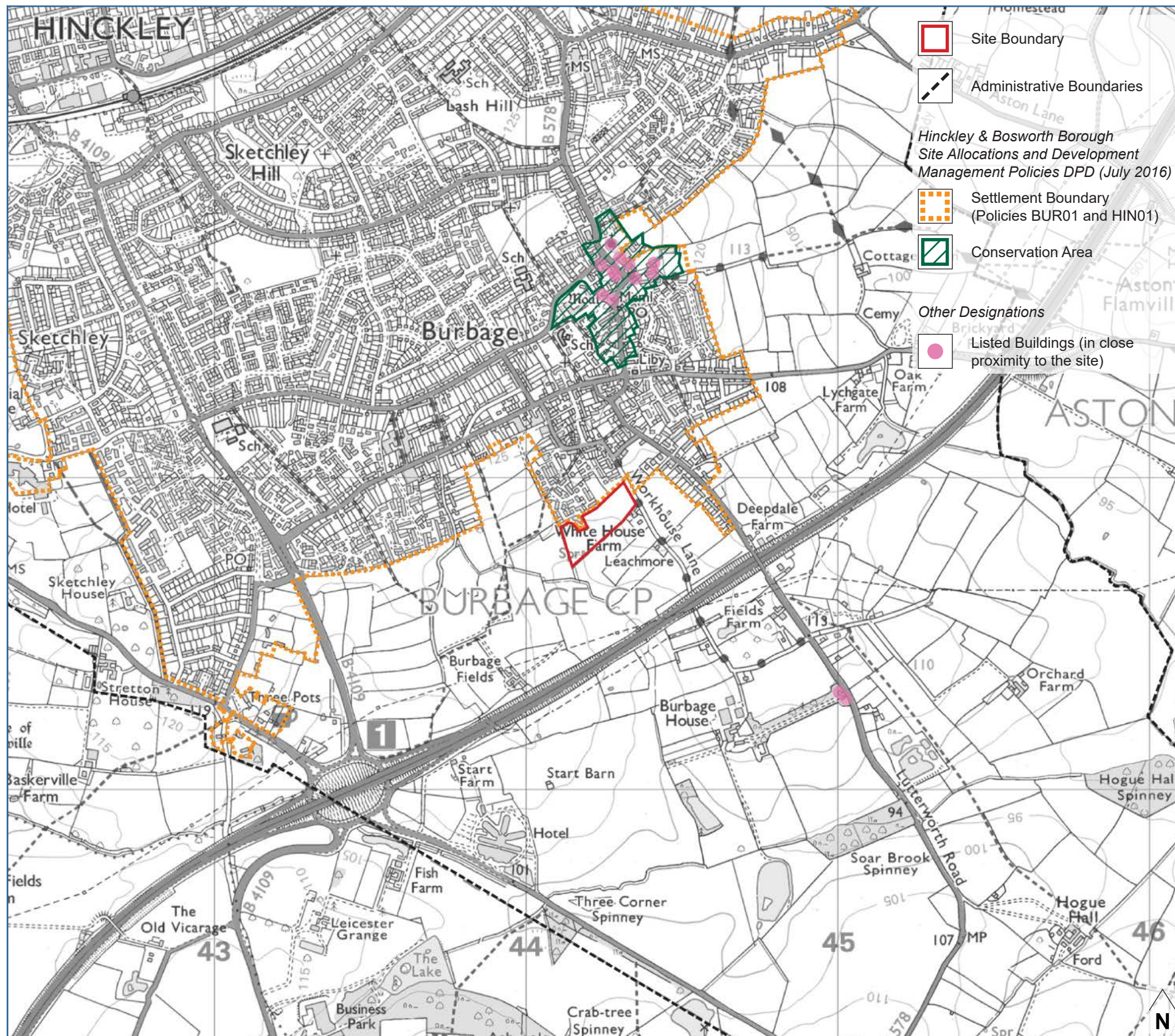
Green Infrastructure

- 2.10 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).
- 2.11 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

- 2.12 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).
- 2.13 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).

Plan 3: Landscape Planning Policy (12475/P05)



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Local Planning Policy Context

- 2.14 The following text summarises the planning policies relevant to landscape and visual issues associated with the site. The specific policies that are relevant for landscape and visual matters and applicable to the site are summarised below and illustrated on **Plan 3**.
- 2.15 The site falls within the administrative area of Hinckley & Bosworth Borough. The current adopted plan relevant to the site is the Core Strategy (Local Development Framework) adopted in December 2009.
- 2.16 The key policies that are of primary importance in the consideration of development potential and landscape context outlined in the adopted plan and other relevant evidence base documents are set out below:
- Hinckley & Bosworth Borough Core Strategy (December 2009)
- 2.17 Policy 4: Development in Burbage: Proposed development in Burbage should ensure:
- To “protect and preserve the open landscape to the east which provides an important setting for the village and seek to enhance the landscape structure which separates the village from the M69 corridor as supported by the Hinckley & Bosworth Landscape Character Assessment; and
 - Require new development to respect the character and appearance of the Burbage Conservation Area by incorporating locally distinctive features of the conservation area into the development.”
- 2.18 Policy 20: Green Infrastructure: Although the site is not located within any of the strategic Green Infrastructure corridors as identified within Policy 20, development should allow for improvements in access and recreation and look at providing enhancements to Green Infrastructure where possible.
- Hinckley & Bosworth Borough Site Allocations and Development Management Policies DPD (July 2016)
- 2.19 DM4- Safeguarding the Countryside and Settlement Separation:
- 2.20 “To protect its intrinsic value, beauty, open character and landscape, the countryside will first and foremost be safeguarded from unsustainable development.

2 Planning Policy Context

2.21 *Proposals in the countryside will be considered sustainable where:*

- *“It does not have a significant adverse effect on the intrinsic value, beauty, open character and landscape character of the countryside;*
- *It does not undermine the physical and perceived separation and open character between settlements; and*
- *It does not create or exacerbate ribbon development.”*

2.22 The site lies outside the settlement boundary of Burbage, as identified within the adopted Local Plan, but sits adjacent to the settlement edge at the northern boundary of the site. The site is not perceived as an area of open character between settlements and development should ensure that the landscape character of the countryside is not significantly affected by development.

2.23 The supporting text to Policy DM4 makes reference to the 2006 Landscape Character Assessment as a supporting document which applicants should have regard to when considering the character and appearance of the landscape and to ensure that development proposals are sensitive to their setting. This is reviewed in Section 3 of this report.

2.24 DM10- Development and Design: Developments will be permitted if proposals meet the following requirements:

- *“It complements or enhances the character of the surrounding area with regard to scale, layout, density, mass, design, materials and architectural features;*
- *It incorporates a high standard of landscaping where this would add to the quality of the design and siting; and*
- *It maximises natural surveillance and incorporates the principles of Secured by Design and has considered the incorporation of fire safety measures.”*

Hinckley & Bosworth Borough Landscape Sensitivity Assessment (September 2017)

2.25 The Hinckley & Bosworth Landscape Sensitivity Assessment should be read in conjunction with the Hinckley & Bosworth Landscape Character Assessment reviewed in **Section 3** for context. These two assessments provide context for policies and proposals within the adopted Local Plan.

2.26 The methodology for the landscape sensitivity assessment is attached on **Appendix 1**, and describes the ratings for landscape sensitivity judgements.

2.27 The site sits within the Sensitivity Area 08: ‘Burbage South and East’ assessment area within the study, a plan extract is seen in **Figure 1** below:

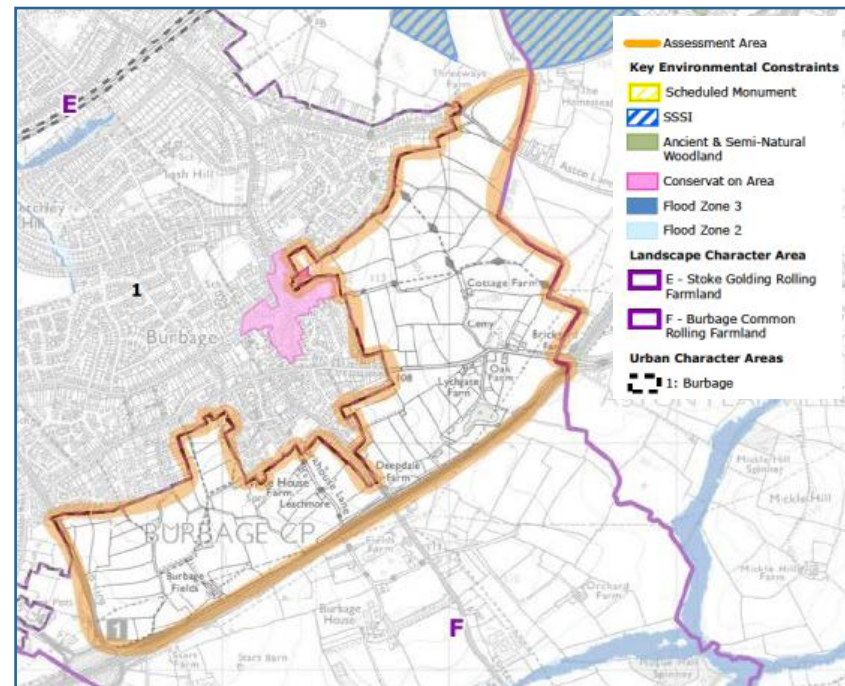


Figure 1: Sensitivity Area 08: Burbage South and East

2.28 The sensitivity area covers 189.1 hectarea of land, and a much larger area than the site itself which forms a very small proportion of the overall assessed area. The sensitivity Assessment provides a description of Area 08 and provides the following detailed breakdown (this is also found in **Appendix 2**):

Physical Character

2.29 The physical character for the assessment area is described as having “medium to large scale pasture fields in a predominantly rectilinear pattern, bound by low hedgerows”.

2.30 It describes the landscape as having “Hedgerow trees found along field boundaries formed of mature hedgerows and along roadsides. Semi naturalistic woodland is also present around the settlement”.

2.31 The sensitivity rating for the physical character is described as being **Low-Medium**.

Settlement form & edge

2.32 The settlement form and edge of the area is described as being “situated on higher ground with strong visual connections with the area”.

2.33 The edge character is described as being “mostly open with tree planting to those within private gardens”. Going on to say that “Linear development has extended out of Burbage with more recent residential development crossing the established settlement boundary in places”.

2.34 It highlights that “The M69 that sits to the south of the assessment area provides a dense visual screen from the motorway with extensive tree and understorey planting has the potential to create a relatively strong and robust edge to the settlement.” The sensitivity rating for the Settlement form & edge is said to be **Low-Medium**.

Settlement setting

2.35 The settlement setting is described in the following way: “The landscape contributes to the agricultural rural setting of Burbage”, however the assessment goes on to say that “the M69 interrupts the flow of pasture fields and forms a detracting feature in the landscape within views from the edge of settlement.” The sensitivity rating for settlement setting is described as being Low-Medium.

Visual Character

2.36 The assessment describes the visual character as having: “Hedgerows and hedgerow trees define the field boundaries providing visual containment along with the landform prevent much of the intervisibility with the wider landscape. Burbage forms a developed skyline due to it sitting on higher landform. The church spire is a feature in some views”.

2.37 The Visual Character is described as having a rating of **Low-Medium**.

Perceptual qualities

2.38 Perceptual qualities of the area are described as being “influenced by its position adjoining the open settlement edge, with small modern urban edge extensions and suburban land uses”. It goes on to say that “the rural character has an adverse effect due to the intrusion of the M69 and overhead lines”. The sensitivity rating for Perceptual qualities is **Low-Medium**.

Historic Character

- 2.39 The historic character has a landscape sensitivity rating of **Medium** due to the “presence of some fields of small to medium-sized piecemeal type enclosures with at least two s-curved or dog-leg boundaries”, which are of “historic and visual interest and of higher sensitivity”.

Evaluation of criteria and landscape sensitivity judgement

- 2.40 Overall, the assessment finds that the landscape is considered to have an overall rating of **Low-Medium** sensitivity to residential development (identified as 2-3 storeys in height) “due to the strong influences of the existing settlement edge and the M69 on the rural agricultural character.”
- 2.41 It identifies that “hedgerows and hedgerow trees provide visual containment” and that “The M69 restricts intervisibility with the wider landscape to the south”

Key sensitivities and values

- 2.42 The assessment describes the key sensitivities of the area as being:
- “Low hedgerows to field boundaries reflecting the post-medieval field pattern and form part of the overall ecological network;
 - The semi-rural character of the area and its role as the setting to Burbage historic core; and
 - Woodland spinneys, streams and small water bodies in the area around Lutterworth Road provide ecological interest.”

Guidance

- 2.43 It provides guidance on new development and states that any new development should do the following:
- “Seek to avoid development on the higher ridge top area adjacent to the cemetery;
 - Plan for successful integration of development in the landscape through sensitive design and siting, including use of appropriate materials and landscape mitigation to enhance sense of place;
 - Seek to retain historic field patterns where distinctive

s-shaped or dog-leg boundaries remain;

- Retain the pattern of hedgerows and hedgerow trees and incorporate further buffer planting to major transport corridors and new development;
- Promote opportunities to maintain and enhance the network of rights of way and consider opportunities to create and promote integrated green infrastructure network; and
- Protect localised areas that retain a natural character, notably the small areas of semi-natural woodland, plus the streams and small waterbodies.”

- 2.44 Although this sensitivity study covers a much larger area than the site itself, it identifies that there are urbanising features within the wider landscape and study area which detract from it’s key sensitivities.
- 2.45 It identifies that hedgerows and field boundary patterns are notable features within the landscape and that these should be retained and enhanced and also identifies that the semi-rural character of the landscape is interspersed by urbanising influences such as the M69.
- 2.46 It identifies that the landscape has a **Low-Medium** sensitivity to residential development with the Low-Medium sensitivity defined within **Appendix 1** as “The character and quality of the landscape or characteristics of the landscape are low-moderately susceptible to being changed as a result of introducing the development type, in principle”

Hinckley & Bosworth Borough Burbage Village Design Statement (June 2006)

- 2.47 The Burbage Design Statement sets out principles, design features and quality standards that will help the Hinckley & Bosworth Borough Council in making decisions on planning applications.
- 2.48 Within the design statement, “new developments will be expected to contribute, in terms of their design and landscaping, to the enhancement of the village’s environment”, not detracting from the character of these areas.

Character- Levels of Vegetation

- 2.49 “The presence of trees, hedgerows, lawns and other landscaped areas have a fundamental impact on the character of an area.

