

Land at Leconfield Road, Loughborough

Landscape and Visual Impact Assessment

Client: Bowbridge Homes

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APPENDICES

Appendix 1 Landscape and Visual Impact Assessment Methodology

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1 INTRODUCTION

- 1.1 This landscape and visual impact assessment (LVIA) has been carried out by Golby + Luck Landscape Architects following instruction by Bowbridge Homes to assess, in landscape and visual terms, land at Leconfield Road, Loughborough (the site); see **GL1028 01** and **02**.
- 1.2 The following assessment has been carried out in accordance the Guidelines for Landscape and Visual Impact Assessment - Third Edition (2013), published by the Landscape Institute and Institute of Environmental Management and Assessment (GLVIA). An assessment methodology is set out in **Appendix 1**.
- 1.3 This assessment is supported by a series of drawings that identify:
- Site location and context;
 - Local setting of landform;
 - Landscape planning context;
 - Landscape character; and
 - Landscape capacity and sensitivity.
- 1.4 This assessment also includes a series of representative views that have been taken from publicly accessible locations including the public highway, public rights of way, and public access land. Site work has been ongoing since 2019 with the most recent views taken during November 2020 with limited leaf cover.
- 1.5 In the production of this appraisal reference has been made to the following documents and information:
- Ministry of Housing, Communities & Local Government - National Planning Policy Framework - 2019 (the NPPF);
 - Charnwood Borough Council – Draft Charnwood Local Plan 2019-36 – 2019 (the Draft Local Plan)
 - Charnwood Borough Council - Charnwood Local Plan 2011 – 2028 Core Strategy - 2015 (the Core Strategy);
 - Charnwood Borough Council – Borough of Charnwood Local Plan (2004) Saved Policies 2007 – (the Local Plan);
 - Natural England - National Character Area Profile 73 Charnwood (the NCA);



- The Charnwood Forest Regional Park Partnership – Charnwood Forest Landscape Character Assessment - 2019 (the RP Assessment)
- Charnwood Borough Council – The Borough of Charnwood Landscape Character Assessment - 2012 (the Borough Assessment);
- Charnwood Borough Council - Charnwood Borough Landscape Sensitivity Assessment of SHLAA Sites - 2019 (the SHLAA Assessment);
- Historic England National Heritage List;
- DEFRA Magic environmental data base; and
- Ordnance Survey Mapping - Promap.



2 SITE CONTEXT AND DESCRIPTION

- 2.1 The site is located at Leconfield Road in Nanpantan a modern residential area that forms part of the western urban fringe of Loughborough, Leicestershire.
- 2.2 The site is located within the defined limits to development comprising a single field maintained as rough pasture that extends to approximately 1.69 hectares.
- 2.3 The site is bound by modern settlement on all sides except for the western boundary that adjoins Burleigh Wood. The modern settlement to the north and east associated with Leconfield Road, Tynedale Road, Montague Drive and Compton Close comprise modern residential development constructed between the 1970's and 1990's. The immediate boundaries of the site to the north and east comprises native hedgerows with intermittent tree cover with the rear garden boundaries of the adjoining properties beyond.
- 2.4 To the south, the settlement is defined by ribbon development mainly from the 1960's that extends alongside Nanpantan Road. There is more recent garden development between the site and Nanpantan Road the most recent being the construction of a new property at the south-east corner of the site. The Tudor Farmhouse is located at the south-west boundary of the site. The southern boundary of the site also defined by sections of native hedgerow with intermittent tree cover, beyond which are the garden boundaries of the adjoining properties.
- 2.5 The western boundary of the site is defined by a timber post and rail fence, beyond which is the woodland setting of Burleigh Wood.
- 2.6 In terms of land use and vegetation cover, the site comprises rough grassland with sections of native boundary hedgerow and tree cover to the north, south and east. These boundaries adjoin the gardens of properties associated with the modern settlement where there is evidence of domestication through the introduction of ornamental tree and shrub species, most notably section of Leylandii hedgerows and coniferous tree cover.
- 2.7 The supporting arboricultural survey identifies eleven notable trees/tree groups associated with the boundaries of the site that include a number of Oak trees (Category A) at the western boundary with Burleigh Wood. There are five trees at the southern site boundary that include a Category A Oak tree (T3). At the north-east boundary there are three trees that include two Holly (Category C) and a single Leylandii (Category B). At the northern-west corner of the site there is row of Leylandii (Leylandii).



- 2.8 Burleigh Wood the west comprises a mixed species deciduous woodland that is designated as Ancient Woodland.
- 2.9 The wider setting comprises the Loughborough University Campus to the north with sports pitches, areas of car parking and campus buildings. To the west there is mixed arable and pastoral farmland that extends either side of Snell's Nook Lane and Longcliffe Golf Club that extends between Nanpantan Road, Snell's Nook Lane and the M1 motorway. To the south beyond the settlement are wider areas of typically arable farmland that extend across the slopes rising towards the wooded ridgeline to the south-east where Jubilee Wood and Out Woods mark the transition between the farmland fringes of Loughborough and the elevated Charnwood Forest landscape that extends to the south and west.
- 2.10 In terms of landform, the site rises from a low-point of 80m above ordnance datum (AOD) at the eastern boundary to a high-point of 87.5m AOD where there is a localised ridge at the mid-point of the southern boundary that continues to fall to the south. To the west the landform falls towards the south-west boundary with Burleigh Wood at 84m AOD. To the north the ridge extends to the north-west corner of the site at 83m AOD
- 2.11 In terms of wider landform, the site is located on the southern slopes of the Soar Valley that fall to the east to approximately 40m AOD at the eastern fringes of Loughborough. To the west and south west, the valley rises towards the ridgeline that is defined by the wooded setting of Charnwood Forest and the local high-point of Beacon Hill at approximately 248m AOD. The landform of the valley slopes and ridge is varied with notable outlying hills at Out Woods at approximately 136m AOD and Buck Hill at approximately 155m AOD that combine with the woodland cover to create a more complex landscape setting.
- 2.12 In terms of water features, the site does not contain any notable features such as ponds or ditches.
- 2.13 In terms of access and recreation, the site is maintained as private grassland and is not crossed by any designated public rights of way as identified by Leicestershire County Council. Burleigh Wood is a local nature reserve that provides public access. To the west of the site public footpath K62 provides access between Nanpantan Road and Snell's Nook Lane following the garden boundaries of the properties to the east of Snell's Nook Lane. To the south and east there are a number of rights of way that provide access between Nanpantan Road and Jubilee Wood and Out Woods.



- 2.14 In terms of designation, the site is located within the defined Limits to Development and is not covered by any landscape designation that would suggest an increased value, or sensitivity to change. The site is not covered by any statutory or non-statutory designation that would prohibit its development for residential purposes.
- 2.15 Burleigh Wood to the west of the site is designated as Ancient Woodland and a Local Nature Reserve. The Tudor Farmhouse at the south-west corner of the site is a designated Grade II Listed Building.



3 LANDSCAPE PLANNING CONTEXT

The site is located within the jurisdiction of Charnwood Borough Council (the Local Authority) with the relevant landscape policies set out in the Charnwood Borough Council Local Plan 2011-2028 Core Strategy.

National Planning Policy Framework 2019 (NPPF)

- 3.1 The Department for Communities and Local Government issued the most recent update to the National Planning Policy Framework in February 2019. The Framework sets out the national planning policy for achieving sustainable development that includes the economic, social and environmental objectives. This assessment is primarily concerned with the policies relating to the environmental objective that seeks:

“to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.”

- 3.2 Paragraph 10 of the NPPF sets out the presumption in favour of sustainable development stating:

*“So that sustainable development is pursued in a positive way, at the heart of the Framework is a **presumption in favour of sustainable development** (paragraph 11).”*

- 3.3 Paragraph 11 of the NPPF sets out the application of decision making:

Plans and decisions should apply a presumption in favour of sustainable development.

*For **plan-making** this means that:*

- a) plans should positively seek opportunities to meet the development needs of their area, and be sufficiently flexible to adapt to rapid change;*
- b) strategic policies should, as a minimum, provide for objectively assessed needs for housing and other uses, as well as any needs that cannot be met within neighbouring areas, unless:*



- i. *the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for restricting the overall scale, type or distribution of development in the plan area; or*
- ii. *any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.*

For **decision-taking** this means:

- c) *approving development proposals that accord with an up-to-date development plan without delay; or*
- d) *where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:*
 - i. *the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or*
 - ii. *any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole."*

3.4 Footnote 6 of the NPPF sets out a list of identified areas or assets of particular importance that includes habitat sites as listed under paragraph 176 of the NPPF, Sites of Special Scientific Interest (SSSI), Green Belt, Local Green Space, Areas of Outstanding Natural Beauty (AONB), National Parks (NP), Heritage Coast (HC), irreplaceable habitats, designated heritage assets including assets listed under footnote 63 of the NPPF, and areas at risk of flooding and coastal change.

3.5 Following the publication of the Draft Local Plan objections have been made by the local community who make a case for the designation of Local Green Space. This is considered further in the context of the Local Plan and Core Strategy.

3.6 The site is not covered by any of these identified areas or assets of particular importance.

3.7 Section 12 of the NPPF sets out policy in relation to achieving well-designed places. Paragraph 127 states that planning decisions should ensure that developments:



- a) *will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*
- b) *are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;*
- c) *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);*
- d) *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;*
- e) *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*
- f) *create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience."*

3.8 Section 15 of the NPPF is concerned with conserving and enhancing the natural environment. Paragraph 170 of the NPPF states that planning decision should contribute the and enhance the natural environment by:

- 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);*
- 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;*
- c) *maintaining the character of the undeveloped coast, while improving public access to it where appropriate;*
- d) *minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;*



- e) *preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans; and*
- f) *remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate."*

3.9 The site does not contain any designated biodiversity or geological assets. Ecological and arboricultural surveys have identified that the site has limited features of value beyond its boundary vegetation. Burleigh Wood to the west of the site is designated as Ancient Woodland. Most up to date Government guidance in relation to the protection of Ancient Woodland (November 2018) prescribes a buffer zone of 15m. Further pre-application discussions with Charnwood Borough Ecology Officer has reached agreement of a 20m buffer within which 15m of land extending from the boundary of the wood will remain unaffected by development. Within the remaining 5m it has been agreed that modifications can be made to the landform to accommodate the cut and fill strategy for the site.

3.10 Paragraph 171 of the NPPF states:

"Plans should: distinguish between the hierarchy of international, national and locally designated sites; allocate land with the least environmental or amenity value, where consistent with other policies in this Framework; take a strategic approach to maintaining and enhancing networks of habitats and green infrastructure; and plan for the enhancement of natural capital at a catchment or landscape scale across local authority boundaries."

3.11 The site is not covered by any designation that would suggest an increased value or sensitivity to change.

3.12 Paragraph 172 of the NPPF identifies the landscapes with the highest status of protection stating:

"Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding



Natural Beauty, which have the highest status of protection in relation to these issues. The conservation and enhancement of wildlife and cultural heritage are also important considerations in these areas, and should be given great weight in National Parks and the Broads.”

3.13 The site is not located within or near any such designations.

3.14 Section 16 of the NPPF is concerned with the conservation and enhancement of the historic environment. Paragraph 184 states:

“Heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value⁶¹. These assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.”

3.15 The Tudor Farmhouse at the south-west corner of the site is a Grade II Listed Building that is no longer used for agricultural purposes and is a dwelling with defined gardens forming part of the settlement. The site was once part of the wider farmed land holding to the farmhouse with access across the site that once connected with Burleigh Hall, a relationship that has since been lost through the development of the Loughborough University Campus.

Draft Charnwood Local Plan 2019-36 (2019)

3.16 The policies in the Draft Local Plan are emerging but key to the site is the allocation under Draft Policy LP3 for the development of 25 dwellings under site reference HS33.

Charnwood Local Plan 2011-2028 Core Strategy (2015)

3.17 Within the Core Strategy the site is identified as land set within the defined Limits to Development. Policy CS1 of the Cores Strategy seeks the provision of up to 5000 new homes in Loughborough and Shepshed through the delivery some 3000 houses on land to the west of Loughborough (Gardendon Park), 1200 houses at Shepshed, and other:

“sustainable development which contributes towards meeting our remaining development needs, supports our strategic vision, makes effective use of land and is in accordance with the policies in this strategy.”

