

## File Note

# Station Road, Market Bosworth

<b>Sender</b>	<b>Recipient(s)</b>
LUC	Sharron Wilkinson
<b>Project Number</b>	<b>Date/Time</b>
11361	5 March 2021

Tyler Grange (on behalf of the Applicant) provided an LVIA Addendum Report in March 2021 responding to comments made by LUC as part of a Landscape and Visual Impact Assessment Review (on behalf of Hinckley and Bosworth Borough Council) in January 2021.

The table below sets out a summary of the original LUC comments/request and the Tyler Grange responses, and provides further comment on each response.

**Table 1.1: LUC further comments on LVIA Addendum**

LUC Comment/Request (paragraph number)	Tyler Grange response within LVIA Addendum (paragraph number)	Further LUC comment
Dates of pre-application discussions not provided. (paragraph 2.3)	The LVIA Addendum provides further information on the dates of pre-application discussions. It also presents further details from the Statement of Community involvement Report, clarifying with whom pre-application consultation took place and how this influenced the Illustrative Masterplan (paragraph 1.2)	This is acceptable.
It is stated in Table 5 of Appendix 1 that effects above moderate (that is to say major) are considered to be significant, and that all other effects are considered to be not significant. This would seem to set a high bar for significant effects (paragraph 2.4).	The LVIA Addendum states that the judgements on the significance of effect are not relevant to LVIA's which are not subject to the EIA Regulations.  It also provides an updated 'Informal LVIA Methodology, Summary of Approach and Criteria Tables within Appendix 1.	The updated methodology and criteria tables have removed references to/consideration of effect 'significance', and this aligns with the assessment tables in Appendix 2 and Appendix 3 of the original LVIA and is acceptable.  However, the following major and moderate effects have been identified and these should be considered as part of the overall planning balance:

LUC Comment/Request (paragraph number)	Tyler Grange response within LVIA Addendum (paragraph number)	Further LUC comment
		<ul style="list-style-type: none"> <li>■ major adverse landscape effects on the Site at Construction;</li> <li>■ major adverse visual effects on residents to the south at Construction;</li> <li>■ Moderate adverse visual effects on recreational users of footpath S70/1, users of Kyngs Golf and Country Club (future receptor) and transient users of Station Road at Construction;</li> <li>■ Moderate adverse landscape effects for the Site at Year 1 Occupation;</li> <li>■ Moderate adverse visual effects on recreational users of footpath S70/1, users of Kyngs Golf and Country Club (future receptor) and residents to the south at Year 1 Occupation; and</li> <li>■ Residual moderate adverse visual effects on residents to the south at Year 15 Occupation.</li> </ul>
<p>The applicant should ensure that double counting has not occurred in coming to a conclusion on the overall level of significance of effect for visual receptors (paragraph 2.6).</p>	<p>TVIA Addendum states that <i>“judgements for susceptibility have been reviewed and remain as they were and it is considered no double counting is present within the assessment”</i> (paragraph 1.6).</p>	<p>This is acceptable.</p>
<p>The LVIA provides an overview of the published landscape character assessments at a borough level, albeit without a supporting figure showing its extent in relation to the site which would be helpful (paragraph 3.2).</p>	<p>The TVIA Addendum states <i>“A supporting figure was not produced due to the location of the site in relation to the surrounding landscape character areas. With the distance, in addition to intervening built form and vegetation, the site is not considered to sit within a ‘transition zone’ whereby the characteristics of an adjacent character area would need to be identified/assessed.”</i> (paragraph 1.7).</p>	<p>This is acceptable.</p>
<p>Whilst national level character assessments are mentioned in relation to the assessment process (paragraph 4.2 on page 9), this is not actually discussed</p>	<p>The TVIA Addendum states <i>“The review references the inclusion of the National Character Area (NCA) assessment. Whilst it was mentioned, no further information was considered due to the scale in relation to the site which would have no impact upon the area or its surroundings “</i> (paragraph 1.8).</p>	<p>This is acceptable.</p>