High quality mature areas often have high levels of vegetation along boundaries, or within semi-private areas. Trees within private areas are often visible between or above buildings, or other street scene vantage points, giving a well-vegetated or woodland character to an area.

- 2.50 Large, well-vegetated gardens can also give a sense of openness and tranquillity, offering a sense of retreat to occupiers of dwellings in the area. Such large areas of green space that are visible from the street scene and/or by occupiers of a joining or nearby properties can be a significant visual amenity and of public value where such areas of space in and around housing and domestic gardens are of high quality and public value there character should be maintained and enhanced.”

Guidance Notes

- 2.51 Guidance Note (GN)1- Mature Areas: “Proposals should retain important landscape and boundary features such as trees, hedgerows and walls. New landscaping and boundary treatments should reflect those present in the area. Large gardens that are of significant visual amenity and public value should not be lost.”
- 2.52 Guidance Note (GN)3- The Street Scene: “Where trees or hedgerows die or are removed in residential areas they should be replaced by native species. New developments should consider incorporating native species of trees and hedgerows.”
- 2.53 Guidance Note (GN)4- Soft Landscaping:
- “The use of native hedging plants, shrubs and trees should feature as boundaries to any new houses and be maintained or replaced where necessary on existing ones. Hard edges of walls, fences or other structures should be avoided;
 - Where quick growing varieties are planted, developers and residents should be mindful of their possible future impact on the environment;
 - Trees should only be removed where they are dead or diseased or where structural damage is likely to occur; and
 - Any new development on the edge of the village should conserve or enhance the soft landscaped edge by using locally native species in planting schemes.”

Burbage Neighbourhood Plan (2015 - 2026) Submission Document

- 2.54 The Burbage Neighbourhood Plan “provides locally focused policies and actions to address issues identified as important to the local community, especially where it perceived that these policies are not adequately addressed through current planning policies.”

Landscape Impact

- 2.55 “Developments, creating or enhancing a network of natural features or access to countryside will be welcomed” with retention of valuable natural features and the creation of new ones within development proposals.

Trees in the Built Environment

- 2.56 Existing trees should be protected and only removed if dead, diseased, have a limited life expectancy or low arboricultural value. New native and parkland tree planting will be welcomed and statement trees should reflect the character of existing specimens in the village.

Development Layout and Scale

- 2.57 “Native hedging plants, shrubs and trees should feature as boundaries to new houses and hedge boundaries maintained around existing homes.”

Policy 3: Design and Layout

- 2.58 Development proposals must respect its surroundings and result in the provision of high-quality homes as per the NPPF and other supporting documents to the local plan.

Policy 10: Landscape Character

- 2.59 “The vista to the east of Burbage, originating at the historic centre, will be protected. Development that harms this important view or vista will be challenged.”

Policy 11: Area of Landscape Sensitivity

- 2.60 An area of open countryside will be designated as an area of landscape sensitivity in alignment with the Hinckley & Bosworth Borough Council Landscape Sensitivity Assessment. Development should:

- “Seek to avoid development on the higher ridge top area adjacent to the cemetery which forms the immediate rural setting to the historic core of Burbage – and maintain this area as a rural green wedge;
- Plan for successful integration of development in the landscape through sensitive design and siting, including use of appropriate materials and landscape mitigation to enhance sense of place;
- Seek to retain historic field patterns where distinctive s-shaped or dog-leg boundaries remain;
- Retain pattern of hedgerows and hedgerow trees and incorporate further buffer planting to major transport corridors and new development;
- Promote opportunities to maintain and enhance the network of rights of way and consider opportunities to create and promote an integrated green infrastructure network around Burbage, Hinckley, Barwell and Earl Shilton urban edge; and
- Protect localised areas that retain a natural character, notably the small areas of semi-natural woodland, plus streams and small waterbodies.”

Planning Policy Conclusion

Policy Requirements for the Development:

- Protect and preserve the open landscape which separates Burbage from the M69 and enhance landscape structure (Policy 4: Core Strategy)
- Improve recreation and take opportunities to increase Green Infrastructure Provision (Policy 4: Core Strategy)
- Development should not be detrimental to the setting of Burbage Conservation Area (Policy 4: Core Strategy);
- Do not have adverse effects on the intrinsic value, beauty of character if the countryside (Policy DM4: DPD)
- Have regard for the findings of the published Landscape Character Assessment when considering design and character (Policy DM4: DPD);
- Ensure proposals are sensitive to their surroundings and setting (Policy DM4: DPD)
- Improve and enhance the character of the surrounding area in terms of scale, layout, and design (Policy DM10: DPD);

The Hinkley & Bosworth Landscape Sensitivity Assessment (2017) states that development should:

- Site development sensitively to enhance the sense of place
- Seek to retain field boundary hedgerows where they remain and retain the pattern of hedgerows and hedgerow trees;
- Enhance opportunities for recreation;
- Protect existing water bodies and streams;

The Hinkley & Bosworth Village Design Guide states that development should:

- Retain existing landscape and boundary features such as trees, hedgerows and walls (GN1);
- Where trees are to be removed they should be replaced with native tree and hedgerow species, and proposed boundary planting should be native planting with hard edges avoided (GN3 and GN4);
- Development on the edge of the village should provide a soft landscaped edge (GN4)

3 Landscape and Visual Baseline

Purpose of the Landscape and Visual Baseline

- 3.1 The landscape and visual baseline describes the site specific landscape character and sets this in the context of the published landscape character assessments and the landscape planning context. This forms the baseline against which the proposals and their potential impacts, in both landscape and visual terms are considered.

Landscape Character

- 3.2 The characterisation process is a non-value judgement process; therefore, classifying landscapes into distinct areas does not suggest that one character area is more sensitive than another or valued by people more or less.
- 3.3 The landscape character appraisal process reviews the wider landscape character type at a national level, explores more detailed character features at a district/local level and analyses site-specific land use that informs local distinctiveness and sense of place.
- 3.4 This landscape and visual appraisal considers the local, site specific character features and context as identified by Tyler Grange through fieldwork, and informed by a review of published assessments. From this baseline information we can identify the relevant characteristic's, important site features to retain and also identify detracting features that need to be addressed within the proposals.

Site-Specific Character

- 3.5 The site is located on the southern edge of the settlement of Burbage with existing residential properties overlooking the site at its northern boundary as illustrated on **Image 1 and 2**. The site is set within an urban edge context, with residential properties, recreation areas, scattered farmsteads, allotments and urbanising features such as pylons and telegraph poles giving the site settlement edge characteristics.
- 3.6 Comprising a single agricultural field, the site is located on the western side of Workhouse Lane, a narrow lane running out of the southern edge of Burbage. At it's northern edge residential properties located off Jubilee Way and Frazenberg Close can be seen along the skyline and these form the backdrop to the northern boundary. Rear garden boundaries, ridge lines and gable ends of these residential properties are seen on **Image 1**.
- 3.7 A variety of boundary treatments can be found at this boundary,

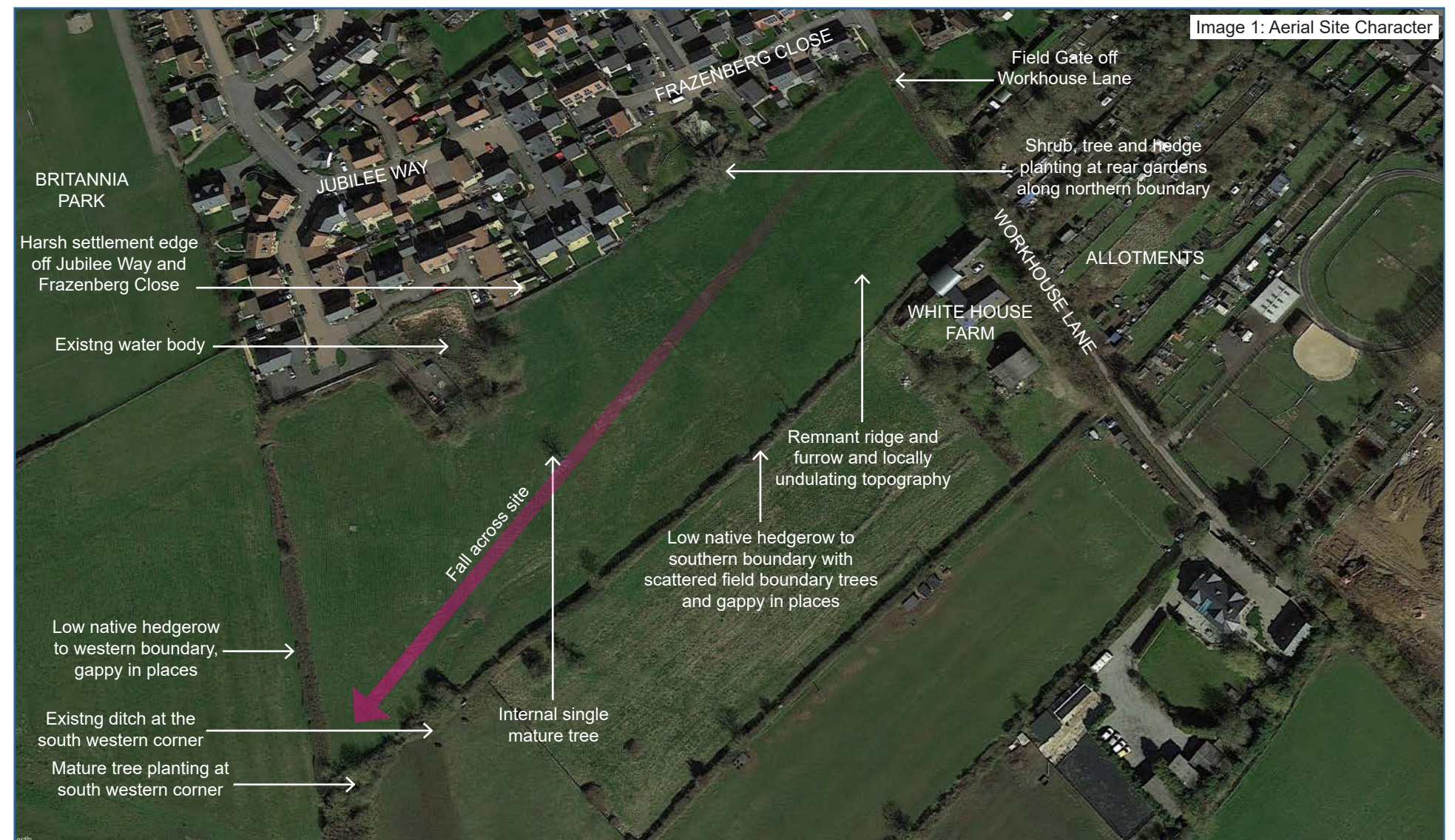


Image 1: Aerial Site Character

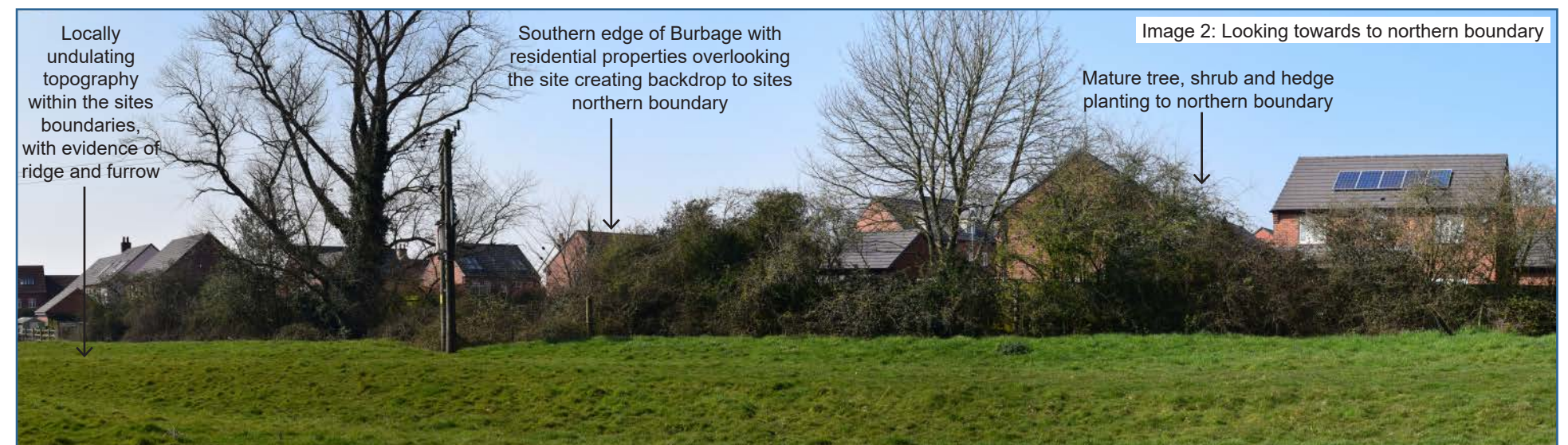


Image 2: Looking towards to northern boundary

3 Landscape and Visual Baseline

with tree and hedgerow planting as well as post and rail fencing. An existing telegraph pole, with overground lines is present within the site boundary and gives the site additional urbanising characteristics.

3.8 The site is gently undulating, with evidence of a ridge and furrow landscape and the land falling slightly from east to the west. These localised undulations are illustrated on **Image 2, 3 and 4**.

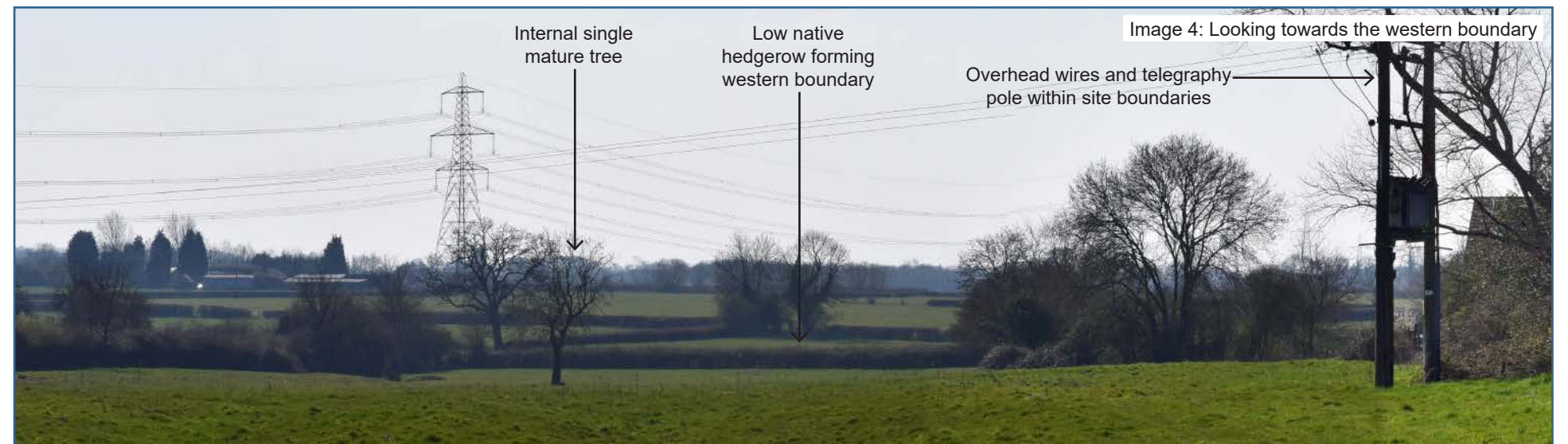
3.9 An existing ditch and spring are present at the south western corner of the site, and link to the wider watercourse to the south and west of the site.