3.18 Policy CS2 of the Core Strategy seeks to the delivery of high-quality design that will:



- *“respect and enhance the character of the area, having regard to scale, density, massing, height, landscape, layout, materials and access arrangements;*
- *protect the amenity of people who live or work nearby and those who will live in the new development;*
- *function well and add to the quality of an area, not just in the short term, but over the lifetime of the development;*
- *provide attractive, well managed and safe public and private spaces;*
- *provide well defined and legible streets and spaces that are easy to get around for all, including those with disabilities; and*
- *reduce their impacts upon and be resilient to the effects of climate change in accordance with Policy CS16.”*

3.19 Policy CS11 of the adopted Core Strategy deals with the issue of landscape and the countryside. The policy states:

We will support and protect the character of our landscape and countryside by:

- *requiring new developments to protect landscape character and to reinforce sense of place and local distinctiveness by taking account of relevant local Landscape Character Assessments;*
- *requiring new development to take into account and mitigate its impact on tranquillity;*
- *requiring new development to maintain the separate identities of our towns and villages;*
- *supporting rural economic development, or residential development which has a strong relationship with the operational requirements of agriculture, horticulture, forestry and other land based industries and contributes to a low carbon economy, in accordance with Policy CS10;*
- *supporting the provision of community services and facilities that meet proven local needs as identified by a Neighbourhood Plan or other community-led plan; and*



- *supporting rural communities by allowing housing development for local needs in accordance with Policy CS3.*

We will protect the predominantly open and undeveloped character of Areas of Local Separation unless new development clearly maintains the separation between the built-up areas of these settlements."

3.20 The site is technical part of the settlement and not the wider countryside, but its character is one of an open greenfield site and therefore forms part of the landscape and not the urban area.

Borough of Charnwood Local Plan 1991-2006

3.21 A number of polices have been saved from the old Local Plan. Saved Policies CT/1 and CT/2 deal with strategic countryside issues. Saved policy CT/4 deals more specifically with Areas of Local Separation.

3.22 Policy CT/1 states:

"Land lying outside the defined Limits to Development is variously identified on the Proposals Map as Countryside, Green Wedge and Areas of Local Separation

Development within these areas of generally open land will be strictly controlled. Planning permission will be granted for the re-use and adaptation of rural buildings for uses suitable in scale and nature, and small-scale new built development, where there would not be a significant adverse environmental impact and the proposal would:

- be essential for the efficient long-term operation of agriculture, horticulture or*
- forestry; or*
- facilitate the diversification of the rural economy; or*
- improve facilities for recreation, or leisure uses; or*
- implement strategically important schemes for mineral related uses, transport*
- infrastructure, and for public services or utilities.*

In all cases it should be demonstrated that the proposed development could not reasonably be located within or adjacent to an existing settlement."



3.23 Policy CT/2 of the Local Plan states:

“In areas defined as Countryside, development(s) acceptable in principle will be permitted where it would not harm the character and appearance of the countryside and provided it could safeguard its historic, nature conservation, amenity, and other local interest.”

3.24 These policies are more specific in the distinction between land falling within and outside the Limits to Development and on that basis are not relevant to the site. In the adopted version of this plan the site was designated as an Open Space of Special Character under Policy EV/18 that stated:

“Planning permission will not be granted for development which would result in the loss of important areas of open land retained in public or private ownership which contribute to the character of a settlement either individually or as part of a wider network of open space.”

3.25 This policy is no longer saved, with Policy CS15 of the Core Strategy covering open spaces, sports and recreation with the fourth bullet point of the policy seeking to meet strategic open space needs by:

“responding positively to development which contributes to open space, sport and recreation provision, including Local Green Space, identified through a Neighbourhood Plan or similar robust, community led strategy”

3.26 Paragraph 7.48 of the Core Strategy states:

“There are some local green spaces that are of particular significance to our communities. This may be because of their beauty, historic importance, recreational value, tranquillity or the richness of their wildlife. Leicestershire County Council has already consulted with local communities to explore the number and importance of these sites. Where a community wishes to protect local green spaces from new development we will support this through a Neighbourhood Plan where it is in conformity with our strategy.”

3.27 Leicestershire County Council carried out an extensive consultation on local green space in 2011 that included the Loughborough South West Green Spaces Consultation. This study identified 3,114 green spaces through consultation as being valued by local communities,



2,002 were identified at Community Forum meetings with the remaining 1,112 identified online by individual respondents.

- 3.28 In relation to Loughborough South West 370 green spaces were identified with 51 identified at the Community Forum and a further 319 identified online. The Community Forum was described as having a “*very large turnout, around 300 people*”, it is also clear from the study that the focus on green space was the priority to the point that the agenda was substantially amended.
- 3.29 Map 4 in consultation reports identifies all of the green spaces selected at the Community Forum that notably does not include the site. Following this consultation exercise in 2011 and the publication of the consultation findings there has been no Neighbourhood Plan, or similarly robust community led strategy, pursued in the Nanpantan Ward seeking to identify Local Green Space in accordance with Policy CS15 of the Core Strategy.



4 LANDSCAPE AND VISUAL BASELINE

4.1 The following section of this appraisal considers the baseline landscape setting of the site covering issues relating to character and appearance. When considering character, published landscape character documents have been referenced alongside a more detailed consideration of the site and its local setting.

4.2 When considering the appearance of the site a number of representative views have been identified through field work that provide an accurate representation of its visual setting. Views have been taken from publicly accessible locations, and for each the likely receptors have been identified.

Landscape Character

4.3 At a National level Natural England has divided England into 159 character areas. The site and its local setting are located within National Character Area 73: Charnwood (NCA 73). The key characteristics of NCA 93 are:

- *Upland qualities, including extensive open summits and distinctive rocky outcrops, rising from the surrounding lowland undulating farmland.*
- *Outcrops of ancient Precambrian rocks, with Mercia Mudstones in the vales; a significant proportion of the NCA is covered with superficial deposits of the Anglian ice age, as well as more recent deposits.*
- *Thin, acidic, infertile soils are found on upland slopes; mudstones in the valley bottoms produce a deeper, fertile soil.*
- *A well wooded character, with many areas of mixed, deciduous and coniferous woodlands. Large, ancient, pollarded oaks are a feature of country parks.*
- *Rectilinear patterns of Parliamentary enclosure fields, bounded by a mixture of drystone walls and hedges. Many of the country parks are also bounded by drystone walls. Enclosure has created a distinctive road pattern.*
- *Land use is a distinctive mixture of woodland, predominantly pastoral farmland, heathland and parkland.*
- *A diverse variety of habitats (including woodlands, acidic grassland and heathland) support a large range of characteristic and rare species.*



- *Clear, fast-flowing watercourses and significant, large, open waterbodies and reservoirs.*
- *Historic parks and country parks such as Bradgate and Beacon Hill, large manor houses and the remains of medieval monastic buildings like Ulverscroft Priory are all prominent cultural heritage features that attract many visitors from the surrounding urban areas.*
- *Local Charnian rocks, Swithland Slate roofs, thatched roofs and some timber-framed buildings characterise the Charnwood villages. Occasional linear villages and scattered farmsteads through the heart of Charnwood contrast with larger settlements, which ring the elevated areas. A number of large quarries and some busy roads have an urbanising influence in places."*

4.4 The site and Loughborough are located at the north-east fringe of the Charnwood Forest that is defined by the transition from the wooded upland to rolling farmland leading to the urban fringe of Loughborough and low farmland setting of the Soar Valley. The site sits at the immediate urban edge bound by a framework of settlement and mature woodland, distinct from the wooded upland ridge and rolling setting of farmland that comprises the transition between Loughborough and the Forest.

4.5 This distinction is further identified in the more local assessment and the most recent landscape assessment of SHLAA sites completed by the Local Authority.

4.6 The recent RP Assessment has identified the site located in the Loughborough/Shepshed Mixed Farmland landscape character area (LCA). The general description of this LCA states:

"A lower lying, predominantly open, arable landscape with some small pockets of pasture and small blocks of ancient woodland. The character area lies between central upland areas to the south and the wider lowland to the north. This area is heavily influenced by settlement from the urban edges of Shepshed and Loughborough."

4.7 The key characteristics of this LCA are identified as:

- *"Gently rolling landform, generally falling to the north. Small water courses include Black Brook and Burleigh Brook as well as scattered field ponds.*



- *Wider extent of arable farmland with some pasture and smaller blocks of woodland. Ancient woodland close to Shepshed and Loughborough and SSSIs at Charnwood Quarry and Blackbrook Hill.*
- *Varied field pattern with some small fields close to Shepshed and larger fields to the west. Field enclosure mainly hedges with some walls.*
- *An urban fringe landscape which includes the edge of Shepshed and Loughborough and associated influences such as Loughborough University which features within views. The A512 leads east to west through the area with minor roads leading south. Some PRow leading out of Shepshed and Loughborough.*
- *Relatively low number of listed buildings, although some vernacular stone and brick buildings.*
- *A large to medium scale open landscape with some long views. Lower level than central areas of the forest, but still views to lower extent to the north. Not particularly tranquil with noise from roads including the M1 and settlements."*

4.8 The summary of landscape condition confirms this landscape to be "good". The summary of sensitivities for key landscape characteristics states.

"Further development in the form of settlement expansion or industrial developments and also including expansion of Loughborough University would increase the urban influences in the area and potentially erode the landscape character, without appropriate design. Intensive farming methods could result in the further loss of hedgerows, hedgerow trees, reducing overall tree cover, as well as stone walls."

4.9 The management recommendations state:

- *"Ensure new development is well integrated within the landscape with adequate planting to soften urban edges and maintain the existing vegetated edges to settlements.*
- *Maintain stone walls and repair/replace where necessary rather than using fencing.*
- *Gap up hedgerows and replant where lost to strengthen field pattern through the area.*



- *Ensure woodland around Charnwood Quarry is managed to maintain screening effect."*

4.10 The RP Assessment also includes an assessment of the south-west urban fringe of Loughborough that identifies the following key characteristics:

- *Loughborough is a large market town with a university. It is located to the northern edge of Charnwood Forest.*
- *The southern fringe of the settlement is irregular in shape.*
- *Landform is gently rolling although it becomes more undulating on the southern fringes where ditches and watercourses are present.*
- *Prominent road corridors include the M1 and A512 to the west and the A6 to the south east.*
- *There is extensive modern development to the settlement edges which lack distinctive features.*
- *Woodland is a significant component of the views from the settlement edge. Wooded ridges are significant from the south western edge."*

4.11 This assessment identifies key views, none of which include the site. The RP Assessment sets out the following recommendation specific to Loughborough:

- *Conserve the wooded slopes around the fringes of Loughborough through promotion of good woodland management.*
- *Promote creation and enhancement of woodland around southern fringes.*
- *Create and enhance feature woodland blocks. New urban development should be sited where visual containment can be achieved.*
- *Enhance gateways to the town particularly to the A512 to define the entrance to Charnwood Forest.*
- *Promote woodland planting to the north of Woodhouse to further screen settlement fringe views."*

4.12 It is important to note that in relation to the consideration of new development the assessment identifies land where visual containment can be achieved.

4.13 In the Borough Assessment the site is identified within the Charnwood Forest LCA. This assessment predates the RP Assessment and makes reference to character areas that



were previously considered in a since withdrawn Leicestershire County Council Assessment (The Charnwood Forest Landscape and Settlement Character Assessment 2008). Central to this is the understanding that the Borough Assessment identifies the site as being located within the Swithland LCA that formed one of the fringe LCA's to the core area of the forest. In the Borough Assessment this LCA was assessed as having a strong character and being of moderate condition.

- 4.14 The Borough Assessment also included a landscape sensitivity study. This did not include the site due to its location within the Limits to Development but covered the land adjoining the site to the west that includes Burleigh Wood forming part of landscape sensitivity and capacity zone 18 (LCZ18). LCZ18 is assessed as having a medium capacity to accommodate development.
- 4.15 More recently the SHLAA Assessment of 2019 identified the site as parcel PSH447. This land parcel is assessed as having a low-moderate landscape sensitivity being:

“more closely associated with existing development and screened from the wider landscape by existing woodland.”

- 4.16 The Local Authorities planning evidence base includes consecutive studies that identify the site as part of the Loughborough fringe and not central to the Charnwood Forest landscape character area. More specifically these assessments identify the land immediately adjoining the site as being of medium landscape sensitivity with a moderate capacity to accommodate development, and most the recently a specific assessment of the site identified it as being of low-moderate landscape sensitivity.
- 4.17 In addition to the published assessments that form part of the Local Authorities evidence base it is important to provide an independent assessment of value and sensitivity as part of the baseline assessment. The factors set out under Box 5.1 of the GLVIA provide a basis for determining landscape value. These include:
- Landscape quality;
 - Scenic quality;
 - Rarity;
 - Representativeness;
 - Conservation interests;
 - Recreational value;
 - Perceptual aspects; and



- Associations

- 4.18 In terms of quality, the site is of medium condition with evidence of management of the existing grass and some limited management to the vegetated boundaries. The immediate setting of the site is of more varied quality comprising modern suburban housing that is of relatively medium to low quality, the setting of ancient wood land to the west that is of medium quality, and the setting of the Grade II Tudor Farmhouse to the south that is again of medium quality.
- 4.19 In terms of scenic quality, the site is set within a framework of modern housing and woodland. The field within the site has a varied topography which is attractive but by no means remarkable. The backdrop of Burleigh Wood is also reasonable attractive but tempered by the setting of modern housing to the south, east and west that tends to reflect the relevant building era and is unremarkable in terms of aesthetic value.
- 4.20 In terms of rarity, the immediate features of the site are not rare. Burleigh Wood to the west forms part of a string Ancient Woodland to the west of Loughborough and whilst it may be of conservation value it is not rare. Similarly, the Grade II Listed Tudor Farmhouse is not rare in terms of its heritage value comprising an architecture and history that is well represented, hence its lower order listing.
- 4.21 In terms of representativeness, the RP Assessment provides the most up to date character assessment of this area and the site is considered to be representative of the Loughborough/Shepshed Mixed Farmland LCA. The site has an immediate relationship with the settlement comprising a small field contained by housing and woodland set on rolling landform. What is clear is that the site is not central to the special interest of this LCA making a very limited contribution to the character of the wider landscape. Equally, the site does not make a valuable contribution to the character or appearance of the settlement. The settlement has developed to turn its back on the site rather than embracing it as a space, maximising development potential rather than revealing any value attributed to the site. This also devalues any transitional function attributed to the site that comprises land simply left over, rather than forming a designed transition between the settlement and Burleigh Wood.
- 4.22 In terms of conservation interest, the features of the site considered to be of medium value extend to the tree cover that includes the boundary with Burleigh Wood and the setting of The Tudor Farmhouse. The land use and remaining vegetation cover is considered to be of medium to low value.



