

Architecture
Planning
Urban Design
Landscape



BELLWAY HOMES

LAND AT OLD GATE ROAD, THRUSSINGTON
LANDSCAPE AND VISUAL APPRAISAL

V.01: JULY 2022

Contents Amendment Record

Project:

Job Number:

Date of Issue	Rev	Notes	Status	Completed By	Checked and Approved By Landscape
29.07.22	0	First issue to client		LB	LB/LM

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Introduction

John R Paley Associates has been commissioned by Bellway Homes to undertake this Landscape and Visual Impact Appraisal (LVIA) for the proposed development at Old Gate Road, Thruslington.

The LVIA identifies landscape and visual effects that are likely to result from changes arising from the proposed development, and assesses their overall significance in the context of receptor (landscape and visual) sensitivity.

This LVIA was undertaken during July 2022.

Scope of Study

The study will examine a geographic area which can be potentially affected by the development, this equates to an area approximately 3km x 3km.

Site Description

The site lies north of the village of Thruslington which itself is located in the Wreake valley, north of Leicester.

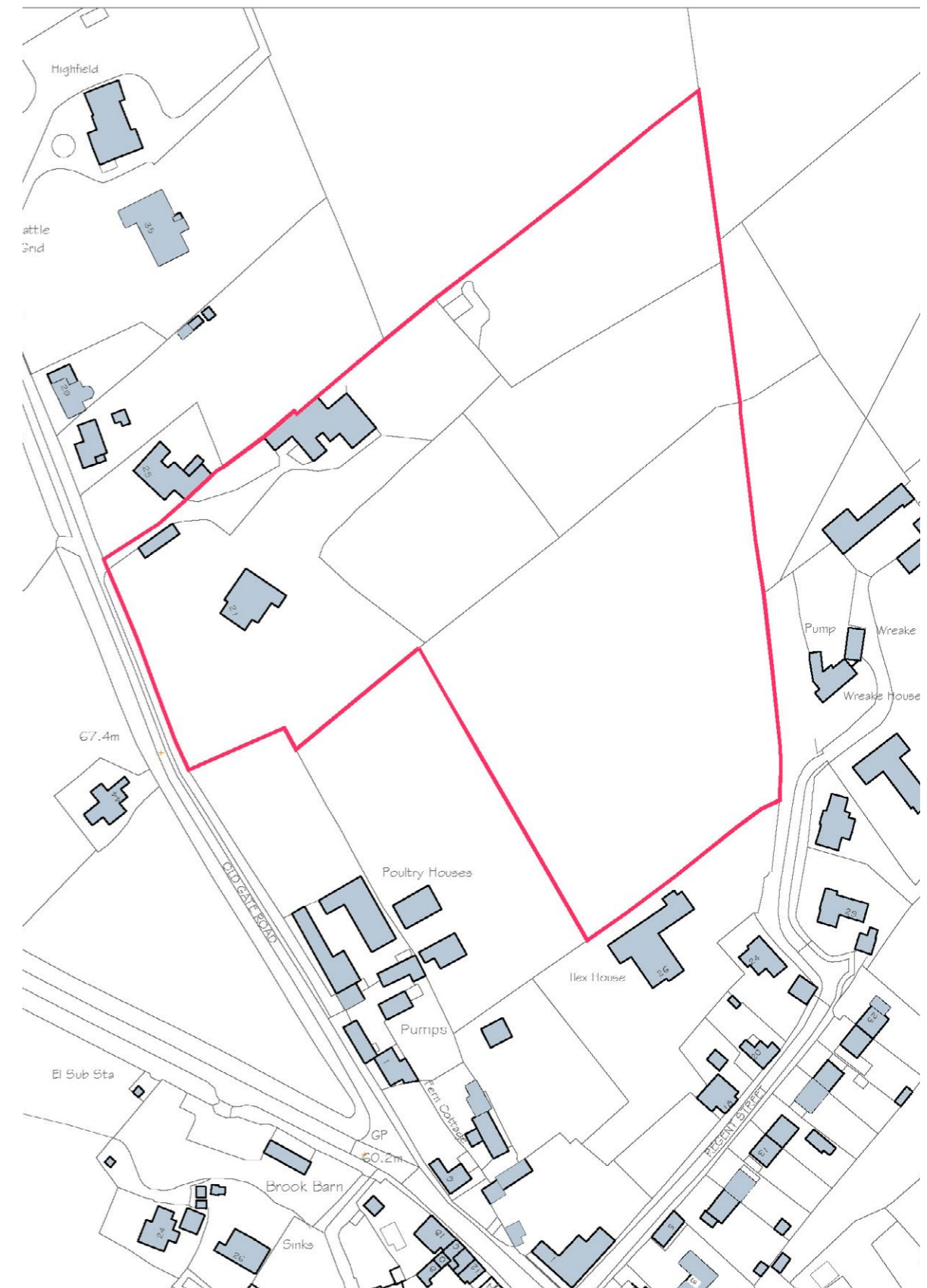
The area proposed for development consists of a single dwelling fronting Old Gate Road and with gardens surrounding it. To the rear of the house are a series of paddocks used for grazing horses and a collection of stable buildings of timber and brick construction.