3.10 To the south of the site is White House Farm, located off Workhouse Lane as seen on **Image 3**. This overlooks the site at its southern boundary. The buildings associated with the farm provide a notable feature within the landscape, and further set the site in the context of an urban edge. Beyond the site boundaries to the south and west, are electricity pylons, the M69 motorway and industrial units, and these all provide urbanising features within the landscape beyond the site as illustrated on **Image 3 and 4**.

3.11 A single mature tree is present within the site boundaries as seen on **Image 4**. The western part of the site is more open in character, with irregular shaped agricultural fields seen beyond the site boundaries between the site and the M69 to the south and west of the site.

3.12 Workhouse Lane is a narrow lane flanked by a mixture of mature deciduous and evergreen trees separating the site from the adjacent allotments to the east as seen on **Image 1 and Image 5**. These mature trees form the backdrop to the site along its eastern boundary and give it a contained and enclosed character at its eastern extents. Access into the site is gained from this boundary through an existing field gate located at the north eastern corner.

3.13 The site displays characteristics associated with an urban edge setting, and is well related to the existing urban edge with residential development a common feature within the landscape and within the context of the site. Locally distinctive topography and the more open land at the western and southern part of the site provides more rural characteristics and existing boundary planting at the boundaries of the site is characteristic of the landscape beyond the site boundaries and a common feature as detailed within the published landscape character assessments which are detailed further within the next section of this report.



3 Landscape and Visual Baseline

Published Landscape Character

- 3.14 The landscape character of the land within the study area has been considered by a hierarchy of landscape character assessments at national, district and local level. The findings of these assessments are illustrated on **Plan 4: Landscape Character**.
- 3.15 The site is within the Leicestershire Vales National Character Area (NCA 94). Although sharing characteristics of the National Character Area, the NCA covers a much larger area and the District and Local landscape characteristics are more relevant to the site as detailed below.

District Character

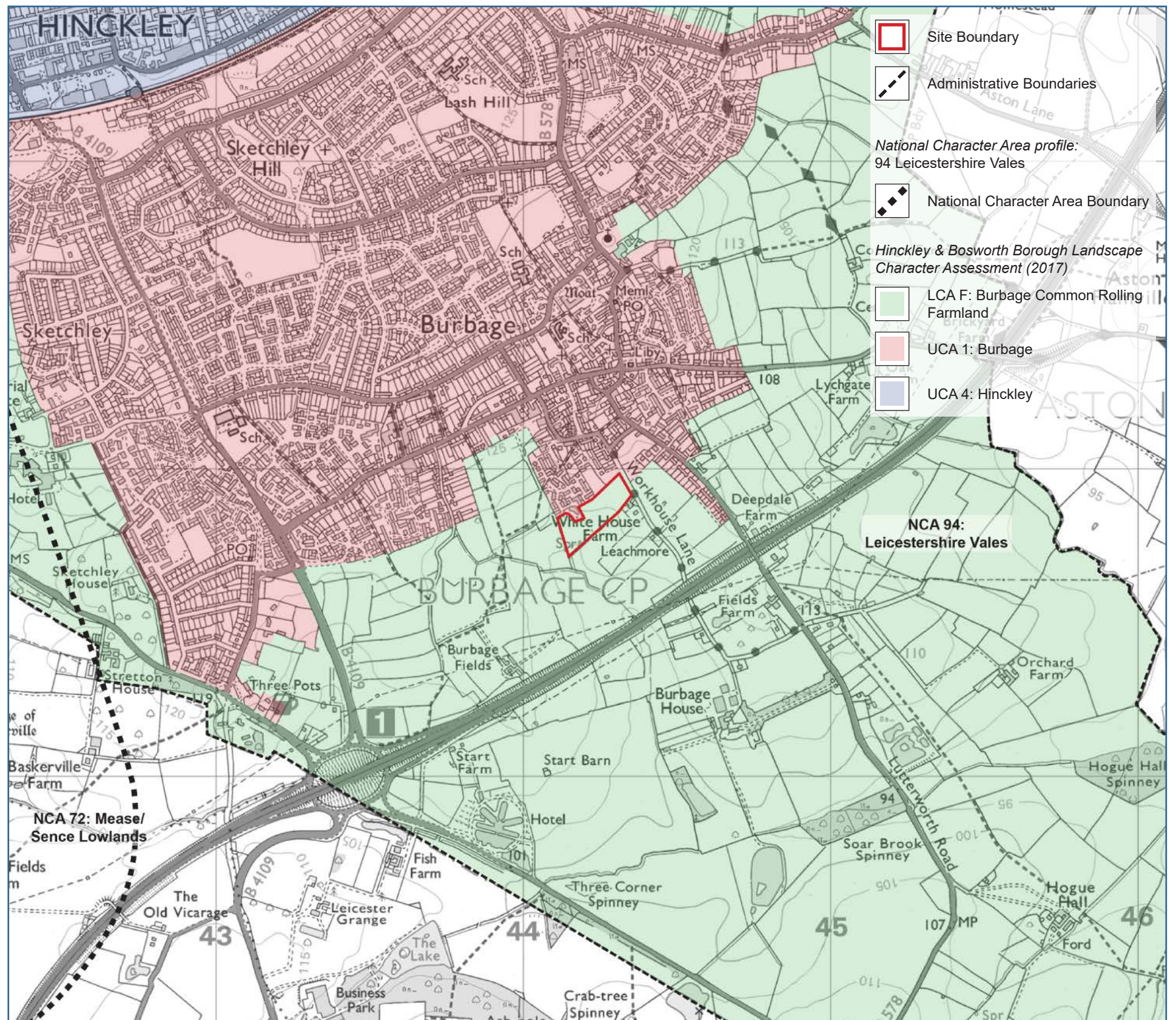
Hinckley & Bosworth Borough Landscape Character Assessment (September 2017)

- 3.16 The site is identified as being within the 'F: Burbage Common Rolling Farmland' landscape character area (LCA), within the landscape character assessment.

Key Characteristics

- 3.17 The key characteristics of the Burbage Common Rolling Farmland LCA relevant to the site include the following:
- “Large scale, gently rolling arable and pasture farmland with local variations in topography influenced by small streams;
 - Medium to large scale rectilinear field pattern bounded by low hedgerows and post and wire fencing with smaller scale pasture fields around the settlements. Field boundaries and hedgerows generally follow contours;
 - Urban fringe influences as a result of exposed settlement edges of Hinckley;
 - Major transport corridors dissect the landscape and introduce noise and movement; and
 - Open landform and lack of tree cover allows for expansive and distant views to edge of settlement, often situated on the skyline, and punctuated by major infrastructure.”

Plan 4: Landscape Character (12475/P06)



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Key Sensitivities and Values

3.18 The key sensitivities and values for this LCA include the following:

- *“Woodland and mature trees provide biodiversity and visually screen nearby development. Woodland spinneys, streams and small water bodies in and around Lutterworth Road provide naturalistic and recreation interest;*
- *Low hedgerows and hedgerow trees surrounding fields reflect the parliamentary enclosure field pattern and form part of the overall ecological network connecting with mature woodland planting, some of which is ancient;*
- *Isolated farmsteads scattered through the farmland landscape reflect the agricultural origins;*
- *Extensive visibility and long distance views across open expanses of rolling farmland are sensitive as any change/development has the potential to be widely visible;*
- *The area east and south of Burbage provides a rural setting to the historic settlement; and*
- *Uncluttered views of church spires in the nearby ridge top settlements (e.g. Burbage) provide an important sense of place.”*

Landscape Strategies

3.19 The landscape strategies for the Burbage Common Rolling Farmland LCA includes the following:

- *“Encourage the use of traditional ‘Midlands-style’ hedge laying to manage hedgerows, improving their structure and biodiversity value and strengthening landscape character. Restore hedgerow trees;*
- *Respect and enhance the essentially rural character of the landscape. Ensure any new and existing development is integrated into the landscape such as ensuring built form is orientated to provide broken rooflines and integrated with woodland copses;*
- *Maintain and enhance the recreational assets including Burbage Common and rights of way;*
- *Create new and conserve existing notable habitats, in particular deciduous woodland and unimproved acid grassland;*

- *Consider a strategic scale woodland planting initiative (e.g. linked to the National Forest) to help screen nearby urban development; and*

- *Consider the opportunity for using the historic parkland of the Burbage House estate as a framework for new green infrastructure links across the area and into nearby settlements.”*

3.20 The sites northern boundary sits adjacent to the Urban Character Area (UCA) ‘1: Burbage’ within the landscape character assessment.

Key Characteristics

3.21 The key characteristics of UCA 1: Burbage which are relevant to the site include the following:

- *“Ridgetop settlement with a defined and distinctive historic settlement core;*
- *Village character which is enhanced by the proximity to countryside to the south east and rural character of the streetscape around Burbage Hall;*
- *Small terraced cottages and Victorian town houses mixed with grand three storey buildings;*
- *Interesting historic buildings of red brick and render and with locally distinctive details;*
- *Sense of enclosure as a result of buildings fronting directly onto the pavement or boundary walls;*
- *St Catherine’s Church forms a landmark feature; and*
- *Mature trees and open green spaces add a sense of space and texture.”*

Landscape Character Conclusion

Key characteristics to retain:

- Existing boundary hedgerow planting to the northern, eastern, southern and western boundaries;
- Existing mature tree planting along boundaries;
- Existing ditch at south western corner of the site;
- The more open and rural characteristics found to the south western part of the site;

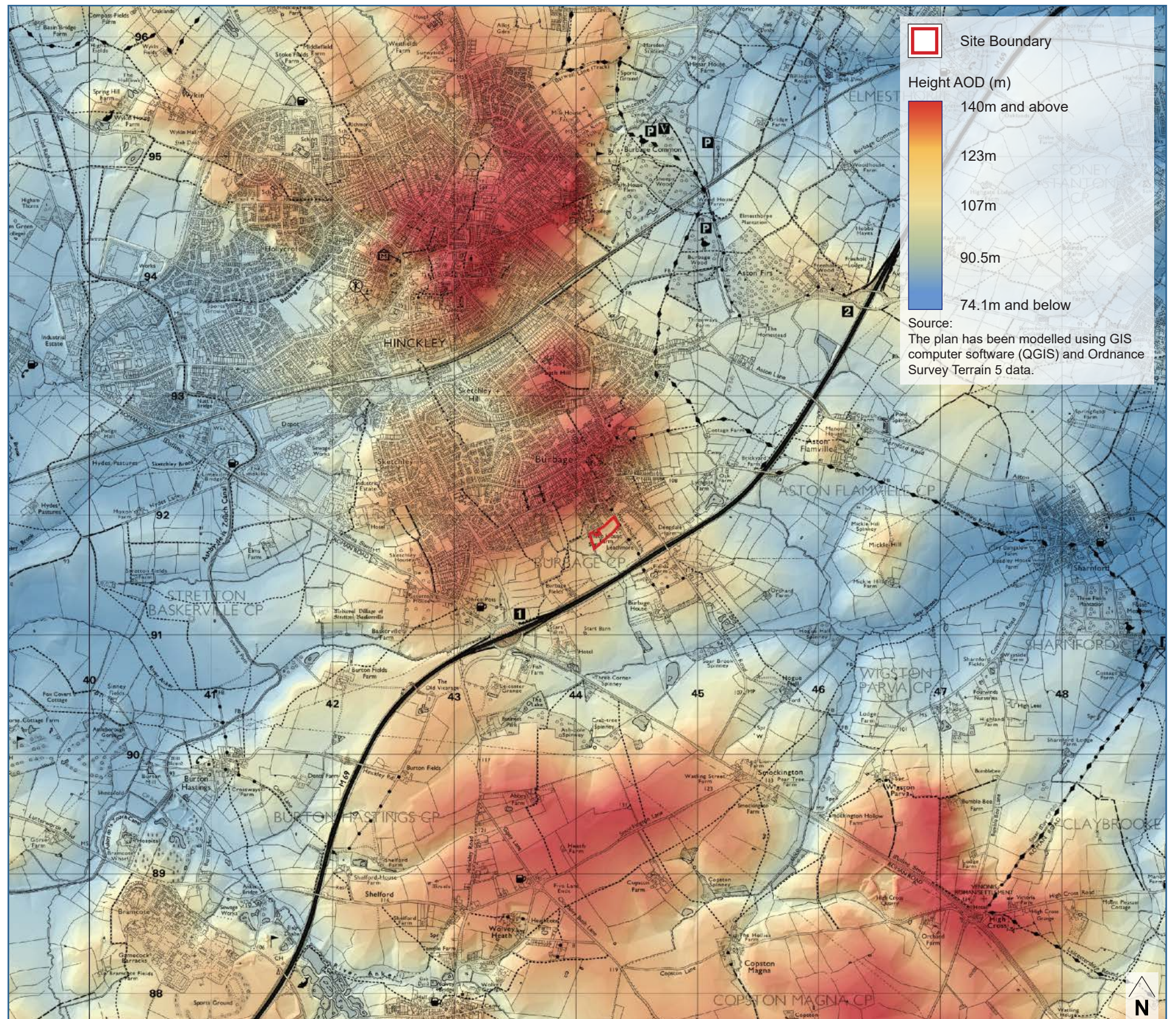
Features informing development:

- The site displays characteristics associated with an urban edge setting, and residential development is a common feature within the landscape;
- The site shares characteristics with the published landscape character assessment with hedgerow boundaries, locally distinctive topography and small ditches and streams;
- Existing ditch should be incorporated into the proposals;
- Opportunities exist to create a softer settlement edge and transition to the wider landscape to the south and west of the site through careful design of the orientation of proposed residential properties so as to break;
- Opportunities exist to enhance boundary planting with additional field boundary trees;
- The narrow character of Workhouse Lane and the access into the site should be carefully considered;
- Opportunities to provide additional woodland copse planting to integrate new settlement edge into the landscape and provide additional characteristic planting;
- Appropriate offsets should be provided adjacent to the existing hedgerows and groups of trees found to the boundaries of the site;
- Additional characteristic tree planting should be incorporated into the proposals both at the boundaries to the site and within the internal development;
- Incorporation of the existing mature tree into the proposals where possible; and
- Enhance recreation within the landscape and link to the wider network of recreational routes;

Visual Context and Visual Receptors

- 3.22 In order to establish the degree of any change that may arise from future development on site and the extent to which such changes will affect identified local receptors, it is important to understand the existing situation in terms of visual amenity alongside the availability and context of views associated with the local area. Chapter 6 of the GLVIA3 sets out how the visual baseline is established. The baseline should establish the area in which the proposed development may be visible, those people who may experience views of the development, the key viewpoints representative of affected views and the nature of the views at the viewpoints.
- 3.23 The visibility of the site considers representative views towards it from the surrounding area. This is based on the findings of topographical mapping (**Plan 5: Topography**) and Geographic Information System (GIS) first sieve analysis mapping (**Plan 6: Zone of Theoretical Visibility (ZTV)**) and has been refined and verified through field assessment.
- 3.24 The software generated image illustrates the extent to which development of up to 8m high on the site would be potentially visible within a 5km radius to a 1.6m high receptor. The calculation is based on Ordnance Survey Terrain 5 data only, and does not take into account built form or vegetation present within the landscape. The Theoretical Zone of Visual Influence (ZTV) generated for the proposed development on the site development clearly identifies the influence of the topography in limiting views.
- 3.25 Given the local landform and the dense woodland vegetation in the areas surrounding the site, the ZTV indicates a considerably greater area than in reality. The influence of built form and vegetation, including the dense vegetated site boundaries serve to limit inter-visibility.
- 3.26 This first sieve exercise has been verified in the field to take into account any significant vegetation or built form which further restricts or limits the extent of visibility. Following the completion of a visit to the site, a number of representative viewpoints have been included that illustrate the approximate extent of areas from which the site is visible. These are illustrated further on in Section 3 of this report. In accordance with GLVIA3, the visual analysis is based on views from external spaces within the public domain excluding barely discernible views and not from inside buildings or private spaces. However, where notable views from private properties are possible, these have been considered where relevant.

Plan 5: Topography (12475/P03)



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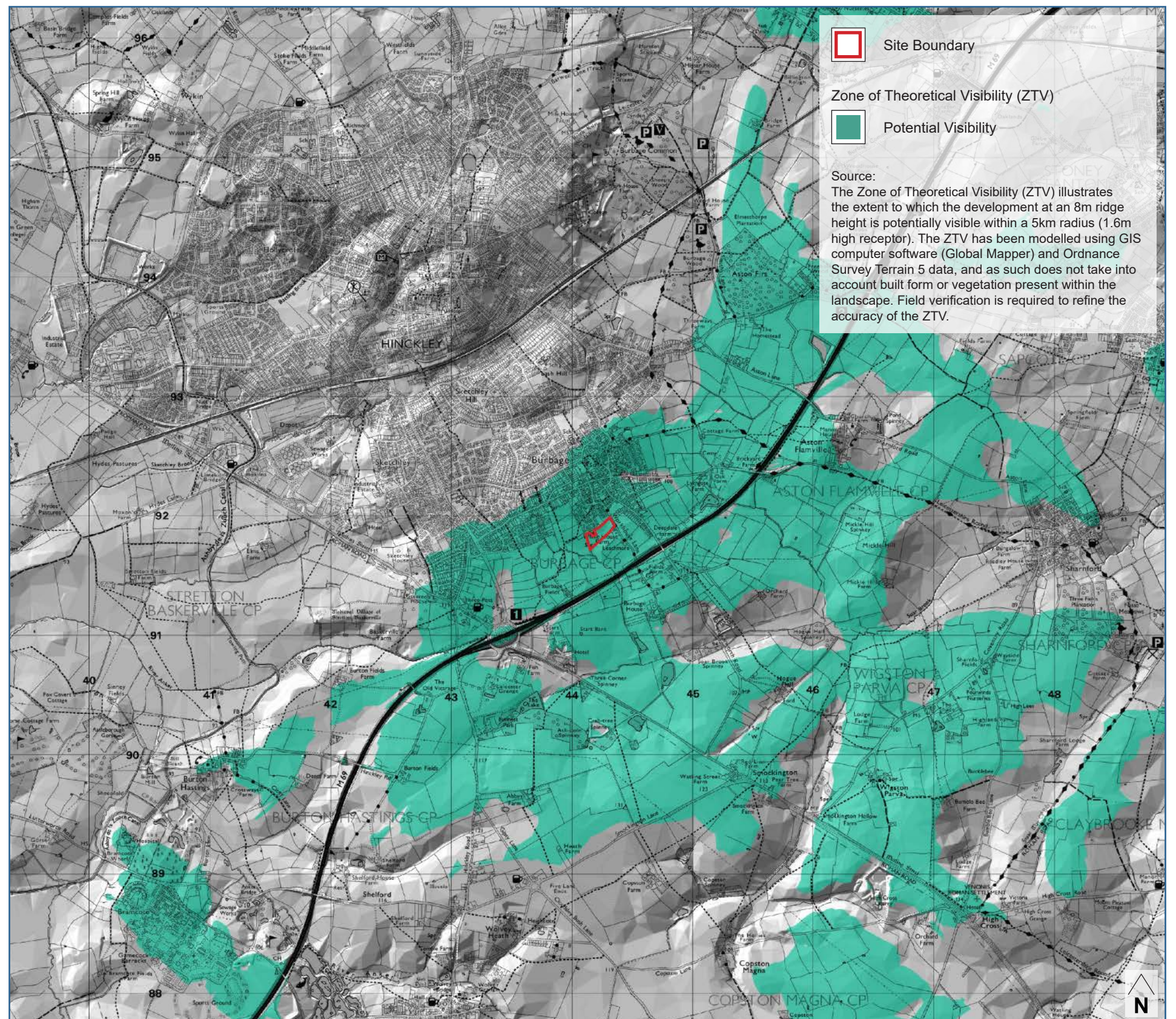
3 Landscape and Visual Baseline

- 3.27 Photographs were taken from selected viewpoints with a digital camera with an equivalent 50mm focal length lens at eye level (approximately 1600mm above ground) during April 2020. A total of 6 representative viewpoints have been chosen from locations surrounding the site to enable the effects of the development to be assessed from all directions (see **Photoviewpoints 1-6**).
- 3.28 Whilst the views are chosen to be representative of the area, they cannot provide continuous coverage of all potential locations within the vicinity of the development. Often, views will occur as a sequence within the surrounding environment, with the most significant views assessed further within this report.
- 3.29 Likewise, where transient or fleeting views are possible, these will also be assessed as part of the report.
- 3.30 The GIS Zone of theoretical visibility suggests that the site will be visible as far north as the southern edge of Burbage and extending visibility towards Aston Firs towards Burbage Common. To the south it suggests that the site will be visible as far south as the hamlet of Smockington located off the A5. To the east it suggests the site will be visible from the village of Sharnford and to the west visible from the south western edge of Burbage.
- 3.31 In reality, as discussed in more detail within this section the presence of built form of Burbage, the M69 motorway and it's associated linear corridor and the presence of planting to field boundaries within the wider landscape limits visibility of the site.

Public Rights of Way

- 3.32 The location of the site in relation to the settlement edge of Burbage limits the presence of public footpaths within the vicinity of the site.
- 3.33 To the west of the site within 1km are four public rights of way located between the site, the southern edge of Burbage and the M69 motorway to the south.
- 3.34 Although Workhouse Lane is not a public right of way, it is classified as an "Other route with public access". To the west of the site the land rises, but there are minimal Public Rights of Way.
- 3.35 To the south, the presence of the M69 limits publicly accessible routes in the wider landscape.

Plan 6: GIS Zone of Theoretical Visibility (12475/P04)



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3 Landscape and Visual Baseline

Extent and Composition of Views

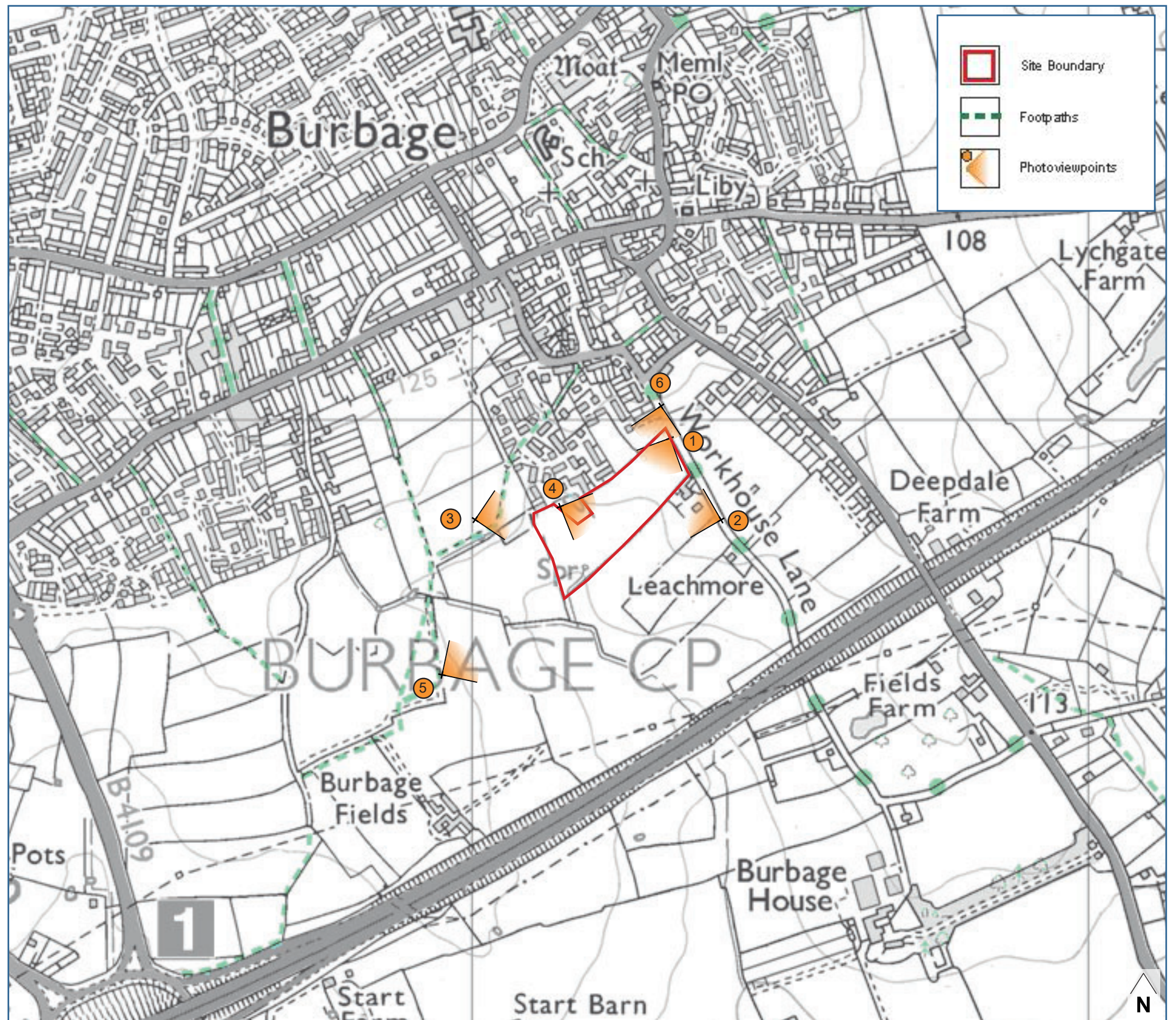
Distant Views (2km - 3km) and Middle Distance Views (500m to 2km)

- 3.36 There are no distant or middle distant or views possible of the site due to intervening vegetation, high levels of tree cover found along field boundaries and undulating topography in the wider landscape which serves to limit views of the site.
- 3.37 The presence of the M69 motorway to the south of the site and the associated linear landscaping limits visibility of the site from the wider landscape to the south.
- 3.38 The settlement of Burbage to the north of the sit limits potential visibility with the extensive residential development preventing views of the site from the north.

Short Distant Views (500m and less)

- 3.39 Short distance views of the site are possible from Workhouse Lane with direct views of the site possible through the access gate views existing access gate.
- 3.40 Overlooked by existing residential properties at the southern edge of Burbage, direct and uninterrupted views will be possible across the site to the south.
- 3.41 Views are also possible from the footpaths to the west of the site and from Britannia Park to the north west and west.
- 3.42 From the south, filtered views of the site will be possible along Workhouse Lane through existing tree planting lining Workhouse Lane.

Plan 7: Viewpoint Location Plan (12475/P07)



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4 Visual Study

Photoviewpoint 1:

- 4.1 When travelling along Workhouse Lane, direct and uninterrupted views of the site can be seen through the field access gate at the north eastern boundary of the site. Much of the views of the site along Workhouse Lane are filtered by the existing hedgerow planting found along this boundary.
- 4.2 Views across the site from the existing access point are direct, localised and uninterrupted.
- 4.3 These views are open, with glimpsed views of the existing residential edge visible through the existing tree belt and retained tree and hedgerow planting at the northern boundary. From this location, the wider and more rural landscape can be seen beyond the site boundaries to the west, with electricity pylons seen breaking the skyline in the distance.

Receptors

- Recreational users of Workhouse Lane;
- Transient users of Workhouse Lane.

Design Considerations

- 4.4 Development when viewed from this location will change the receptors view, and introduce built form to the view.
- 4.5 Consideration should be made to the transition of the site to the along Workhouse Lane. The treatment of the new access into the site has the potential to increase the characteristic planting to provide a beneficial transition and entranceway into the site.
- 4.6 Should there be a requirement to remove parts of the existing hedgerow planting to allow for visibility splays, then additional planting should be provided to guide users into the space and soften the appearance of built form across the site.
- 4.7 Provision of internal planting should also be considered to soften built form and integrate the scheme into the wider landscape and adjacent residential development.