- 4.23 In terms of recreational value, the site is maintained as private farmland with no formalised public access. There is evidence on site of unauthorised access where residents appear to take a short-cut between Leconfield Road and Burleigh Wood rather than using the authorised access route from Compton Close and Nicholson Road. The public has no formal right to access the site but its development can provide access that would formalise the connection between Leconfield Road and Burleigh Wood. The site is clearly of low recreational value.
- 4.24 In terms of perceptual aspects, the site sits between the settlement with lit and trafficked highways and the more tranquil setting of Burleigh Wood. The site is private in nature so does not formally provide an accessible green space appreciable by the public. Equally, the site does not make a significant contribution to a landscape that has notable perceptual aspects and can only be considered and being of low value in relation to this factor.
- 4.25 In terms of associations, there are no known cultural associations between the site the local landscape and settlement setting and there is no evidence of the site providing a function for community events or celebrations.
- 4.26 In summary, the site and its local setting is consistently identified in publications by the Local Authority as a landscape of medium and medium to low landscape sensitivity. Most recently, the site has been independently assessed as a landscape of medium to low landscape sensitivity, a finding that is not indicative of a highly valued landscape. The consideration of this site against the factors attributed to valued landscapes set out in the GLVIA also confirms that the site is not a high value landscape, concluding that it is features and local setting are of medium to low value. The wider setting of the Loughborough/Shepshed Mixed Farmland LCA is varied with some areas of reduced valued, increasing higher value elements but not in the local setting of the site. This LCA is generally considered to be of medium value. To the south the Bradgate, Beacon Hill and Outwood Heathland Forest LCA generally covers a high value landscape that includes key landscapes and features such as the wooded ridgeline to the south-west of Loughborough and elevated rocky outcrops that includes Beacon Hill. The value of this landscape transitions as it approaches the Loughborough Fringe and Swithland/Woodhouse LCA, reducing to moderate value in the context of lower rolling farmland more heavily influenced by the wider urban setting to the north and east. In the local context of the site this LCA is considered to be of medium to high value.

Table 1 – Summary of landscape value



Landscape Character Area/Type	Landscape Value
Loughborough/Shepshed Mixed Farmland LCA	Medium Value
Bradgate, Beacon Hill and Out Woods Heathland Forest LCA	Medium – High
Local setting of the site in the context of the settlement and Burleigh Wood	Medium - Low Value

Visual Setting

4.27 The following section of this assessment considers the appearance of the site and wider setting referencing a number of representative views. A summary of each view is set out with an assessment of value that is determined with reference to:

- Planning designations specific to each view;
- Views that are important to the special qualities of a designated landscape, or recorded in published documentation;
- Views recorded as being important to cultural heritage assets;
- Views recorded in guidebooks or on maps, and/or where special provision has been made in the landscape for the appreciation of a view; and
- Judgements made on site as to the specific quality of a view

4.28 The potential visual envelope of the site can be summarised as:

- Private open views from the properties adjoining the northern, eastern and southern boundaries of the site;
- Open views from sections of Leconfield Road close to the southern boundary of the site;
- Filtered and glimpsed views from the highway and properties associated with Leconfield Road, Tynedale Road, Montague Drive and Compton Close beyond the immediate boundaries of the site;
- Filtered views from the trodden footpath network within Burleigh Wood, and filtered and open views from Burleigh Wood at the western boundary of the site;



- Possible filtered views from section of the local rights of way network to the south and east of the site associated with the open farmland to the south of Nanpantan Road; and
- Possible restricted filtered views from the public rights of way network to the west of the site.

4.29 The following table summarises each representative view making an assessment of value; see **GL1028 07** to **13**. View locations are identified on the site location plan; see **GL1028 01** and **02**.



Table 2 – Summary of representative and assessment of sensitivity

View	Distance	Description	Value	Receptors and Susceptibility	Visual Sensitivity
1	20m	Taken from Leconfield Road looking west towards the existing agricultural access at the end of the road. From this location there is an open view into the site at the gate and filtered views across the eastern half of the site. The top of the tree cover at Burleigh Wood is visible across the site. This is a contained view from within the settlement but it the immediate vicinity of the site this will include views from the adjoining properties looking onto the site.	Medium	Receptor groups include private residents and users of the local highways that are considered to be high and medium susceptibility to the change	Medium – High
2	175m	Taken from Leconfield Road at the junction with the cycleway connection to Nanpantan Road looking west. From this location there is a channelled view along the highway towards the site. The southern extent of the site is in view with the northern extent screened by the intervening houses. This is a view contained to the urban setting of the settlement with a limited appreciation of the wider landscape	Medium – Low	Receptor groups include restricted views from private properties and users of the highway that are considered to be medium susceptibility.	Medium – Low
3	160m	Taken from Tynedale Road at the No.3 bus stop looking west. From this location there is an open view over the site beyond the housing in the foreground towards the mature treed setting of Burleigh Wood. The view is restricted to the centre of the site with the northern and southern fringes screened by housing. This is again a view contained to the urban setting of the settlement with a limited appreciation of the wider landscape	Medium – Low	Receptor groups include restricted views from private properties and users of the highway that are considered to be medium susceptibility.	Medium – Low
4	220m	Taken from the junction of Montague Drive and Guildford Way looking south-west. From this location there is a view across the northern extent of the site seen across the foreground residential setting with the mature treed setting of Burleigh Wood beyond. This is again a view contained to the urban setting of the settlement with a limited appreciation of the wider landscape.	Medium – Low	Receptor groups include restricted views from private properties and users of the highway that are considered to be medium susceptibility.	Medium – Low
5	65m	Taken from Montague Drive looking south-west. From this location there will be open views from the properties backing onto the site but moving into the settlement views from the highway soon become filtered and screened. To the west the tree setting of Burleigh Wood is visible and to the east and south there are views of the site and the wooded ridgeline at Jubilee Wood and Out Woods.	Medium	Receptor groups include private residents and users of the local highways that are considered to be high and medium susceptibility to the change	Medium – High
6	120m	Taken from Compton Close looking south-west along the highway towards the site. From this location there are views of the site looking across the roofline of the properties	Medium – Low	Receptor groups include restricted views from private	Medium – Low



		at Montague Drive and beyond the site there is a view of the wooded ridge of Jubilee Wood and Out Woods. This is a view set within the settlement with a limited appreciation of the wider landscape setting.		properties and users of the highway that are considered to be medium susceptibility.	
7	0m	Taken from the western site boundary at the edge of Burleigh Wood looking through the tree line across the site. The view is filtered by the intervening tree canopies, but as further leaves covers falls into winter this view is likely to develop. The properties at the boundaries of the site are visible as is the open grassland setting of the site. It should be noted that whilst this boundary is accessible from within the woodland it is clearly not the trodden pathway where the majority of the public appear to walk that is set further into the woodland (see View 8)	Medium	Receptor groups includes users of Burleigh Wood that is an area of publicly accessible ancient woodland. Receptors are considered to be high susceptibility.	Medium – High
8	60m	Taken from the trodden path within Burleigh Wood looking south-east. From this location there are heavily filtered views towards the site but a restricted appreciation of the site and its visual setting. The attention of the users is most likely to be on the woodland experience and not the surrounding landscapes that already comprised a combination of settlement and farmland.	High	Receptor groups includes users of Burleigh Wood that is an area of publicly accessible ancient woodland. Receptors are considered to be high susceptibility.	High
9	280m	Taken from public footpath K62 looking north-east across the immediate open setting of farmland towards the tree setting of Burleigh Wood. From this location the site is substantially screened by the intervening woodland cover. This section of footpath is set between garden boundaries and a retained hedgerow with tree cover that does not provide an open appreciation of the wider landscape setting.	Medium – Low	Receptor groups include walkers that are considered to be of high susceptibility.	Medium
10	685m	Taken from byway K58 looking west across the open setting of arable farmland on the south side of Nanpantan Road towards the settlement and site beyond. The site is screened by intervening settlement with only the treed setting of Burleigh Wood providing an indication of its location. This is an open view from a public right of way but contained to the immediate farmland setting and settlement.	Medium	Receptor groups include walkers, horse riders, cyclists and car users that are considered to be medium – high susceptibility to change.	Medium – High
11	945m	Taken from public footpath K58 looking north-west across the open setting of rolling arable farmland that extends between the south-west fringe of Loughborough and the wooded ridgeline of Jubilee Wood and Out Woods. From this location the view of the site is screened by intervening landform and tree cover but there is a view of the treed	Medium	Receptor groups include walkers that are considered to be of high susceptibility.	Medium – High



		setting of Burleigh Wood and glimpses of the existing settlement roofscape in the immediate context of the site.			
12	905m	Taken from public footpath K58 at a slightly higher elevation where panoramic views begin to develop across the wider setting of Loughborough and the Soar Valley. Views of the site are substantially screened but there are views of the settlement at Nanpantan Road and the settlement roofscape in the immediate context of the site. Beyond is the treed backdrop of Burleigh Wood. To the east there are wider views across Loughborough and the Soar Valley that provide an open and extensive appreciation of the wider landscape setting.	High	Receptor groups include walkers that are considered to be of high susceptibility.	High
13	835m	Is again taken from public footpath K58 but from the upper valley slopes where there is an extensive panoramic view across the Loughborough, the Soar Valley and further to the north the Trent Valley. From this location there are views of the settlement at Nanpantan Road and towards the settlement at the junction with Snell's Nook Lane. Beyond there are distant views towards the industrial setting at Junction 23 of the M1 motorway, and towards Ratcliffe Power Station and the new railhead distribution centre at Junction 24 of the M1 motorway. This is an elevated location that provides a panoramic appreciation of Loughborough and the wider valley setting to the north and east.	High	Receptor groups include walkers that are considered to be of high susceptibility.	High



5 DEVELOPMENT PROPOSAL

- 5.1 This application is being made in outline for the proposed development of up to 30 dwellings with highway access taken from Leconfield Road.
- 5.2 The proposal has been designed in response to the identified constraints of the site that include;
- The setting of Burleigh Wood at the western boundary of the site;
 - The existing vegetation cover;
 - The landform within the site;
 - The residential amenity of the surrounding properties; and
 - The visual setting of the surrounding settlement and views from within the publicly accessible woodland.
- 5.3 In terms of The Tudor Farmhouse (Grade II), this asset once related to the farmland setting of the site. However, this relationship has now been substantially lost through the domestication and modification of the property and its grounds. The property is now set within domesticated gardens to the west with access and parking to the rear of the property and mature tree cover at the boundary of the site. What was once the outbuildings and barns have been developed as a separate property to the east with separate gardens and access. The setting of mature tree cover at the boundary of the site now makes the most significant contribution to the setting of this property and its gardens rather than any remaining, and limited relationship with the site.
- 5.4 In terms of Burleigh Wood, the development has been set 20m from the boundary of the wood, of which the first 15m will be retained as undisturbed ground in accordance with recognised guidance. The remaining 5m will remain free from development but ground levels will be altered to accommodate the ground engineering requirements of the site. Any such alteration will be subtle and will not result in the creation of uncharacteristic or unsightly ground modelling features.
- 5.5 Levels have been designed and properties located to retain the existing tree cover and respect the identified root protection areas (RPA's). This extends to the retention and reinforcement of the existing boundary hedgerows at the northern and eastern



boundaries that have been retained with new areas of open space and a designated wildlife corridor at the northern boundary of the site.