The land is subdivided generally by post and wire fences. To boundaries of the site generally consist of tall, mixed Hawthorn hedges. There are several groups of trees particularly within the garden areas and on the site boundaries.

Development Description

On behalf of Bellway Homes, proposals have been developed for up to 68 new homes, with associated private gardens, streets, public open space and green infrastructure. Dwellings are proposed to be 2 storeys and between 2 and 5 bedrooms. A variety of dwelling forms are envisaged including detached, semi-detached and terraced.

This appraisal considers the landscape and visual effects of the proposals as illustrated in the Site Layout 22 5560 01.



Methodology

The process of Appraisal will be guided by the third edition of the document ‘Guidelines for Landscape and Visual Impact Assessment’, published by Landscape Institute with the Institute of Environmental Management and Assessment.

Landscape and Visual Impact Appraisal (LVIA) is a tool used to identify and appraise the effects of change resulting from development on both the landscape as an environmental resource in its own right and on people’s views and visual amenity.

The two distinct components of LVIA are:

1. Appraisal of landscape effects: assess effects on the landscape as a resource in its own right
2. Appraisal of visual effects: assessing effects on views experienced by people and on the general visual amenity.

This report will separate these elements into two distinct sections so that the differences can be clearly appreciated.

To accompany the description of baseline and assessment information, a series of classifications have been applied to the landscape character of the site and each visual receptor. These act as a summary and place a defined value on; the sensitivity of the character area/visual receptor, the magnitude of change and the subsequent effect of the development.

Baseline

Sensitivity of Receptors

Landscape

This is an analysis of the existing situation within and surrounding the site. It draws upon information gathered during a desk study and field survey work.

Planning designations intended to protect landscape and visual amenity are also recorded.

The base line will be established through the analysis of existing landscape designations and character assessments. The sensitivity of the landscape to change is the degree to which a particular landscape can accommodate changes, or new features without significant detrimental effects to its essential characteristics.

Physical features or Landscape Elements will also be analysed.

Visual

The sensitivity of visual receptors will depend on three key factors:

The visual receptor’s activity whilst exposed to the view (work, recreational activities, resident, travelling)

Degree of exposure to view

Period of exposure to view

The nature of a landscape receptor or a visual receptor is defined as being High/Medium/Low, where High is the most sensitive, in the table below.

Where viewpoint locations have more than one receptor, for example motorists and walkers, the impacts for those with the greatest anticipated sensitivity will be used to determine the overall nature of effect, ensuring that the worst case scenario is reported.

Nature	Landscape Character	Visual Receptor
Low	Many detracting features, which are likely to be dominant. Few or no features worthy of conservation. Scope for positive enhancement. Weak or degraded landscape structure. Weak or negative character. Poor condition. Poor sense of place. Visually poor. Aesthetically unsatisfactory or unpleasant.	Users of outdoor recreational facilities with restricted views or where the activity is focussed within the area. Occupants of industrial premises. People in their place of work. Users of main roads or passengers on public transport on main routes.
Medium	Visually notable. Aesthetically satisfactory or uninspiring/some detracting features. Some features worthy of conservation. Recognisable landscape structure. Positive character. Moderate condition. Reasonable sense of place.	Users of Public Rights of Way/Public Open Space with restricted views, in less sensitive areas or where there are significant existing intrusive features. Schools and other institutional buildings, and their outdoor areas. Motorised users of minor or unclassified roads in the countryside. Where attention is focussed upon often narrow and winding routes. Residential properties with views from windows, garden or curtilage. Views from ground floor windows will be oblique or partially obscured by garden and/or other intervening vegetation.
High	Distinct features worthy of conservation. Designated landscapes such as National Parks, Registered Parks and Gardens or designated buildings/structures where landscape character contributes to its designation. Strong landscape structure. Strong positive character. Good condition. Strong sense of place. Visually distinctive. Aesthetically pleasing/occasional detracting features	Visitors to recognised viewpoints or beauty spots, or to designated buildings or landscapes where the wider landscape setting contributes to or adds value to the experience. Users of outdoor recreational facilities with predominantly open views where the purpose of that recreation is enjoyment of the countryside – e.g National Parks Residential properties with predominantly open views from windows, garden or curtilage. Views will normally be from principal living rooms and from windows of rooms in use during the day. Users of Public Rights of Way/Public Open Space with predominantly open views and of recreational use. Non-motorised users of minor or unclassified roads in the countryside