Photoviewpoint 1: Taken from Workhouse Lane at the field gate into the site.

Orientation: South **Distance from site:** 0m

Photoviewpoint 2:

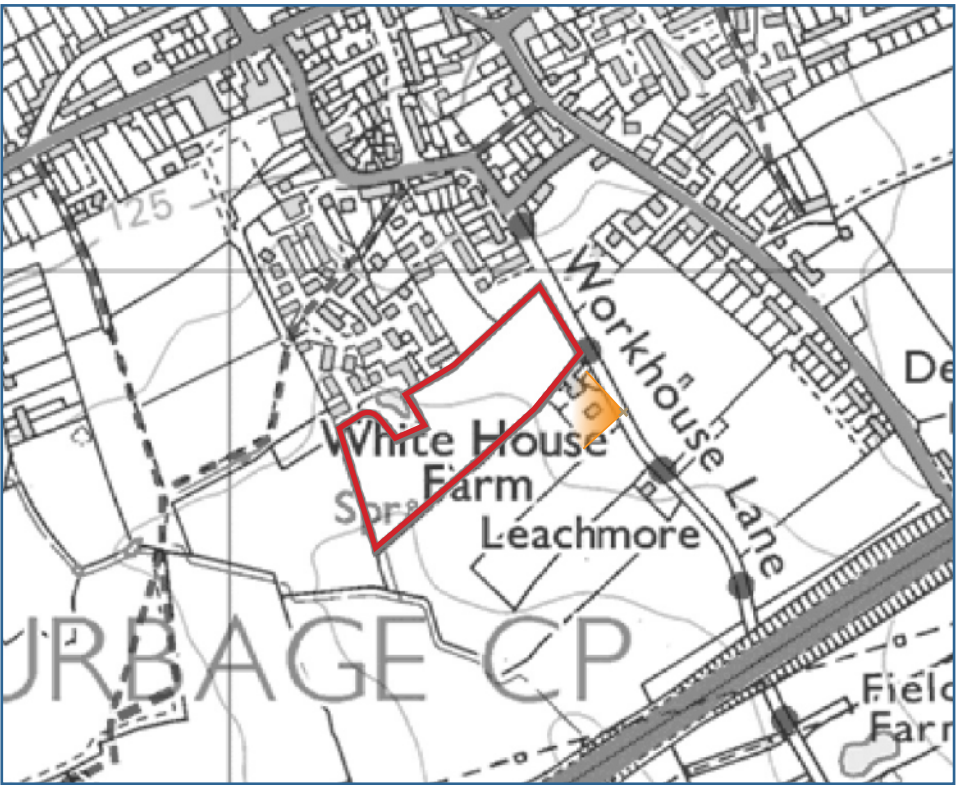
- 4.8 Travelling along Workhouse Lane from south to north, views of the site are obscured by the presence of existing mature trees lining Workhouse Lane and White House Farm which sits at the southern boundary of the site.
- 4.9 Built form is seen forming the backdrop within the view, and beyond the southern settlement edge of Burbage.
- 4.10 Views of the site from the south are filtered predominantly by the existing mature tree planting.

Receptors

- Recreational users of Workhouse Lane; and
- Transient users of Workhouse Lane.

Design Recommendations

- 4.11 Predominatly views of the site are obscured, however it may be that the access into the site will require for some removal of the hedgerow at the northern part along Workhouse Lane.
- 4.12 Should this be required, mitigation and additional planting may be required to filter views.



Photoviewpoint 2: Taken from Workhouse Lane to tge South East of the site.

Orientation: West Distance from site: 90m

4 Visual Study

Photoviewpoint 3:

- 4.13 To the north west of the site from PRow U65 from within Britannia Park, views of the north eastern part of the site can be seen. The western boundary comprising of a low level gappy hedgerow can be seen behind the post and wire fencing which forms the boundary of Britannia Park.
- 4.14 Direct views of the western part of the site can be seen, with the southern boundary seen in the background. Existing residential properties forming the southern settlement edge provide a harsh edge to the site and set the site in an urban edge context.

Receptors

- Recreational users of Britannia Park.

Design Recommendations

- 4.15 Bolstering the western boundary of the site with additional tree and hedge planting will assist in filtering views and softening proposed built form.
- 4.16 Setting back development from the western edge will also assist in retaining views across the landscape to the wider more rural land to the south.
- 4.17 Retention and enhancement of the boundary hedgerows.



Photoviewpoint 3: Taken from PRow U65 from within Britannia Park at the sites North Western boundary.

Orientation: East **Distance from site:** 80m

4 Visual Study

Photoviewpoint 4:

- 4.18 Looking south from Jubilee Way, the site sits beyond the existing pumping station and adjacent timber boundary fencing. Glimpsed views of the western part of the site will be possible, with much of the eastern part of the site obscured from view due to the presence of existing tree planting.
- 4.19 Ridgelines and rooflines of the existing settlement and residential edge can be seen sitting along the skyline.

Receptors

- Transient users of Jubilee Way; and
- Residents of Jubilee Way.

Design Recommendations

- 4.20 Retention of undeveloped area of land at the western most part of the site, with opportunities for this area to provide open space and increased recreation.
- 4.21 The addition of scattered tree planting at the western and northern part of this part of the site will improve visual amenity and increase the characteristic planting commonly found within the local area.



Photoviewpoint 4: Taken from Jubilee Way at the northern boundary of the site.

Orientation: South **Distance from site:** 0m

4 Visual Study

Photoviewpoint 5:

- 4.22 The site is seen to the east of PRow U66A and the existing settlement edge is seen sitting along the skyline within the view, forming a harsh edge to the settled northern boundary.
- 4.23 The hedgerow which forms the western boundary of the site can be seen in this open view across the landscape, with mature field boundary trees found to field boundaries. The existing mature tree can also be seen within this view.
- 4.24 The existing settlement edge of Burbage forms a harsh edge within the landscape, and the presence of scattered residential properties and farmsteads are also evident within the view. The gradually sloping nature of the site is also illustrated within this view.
- 4.25 The backdrop to the site at the eastern edge is seen sitting against existing tree planting sitting along the skyline on the eastern boundary. Additional development viewed from this location will not be an uncharacteristic feature within the landscape.

Receptors

- Recreational users of PRow U66A.

Design recommendations

- 4.26 Setting development back from the western edge will soften views, and the provision of additional planting along the western boundary will further filter views of the site.
- 4.27 Increasing characteristic planting will assist in filtering views and improving the western edge and transition with the wider countryside.
- 4.28 Retention and enhancement of the boundary hedgerows.



Photoviewpoint 5: Taken from PRow U66A to the West of the site.

Orientation: East **Distance from site:** 243m

Photoviewpoint 6:

- 4.29 Travelling south along Workhouse Lane the site is seen sitting between existing built form with the development off Frazenberg Close seen in the foreground of the view and White House Farm seen in background.
- 4.30 Existing hedgerow planting forms the edge of the site along Workhouse Lane and affords glimpsed views of the site. Workhouse Lane is flanked by mature evergreen and deciduous trees on its eastern side.
- 4.31 Glimpsed views of the corner part of the northern boundary can also be seen, with gappy trees and hedgerow.

Receptors

- Transient users of Workhouse Lane.

Design Recommendations

- 4.32 Built form will not be uncharacteristic for receptors using Workhouse Lane, and it is likely that ridge lines and rooflines may be visible. The provision of additional characteristic tree planting will soften built form.
- 4.33 The new access into the site will also change this view for receptors, and consideration should be made to the treatment of this and the existing hedgerow planting along Workhouse Lane.
- 4.34 Retention of the boundary hedgerow allowing for visibility splays will soften the proposed edge of the new development.
- 4.35 Setting development back from Workhouse Lane would be in keeping with the adjacent development found off Frazenberg Close, and a continuation of the existing settlement edge.



Photoviewpoint 6: Taken from Workhouse Lane to the north of the site.

Orientation: South **Distance from site:** 20m

Conclusions

- 4.36 The appraisal of the visual context within this section has included a review of the extent of visibility, visual receptors and nature / composition of views. Reference has been made to representative viewpoints when defining these. The findings of the appraisal are summarised in the following sections:

Extent of Views

- 4.37 Views towards the site are limited to those from the local area, and from within 300 metres. Long and middle distance views of the site are not possible due to the intervening vegetation, and presence of built form. Views towards the site have been identified from the following:

- Workhouse Lane;
- Jubilee Close;
- PRoW U65;
- PRoW U66A
- Britannia Park; and
- Residential Properties off Frazenberg Close, Jubilee Road and Workhouse Lane.

Nature of Views

- 4.38 The following has been identified in relation to the nature of views:

- When approaching the site along Workhouse Lane from the north (**Photoviewpoint 6**), views are focussed on the existing residential properties located off Workhouse Lane and Frazenberg Close to the north of the site. Glimpsed views of the site can be seen over the existing native hedgerow which flanks Workhouse Lane, and White House Farm can be seen within this context along this boundary. This sets the site within a residential and settlement edge context.
- When travelling past the site, direct views of the site are possible from the existing field boundary gate located off Workhouse Lane (**Photoviewpoint 1**). Views across the site are framed by the presence of existing planting found to the northern boundary and glimpsed views of the existing settlement edge and residential properties found off Jubilee Way and Frazenberg Close. The presence of telegraph poles

within the site and pylons seen in the wider landscape beyond sets the site in a peri-urban context.

- When travelling along Workhouse Lane from the south (**Photoviewpoint 2**), views of the site are heavily filtered by the presence of mature tree planting and the building at White House Farm. Workhouse Lane is a narrow lane, and views are focussed on the road ahead and the settlement of Burbage beyond.
- From Britannia Park to the east of the site, open views of the western part of the site can be seen (**Photoviewpoint 3**), and these are set against the existing harsh edge of residential properties forming the southern settlement edge of Burbage. In these views the wider landscape and more rural land to the south of the site can be seen, with tree planting and hedge boundaries a common feature. The presence of electricity pylons are also a features within these views. The presence of residential properties sets the site in a settlement edge context.
- Views from residential properties along the northern boundary of the site will be direct and in the main uninterrupted, with residential properties located off Jubilee Way forming the northern boundary. Views across the site will be set against the backdrop of White House Farm seen on the south eastern corner of the site, with the presence of electricity pylons and telegraph poles setting the site in a peri-urban context.
- The presence of an existing pumping station located off Jubilee Way (**Photoviewpoint 4**), and associated planting and boundary treatments will filter and break some of the views from Jubilee Way. Direct views of the western part of the site provide more open views across the wider landscape and in these views tree planting and hedge planting forms a backdrop to the site.
- Views from the PRoWs to the west of the site see the site against the backdrop of the existing development at Jubilee Way and Frazenberg Close (**Photoviewpoint 5**), with this development forming a harsh edge within the landscape.

Receptors

- 4.39 The following groups of people (visual receptors) have been identified as having the potential to view the proposed development and experience visual change and impacts on their visual amenity resulting from the proposed development. This is due to the proximity and nature / extent of view, as well as the

activities and focus of the people likely to experience them:

- Recreational users of PRoW U66A (**Photoviewpoint 5**); and
- Recreational users of PRoW U65 and Britannia Park (**Photoviewpoint 3**); and
- Recreational users of Workhouse Lane (**Photoviewpoints 1, 2 and 6**); and
- Transient users of Workhouse Lane (**Photoviewpoints 1, 2 and 6**); and
- Residents living in houses off Jubilee Way and Frazenberg Close (**Photoviewpoint 4**); and
- Residents of Whitehouse Farm.

Visual Conclusions and Design Principles

- Retention of existing hedgerow planting along southern boundary of the site, with opportunities to enhance and gap up where necessary; and
- Retention of open space at the western part of the site to allow for buffer to the wider land to the west with opportunities to provide additional scattered tree planting and enhancements to the existing hedgerow boundary; and
- Offset development from Workhouse Lane which will enable proposed settlement edge to be set back and in character with the adjacent development off Frazenberg Close; and
- Provide additional tree planting and enhance hedgerow along this boundary to soften development; and
- Offset development and consider softer edges and more informal orientation of buildings of proposed development along the southern boundary of the site; and
- Provision of internal street scene planting which will improve the visual amenity and soften the built form, this will be particularly important when viewed from the access into the site off Workhouse Lane; and
- Provide a soft and informal edge to the new development at the western part of the site, with properties fronting onto proposed open space which will provide a softer transition and settlement edge when viewed from the PRoW to the west of the site.

5 Proposals

Proposals

- 5.1 In response to the landscape and visual baseline analysis, a series of landscape objectives, and opportunities and constraints have been identified (see **Plan 8: Opportunities and Constraints Plan**) to ensure that the development response reflects the local circumstance and addresses opportunities for landscape enhancement.
- 5.2 The following information sets out aspects of the proposed layout which are to be considered as part of the submitted outline scheme layout:
- Retention and enhancement of existing boundary vegetation, with gapping up of hedgerows and planting of additional field boundary trees to increase characteristic planting;
 - Access and consideration of transition into site off Workhouse Lane;
 - Offset proposed development from Workhouse Lane and along southern boundary;
 - Provide additional landscaping and tree planting to proposed public open space to soften proposed development when viewed from the west and south, and provide additional characteristic landscape features;
 - Opportunity to provide accessible public open space with increased opportunities for recreation and links to the wider network of footpaths and existing residential development;
 - Provision of internal street scene planting to soften built form along access roads through the site; and
 - Consideration of a softer and more informal orientation of buildings along western and southern edges of proposed development to provide a positive transition to the wider landscape and to improve visual amenity.
- 5.3 The broad themes that have emerged through the Opportunities and Constraints Plan have been utilised to inform a Landscape Strategy Plan for the site (see Plan 8: Landscape Strategy Plan overleaf) to accompany the development proposals.

Plan 8: Opportunities and Constraints Plan (12475/P08)



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5 Proposals

Plan 9: Landscape Strategy Plan (12475/P09)



4- Native Hedgerows

Native hedgerows along the sites boundaries and access road to be enhanced to provide soft edge to the settlement and reinforce characteristic features and landscape



Native Hedgerow Mix	
Species	Mix
Acer campestre (Field Maple)	10%
Corylus avellana (Hazel)	10%
Ilex aquifolium (Holly)	10%
Prunus spinosa (Blackthorn)	10%
Crataegus monogyna (Hawthorn)	60%

5- Wildflower Meadows

Proposed areas of wildflower meadow will help to integrate the development with the proposed open space and will provide ecological and amenity benefits.