- 5.6 In terms of the landform, the development has been arranged around a highway layout that is sensitive to the existing landform securing an access proposal that maintains a 1:20 gradient in accordance with Leicestershire County Council adoption standards. The development is arranged around two development plateaus. The lower plateau extends north from the site entrance and accommodated an attenuation pond at the eastern boundary of the site. The upper plateau extends across the western half of the site with development fronting the buffer to Burleigh Wood that will be laid out as a new area of public green space providing formalised access to Burleigh Wood from Leconfield Road and a new natural play space for juniors and toddlers. The transition between the plateaus will be secured through a landscaped embankment that will accommodate new tree planting. The garden boundaries at the top of the embankment will be defined using a 1.2m high timber post and rail fence and new hedgerow planting to secure a soft landscaped boundary.
- 5.7 In terms of the residential amenity of the surrounding properties, the new housing has been laid out in accordance with the Local Authorities most up to date design guidance and residential amenity standards. Space has been created at the eastern boundary for the retention and reinforcement of vegetation cover. A wildlife corridor has been secured at the northern boundary to link the green spaces within the site to Burleigh Wood that in turn safeguard the existing hedgerow cover and provides space for new tree planting measures. At the southern boundary space has been made to retain the existing tree cover and accommodate new planting measures.
- 5.8 In terms of the visual setting of the surrounding settlement, the adopted design rationale is sympathetic to this setting. Development on the lower plateau is of a higher density adopting a scale and form of development reflective of the tighter terraces and lanes common to the Charnwood villages. Boundaries will be specified as low walls and hedgerows adopting the use of local stone to reinforce the distinctive forest setting. The upper plateau has been laid out at a lower density adopting a looser more fragmented character with space for higher levels of new tree planting that will mature to soften and filtered views of the new properties. This is of particular importance where the development will be viewed from within the settlement and wider landscape so that it presents in a softer landscape manner and assimilates with the treed setting of Burleigh Wood. The boundaries within this part of the site will be softer, comprising railings and



hedgerows. The development secures a transition between the settlement and Burleigh Wood with a designed edge that fronts a new area of open space linked to the woodland. This in turn is also sympathetic to the setting of views from within the wood providing an offset to the development and space for new landscaping measures that will aid the assimilation of the new housing. This is in contrast to the approved modern development at Montague Drive and Compton Close that has little if any regard to the setting of the wood.

- 5.9 The site and new network of open spaces will be landscaping using appropriate tree and shrub species that are typical of this area. Where appropriate new areas of grassland will be managed and maintained as species rich meadow to enhance biodiversity. The attenuation pond will be laid out as species rich grassland to accommodate seasonal flooding. The structural landscaping will be the subject of a landscape and ecological management plan that will be run in perpetuity through a management company, or similar approved body.



6 ASSESSMENT OF LIKELY LANDSCAPE AND VISUAL EFFECTS

Landscape Effects

- 6.1 The following table considers the susceptibility of the receiving landscape to the proposed changes taking into consideration its individual elements and overall appearance and condition. Judgements of susceptibility are then combined with value as identified in the baseline assessment to identify an overall sensitivity.
- 6.2 A judgement is then made as to the likely magnitude of effect. This includes the consideration of the features and elements of the site to be affected; the size or scale of those effects; the geographic extent of the effects; and the duration and reversibility of the effect.
- 6.3 The sensitivity of the receiving landscape is then considered against the likely magnitude of effect to make an overall judgement of significance. The effects highlighted in blue are those considered to be of particular relevance to the planning decision making process.



Table 3 – Assessment of likely landscape effects

Character Area/Receptor	Sensitivity	Magnitude of effect	Short-term effect (Year 1)	Long-term effect (Year 15)
Loughborough/Shepshed Mixed Farmland LCA	<p>This is landscape of moderate condition and appearance that possess a moderate strength of character. The settlement is present across this LCA with other detracting interventions such as the M1 motorway. This landscape is considered to be of medium susceptibility.</p> <p>Sensitivity: Medium</p>	<p>Size/Scale: The proposed change will result in the loss of a single small field that will be replaced with new housing representing a relatively small extension to the existing urban fringe.</p> <p>Geographic Extent: In the context of this LCA the change will be relatively small and contained within an established framework of settlement and woodland.</p> <p>Nature of Change: The change will not introduce a new or discordant element, but it will result in a change to the composition of the landscapes existing features.</p> <p>Duration/Reversibility: The change will be direct and permanent.</p> <p>Magnitude: Low</p> <p>Long-term: In the long-term the structural landscaping measures will have matured to aid the integration and assimilation of the proposal into this LCA reducing the magnitude of effect to negligible.</p>	Minor Adverse	Minimal Adverse
Bradgate, Beacon Hill and Out Woods Heathland Forest LCA	<p>This is a landscape possessing a defined character of good scenic quality and strength of character. Towards the north-east fringe of this LCA the tolerance of this landscape increasing in closer proximity to Loughborough but in the central areas this LCA has a limited tolerance to accommodate change. Due to the location and nature of this proposal it is highly unlikely that development will affect the central areas of this LCA so this assessment focusses on the north-east fringe of the LCA at Loughborough that has a medium – high susceptibility to change.</p>	<p>Size/Scale: The proposal will result in a relatively small change to the adjoining LCA that is unlikely to materially affect the setting of this LCA.</p> <p>Geographic Extent: The change is small and contained within the adjoining LCA.</p> <p>Nature of Change: The change will result in a small change that will be seen in the context of the existing settlement and will not introduce a new or discordant element into the setting of this LCA</p> <p>Duration/Reversibility: The change will be indirect and permanent.</p>	Minor – Minimal adverse	Minimal Adverse



	<p>Sensitivity: Medium – High</p>	<p>Magnitude: Negligible</p> <p>Long-term: In the long-term the structural landscaping measures will have matured to aid the integration and assimilation of the proposal further limiting any adverse effect to the setting of this LCA.</p>		
<p>Local setting of the site in the context of the settlement and Burleigh Wood</p>	<p>The local landscape setting of the site comprises settlement, pasture and woodland and whilst these land uses are relatively well defined the character of a relatively small area is varied with a moderate to high tolerance to accept change in the form proposed. The site and its setting of settlement and woodland is considered to be of medium – low susceptibility to the proposed change.</p> <p>Sensitivity: Medium – Low</p>	<p>Size/Scale: The proposed change will result in the loss of a single field that extends to the full extent of the site. This will affect a relatively small part of the settlement edge that extends to the western extent of Leconfield Road, properties at the western end of Tynedale Road, a small part of Montague Drive and Compton Close, and the properties backing onto the site at Nanpantan Road</p> <p>Geographic Extent: The proposed change is restricted to the site, but this will extend the settlement resulting in the loss of a field.</p> <p>Nature of Change: The change will not introduce a new or discordant element. The change is contained within the defined boundaries of settlement and woodland. The change will result in a localised alteration to the composition of the landscapes existing features.</p> <p>Duration/Reversibility: The change will be direct and permanent.</p> <p>Magnitude: High in the immediate context of the site but reducing rapidly in the local context of settlement and woodland.</p> <p>Long-term: In the long-term the structural landscaping measures will have matured to aid the integration and assimilation of the proposal into the localised setting of woodland and settlement.</p>	<p>Major – Moderate Adverse (Note: this level of effect is restricted to the immediate setting of the site and adjoining settlement and is likely to rapidly decrease to moderate/minor adverse beyond the immediate setting)</p>	<p>Moderate Adverse</p>

Effects highlighted in blue are those considered to be of significance to the planning decision making process.



Visual Effects

- 6.4 The following tables considers the magnitude of effect the development is likely to have on each of the identified representative views that includes the consideration of the features and elements of the site to be affected; the size or scale of those effects; the geographic extent of the effects; and the duration and reversibility of the effect.
- 6.5 The sensitivity of the visual receptor is then considered against the likely magnitude of effect to make an overall judgement of significance.



Table 4 – Assessment of likely visual effects

View	Magnitude of effect	Short-term effect (Year 1)	Long-term effect (Year 15)
1	<p>Short-term: There will be an open view from the highway and adjoining properties of new housing development within the site that will materially alter the character and composition of this view. The highway will be visible entering the site with removal of some of the boundary vegetation to accommodate the works. New housing will be visible on the lower and upper plateaus within the site that will result in a high magnitude of change.</p> <p>Long-term: New landscaping measure will have matured to soften the appearance of the development and highway setting but the overall magnitude of effect is unlikely to have altered given the proximity of the receptor groups to the development.</p>	Major – Moderate Adverse	Major – Moderate Adverse
2	<p>Short-term: There an open appreciation of the development within the site but this will be viewed as part of the existing streetscape that is defined by modern housing. The site is not a prominent or particularly notable part of this view and development within it will be visible but will not materially later the overarching character and composition of this view, resulting in a medium-low magnitude of change.</p> <p>Long-term: New landscaping measure will have matured to soften the appearance of the development in this view securing as treed setting to the new housing.</p>	Moderate – Minor Adverse	Minor Adverse
3	<p>Short-term: There will be an open view to the new properties rising above the existing housing set within the treed horizon of Burleigh Wood. The development will be clearly noticeable from this location adding to what is predominantly an urban setting, resulting in a medium-low magnitude of change.</p> <p>Long-term: New landscaping measure will have matured to soften the appearance of the development and highway setting but the overall magnitude of effect is unlikely to have altered given the proximity of the receptor groups to the development.</p>	Moderate – Minor Adverse	Minor Adverse
4	<p>Short-term: There will be an open view to the new properties rising above the existing housing set within the treed horizon of Burleigh Wood. The development will be clearly noticeable from this location adding to what is predominantly an urban setting, resulting in a medium-low magnitude of change.</p> <p>Long-term: New landscaping measure will have matured to soften the appearance of the development and highway setting but the overall magnitude of effect is unlikely to have altered given the proximity of the receptor groups to the development.</p>	Moderate – Minor Adverse	Minor Adverse
5	<p>Short-term: There will be views of the new housing seen between and beyond the existing houses, and open views from the existing properties towards the new houses. This will materially later the setting of views from the properties adjoining the site and will be clearly noticeable from the immediate highways that is likely to result in a high magnitude of change.</p> <p>Long-term: New landscaping measure will have matured to soften the appearance of the development, but the overall magnitude of effect is unlikely to have altered given the proximity of the receptor groups to the development.</p>	Major – Moderate Adverse	Major – Moderate Adverse



6	<p>Short-term: There will be an open view to the new properties rising above the existing housing. The development will be clearly noticeable from this location adding to what is predominantly an urban setting more of the development will be visible from this location when compared to Views 2, 3 and 4, resulting in a medium magnitude of change.</p> <p>Long-term: New landscaping measure will have matured to soften the appearance of the development and highway setting but the overall magnitude of effect is unlikely to have altered given the proximity of the receptor groups to the development.</p>	Moderate Adverse	Moderate - Minor adverse
7	<p>Short-term: There will be an open view of the new housing within the site that will have materially altered the existing setting of open farmland and the character and composition of this view, resulting in a high magnitude of change.</p> <p>Long-term: New landscaping measure will have matured within the open space to soften and filter views of the new housing development and the landscaping associated with the plots will have matures to soften their presentation. However, given the proximity of the receptor and nature/scale of change the magnitude is likely to remain high.</p>	Major – Moderate Adverse	Major – Moderate Adverse
8	<p>Short-term: There filtered views of the development from within the woodland that will be silhouetted through the tree cover. The visual setting of the woodland is one of containment where there is no notable value attributed to the ability to see the landscape beyond. The scheme will result in a sense of visual enclosure that currently does not exist, but due to the offset this will not be to the same degree that the properties at Compton Close and Montague Drive encroach on the woodland. In the short-term this change will be noticeable but will not materially affect the character attributed to the visual setting of the woodland, resulting in a low magnitude of change.</p> <p>Long-term: New landscaping at the western edge of the site will have matured to further soften views of the new housing and provide a structured landscape setting across the lower boundary of the woodland.</p>	Moderate Adverse	Minor Adverse
9	<p>Short-term: It is questionable whether the development will be visible from this location. If it were then any change will be almost imperceptible and it likely that development will result in no change in both the short and long-term.</p> <p>Long-term: See above.</p>	No Change	No Change
10	<p>Short-term: From this location there are only likely to be restricted glimpses of the development roofscape seen from this location that would read as part of the wider settlement to the north of Nanpantan Road, resulting in a negligible magnitude of change in both the short and long-term.</p> <p>Long-term: See above.</p>	Minimal Adverse	Minimal Adverse
11 & 12	<p>Short-term: From both location there are only likely to be restricted views of the development roofscape that will be viewed in the context of the wider settlement and forming a small part of a much wider panoramic view, resulting in a negligible magnitude of change in both the short and long-term.</p> <p>Long-term: See above.</p>	Minor Adverse	Minor Adverse

Effects highlighted in blue are those considered to be of significance to the planning decision making process.