Magnitude of Change

The magnitude of change is the ‘combination of the scale, extent and duration’ of the development and its impact on landscape receptors and visual receptors.

In the case of landscape effects this relates to:

- The size, extent or degree of change to landscape character or individual landscape features;
- Whether there is a direct impact resulting in the loss of landscape features or a change beyond the land take of the scheme having an impact on the character of the area; and,
- Whether the impact is permanent or temporary.
- For visual effects this relates to:
- Degree of change to existing views;
- Distance of the receptor from the application site; and,
- Whether the impact is permanent or temporary.

The magnitude of change may also be Negligible or No Change and in this instance the resulting Effect Significance would also be Negligible or No Change as the application development would hardly be seen or not seen at all or the loss to landscape features and the character of the area would experience very little or no change.

Effects

Likely effects of the development upon the landscape and visual baseline will be systematically identified and described. In carrying out the appraisal it will not be established whether the effects arising are or are not significant given that the exercise is not being undertaken for EIA purposes.

Determination of the nature of an effect is a result of judging whether the introduction of a proposed development would be of benefit or detriment to the existing landscape character or view. Therefore, the impact of a proposed development can be adverse or beneficial.

The following system of categorisation is used for the nature of the effects:

- Adverse
The key characteristics of the existing landscape or view would be weakened by the introduction of the proposed development.

- Neutral
The key characteristics would neither be weakened nor strengthened by the proposed development.

- Beneficial
The key characteristics of the existing landscape or view would be strengthened by the introduction of the proposed development.

Magnitude of Change	Landscape Character	Visual Amenity
High	High degree of loss or major alteration to one or more key elements/features/characteristics of the landscape character. Introduction of elements considered to be uncharacteristic when set within the attributes of the receiving landscape.	Where the proposals become the only dominant feature in the scene or would form a significant and immediately apparent element which would affect the overall impression of the view.
Medium	Partial loss of or alteration to one or more key elements/features/characteristics of the landscape character. Introduction of elements that may be prominent but may not necessarily be considered to be substantially uncharacteristic when set within the attributes of the receiving landscape.	Where proposals would form a visible and recognisable new feature in the scene but may not be immediately apparent, or become the dominant feature in the view.
Low	Minor loss of or alteration to one or more key elements/features/characteristics of the landscape character. Introduction of elements may not be uncharacteristic when set within the attributes of the receiving landscape.	The proposals constitute only a minor component of the wider view and may not be immediately apparent to the casual observer. Awareness of the proposals would not have a marked effect on the overall quality of the scene.
Negligible	Very minor loss of or alteration to one or more key elements/features/characteristics of the landscape character. Introduction of elements are not uncharacteristic with the surrounding landscape.	The proposal is largely indiscernible and/or they are at such a distance that they are scarcely appreciated. Consequently they have little effect on the scene.
No Change	No change to the landscape character is experienced.	No change to the view is experienced.

Summary of Effects

Tables accompanied by narrative, non-technical text to be used to summarise the likely effects of the development.

Mitigation & Conclusion

As this study is aimed at informing the development proposals as part of an iterative process a detailed scheme of mitigation will be put forward as a Landscape Strategy.

The Landscape Strategy will seek to address both the landscape and visual effects of the development, providing a framework for built development. The strategy will be presented in plan form with supporting narrative.

Illustrative Material

Mapping

Contextual plans have been produced using Ordnance Survey OS 25k raster and OS VectorMap Local 10k.

More detailed site plans have been produced using OS Mastermap (1:1250).

Photography

Photographs used to illustrate the selected viewpoints are taken using a digital camera. These photographs are considered to represent the field of

view experienced in the field and will be used consistently throughout the document.