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in relation to the site or study area (paragraph 3.2).		
The Applicant should confirm that the visual assessment has considered the worst-case scenario of winter conditions; and if not it would be helpful to provide an assessment of such. (paragraph 3.8)	The TVIA Addendum states <i>“Whilst the assessment of the site was undertaken during the summer as identified within the report, the consideration upon the impacts on the visual amenity of the identified receptors has been undertaken. With a layering of vegetation or intervening built form/undulating topography, comes a natural year-round level of filtering or screening of views. It should not affect the findings or the conclusion of the report. For local receptors, slightly less filtering of views will be possible although will not affect the outcome of the findings.”</i> (paragraph 1.11)	This is acceptable.
It is not noted whether the development proposals have been informed through liaison with Hinckley and Bosworth Borough Council and other relevant stakeholders (paragraph 3.9).	Response to this is provided above in relation to LUC comment in paragraph 2.3)	This is acceptable.
It is not clear to what extent the proposed open space and development set back along Station Road would help preserve views along Station Road to a wooded backdrop (View 1 of the Neighbourhood Plan); or to what extent the proposed open space to the east of the site would help preserve views north and north-west to open countryside from Station Road and Godsons Hill (Vista 11). (paragraph 3.11). Therefore, it would be useful for the applicant to provide verified photomontages to test the visibility of the proposed development and its impact on the importance of View 1 and Vista 11.	Two Photomontages have been produced (included at Appendix 2) where View 1 and Vista 11 are shown as Photomontage viewpoint 01 and Photomontage viewpoint 02 respectively.  The TVIA Addendum states for View 1 that <i>“Although intervening vegetation serves to limit views of the development, glimpsed views are still possible and during the winter period additional filtered views will be possible...”</i> (paragraph 1.14).  <i>“More importantly ... the photomontage assists to illustrate the retention of the upper slopes within the eastern part of the site as public open green space. This retains views of the ‘wooded backdrop’ to the site above the proposed rooftops, retaining the sensitivities associated with ‘View 1’ of the Neighbourhood Plan.”</i> (paragraph 1.15).  <i>“‘Vista 11’ shows the before and after from the junction of Station Road and Godsons Hill. Whilst the introduction of development is visible for the most immediate receptors overlooking the site, the proposed views show the retention and enhancement of the Vista facing north. The enhancements pertain to the new public accessibility to the open space within the view, the retention and enhancement of existing vegetation, new tree planting and biodiversity benefits with the wildflower planting. The new development is set back within a large buffer of wildflower planting</i>	For ‘View 1’, photomontage viewpoint 01 demonstrates that the wooded backdrop to the existing view would be largely preserved. The TVIA assesses occupation phase effects on views available to transient users of Station Road as being Minor Adverse, which seems reasonable.  For ‘Vista 11’ photomontage viewpoint 02 indicates that, even with bungalows to the east of the site, views towards open countryside to the north-west are almost entirely restricted, leaving only a narrow view to the north. Therefore much of the <i>“extensive views of north west Leicestershire”</i> for which Vista 11 is considered important would be lost.  The TVIA assesses occupation phase effects (year 1 and year 15) on views available to residents on Godsons Hill and Station Road as being Moderate Adverse. This is based on a high sensitivity and medium magnitude of change. However, from our review of the photomontage, and based on the Tyler Grange updated methodology and criteria tables, we would suggest that the introduction of the proposed development would cause a high magnitude of change (i.e. major alteration to the key elements of the

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	<i>beyond estate railings that assist to assimilate the scheme into the surroundings and provide a sensitive approach to the historic core of Market Bosworth to the east.</i> “ (paragraph 1.17).	baseline view + close proximity + long-term/permanent) and would result in a major adverse level of effect (i.e. the development would be irrevocably visually intrusive and would disrupt fine and valued views both into and across the area).
The applicant should ensure that enhancement of the boundary vegetation to the west of the site is included on the Landscape Strategy Plan and Illustrative Masterplan and considered within the assessment of landscape and visual effects. (paragraph 3.12)	The LVIA Addendum states that <i>“The Landscape Strategy Plan has been revised (see Appendix 4 - 11776_P08c_Landscape Strategy Plan) to include additional enhancements of the western boundary hedgerow with additional characteristic tree planting. This will assist with softening views of the proposed properties on the lower ground within the site, whilst retaining open views of the wooded backdrop of the site’s eastern boundary. Whilst it is found that there is no heritage connection to the airfield to the west of the site, enhancing this boundary will further bolster the setting of the reserve airfield and its former uses.”</i> (paragraph 1.18)	This is acceptable.
The LVIA should therefore clearly set out the effects on all identified landscape and visual receptors at construction, year 1 operation and year 15 operation, and consider separately the residual effects following the establishment of mitigation proposals. In particular, it would be useful to understand what the identified level of landscape effect would be on the site at year 1 of operation. (paragraph 3.13)	The TVIA Addendum states <i>“within the LVIA, assessments have been made at both the Construction stage and Occupation (Year 15) stage as residual effects with the maturation of vegetation and tree planting and further mitigation incorporated into the proposals”</i> (paragraph 1.19)  <i>“As requested within the LUC [sic], further consideration has been given to the potential Landscape and Visual Impacts during Occupation (Year 1). The findings are set out below in Table 1 (Landscape) and Table 2 (Visual) and is based on observations made during the site visit, baseline findings and Photomontages (shown at Appendix 2)”</i> (paragraph 1.20).	Assessment findings for year 1 occupation are presented in Table 1 (landscape) and Table 2 (visual). This is acceptable, notwithstanding the comment on photomontage viewpoint 02 above.