7 SUMMARY AND CONCLUSIONS

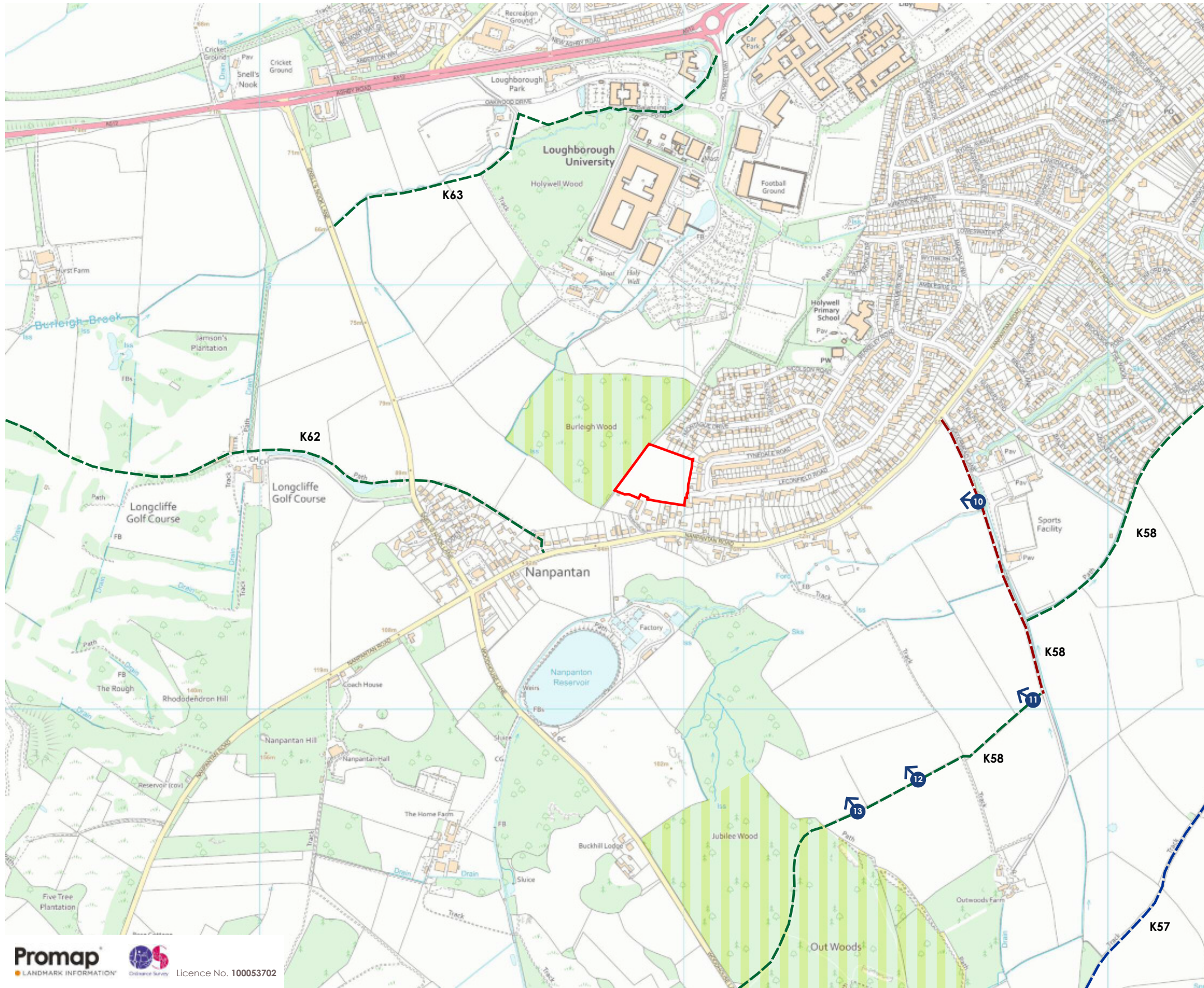
- 7.1 In summary this landscape and visual impact assessment (LVIA) has set out a clear and transparent assessment of the baseline resource applicable to the site, and an assessment of the likely landscape and visual effects of the development proposals.
- 7.2 The proposal has been the subject of pre-planning application discussions that have informed the design, layout, scale and form of the development, and key issues such as the development offset arrangement to Burleigh Wood, the treatment of the sites boundary vegetation and its retention as part of a network of connected green spaces, and the overarching design concept for the housing.
- 7.3 These discussions alongside evidence prepared by the applicant and the Local Authority has resulted in the identification of the site as a draft housing allocation in the merging Local Plan.
- 7.4 The site is relatively small in scale, comprising a single field that is set within the defined Limits to Development as designated in the Local Plan. The site is surrounded by the settlement except for its western boundary that is contained by the mature treed setting of Burleigh Wood.
- 7.5 The site is not the subject of any landscape designation that would suggest an increased value or sensitivity to change. It is also not covered by any statutory, or non-statutory designation that would prohibit its development for residential purposes.
- 7.6 The site is maintained as private farmland and does not provide any formal public access or recreation function. There is evidence of unauthorised access on the site where local residents use the field as a short cut to access Burleigh Wood. This unauthorised access can be formalised as part of a development proposal.
- 7.7 The development proposal is modest in scale and responds to the identified constraints of the site. The landform and setting of Burleigh Wood are the key constraints to development both of which have been sensitively considered to secure a proposal that can successfully integrate with the surrounding settlement and transition with the woodland. The constraint of the landform has actually been used as an opportunity to build character into the proposal with a smaller scale, denser proposal on the lower plateau that read with the surrounding settlement and looser fabric of development on the upper slope capable of accommodating higher levels of new landscaping and transitioning with the woodland.









- 7.8 The assessment of landscape character has confirmed that in various studies that form part of the Local Authorities planning evidence base to the emerging Local Plan that the site is located within a landscape area assessed as being of medium value and sensitivity. Most recent is the Local Authorities landscape assessment of SHLAA sites that confirms the landscape sensitivity of the site as being medium to low. This has been confirmed in the baseline landscape assessment set out in this LVIA.
- 7.9 The assessment of landscape effect confirms that development will result in the material alteration of the character of the site resulting in a major – moderate adverse effect. This level of effect is strictly limited to the immediate setting of the site and rapidly reduces beyond this setting due to the contained nature of the site. At the site level this effect is not unexpected or uncommon to residential proposals on green field sites. At a local level this assessment has confirmed that the proposal will result in minor and minimal adverse effect to landscape character.
- 7.10 The assessment of visual effects has confirmed that that any adverse effects arising from this proposal considered particularly relevant to the planning decision making process are restricted to the immediate boundaries of the site that include the relatively small number of properties surrounding the site and users at the immediate western boundary within Burleigh Wood. Over a short distance from the site the visual effect reduces, this in part due to the contained setting of the site and the established urban setting. To the west Burleigh Wood contains the visual setting of the site, and from within the wood in the context of the trodden network of footpaths the visual effect again reduces.
- 7.11 Where more distant views of the proposal are likely to be afforded from the footpath network to the south and south-east, the proposal will result in a relatively small change to the visual setting that will read as part of the wider settlement. Where more elevated views potential exist towards the site and development from the wooded ridge at Jubilee Wood, the proposal will read consistently with the wider settlement and will form a very small part of a much wider panoramic appreciation of Loughborough and the Soar Valley.



Figures



Key

-  Site boundary
-  Public footpath
-  Public bridleway
-  Public byway
-  Publicly accessible land
-  Photographic view location

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



Number/Figure
GL1028 01
Scale
1:10000@A3
Date
12/11/2020
Checked
SG

Project
Land to Leconfield Road
Nanpantan
Drawing title
Site Context
Client
Bowbridge Homes

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Key

-  Site boundary
-  Public footpath
-  Publicly accessible land
-  Photographic view location

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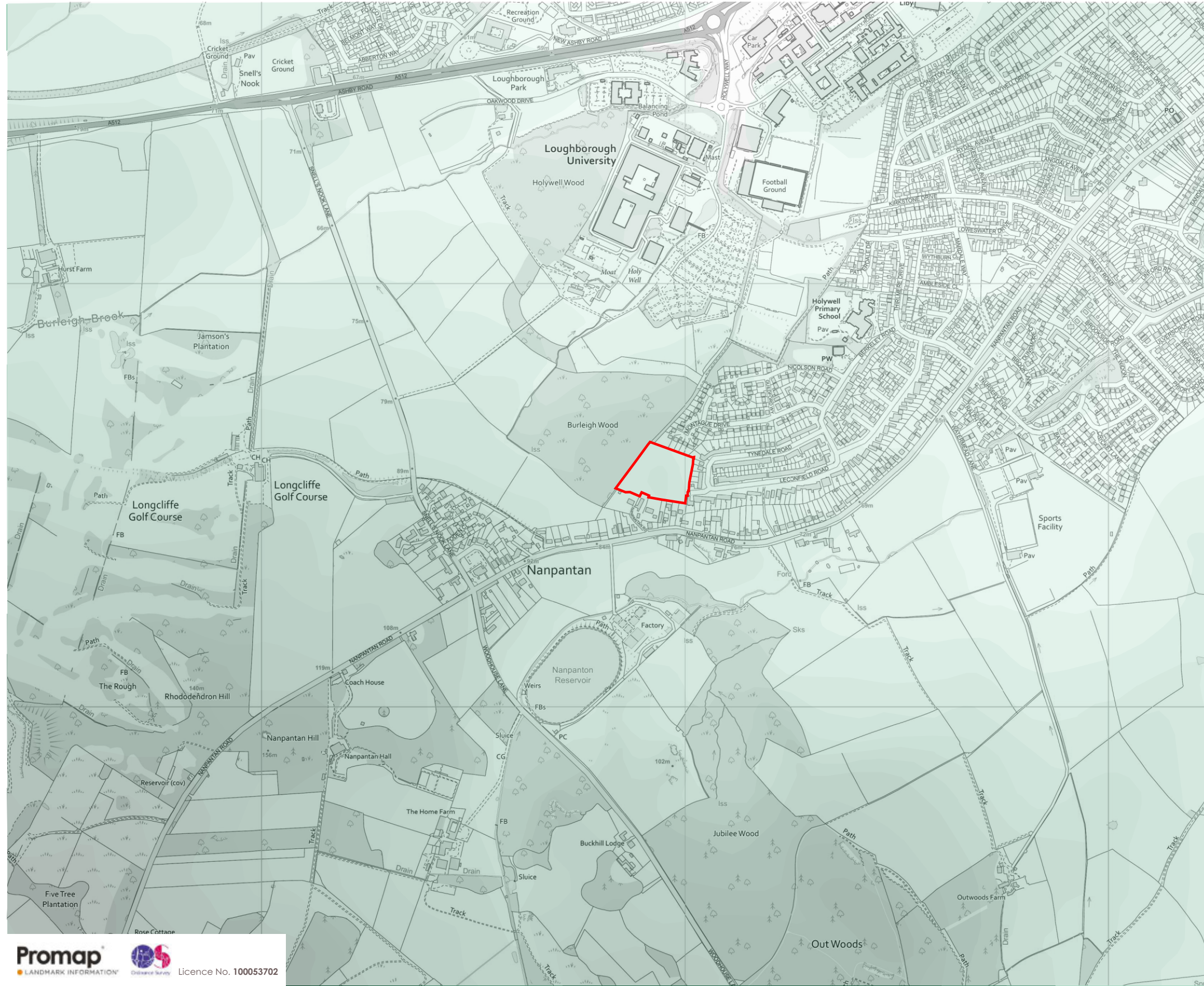
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















Number/Figure
GL1028 02
Scale
1:2500@A3
Date
12/11/2020
Checked
SG

Project
Land to Leconfield Road
Nanpantan
Drawing title
Site Location
Client
Bowbridge Homes

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Key

-  Site boundary
-  50m to 55m AOD
-  55m to 60m AOD
-  60m to 65m AOD
-  65m to 70m AOD
-  70m to 75m AOD
-  75m to 80m AOD
-  85m to 85m AOD
-  85m to 90m AOD
-  95m to 100m AOD
-  100m to 110m AOD
-  110m to 120m AOD
-  120m to 130m AOD
-  130m to 140m AOD
-  140m to 150m AOD
-  150m to 160m AOD