Photographs within this report should be used as a reference and are provided to assist the reader in conveying the location and nature of views. Photography should not be relied upon and should not be a substitute for visiting the location in the field.

Zone of Theoretical Visibility (ZTV)

An approximate ZTV has been established from a desk study of topography and a site survey of publicly accessible locations within the study area. This method is considered to be a more effective means of defining actual visibility of the site than digital bare earth modelling. Bare earth modelling has the limitation of not featuring buildings, vegetation or other boundaries which may have a significant effect on the visibility of a development.

National Planning Policy

National Planning Policy Framework (NPPF, July 2021)

The NPPF sets out the Government's economic, environmental and social planning policy and in combination these policies give the Government's vision of sustainable development. The NPPF emphasises the need for well-designed places, promoting healthy and safe communities and conserving and enhancing the natural environment.

Regarding landscape and green infrastructure, the Natural Environment section of the NPPF provides a policy context for the countryside and green infrastructure. The key objectives include protecting and enhancing valued landscapes and, minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures. Key paragraphs are:

174. Planning policies and decisions should contribute to and enhance the natural and local 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.

175. 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.

176. 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. The scale and extent of development within all these designated areas should be limited, while development within their setting should be sensitively located and designed to avoid or minimise adverse impacts on the designated areas.

Planning Practice Guidance (PPG)

The PPG was first published on 6th March 2014 and is a regularly updated online planning resource which provides guidance on the NPPF and the planning system. The NPPF continues to be the primary document for decision making.

Local Planning Policy

The Charnwood Local Plan provides a strategy to accommodate the development required to support growth in the borough up to 2037.

The following Policies provide a detailed breakdown of the design policies which must be considered as part of any design proposals moving forward.

Policy DS5: High Quality Design

We will require new developments to make a positive contribution to Charnwood, by responding positively to the local distinctiveness of the area and providing attractive and functional places where people will want to live, work and visit. We will specifically require new developments to:

- respect and enhance the character of the area, having regard to scale, density, massing, height, landscape, layout, materials, access arrangements, and heritage assets and their setting;
- protect the amenity of people who live or work nearby and those who will live in the new development;
- be built to last and add to the quality of the area, not just in the short term but over the lifetime of the development;
- provide attractive, safe and well managed public and private amenity spaces which support active lifestyles;
- provide well-defined, legible and multi-functional streets and spaces that support all users and encourage social interaction; and
- reduce their impacts upon, and be resilient to, the effects of climate change in accordance with Policy CC4

Policy EV1: Landscape

We will carefully manage development to protect the Borough's distinctive landscape. We will do this by:

- Requiring new development to protect landscape character and to reinforce sense of place and local distinctiveness; and
- Requiring new development to maintain the separate identities of our towns and villages

Policy EV6: Conserving and Enhancing Biodiversity and Geodiversity

We will conserve, restore and enhance our natural environment for its own value and the contribution it makes to our communities and economy and ensure it is resilient to current and future pressures.

- We will ensure that biodiversity, ecological networks and geodiversity interests are protected, restored, enhanced and resilient. We will do this by seeking 10% biodiversity net gain and supporting development that:
- Protects and enhances national and local priority habitats and species;
- Protects and enhances irreplaceable habitats including trees, veteran trees and ancient woodland;
- Protects and enhances biodiversity networks, including strategically important links in the wildlife network between our most valuable habitats;
- Supports nature recovery particularly in areas which have protected

species and priority habitats;

- Protects features of geodiversity value and enhances their interpretation;
- Ensures biodiversity and geodiversity are maintained during construction; and
- Improves the water quality of any water body as required by the Water Framework Directive.

Policy EV7: Tree Planting

We will seek to protect and enhance our natural environment by increasing the number of trees in Charnwood. We will support development that:

- retains existing trees where appropriate;
- provides new tree planting on site, including replacing any removed non-woodland tree with at least three new trees; and
- applies the latest National Forest Planting Guidelines for development proposals within the area of the National Forest and Charnwood Forest Regional Park. We will conserve and enhance our historic environment including our heritage assets (which include archaeological assets) for their own value and the contribution they make to the community, environment and economy.

Policy EV9: Open Spaces, Sport and Recreation

We will work with our partners to meet the open space, sport and recreation facilities needs of our communities to support their health, well-being and cohesion.