Emorsgate: EM2- Standard General Purpose Meadow Mixture

N

Project	Land off Workhouse Lane, Burbage
Drawing Title	Landscape Strategy Plan
Scale	Not to Scale
Drawing No.	12475/P09
Date	August 2020
Checked	EF/RP



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1- Open Space Trees



Quercus



Acer camperstre

The open space to the west of the site will include Oak and Maple which are representative of semi-natural woodland developed on the clays of Leicestershire. Open space trees will soften views of the developed edge from the PRoW network to the west.



Corylus avellana



Alnus glutinosa

2- Street Trees



Carpinus betulus fastigiata



Prunus Avium

Smaller scale ornamental trees are proposed at strategic locations along the road edges and in front of properties to provide an attractive street scene, seasonal interest, and internal greenery which will improve the character of the area

3- SUDs Planting



Emorsgate: EP1- Pond Edge Mixture



Opportunities for attenuation pond to be managed for biodiversity and wildlife enhancements. The pond edge mixture EP1 contains a variety of wild flowers and grasses which will add visual interest and make the pond more of a feature on site.

5 Proposals

Landscape Strategy

- 5.5 The proposed masterplan demonstrates an appropriate strategy to retain and manage landscape features as well as ensuring future succession of new planting whilst improving the condition and connectivity of boundary trees and hedgerows as part of a comprehensive site-wide planting and urban greening strategy.
- 5.6 The landscape strategy and development of the site will complement the adjoining townscape and settlement edge of Burbage, and will be in keeping with the settlement pattern of properties located along Frazenburg Close.
- 5.7 The provision of open space to the west is beneficial to the character and setting of the site. It also ensures the proposals are integrated into the wider landscape to the south and west, whilst also offering enhanced recreational assets.
- 5.8 The built proposals are to be set back from the western edge which will assist in retaining views across the landscape to the wider more rural land to the south and west.
- 5.9 The outline parameters should seek to retain and enhance the existing hedgerow and tree planting which is present along all site boundaries where possible, with the exception of hedgerow removal for proposed site access points where necessary.
- 5.10 Enhancements to the western boundary with additional tree and hedge planting will assist in filtering views and softening the proposed built form for users of the local public right of way network. Meanwhile hedgerow and tree planting to the south of the site should be retained and further enhanced to soften development edge and ensure the design is sensitive to the open landscape which separates the development from the M69.
- 5.11 During the detailed design stage any existing trees and vegetation that are to be retained will need to be sensitively addressed through appropriate offsets, boundary and surfacing treatments in accordance with calculated Root Protection Areas. The detailed design phase can develop a programme of enhancement and re-stocking of boundary vegetation with an emphasis on strengthening tree planting towards the southern corner of the site and eastern boundary of the site to filter views of the proposed development. The specification for any planting can be delivered via an appropriately worded condition.
- 5.12 The incorporation of new planting to provide urban greening on-site will enhance the habitat and green infrastructure credentials of the public realm within the proposed residential development. The inclusion of native hedgerow and street tree planting will also soften the built form along access roads through the site.
- 5.13 There are opportunities for the proposals on site to contribute to the existing public right of way network whilst promoting an integrated green infrastructure network.

Landscape Implications

Landscape Sensitivity

- 6.1 As set-out within GLVIA3 the sensitivity of the development is a combination of the value and susceptibility of the receiving landscape to the proposed development. Each of these is examined below:

Landscape Value

- 6.2 GLVIA3 defines the value of the landscape as: “The relative value that is attached to different landscapes by society. A landscape may be valued by different stakeholders for a whole variety of reasons” (GLVIA3, Glossary, page 157).
- 6.3 As detailed within this report, the site is not situated within an area that is designated at either a national or local level in recognition of its landscape quality or value.
- 6.4 GLVIA3 recognises that land that is not designated can still have local value and sets-out a range of factors that may provide an indication of landscape value at Box 5.1 (GLVIA3 page 84). These can be used to determine those aspects of an area or landscape that may be valued at a local level, these include the following:
- “Landscape Quality (condition): A measure of the physical state of the landscape. It may include the extent to which typical character is represented in individual areas, the intactness of the landscape and the condition of individual elements;
 - Scenic Quality: The term used to describe landscapes which appeal primarily to the senses (primarily but not wholly the visual senses);
 - Rarity: The presence of rare features and elements in the landscape or the presence of a rare Landscape Character Type;
 - Representativeness: Whether the landscape contains a particular character, and/or features and elements, which are considered particularly important examples;
 - Conservation interests: The presence of features of wildlife, earth science or archaeological or historical and cultural interest can add to the value of a landscape as well as having value in their own right;

- Recreation value: Evidence that the landscape is valued for recreational activity where experience of the landscape is important;
- Perceptual aspects: A landscape may be valued for its perceptual qualities and/or tranquillity; and
- Associations: Some landscapes are associated with particular people, such as artists or writers, or event in history that contribute to perceptions of natural beauty of the area.”

- 6.5 For each of these indicators, this assessment has adopted a range from ‘good’ through ‘ordinary’ to ‘poor’. The descriptions below explain the judgement for each of these factors. Judgements are made with reference to the observable landscape features, which can include components such as landform, vegetation, housing, roads, boundary treatments etc.

Landscape and Scenic Quality

- 6.6 The site comprises a single agricultural field situated adjacent to Burbage’s settlement edge. The field is in good condition with its boundary features varying in density and quality. The single standing tree located to the south west of the site is in good condition. Overhead wires and telegraph poles within the sites boundaries however reduce the overall quality of the site.
- 6.7 When perceived from the access gate at the eastern boundary (see Photoviewpoint 1), the openness of the site allows for views across and towards the wider rural landscape. This gently undulating backdrop to the site enhances the overall scenic quality. Such views however are limited to this location, with views of the site from the wider landscape and Burbage’s residential edge being both fragmented and framed in an urban fringe context. Namely, urbanising features such as properties, allotments, pylons and telegraph poles reduce the overall scenic quality of the site. Considering the above, the site is of a ‘Ordinary’ scenic quality.

Rarity and Representativeness

- 6.8 The site contains the remnants of a ridge and furrow landscape to the east. The site displays characteristics associated with an urban edge setting, and is well related to the existing urban edge with residential development a common feature within the landscape as noted by the Hinckley & Bosworth Borough Landscape Character Assessment.
- 6.9 Locally distinctive topography and the more open land at the

western and southern part of the site provides more rural characteristics and existing boundary planting at the boundaries of the site is characteristic of the landscape beyond the site boundaries and a common feature as detailed within the published landscape character assessments. Overall the site is of an ‘Ordinary’ Rarity and Representativeness.

Conservation Interests

- 6.10 The site is not located within a conservation area or contain features of high conservation value.
- 6.11 A Geophysical survey was undertaken by sumo Survey as part of an archaeological investigation of the site, which identified no anomalies of definite archaeological interest.
- 6.12 Furthermore, there are no listed buildings within our around the site.

Recreation Value

- 6.13 The site is not traversed by any public footpaths and does not represent a publicly accessible space. As perceived from nearby public footpaths and areas of open space, the site does not contribute to the overall visual amenity as it is set within a residential / urban fringe setting. The value is considered as being ‘Poor’ for the site in this respect.

Perceptual Aspects

- 6.14 As previously noted, when perceived from the access gate at the eastern boundary the site contributes to a more rural scene (see Photoviewpoint 1) with a gently undulating backdrop. The view experienced however is not tranquil in that pylons and overhead power lines disrupt the overall rurality. In terms of Perceptual Aspects, the site is of an ‘Ordinary’ value.

Associations

- 6.15 There are no known associations which would indicate a strong and important link between the site and local landscape in terms of its historic or current appreciation.

Landscape Susceptibility

- 6.16 GLVIA3 defines susceptibility to change as: "... the ability of the landscape to 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." (GLVIA3, paragraph 5.40, pages 88 and 89).
- 6.17 The susceptibility of the landscape needs to be determined for the specific proposals. This is important, as it allows the assessment to take account of the local context and how the proposed development fits within it.
- 6.18 In relation to the susceptibility, based on experience and professional opinion, including that derived from various workshops coordinated by the LI on GLVIA3, the levels of susceptibility for the proposed development have been described as being:
- High Susceptibility - The landscape is such that changes in terms of the development proposed would be entirely at odds with the character of the local area, related to matters including pattern, grain, use, scale and mass.
 - Medium Susceptibility - 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.
 - Low Susceptibility - The development proposed is entirely consistent with the character of the local area, related to matters including pattern, grain, use, scale and mass.
- 6.19 In the case of the proposals, the site is located at Burbage's settlement edge which places the site within an urban fringe setting. Even though the proposals represent a change in land use, they would not be at odds with existing built context. The scale and massing of the proposed development is consistent with the adjacent 2 storey residential properties to the north, and reflects the somewhat irregular street pattern of development.
- 6.20 The more sensitive areas of the site to the west are proposed as remaining as open space used for SUDs and wildflower meadow planting. This area has intentionally been made open to reduce the perceived effects of development from the nearby public right of way network and open recreation ground to the west.

Nature of Change

- 6.21 Upon completion of the development, the new residential buildings will form a continuation of and be set amongst the existing built context of the adjacent residential housing estates to the north.
- 6.22 Additional landscaping and tree planting to the proposed public open space will soften the proposed development when viewed from the west and south, whilst also providing additional characteristic landscape features.

Visual Implications

Visual Context

- 6.23 As Set-out at Section 4 of this report, views towards the site are limited to those from the local area, and from within 300 metres. Long and middle distance views of the site are not possible due to the intervening vegetation, and presence of built form.

Receptors

- 6.24 The following groups of people have been identified as having the potential to view the proposed development and experience visual change and impacts on their visual amenity resulting from the proposed development. This is due to the proximity and nature / extent of view, as well as the activities and focus of the people likely to experience them:
- Recreational users of PRoW U66A (**Photoviewpoint 5**);
 - Recreational users of PRoW U65 and Britannia Park (**Photoviewpoint 3**);
 - Recreational users of Workhouse Lane (**Photoviewpoints 1, 2 and 6**);
 - Transient users of Workhouse Lane (**Photoviewpoints 1, 2 and 6**);
 - Residents living in houses off Jubilee Way and Frazenberg Close (**Photoviewpoint 4**); and
 - Residents of Whitehouse Farm.

Visual Receptor Analysis

Recreational users of PRoW U66A

- 6.25 As demonstrated by Photoviewpoint 5, views of the site are experienced against the existing settlement edge which forms the backdrop and skyline to the view. The presence of scattered residential properties and farmsteads are also evident within the view.
- 6.26 As viewed by this receptor, the addition of the proposed development on the site from along the PRoW will not be an uncharacteristic feature within the landscape. The proposed development will be in keeping with the surrounding built context whereby the proposed buildings are of a similar height and massing to those to the north, meaning the skyline and balance of elements in the view will remain largely unaffected.
- 6.27 The development has been set back from the western edge which will soften views whilst the provision of additional planting along the western boundary will further filter views of the site. Additional characteristic planting will also assist in filtering views and integrating the perceived western edge.

Recreational users of PRoW U65 and Britannia Park

- 6.28 As shown in Photoviewpoint 3, views of the site from Britannia Park are largely limited to its southern and western extents. The western boundary comprising of a low level gappy hedgerow can be seen behind the post and wire fencing which forms the boundary of Britannia Park. Existing residential properties forming the southern settlement edge provide a harsh edge to the site and set the site in an urban edge context.
- 6.29 The proposals allow for enhancements to the western boundary of the site with additional tree and hedge planting which will assist in filtering views and softening proposed built form. Furthermore, the built proposals are to be set back from the western edge which will also assist in retaining views across the landscape to the wider more rural land to the south.

Recreational and Transient users of Workhouse Lane

- 6.30 Photoviewpoint 2 illustrates the limited and fragmented visibility of the site from along Workhouse Lane. Views of the site are obscured by the presence of existing mature trees lining Workhouse Lane and White House Farm which sits at the southern boundary of the site. Built form is seen forming the backdrop within the view, and beyond the southern settlement

6 Landscape and Visual Effects

edge of Burbage. The views of the site are therefore of a low value.

- 6.31 Upon completion, the roofline of new development will be visible between gaps in the boundary tree and hedge planting along Workhouse Lane. These new properties however will not be an incongruent feature within the view. The height and massing of the proposed properties are of a similar quantum to the existing properties seen already present along Workhouse Lane.

Residents living in houses off Jubilee Way and Frazenberg Close

- 6.32 As shown in Photoviewpoint 4, there are glimpsed views of the site towards the western extents with much of the eastern part of the site obscured by intervening tree planting. The ridgelines and rooflines of the existing settlement edge can be seen along the skyline.
- 6.33 The composition of the view experienced will remain largely unaltered once development is completed. The western area of the site is proposed to remain as open space for SUDs, wildflower planting, and recreational purposes. This means there will be no additional built elements introduced to the view. The roofline of the proposed development may be visible further to the east, however views will be fragmented by the intervening tree planting and will be set amongst the existing built skyline.

7 Summary and Conclusion

Summary

- 7.1 When considering the landscape and visual implications of development it is important to recognise that any change to a site which is partially greenfield land will result in landscape and visual implications.
- 7.2 The extent of these implications should be considered within the local context and the proposals degree of conformance with their surroundings. In addition, the implications need to be put in the planning balance with all other economic, social and environmental implications of the development.
- 7.3 The development of the site accords with the following planning policies found within the Core Strategy and Village Design Guide:
- The proposals provide a soft landscaped edge with additional tree and hedge planting at the southern boundary. Public open space to the west of the site also softens the perceived development edge, therefore adhering to Policy GN4 of the design guide;
 - The proposals have retained existing landscape and boundary features such as trees, hedgerows and walls, therefore complying with Policy GN1;
 - In line with Policy 4 of the Core Strategy, the design is sensitive to the open landscape which separates Burbage from the M69 as the existing vegetation along the southern boundary is retained which provides physical and visual separation;
- 7.4 In accordance with Policy DM4, the proposals are also responsive to the published Landscape Character Assessment. They ensure that the development is integrated into the landscape and adjacent built form and offer enhanced recreational assets to the west of the site.
- 7.5 The sites location at Burbage's settlement edge places it within an existing urban fringe context. Accordingly, the proposed development of the site would not be incongruous with its surroundings.
- 7.6 The additional public open space to the west will be beneficial to the character and setting of the site. Planting will enhance key local landscape features and characteristics whilst at the same time providing beneficial green infrastructure
- 7.7 With regard to visual matters, the visual effects of development would only be discernible for a small number of receptors in the local area. Namely, the development will have limited and localised effects.
- 7.8 Users of the nearby public rights of way network are most likely to notice a change in view, however the proposed development will be in keeping with the surrounding built context whereby the proposed buildings are of a similar height and massing to those north, meaning the skyline and balance of elements in the view will remain largely unaffected.
- 7.9 Furthermore, the proposals allow for enhancements to the western boundary of the site with additional tree and hedge planting which will assist in filtering views and softening proposed built form.
- 7.10 Overall, it is concluded that the development at land off Workhouse Lane, Burbage will not cause undue harm to landscape character and visual amenity. The scheme has responded to the baseline opportunities and constraints in a sensitive way and directly responds to the adopted policy within the Hinckley & Bosworth Borough Core Strategy (December 2009) and associated SPDs.