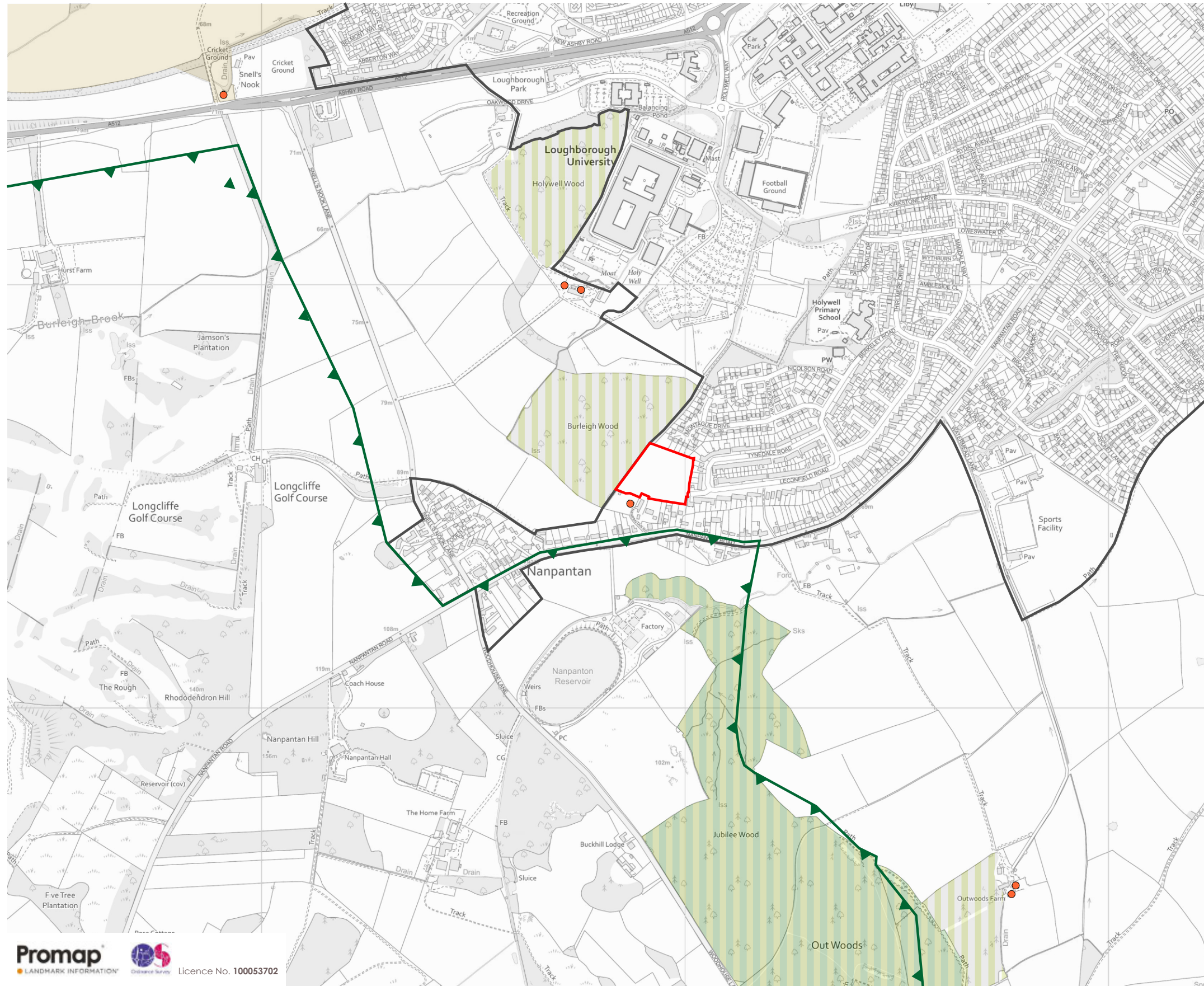
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






-  160m to 170m AOD
-  170m to 180m AOD

Number/Figure
GL1028 03
 Scale
 1:10000@A3
 Date
 12/11/2020
 Checked
 SG

Project
 Land to Leconfield Road
 Nanpantan
 Drawing title
Topography
 Client
 Bowbridge Homes



Key

-  Site boundary
-  Site of Special Scientific Interest (SSSI)
-  Ancient Woodland
-  The National Forest
-  Registered Park and Garden
-  Grade II Listed Building
-  Limits to Development

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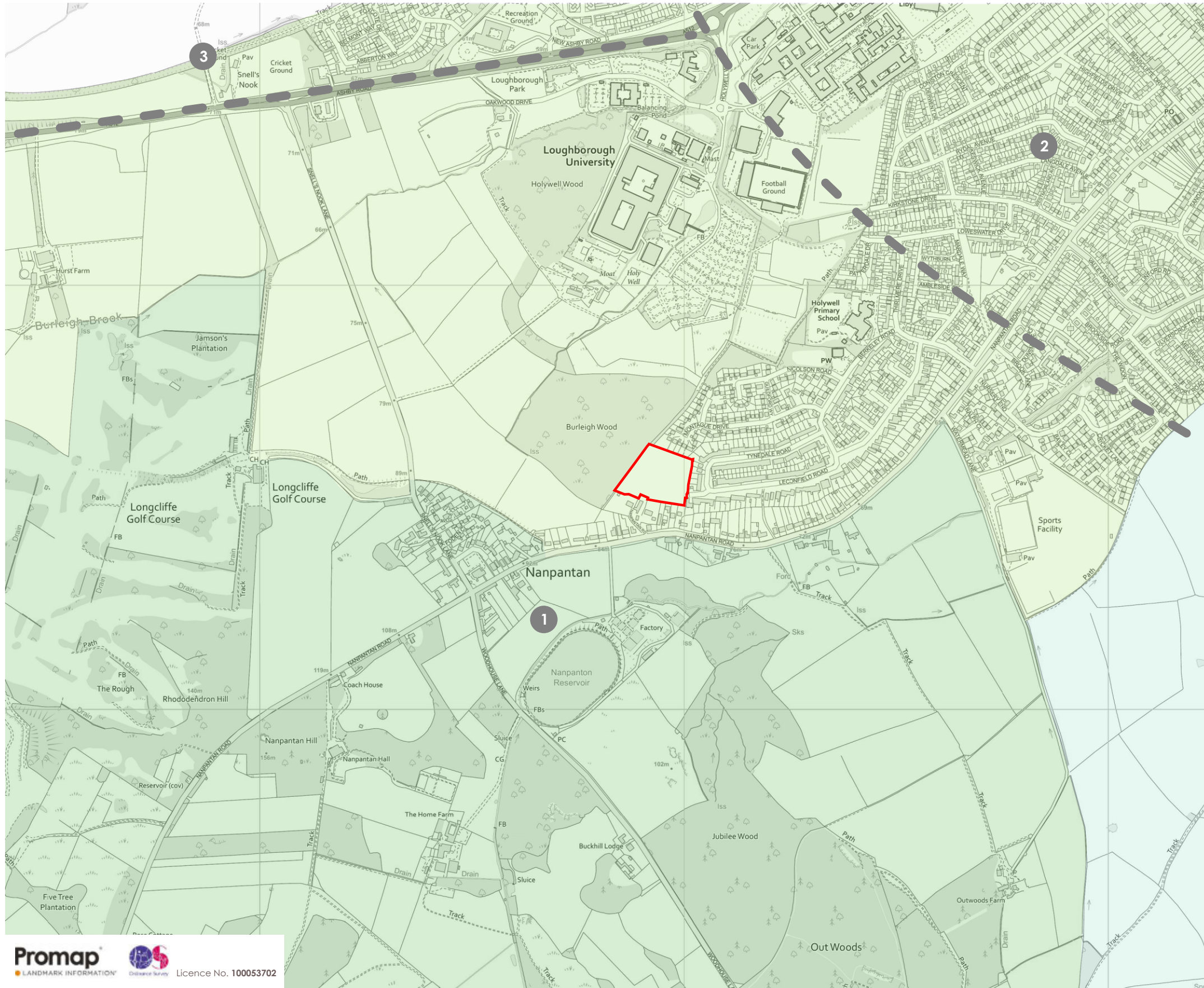
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north

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Key

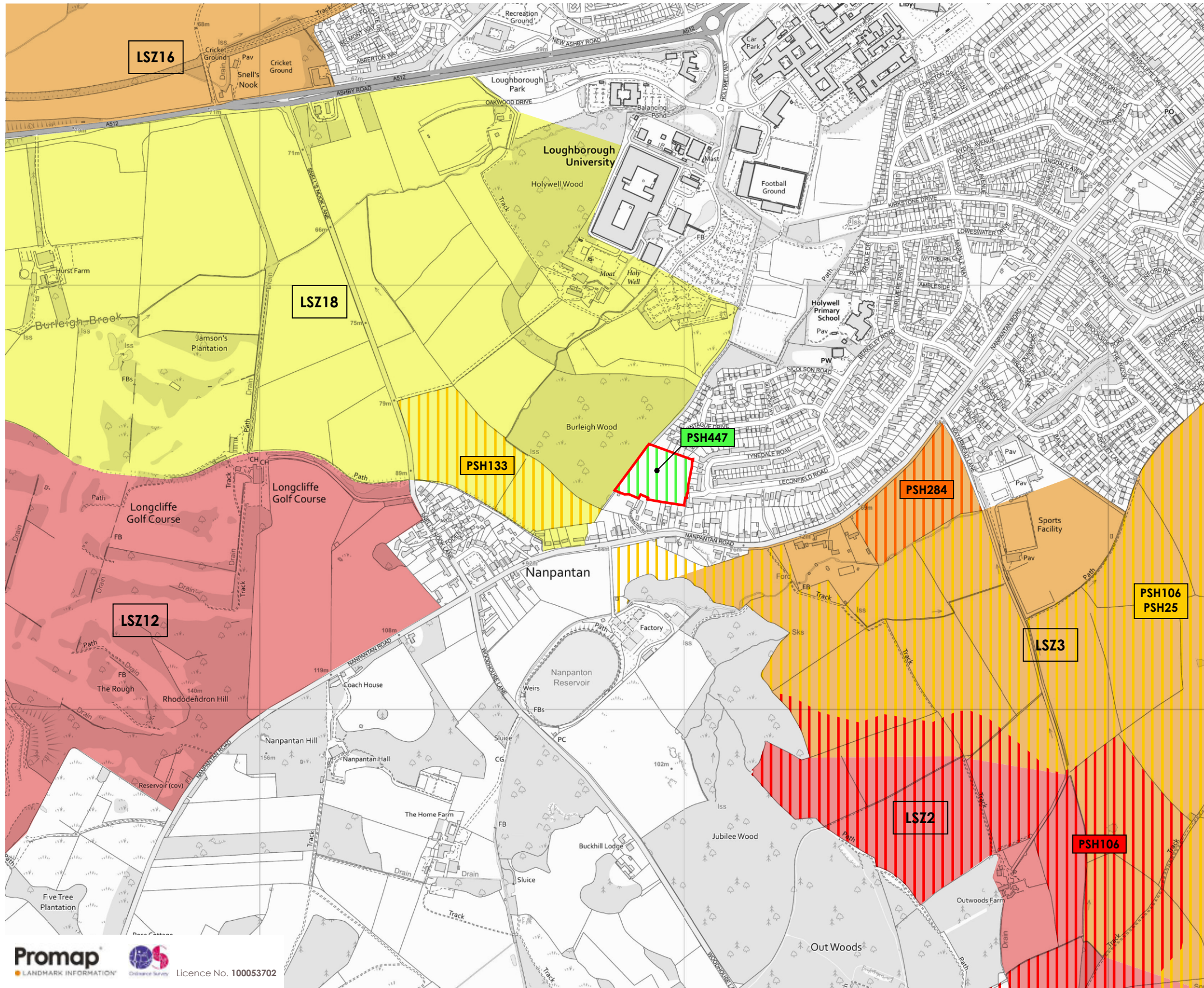


Charnwood Forest Regional Park Partnership Landscape Character Assessment 2019

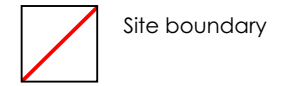
-  Area 1 - Bradgate, Beacon Hill and Outwoods Heathland Forest
-  Area 4 - Swithland/Woodhouse Farmland
-  Area 7 - Loughborough/Shepshed Mixed Farmland

Borough of Charnwood Landscape Character Assessment 2012

-  Charnwood Forest LCA
-  Soar Valley LCA
-  Langley Lowlands LCA



Key



Site boundary

Borough of Charnwood Landscape Sensitivity Assessment of SHLAA Sites 2019



Medium to Low sensitivity



Medium sensitivity



Medium to High Sensitivity



High Sensitivity

Borough of Charnwood Landscape Character Assessment 2012



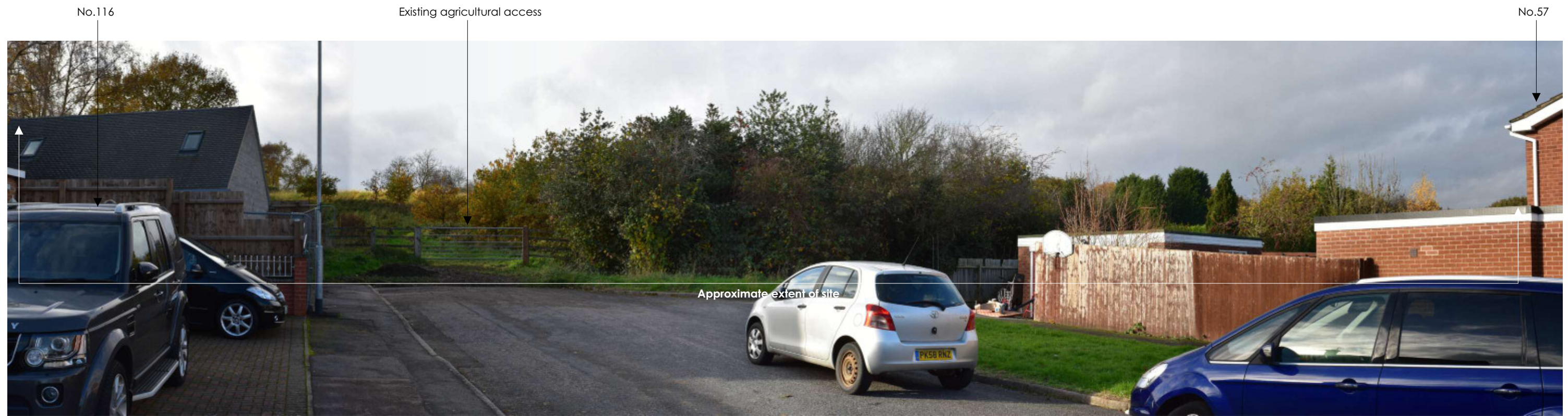
Medium capacity



Medium to Low capacity



Low capacity



View 1 - From Leconfield Road approximately 20m from the site looking west

Cycleway connecting to Nanpantan Road



View 2 - From Leconfield Road adjacent to the cycleway connecting with Nanpantan Road approximately 175m from the site looking west