We will support major residential development where they meet the needs generated by the proposed community and that:

- provide on-site open space, sport and recreation facilities in accordance with our standards, having regard to the latest assessment of needs and priorities, the quantity, accessibility and quality of existing provision and viability; and/or
- contribute towards off site provision in accordance with our standards, where on site provision is not possible or desirable.

Responding to the Landscape

When designing developments on the edge of towns and larger villages a crucial consideration is making sure that the new built form represents a harmonious extension to the existing settlement edge. This can be achieved by:

- responding creatively to topographical changes in the landscape;
- avoiding private amenity space backing directly onto open countryside;
- creating a network of varied amenity spaces and other green spaces, e.g. wildlife corridors, creating a transition between the Countryside and the development;
- retaining existing mature trees, hedgerows and other planting throughout the development including at the boundary with the Countryside. Solitary existing trees in particular can become important and distinctive landmarks on new developments, contributing to the character of a place. Existing groups of trees can also serve as attractive natural buffers that can soften the impact new development can have on adjacent buildings and spaces;

- using building materials on dwellings that assimilate to the colour palette and texture of the open countryside and the sensitive use of street lighting at the settlement edge.

For developments within smaller villages in the Borough, siting is an important design consideration. Proposals in these areas should not appear out of place amongst skylines viewed from open countryside, respecting the existing building scales, mass, rooflines and materials.

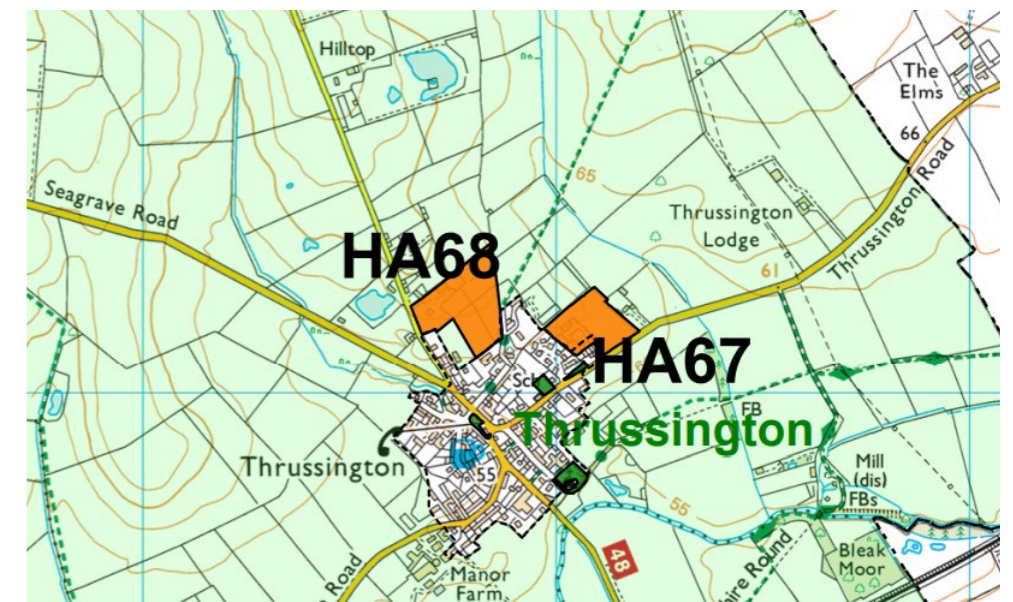
The site is identified as a Housing Allocation under reference HA68. This is advised as follows:

The Council submitted the Local Plan for Examination on Friday December 3, 2021. Within this, the site has been allocated as a Housing Allocation Site for the erection of 60 dwellings under reference HA68.

Site HA68 Land off Old Gate Road, Thrussington is located close to a number of nationally and locally listed buildings and the Thrussington Conservation Area

We will support development proposals at site HA68 that are accompanied by a Design and Access Statement, or similar document, that demonstrates how the development will maintain and enhance the significance of the heritage assets, within and adjacent to the site, and their settings including:

The protection of the setting of the heritage assets within and adjacent to the site through appropriate screening; Making use of a bespoke design approach that is informed by the Conservation Area Character Appraisal; and Making use of the topography of the site and walking and cycling routes through it to enable the village's heritage assets to be appreciated by people using those routes.