Appendix 1



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Landscape Sensitivity Assessment

The sensitivity of areas of pressure

Final Report

Prepared by LUC

September 2017



CONTENTS

Project Title: Landscape Sensitivity Assessment

Client: Hinckley and Bosworth Borough Council

Version	Date	Version Details	Prepared by	Checked by	Approved by
V1	07/07/16	Draft report	Kate Anderson, Ben Gurney	Kate Anderson	Kate Ahern
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INTRODUCTION

1) INTRODUCTION

BACKGROUND AND PURPOSE OF THE LANDSCAPE SENSITIVITY ASSESSMENT

- 1.1 Hinckley and Bosworth Borough Council commissioned LUC in October 2016 to review and update the existing landscape character evidence base, and produce an updated landscape character assessment and landscape sensitivity assessment. The landscape character assessment is presented as a separate report and should be read as context to this landscape sensitivity assessment.
- 1.2 This landscape sensitivity assessment is intended to provide context for policies and proposals within the emerging Local Plan, in particular in relation to built development (both housing and commercial). It is at a landscape character area scale and therefore is intended to provide a general overview of comparative landscape sensitivity around the key settlements based on landscape character. The information within each assessment can be used to identify key sensitivities in each assessment area, and to achieve best integration of built development in each area. It is too broad a scale to make judgements on the appropriateness of specific developments on individual sites (and does not consider specific development proposals where these might exist), but can provide the context for more detailed studies of individual sites.

HOW TO ASSESS SPECIFIC SITES

- 1.3 **This assessment considers sensitivity of relatively broad areas to the 'principle' of development.** As well as providing an overall indication of relative landscape sensitivity of different areas, it provides guidance about what sort of locations might be most appropriate for development. This information provides useful context for a more detailed assessment of specific site options. The following questions provide a structure for appraising a specific site within each area:

Which assessment area does the site lie in and what is the sensitivity level for the assessment area?



Are there any indications of which areas would have higher or lower sensitivity and how does the site fit with this?



Would development on the site **affect any of the 'key sensitivities'**?



Would development on the site **be in line with the 'guidance' provided for the area?**



How should the development respond to the sensitivities highlighted?

INTRODUCTION

STRUCTURE OF THIS REPORT

- 1.4 This report comprises:
- **Section 1** (this section) which sets out an introduction and background;
 - **Section 2** which presents the methodology; and
 - **Section 3** which presents the results.
- 1.5 This report is supported by the following appendices:
- **Appendix 1** provides a glossary of terms.

METHODOLOGY

2) METHODOLOGY

IDENTIFYING THE AREAS FOR ASSESSMENT

- 2.1 A list of key areas for assessment was provided by Hinckley and Bosworth Council, based on existing and future pressures for development in the borough. This resulted in the following areas of pressure focus the assessment:
- Orton on the Hill to Twycross
 - Sheepy Magna & surroundings (north of B5000)
 - Witherley & surroundings (south of B5000)
 - Mira & surroundings
 - Higham on the Hill
 - Hinckley west & north
 - Sketchley
 - Burbage south and east
 - Land south of M69
 - Earl Shilton north and Barwell west
 - Earl Shilton east
 - Desford
 - Ratby
 - Markfield
 - Bosworth Battlefield
- 2.2 The assessment areas are shown in **Figure 2.2** and in more detail at the beginning of each assessment.

TYPES OF DEVELOPMENT TO BE CONSIDERED

- 2.3 This assessment considers sensitivity to the most likely type of development to come forward in Hinckley and Bosworth, that is:
- Residential development – defined as 2/3 storey properties;
 - Commercial development (small scale) – defined as small-scale office, light industry or small sheds (B1/B2); and
 - Commercial development (large scale) – defined as large scale distribution warehouses and open air storage (B8).
- 2.4 The assessment considers sensitivity to the 'principle' of these development types, without knowing the specific size or location of potential development. Sensitivity ratings relate to field-sized extensions rather than single houses and it should be noted that larger scale development is likely to have a higher sensitivity in landscape terms. Therefore the sensitivity score can only be an overall indication of relative landscape sensitivity. Sensitivity often varies across the area and the evaluation/ landscape sensitivity judgement sections give an indication of higher or lower sensitivity areas.

APPROACH TO ASSESSING SENSITIVITY

- 2.5 There is currently no published methodology for evaluating the landscape sensitivity of different types of landscape to development. However, the *Landscape Character Assessment Guidance for England and Scotland Topic Paper 6: Techniques and Criteria for Judging Capacity and Sensitivity*

METHODOLOGY

(Scottish Natural Heritage and the former Countryside Agency, 2002) is a discussion paper on landscape sensitivity and capacity and has informed LUC's approaches over the years. The methodology used in this study builds on LUC's considerable experience from previous and on-going studies of a similar nature.

- 2.6 Landscape sensitivity is a measure of the resilience of the landscape to change. *Topic Paper 6: Techniques and Criteria for Judging Sensitivity and Capacity* defines landscape sensitivity to a specific type of change or development as follows:



'It should be defined in terms of the interactions between the landscape itself, the way that it is perceived and the particular nature of the type of change or development in question.'

- 2.7 In this study the following definition of landscape sensitivity has been used:

Landscape sensitivity is the extent to which the character of the landscape or characteristics of the landscape are susceptible to change as a result of introducing a particular type of development, in principle.

- 2.8 Landscape sensitivity in this study is a relative measurement of the extent to which the character of the landscape is likely to change as a result of proposed development within it.
- 2.9 For example, a higher sensitivity area would likely result in greater adverse impacts on landscape features and character while a lower sensitivity site would likely be more able to accommodate that change without such adverse effects. However, there are always cases where good development can be sensitively accommodated into high sensitivity landscapes, and cases where poor development will result in adverse impacts even in low sensitivity landscapes. The guidance provides information as to how to minimise adverse effects.
- 2.10 It should be noted that the term 'sensitivity' in this study is equivalent to term 'susceptibility' as defined in the Landscape Institute and IEMA's 'Guidelines for Landscape and Visual Impact Assessment' (Third Edition).
- 2.11 Landscape and visual sensitivity has been assessed for each 'assessment area' with reference to six criteria, set out in **Table 2.1** overleaf.

Table 2.1: Landscape and Visual Sensitivity Assessment Criteria

Landscape and Visual Sensitivity Assessment Criteria				
Physical character This considers the shape and scale of the landform, landscape pattern and landscape elements in relation to the scale of potential development. It also considers the presence of landscape features if they are important to landscape character (i.e. the representation of elements which are key characteristics or valued features, with reference to the Landscape Character Assessment) because these would potentially be liable to loss.				
Lower sensitivity				
<i>Eg the landscape has smooth, gently undulating or featureless landform; the area has fewer landscape features that are characteristic or valued.</i>		<i>Eg the landscape has an undulating landform and some distinct landform features within it; the area has some landscape features that are characteristic or valued.</i>		<i>Eg the landscapes has dramatic landforms or distinct landform features that contribute positively to landscape character; the area has a high density of landscape features that are characteristic or valued.</i>
Settlement form and edge This considers the overall settlement form and character of the settlement edge and considers whether development in the assessment area would be in accordance with the general settlement form/ pattern, and how it might affect the existing settlement edge.				
Lower sensitivity				
<i>Eg development in the assessment area would have a good relationship with the existing settlement form/ pattern, and could provide the opportunity to improve an existing settlement edge.</i>		<i>Eg development in the assessment area may be slightly at odds with the settlement form/ pattern, and may adversely affect the existing edge to some extent.</i>		<i>Eg Development in the assessment area would have a poor relationship with the existing settlement form/ pattern, and would adversely affect an existing settlement edge (the settlement edge may be historic or distinctive and have an important relationship to the adjacent countryside). The area may provide an important separation between adjacent settlements.</i>

Landscape and Visual Sensitivity Assessment Criteria

Settlement setting

This considers the extent to which the assessment area contributes to the identity and distinctiveness of a settlement, by way of its character and/or scenic quality, for example by providing an attractive backdrop/ setting to the settlement, or playing an important part in views from a settlement. This also considers the extent to which the area contributes to a perceived gap between settlements (the loss of which would increase coalescence).

Lower sensitivity



Higher sensitivity

Eg the area does not contribute positively to the setting of the settlement or play a separation role.

Eg the area provides some contribution to the setting of the settlement by providing, or plays some part in views from the settlement, or play a role in the perception of a gap between settlements.

Eg the area provides an important setting to the settlement by providing an attractive backdrop/ setting to the settlement, or playing an important part in views from the settlement, or an area which plays an important part in the perception of a gap between settlements.

Visual character

This considers the visual prominence of the assessment area, reflecting the extent of openness or enclosure in the landscape (due to landform or land cover), and the degree of intervisibility with the surrounding landscape (i.e. the extent to which potential development would be visible). It also considers the skyline character of the area including whether it forms a visually distinctive skyline or an important undeveloped skyline.

Lower sensitivity



Higher sensitivity

Eg the area is enclosed/ visually contained and/or has a low degree of visibility from surrounding landscapes, and the area does not form a visually distinctive or important undeveloped skyline

Eg the area is semi-enclosed or has some enclosed and some open areas. It is likely to have some inter-visibility with surrounding landscapes, and may have some visually distinctive or undeveloped skylines within the area.

Eg the area is open and/ or has a high degree of visibility from surrounding landscapes, and/ or the area forms a visually distinctive skyline or an important undeveloped skyline.

Landscape and Visual Sensitivity Assessment Criteria

Perceptual qualities

This considers qualities such as rurality (traditional land uses with few modern, human influences), sense of remoteness or tranquillity. Consistently high scenic value, perceived naturalness, freedom from human activity/disturbance and 'dark skies' would all add to sensitivity in relation to this criterion.

Lower sensitivity



Higher sensitivity

Eg the area is significantly influenced by development/ human activity, where new development would not be out of character.

Eg A landscape with some sense of rurality, but with some modern elements and human influences.

Eg A tranquil or highly rural landscape, lacking strong intrusive elements. Dark skies and a high perceived degree of rurality/ naturalness with few modern human influences. High scenic value.

Historic character

This considers the extent to which the landscape has 'time-depth' (a sense of being an historic landscape, with reference to the Historic Landscape Characterisation) and/or the presence of heritage assets that are important to landscape character (i.e. Conservation Areas, Scheduled Monuments, listed buildings or other features listed in the landscape character assessment such as ancient routeways and historic farmsteads).

Lower sensitivity

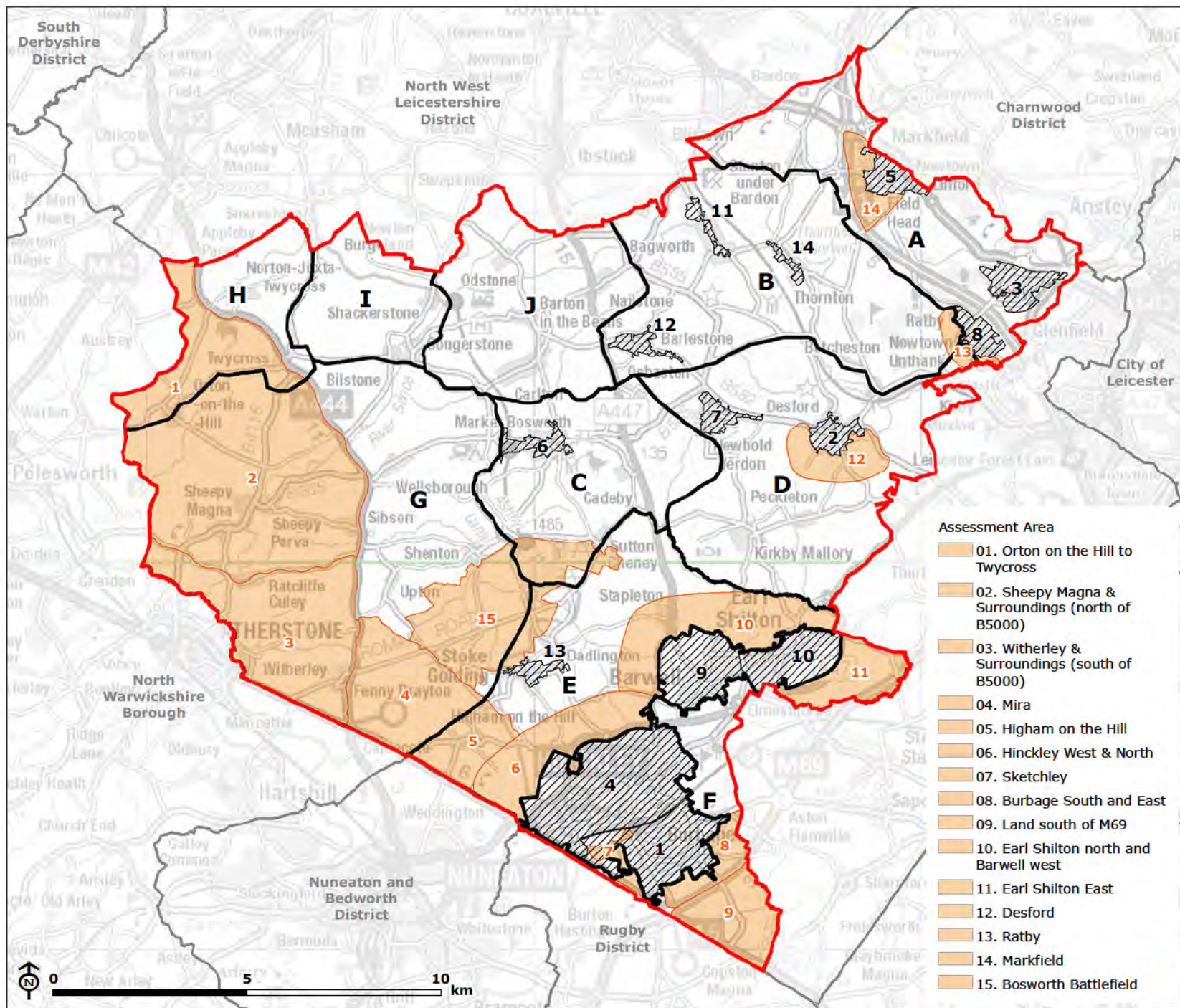


Higher sensitivity

Eg A landscape with relatively few historic features important to the character of the area and little time depth (i.e. large intensively farmed fields).