Number/Figure GL1028 07	Project Land at Leconfield Road, Loughborough
Scale NTS@A3	Drawing title Photographic Views 1 & 2
Date 12/11/2020	Client Bowbridge Homes
Checked SG	



View 3 - From Tynedale Road at the No.3 bus stop approximately 160m from the site looking west

Cycleway connecting to Nanpantan Road



View 4 - From the junction of Montague Drive and Guildford Way approximately 220m from the site looking south-west

Number/Figure GL1028 08	Project Land at Leconfield Road, Loughborough
Scale NTS@A3	Drawing title Photographic Views 3 & 4
Date 12/11/2020	Client Bowbridge Homes
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View 5 - From Montague Drive approximately 65m from the site looking south-west



View 6 - From Compton Close approximately 120m from the site looking south-west

Number/Figure GL1028 09	Project Land at Leconfield Road, Loughborough
Scale NTS@A3	Drawing title Photographic Views 5 & 6
Date 12/11/2020	Client Bowbridge Homes
Checked SG	

Filtered view of houses at Leconfield Road and Tynedale Road

View into the site between properties

No.231a Nanpantan Road



View 7 - From Burleigh Wood at the western site boundary looking east

Timber post and rail fence at the western site boundary



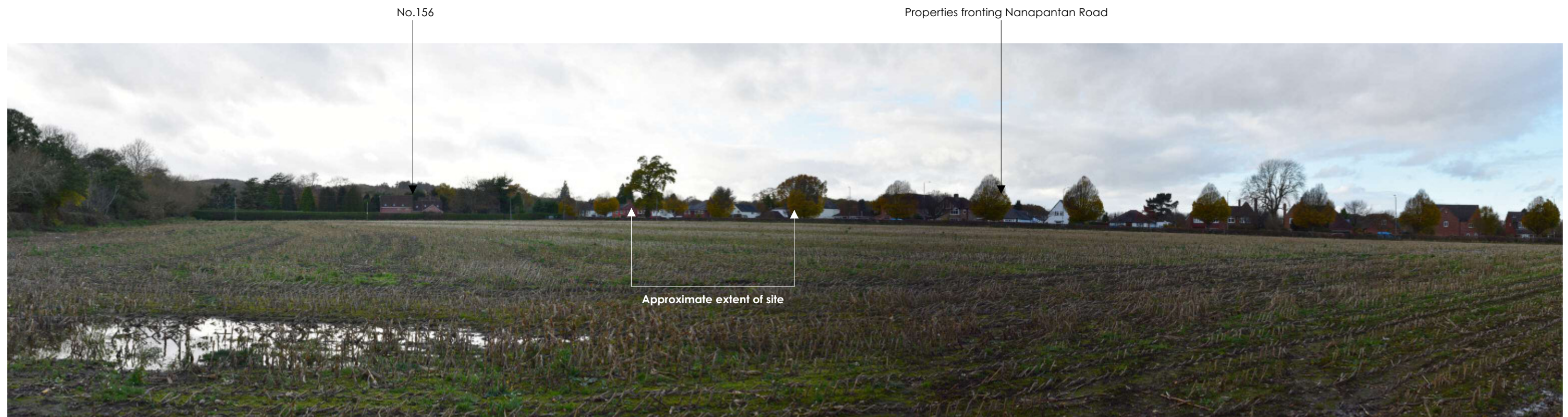
View 8 - From the walked path within Burleigh Wood approximately 60m from the site looking south-east

Number/Figure
GL1028 10
 Scale
 NTS@A3
 Date
 12/11/2020
 Checked
 SG

Project
 Land at Leconfield Road,
 Loughborough
 Drawing title
 Photographic Views
 7 & 8
 Client
 Bowbridge Homes

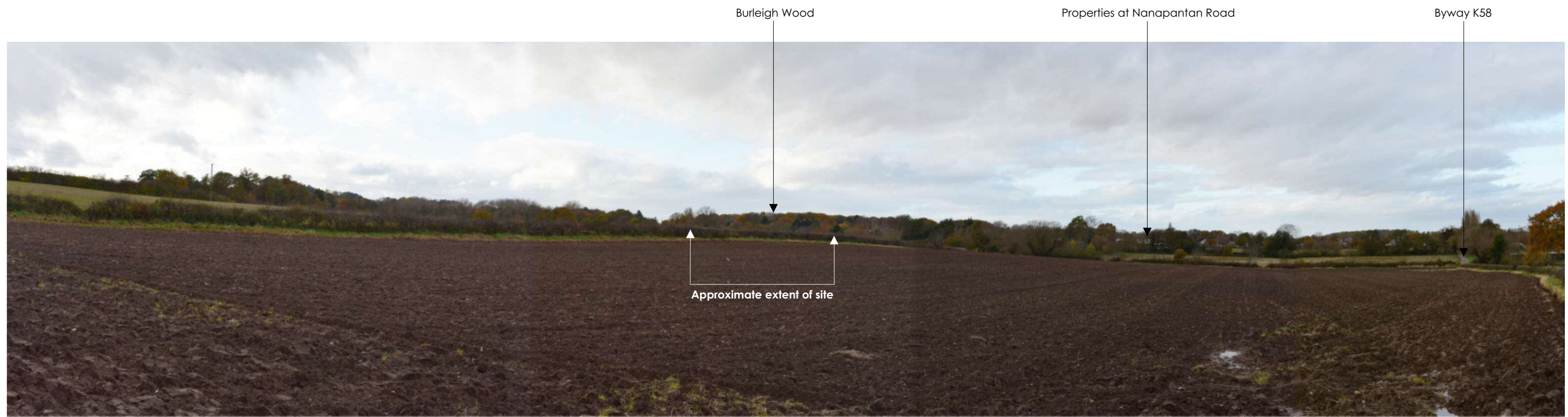


View 9 - From public footpath K62 approximately 280m from the site looking north-east



View 10 - From public byway K58 approximately 685m from the site looking west

Number/Figure	Project
GL1028 11	Land at Leconfield Road, Loughborough
Scale	Drawing title
NTS@A3	Photographic Views 9 & 10
Date	Client
12/11/2020	Bowbridge Homes
Checked	
SG	



View 11 - From public footpath K58 approximately 945m from the site looking north-west



View 12 - From public footpath K58 approximately 905m from the site looking north-west

Number/Figure	Project
GL1028 12	Land at Leconfield Road, Loughborough
Scale	Drawing title
NTS@A3	Photographic Views 11 & 12
Date	Client
12/11/2020	Bowbridge Homes
Checked	
SG	



View 13 - From public footpath K58 approximately 835m from the site looking north-west

Number/Figure	Project
GL1028 13	Land at Leconfield Road, Loughborough
Scale	Drawing title
NTS@A3	Photographic View
Date	13
12/11/2020	Client
Checked	Bowbridge Homes
SG	



Appendix 1

Landscape and Visual Appraisal Methodology



LANDSCAPE AND VISUAL IMPACT ASSESSMENT METHODOLOGY

This assessment methodology is based on the guidance set out in the:

Guidelines for Landscape and Visual Impact Assessment' (GLVIA) published by the Landscape Institute and the Institute of Environmental Management and Assessment (2013).

The following terms are used throughout the assessment and are defined in the GLVIA as:

Landscape: An area, as perceived by people, the character of which is the result of the action an interaction of natural and/or human factors.

Landscape Character: A distinct, recognisable and consistent pattern of elements in the landscape that makes one landscape different to another, rather than better or worse.

Landscape effects: Effects on the landscape as a resource in its own right.

Landscape Receptors: Defined aspects of the landscape resource that have the potential to be affected by a proposal.

Landscape Value: 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.

Magnitude (of effect): A term that combines judgements about the size and scale of the effect, the extent of the area over which it occurs, whether it is reversible or irreversible and whether it is short or long term in duration.

Mitigation: Measures designed to avoid, reduce, remedy or compensate for landscape or visual effects (not taken from GLVIA).

Sensitivity: A term applied to specific receptors, combining judgements of the susceptibility of the receptor to the specific type of change or development proposal and the value related to that receptor.

Significance: A measure of the importance or gravity of the environmental effect, defined by significance criteria specific to the environmental topic. The use of the word significance in this LVIA is a measure of to the importance to be placed on an identified effect in the planning decision making process. This is distinct from the identification of "significant effects" used in the framework of Environmental Impact Assessment (EIA).



Visual Amenity: The overall pleasantness of the views people enjoy of their surroundings, which provides an attractive visual setting or backdrop for the enjoyment of activities of the people living, working, recreating, visiting or travelling through the area.

Visual effects: Effects on specific views and on the general visual amenity experienced by people.

Visual Receptors: Individuals and/or defined groups of people who have the potential to be affected by the proposal.

Landscape Baseline

The landscape baseline seeks to establish the value associated with the site, its local landscape setting, and its associated features. To understand value the assessment considered several factors when describing the site context and location that includes:

- Land use;
- Vegetation;
- Topography;
- Water features;
- Public access; and
- Local key characteristics

Landscape planning designation and published landscape character studies help to inform this assessment but their relevance will depend on the purpose and geographic extent of the designation, and detail of the study when considered against the nature and extent of the study.

As part of the landscape baseline an assessment of value is made. Box 5.1 in the GLVIA sets out a range of factors that can help in the identification of valued landscape and therefore inform a judgement as to their sensitivity. These include:

- **Landscape quality:** 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 that appeal primarily to the senses (primarily but not wholly the visual sense).
- **Rarity:** The presence of rare elements or features in the landscape or the presence of a rare Landscape Character Type.



- **Representativeness:** Whether the landscape contains a particular character and/or features or elements which are considered particularly important examples.
- **Conservation interests:** The presence of features or wildlife, earth science or archaeological or historical and cultural interest can add to the value of the 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, notably wildness and/or tranquillity.
- **Associations:** Some landscape are associated with particular people, such as artists or writers, or events in history that contribute to perceptions of the natural beauty of the area.

At varying levels communities and individuals will have differing perceptions as to the value of a landscape. However, for the purposes of landscape assessment it is important to set out a reasoned hierarchy of criteria for assessing value. Value is essentially concerned with the importance or rarity of a landscape and its ability to be substituted or replicated. Value can be categorised as follows:

- **Very High Landscape Value** – landscapes of great importance or rarity that would have limited potential for substitution or replication. Such landscapes will include features and characteristics that combine to create areas of outstanding scenic quality with a value that extends beyond a local level. Such landscape may be identified by designation but not exclusively or may be undesignated but provide a critical setting to highly valued features such as heritage or rare geological features, major visitor attractions/destinations, or valuable and rare earth science/nature conservation assets.
- **High Landscape Value** – landscapes of local value that are of good condition and/or strong strength of character with some potential for substitution or replication. This will include landscapes with strong local cultural associations, and landscapes with high concentrations of designated features in close proximity (such as heritage assets) where the landscape between them makes a valuable but not critical contribution to their setting and interrelationship.
- **Medium Landscape Value** – landscapes of moderate value or rarity that have potential for substitution or replication. Such landscapes will have a cohesive character that is well represented. They may provide the wider setting to locally



valued features but will not be important to their special interest. These landscapes will also have detracting elements that are notable but not dominant.

- **Low Landscape Value** – landscapes of limited value or rarity that can be substituted or replicated. Such landscapes are likely to have a moderate to weak strength of character and will be made up of features that are both common and widespread and are of moderate to poor quality and condition. These landscapes will have dominant detracting elements and/or will have been eroded or modified.