Local Planning Policy

Other Statutory and Non Statutory Landscape Applicable Designations and Classifications:

Thrussington Neighbourhood Plan

On December 13, 2018 Charnwood Borough Council “made” the Thrussington Neighbourhood Plan part of Charnwood Borough Council’s Development Plan, in accordance with Regulation 19 of the Neighbourhood Planning (General) Regulations 2012

S1- Strategic Policy

In determining the acceptability of proposals within Thrussington the following points, where relevant, should be used to guide the delivery of sustainable development:

- Is of an appropriate design, which complements the local vernacular and character of the village
- Protects and enhances the Parish’s archaeological assets whilst improving awareness and understanding of key sites
- Protects and enhances the local landscape character
- Protects long distance views and vistas into and out of the village
- Is accessible by safe walking/cycling routes to local facilities (school, public houses, shops, church)
- Ensures that residential and business development contributes to the vitality and viability of the village
- Does not increase the risk of flooding from either increased runoff or from building within flood risk areas
- Preserves and enhances the local biodiversity network, paying special attention to the green and blue infrastructure network
- Minimises additional traffic generated and utilises a safe, suitable access.
- Is served by appropriate communications and utilities infrastructure, including broadband
- Promotes a Parish free from excessive noise, air and light pollution and other harm.

E2 - Green Infrastructure

The Neighbourhood Plan seeks to establish a network of green infrastructure, including existing trees, hedgerows, historic field patterns and other green assets across the Parish to further link the landscape setting with the urban area and protect and enhance the landscape character of Thrussington.

E3- Wildlife and Preservation

Small scale development which will preserve or enhance existing wildlife habitats and wildlife corridors around Thrussington, and allow for the creation of new wildlife features will be supported.

Any development which will negatively impact upon such assets or significantly reduce them will not be supported.

Where appropriate, new developments must not create barriers between existing important wildlife corridors or between corridors and wildlife sites and must contribute, where appropriate, to the creation of new or improved links.

E4- Landscape, Views and Conservation

Development which will adversely impact upon views listed below, and identified on Map 2 - Views and Vistas (E4), will be resisted unless demonstrated that the historic character and appearance of the surrounding landscape and built form is retained.

The following key views will be protected from inappropriate development:

- 3 – View south west from Old Gate Road
- 4 – View south east from Old Gate Road

D1 - Protection of Heritage Assets

All new development must take account of its impact on heritage assets, both designated and non-designated.

Schemes which seek to ensure that heritage assets and key buildings remain in long-term active and viable use, and/or seek to bring existing heritage assets back into use in a manner sensitive to their heritage value, will be strongly supported.

D2 - Design and Development Character

New development should, at all times, promote high quality design and offer a positive, contextually responsive contribution to Thrussington’s historic built environment and landscape. High quality design is vital to achieving this goal.

Development which makes sustainable use and consumption of energy and water within properties shall also be supported subject to compliance with other Development Plan policies.

Schemes should demonstrate how they have considered the relevant section of the Character Assessment and responded to the design guidance with respect to use of materials, architectural detailing, form and mass, plot size and provision of public and private space.

Contemporary and innovative design which respects its context and takes these factors into account will be supported.

Thrussington Conservation Area Appraisal produced by Charnwood Borough Council and adopted March 2013

Thrussington Conservation Area was designated in July 1975. The boundary incorporates the village green which was at the core of the medieval village as well as buildings from the sixteenth century through into the twenty-first. It currently covers an area of 7.4 Hectares.

The purpose of this appraisal is to examine the historic development of the Conservation Area and to describe its present appearance in order to assess its special architectural and historic interest. This document sets out the planning policy context and how this appraisal relates to national, regional and local planning policies. The main part of the report focuses on the assessment of the special interest of the Conservation Area:

- Location and setting describes how the Area relates to the historic village and surrounding area;
- Historic development and archaeology sets out how architecture and archaeology are related to the social and economic growth of the village;
- Spatial analysis describes the historic plan form of the village and how this has changed, the interrelationship of streets and spaces, and identifies key views and landmarks;
- Character analysis identifies the uses, types and layouts of buildings, key listed and unlisted buildings, coherent groups of buildings, distinctive building materials and architectural details, significant green spaces and trees, and detrimental features.

These elements are brought together in a summary of the special interest of the Conservation Area. The document is intended as a guide for people considering development which may affect the Conservation Area. It will be used by the Planning & Regeneration Service in their assessment of development proposals.