Eg A landscape with some visible historic features of importance to character, and a variety of time depths.

Eg A landscape with a high density of historic features important to the character of the area and great time depth (i.e. piecemeal enclosure with irregular boundaries, ridge and furrow)



Hinckley and Bosworth Landscape Character Assessment

Figure 2.2: Assessment Areas

Hinckley and Bosworth District boundary

Urban Character Area

- 1: Burbage
- 2: Desford
- 3: Groby
- 4: Hinckley
- 5: Markfield
- 6: Market Bosworth
- 7: Newbold Verdon
- 8: Ratby
- 9: Barwell
- 10: Earl Shilton
- 11: Bagworth
- 12: Barlestone
- 13: Stoke Golding
- 14: Thornton

Landscape Character Area

- A - Charnwood Forest Settled Forest Hills
- B - Charnwood Fringe Settled Forest Hills
- C - Bosworth Parkland
- D - Newbold and Desford Rolling Farmland
- E - Stoke Golding Rolling Farmland
- F - Burbage Common Rolling Farmland
- G - Sence Lowlands
- H - Twycross Open Farmland
- I - Gopsall Parkland
- J - Barton Village Farmlands



Hinckley & Bosworth Borough Council

METHODOLOGY

SENSITIVITY JUDGEMENTS

- 2.12 A rating for landscape sensitivity has been provided in relation to each of the development types, according to the five point scale set out below:

Table 2.2: Sensitivity Rating Definitions

Sensitivity	Definition
High	The character and quality of the landscape or characteristics of the landscape are highly susceptible to being changed as a result of introducing the development type, in principle.
Medium-high	The character and quality of the landscape or characteristics of the landscape are moderate-highly susceptible to being changed as a result of introducing the development type, in principle
Medium	The character and quality of the landscape or characteristics of the landscape are moderately susceptible to being changed as a result of introducing the development type, in principle
Low-medium	The character and quality of the landscape or characteristics of the landscape are low-moderately susceptible to being changed as a result of introducing the development type, in principle
Low	The character and quality of the landscape or characteristics of the landscape have a low susceptibility to being changed as a result of introducing the development type, in principle

- 2.13 An area rated as having *high* sensitivity may do so because it has a relatively high sensitivity to a number of different criteria but it may also do so because of a particularly high sensitivity to just one criterion.

PRESENTATION OF RESULTS

- 2.14 Each assessment area starts with a map showing the area being assessed and its relationship with the landscape character areas and key environmental constraints. Following this is a short summary of the landscape character and a couple of representative photos from the area.
- 2.15 This is followed by an evaluation of the assessment area using the sensitivity assessment criteria set out in the methodology, and then an overall evaluation of sensitivity with reference to these criteria, providing an assessment rating on a five point scale. The assessment reports on overall sensitivity for the majority of the area, but also includes details of higher and lower sensitivity areas where this can be determined at this scale.
- 2.16 This is followed by key landscape sensitivities to development which aims to set out those features and characteristics that are most sensitive to built development, and this is followed by guidance for any potential development.

RESULTS

3) RESULTS

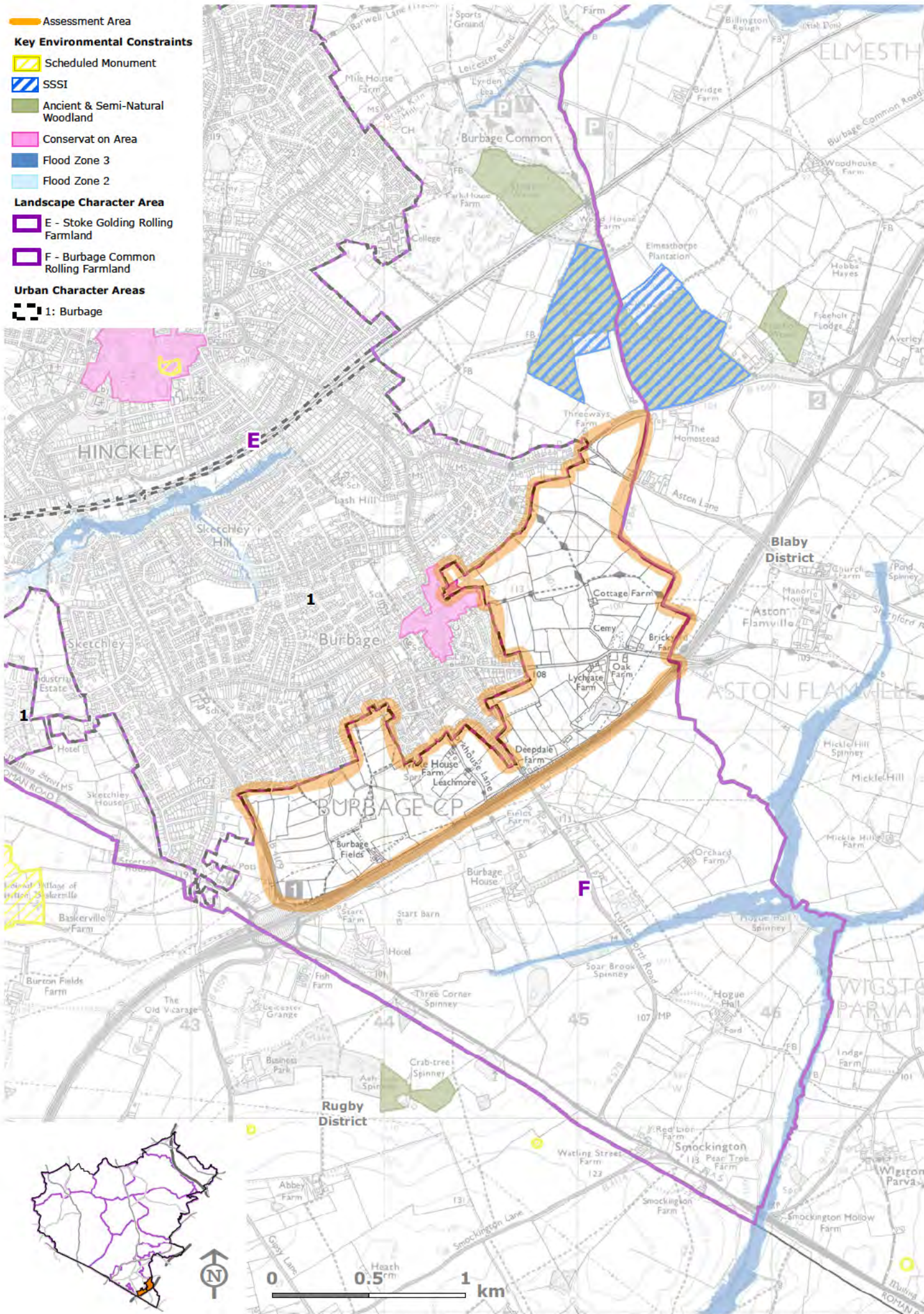
SUMMARY TABLE OF RESULTS

- 3.1 The table below gives a summary of the comparative landscape sensitivity of each assessment area for residential and commercial development. It should be noted that this reports on overall sensitivity for the majority of the area but does not include variation of sensitivity within the area.

Table 3.1 Landscape Sensitivity Assessment Summary

Area No.	Area Name	Residential development	Commercial development (B1/B2)	Commercial development (B8)
1	Orton on the Hill to Twycross	M-H	M-H	H
2	Sheepy Magna & surroundings (north of B5000)	M	M-H	H
3	Witherley & surroundings (south of B5000)	M	M	M
4	MIRA & surroundings	M	M	M-H
5	Higham on the Hill	M-H	M-H	H
6	Hinckley west & north	M-H	M-H	H
7	Sketchley	L	M	M
8	Burbage south and east	L-M	M	M-H
9	Land south of M69	M-H	M-H	M-H
10	Earl Shilton north and Barwell west	M-H	M-H	H
11	Earl Shilton east	L-M	L-M	M
12	Desford	M	M-H	H
13	Ratby	M	M	H
14	Markfield	M	M-H	H
15	Bosworth Battlefield	H	H	H

Sensitivity Area 08: Burbage South and East

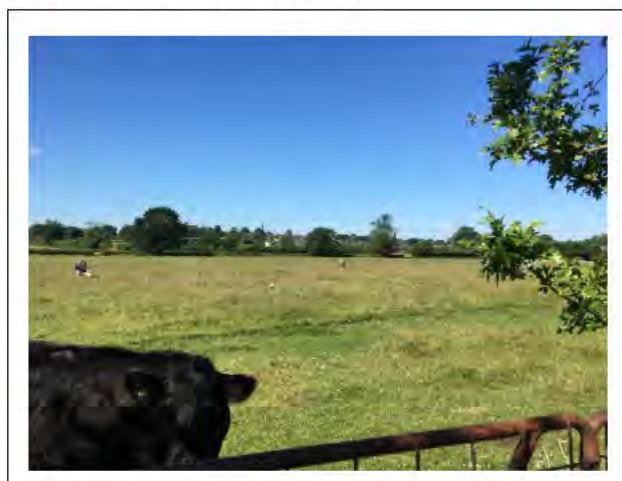


8. BURBAGE SOUTH AND EAST

Summary

This area is situated within LCA F: Burbage Common Rolling Farmland, along the southern edge of Burbage, extending to the M69, and comprising 189.1 hectares of medium to large scale pasture fields. There are a few isolated farmsteads and houses scattered throughout the landscape. These are accessed from a network of rural lanes defined by grass verges and mature hedgerows. Mature trees are also frequent in hedgerows which provide strong definition to the predominantly rectilinear field pattern.

Representative photographs



Description by evaluation criteria

Criteria	Description and indication of sensitivity	Rating
Physical character	The area comprises medium to large scale pasture fields in a predominantly rectilinear pattern, bound by low hedgerows. The landform gently slopes away from the settlement edge, with the settlement being evident on the ridge. Trees are typically found within mature hedgerows in field boundaries and along roadsides. Small areas of semi-naturalistic woodland are also present around the settlement and occupying the banks of a small pond at Lychgate Farm which form more sensitive features.	L-M
Settlement form & edge	The settlement of Burbage is situated on higher ground with strong visual connections with the area. To the north, the Conservation Area at the historic centre of Burbage has a direct boundary with this area, with the graveyard and field forming a rural setting for the church. Elsewhere, the edge character is mostly open with tree planting limited to those within private gardens. In some places linear development has extended out from Burbage along roads and small residential closes. More recent residential development has also crossed the established settlement boundary in places and there are further physical connections in the form of adjoining sports pitches. The M69 running along the southern edge of the area has embankment running along much of its route which is planted with trees and understorey providing a dense visual screen from the motorway and the landscape further south. This has the potential to create a relatively	L-M

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	strong and robust edge to the settlement.	
Settlement setting	The landscape contributes to the agricultural rural setting of Burbage and notably for the historic core and the area around St. Catherine's church. However, the M69 interrupts the flow of pasture fields and forms a detracting feature in the landscape within views from the edge of settlement. Small villages, such as Aston Flamville, lie beyond the M69, and as such this area does not form a key rural gap separating settlements.	L-M
Visual character	The hedgerows and hedgerow trees defining the field boundaries provide visual containment and together with the landform prevent much intervisibility with the wider landscape. There is some intervisibility with Burbage which occupies a higher position and forms a developed skyline in views to the north. The church spire is a feature in some views.	L-M
Perceptual qualities	Despite its sparse settlement pattern, the area is influenced by its position adjoining the open settlement edge, with small modern urban edge extensions and suburban land uses falling within the area. Overhead lines and auditory intrusion from the M69 in the south also have an adverse effect on the rural character.	L-M
Historic character	The area lacks any designated heritage assets. The HLC indicates the presence of some fields of small to medium-sized piecemeal type enclosures with at least two s-curved or dog-leg boundaries. These are of historic and visual interest and of higher sensitivity.	M

Evaluation of criteria and landscape sensitivity judgement

The landscape is considered to have overall **low-medium** sensitivity to residential development due to the strong influences of the existing settlement edge and the M69 on the rural agricultural character. Part of the area makes a positive contribution to the setting of Burbage, notably the rural setting to the historic core (Conservation Area). Hedgerows and hedgerow trees demarcate a historic piecemeal enclosure pattern and provide visual containment. The M69 restricts intervisibility with the wider landscape to the south.

The landscape is considered to have overall **medium** sensitivity to small scale commercial development because of the relationship the area has with adjacent residential development and the lack of commercial development in the area. The area is considered to have a **medium-high** sensitivity to large scale development because of the detracting features it would have to the important rural setting.

Development scenario	Sensitivity				
Residential housing 2-3 stories (C3)	L	L-M	M	M-H	H
Commercial development Small scale (B1/B2)	L	L-M	M	M-H	H
Commercial development Large scale (B8)	L	L-M	M	M-H	H

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Key sensitivities and values

- Low hedgerows to field boundaries reflecting the post-medieval field pattern and form part of the overall ecological network.
- The semi-rural character of the area and its role as the setting to Burbage historic core.
- Woodland spinneys, streams and small water bodies in the area around Lutterworth Road provide ecological interest.

Guidance

Any new development should:

- Seek to avoid development on the higher ridge top area adjacent to the cemetery which forms the immediate rural setting to the historic core of Burbage – and maintain this area as a rural green wedge.
- Plan for successful integration of development in the landscape through sensitive design and siting, including use of appropriate materials and landscape mitigation to enhance sense of place.
- Seek to retain historic field patterns where distinctive s-shaped or dog-leg boundaries remain.
- Retain the pattern of hedgerows and hedgerow trees and incorporate further buffer planting to major transport corridors and new development.
- Promote opportunities to maintain and enhance the network of rights of way and consider opportunities to create and promote an integrated green infrastructure network around the Burbage, Hinckley, Barwell and Earl Shilton urban edge.
- Protect localised areas that retain a natural character, notably the small areas of semi-natural woodland, plus the streams and small waterbodies.