Visual Baseline

In establishing the visual baseline, a series of representative views towards the site covering a range of visual receptors have been identified through field survey work and are identified on plans. The selected viewpoints can typically cover three types of views that are described in the GLVIA as:

- **Representative viewpoints** – selected to represent the experience of different types of visual receptor, where large numbers of viewpoints cannot be included individually and where the significant effects are unlikely to differ;
- **Specific viewpoints** – chosen because they are key and sometimes promoted viewpoints within the landscape, including for example specific local visitor attractions, viewpoints in areas of particularly noteworthy visual and/or recreational amenity such as landscape with statutory landscape designations, or viewpoints with particular cultural landscape associations. Specific views include those from recreational spaces, cemeteries, public footpaths, open access land, and promoted trails.
- **Illustrative viewpoints** – chosen specifically to demonstrate a particular effect or specific issues, which might, for example, be the restricted visibility at certain locations.

Not all of these types of viewpoints will be present or need to be considered in all of the assessment. The majority of viewpoints will be representative but not exclusively. All of the viewpoints considered are taken from publicly accessible locations. The likely effect of the development proposal on private locations, such as houses, is made through professional judgement based on views from publicly accessible locations nearby.

The representative views are described as part of the visual baseline assessment and consider the following criteria:

- Location of the viewpoint;



- Type of existing view;
- Distance between the observer and the site; and
- Extent and context of the site and/or likely view of development proposal observed.

With specific regard to the extent of the site/development observed the following descriptions are used:

- Open views – uninterrupted views into the site;
- Filtered views – views partially obstructed by vegetation, landform, built-form or combinations of each; and

As part of the baseline assessment judgements must be made about the value attached to a view. Value may be attached to views that relate to designated landscapes and heritage assets. Value may also be attached through appearance in guide books, on maps, and through the provision of facilities specific to the enjoyment of a view such as benches or interpretation boards. Value may also be attached to views associated with heritage assets, these are often identified in heritage assessments and conservation area appraisals. Value can be categorised as:

- **Very High Visual Value** – Promoted views identified on maps, or local walks/guides that are highly valued as a destination to appreciate a particular landscape or feature. This may include views towards or from notable natural features, structures, houses, heritage assets, designed views or exceptional landscapes. These views are considered to be of greater than local value and are likely to be marked by signs, seating, or features that promote the view. This may also include undesignated and promoted views that are of significant local cultural and community value.
- **High Visual Value** – Views from publicised vantage points, or to a landscape of notable importance, or highly popular visitor attractions where the view forms an important part of the experience or has important cultural associations. This may include particularly noteworthy views from identified trails, designated landscapes, and heritage assets. These views are considered to be of greater than local value and regularly visited. This may also include views that provide a valuable appreciation of a landscape, for instance open and elevated panoramic views that provide a wide appreciation of a landscape that defines a particular area, or conversely a focussed/channelled view of a specific feature or valued asset. Private views may include notable properties specifically designed to take advantage of a particular view;



- **Medium Visual Value** – Locally known or valued viewpoints. Views from promoted public rights of way or clear evidence of regular use and areas of informal open space. Views from regularly used rooms or living spaces. Panoramic views, vistas, or other noteworthy views from active recreation land, or highways. Such views will provide a wider appreciation of the landscape and its character with few detracting elements; and
- **Low Visual Value** – Views that are not published and/or where there is limited evidence of regular use, and/or views that do not provide a wider appreciation of the landscape and its character. Such views will often include modified landscapes and/or detracting elements. Views from secondary windows not forming the main living or working spaces in properties. Views of little noteworthiness from active recreation land, or highways.

Assessment of Landscape Effects

The initial stage of the assessment of landscape effect is to determine the susceptibility of the receptor to the proposed change, and an overall assessment of landscape sensitivity.

The following criteria are used to establish landscape susceptibility. Whilst these are typical examples it does not always follow that a site within a specific landscape designation will automatically fit with this categorization. Much will depend on the specific site conditions.

- **Very High Susceptibility** – A landscape possessing a strong and defined character of notable scenic quality, in good condition with a very low tolerance to the proposed change.
- **High Landscape Susceptibility** - A landscape possessing a defined character of good scenic quality, in good condition with a low tolerance to the proposed change.
- **Medium Landscape Susceptibility** – A landscape possessing a moderate strength character and scenic quality, in moderate condition with a moderate tolerance to the proposed change
- **Low Landscape Susceptibility** – A landscape possessing a weak and undefined character of limited scenic quality, in poor condition with a high tolerance to the proposed change.

Judgements of value and susceptibility are then combined as an assessment of overall sensitivity:



Table 1 – Matrix of Landscape Sensitivity

		SUSCEPTIBILITY			
		VERY HIGH	HIGH	MEDIUM	LOW
VALUE	VERY HIGH	Very High	Very High	High	Medium
	HIGH	Very High	High	Medium	Medium
	MEDIUM	High	Medium	Medium	Low
	LOW	Medium	Medium	Low	Low

The following stage of the assessment process considers the magnitude of change imposed by the proposed development on each landscape receptors. Issues that inform this judgement include:

- **Size or scale:** The amount of change resulting from the proposal to features, or key characteristics and attributes of the landscape type or area.
- **Geographic extent:** Determines the extent to which the landscape type or area will be affected by the proposed development.
- **Duration and reversibility of the landscape effect:** The timeframe, or duration of the effect by the proposed development, and whether the effect is permanent or temporary.

The likely magnitude of change of the development proposal can be guided by the following criteria:

- **High magnitude of change** – The proposal will result in a total change in the key characteristics of the landscape character, will introduce elements into the landscape that are totally uncharacteristic to the receiving landscape, and/or will result in the substantial loss, or alteration of key elements/features.
- **Medium magnitude of change** – The proposal will result in a change in the key characteristic of the landscape character, will introduce elements uncharacteristic to the attributes of the receiving landscape, and/or will result in loss, or alteration to key elements/features.
- **Low magnitude of change** – The proposal will result in a partial change to the key characteristics of the landscape character, will introduce elements that are not entirely uncharacteristic to the attributes of the receiving landscape, and/or will result in the minor loss, or alteration to key elements/features.



- **Negligible magnitude of change** – The proposal will result in a very limited changed to the key characteristics of the landscape character, will introduce elements consistent with the attributes of the receiving landscape, and/or will result in an limited loss, or alteration to key elements/features.

The combined judgements on the nature of the receptor (sensitivity) and the nature of the impact (magnitude) are combined to arrive at a clear and transparent judgement of significance. The significance of landscape effects are described in the assessment text and are guided by the matrix set out below:

Table 2 – Matrix of Landscape Significance

		SENSITIVITY			
		VERY HIGH	HIGH	MEDIUM	LOW
MAGNITUDE OF CHANGE	HIGH	Major	Major	Major-Moderate	Moderate
	MEDIUM	Major-Moderate	Major-Moderate	Moderate	Minor
	LOW	Moderate	Moderate	Minor	Minimal
	NEGLIGIBLE	Minor	Minor	Minimal	Minimal

For the purpose of this assessment, effects that are of major and major-moderate significance (highlighted in blue) are those considered particularly relevant to the planning decision making process.

Assessment of Visual Effects

The initial stage of the assessment of visual effect is to determine the susceptibility of the receptor to the proposed change, and an overall assessment of landscape sensitivity.

GLVIA describes the susceptibility of different visual receptors to changes in views and visual amenity as a function of:

- the occupation or activity of people experiencing the view at particular locations; and
- the extent to which their attention or interest may therefore be focussed on the views and the visual amenity they experience in particular locations.

The GVLIA goes on to categorise those receptor groups that are likely to be most susceptible to change:



- residents at home;
- people, whether residents or visitors, who are engaged in outdoor recreation, including people using public rights of way, whose attention or interest is likely to be focussed on the landscape and on particular views;
- visitors to heritage assets, or to other attractions, where views of the surroundings are an important contributor to the experience;
- communities where views contribute to the landscape setting enjoyed by the residents in the area.

Whilst this covers a number of potential visual receptors it does not automatically make them all highly susceptible to change. Susceptibility can be categorised as follows:

- **Very High Susceptibility** – Views that provide a key understanding and appreciation of valued landscapes (most notably National Parks and AONB's), notable natural features, or historic structures/properties (such as engineering structures or country houses).
- **High Visual Susceptibility** - Primary views from residential properties; users of public rights of way, informal footpaths, cycleways and public open space where the appreciation of the wider landscape setting is critical to its function and enjoyment; visitors to local attractions and heritage/wildlife assets where views of the wider landscape are important to its setting.
- **Medium Visual Susceptibility** - Secondary/restricted views from residential properties; users of public rights of way, informal footpaths, cycleways, lanes and public open space where the appreciation of the wider landscape setting is moderately important to its function and enjoyment; and visitors to local attractions and heritage/wildlife assets where views of the wider landscape make a contribution to its setting but are not critical to its appreciation and enjoyment.
- **Low Visual Susceptibility** - People engaged in outdoor sport and recreation where the appreciation of views is not critical to their enjoyment; people at their workplace where the setting is not important to the quality of working life, and road or footpath users where views of the wider landscape make a limited contribution to its setting.

In terms of views from residential properties it is important to note that the planning system does not serve to protect private interests. The key issues in considering residential views is not whether an occupier would experience financial or other loss from development but whether such development would unacceptably affect the residential amenity of the



property and associated land holding. A number of Local Authorities have adopted residential amenity standards for new development that have been specifically implemented to control the relationship between existing and proposed development. Where such standards exist these will be relied upon and not replicated through further assessment.

Judgements of value and susceptibility are then combined as an assessment of overall sensitivity:

Table 3 – Matrix of Visual Sensitivity

		SUSCEPTIBILITY			
		VERY HIGH	HIGH	MEDIUM	LOW
VALUE	VERY HIGH	Very High	Very High	High	Medium
	HIGH	Very High	High	Medium	Medium
	MEDIUM	High	Medium	Medium	Low
	LOW	Medium	Medium	Low	Low

The following stage of the assessment process considers the magnitude of change imposed by the proposed development on each visual receptors. Issues that inform this judgement include:

- **Size or scale:** This includes the loss of important features to the character and composition of the views, the degree of consistency between the proposals and visual setting of the receiving landscape, and the extent of the view and proportion of that view the proposals in likely to influence or change.
- **Geographic extent:** The extent of the area in which the proposed change will be visible.
- **Duration and reversibility of the visual effect:** The timeframe, or duration of the effect by the proposed development, and whether the effect is permanent or temporary.

The likely magnitude of change of the development proposal can be guided by the following criteria:

- **High magnitude** - The proposal will cause a dominant or complete change or contrast to the view, resulting in the loss or addition of substantial features in the



view, at odds with the existing visual character, and substantially altering the appreciation of the view.

- **Medium magnitude** - The proposal will cause a clearly noticeable change or contrast to the view, which will have an effect on composition through the loss or addition of features, noticeably altering the appreciation of the view.
- **Low magnitude** - The proposal will cause a perceptible change or contrast in the view, but which will not materially affect the composition or the appreciation of the view.
- **Negligible magnitude** - The proposal will cause a barely perceptible change or contrast to the view that will not affect the composition or the appreciation of the view.
- **No change** – no part of the scheme or associated works will be discernible in the view.

The combined judgements on the nature of the receptor (sensitivity) and the nature of the impact (magnitude) are combined to arrive at a clear and transparent judgement of significance. The significance of visual effects are described in the assessment text and are guided by the matrix set out below:

Table 4 – Matrix of Visual Significance

		SENSITIVITY			
		VERY HIGH	HIGH	MEDIUM	LOW
MAGNITUDE OF CHANGE	HIGH	Major	Major	Major-Moderate	Moderate
	MEDIUM	Major-Moderate	Major-Moderate	Moderate	Minor
	LOW	Moderate	Moderate	Minor	Minimal
	NEGLIGIBLE	Minor	Minor	Minimal	Minimal

For the purpose of this assessment, effects that are of major and major-moderate significance (highlighted in blue) are those considered particularly relevant to the planning decision making process.

Criteria of Other Factors Assessed

The assessment also considers the following aspects;



- **Directs and indirect effects** – direct effect effects are those directly attributable to the development. These include changes to features, character, and views. Indirect effects are those resulting indirectly from the development. These effects may result as a consequence of direct effects over distance from the site, or a sequence of change over time or distance;
- **Seasonal variation** – due to the role that vegetation can play in preventing or limiting views, or influencing the character of the landscape, the difference between winter and summer needs to be considered. Assessments completed during spring and summer months should include a prediction of winter effects with limited leaf cover to ensure the worst-case scenario has been considered.
- **Beneficial, neutral, or adverse effects** - adverse effects are those that would be damaging to the quality, integrity, or key characteristics of the landscape and/or visual resource. Beneficial effects are those that would result in an improvement in the quality, integrity, or key characteristics of the landscape and/or visual resource. Neutral effects are those effect that would maintain, on balance, the existing levels of quality, integrity, or key characteristics of the landscape and/or visual resource.



Appendix 2

Development Proposal (Nineteen 47)

golby+luck 
l a n d s c a p e a r c h i t e c t s

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