Landscape Character

National Landscape Character

National Character Area (NCA) profiles have been prepared by Natural England for the 159 NCAs defined across England. These NCA profiles include a description of the natural and cultural features that shape the landscape, how the landscape has changed over time, the current key drivers for ongoing change, and a broad analysis of each area's characteristics. The plan below illustrates the NCAs and other defined character areas within the context of the site.

At this very broad landscape scale, the site lies within NCA 74. Leicestershire and Nottinghamshire Wolds.

The Leicestershire and Nottinghamshire Wolds form part of a belt of Wold landscapes formed by gently dipping Jurassic rocks which stretch from the Cotswolds to Lincolnshire. The character area extends eastwards between Nottingham and Leicester and includes the large market town of Melton Mowbray. Further south, Rutland Water is a significant feature in this rural, open, mixed farmland landscape with long views from the summits of undulating hills.

Description

Physical and functional links to other National Character Areas

The Wolds are formed by gently dipping Jurassic rocks, most notably limestones, forming a series of steeper scarp and more gentle dip slopes, a characteristic shared with other nearby Wolds landscapes, such as those in the Northamptonshire Uplands and High Leicestershire.

The Wolds form a watershed between the rivers Wreake, Soar and Trent. To the west, a low escarpment with outlying hills rises above the Soar Valley. This escarpment becomes steeper and more irregular to the north where it forms a prominent ridge extending in to the Trent and Belvoir Vales NCA. In the south, the Wreake Valley provides the boundary between the more varied and wooded landscape of High Leicestershire. In the east the landscape is characterised by a sequence of irregular landforms which are eventually, dominated by the Lincolnshire Limestone. The Vale of Catmose separates the adjoining character areas of High Leicestershire and the Kesteven Uplands.

From the open ridge tops of the Wolds there are wide views out to neighbouring character areas. The Belvoir escarpment provides long views north over the adjoining Trent and Belvoir Vales, emphasising the strong contrast with the flat valley landscape below. The Belvoir escarpment is a defining feature in views south from the Trent and Belvoir Vales and Rutland Water is a major source of urban water supply for the region.

Landscape opportunities

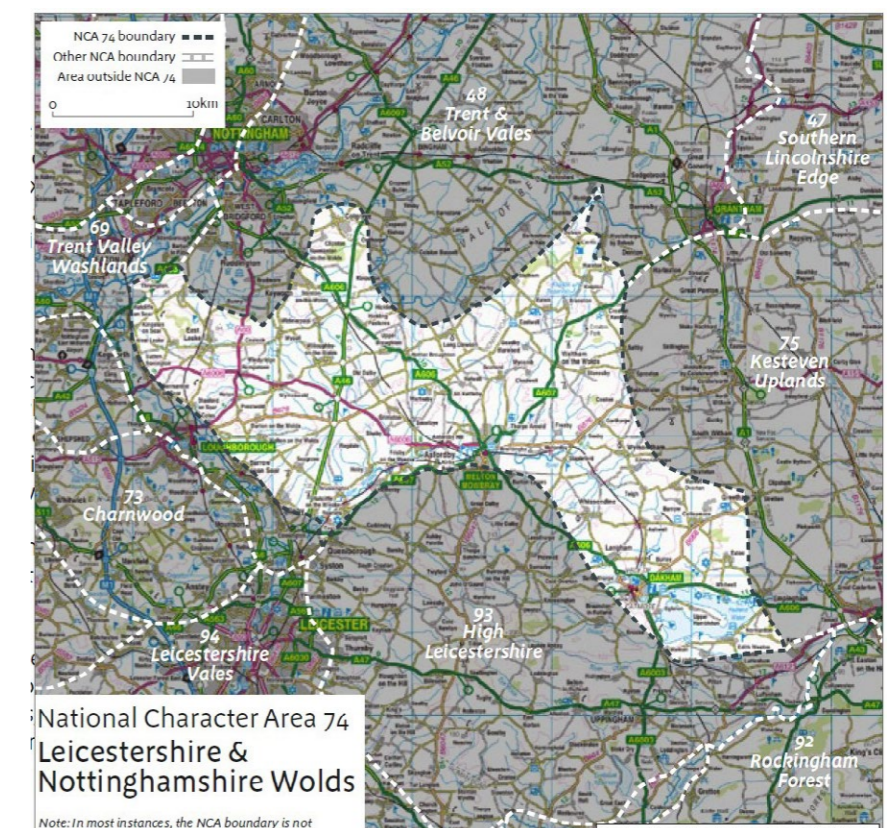
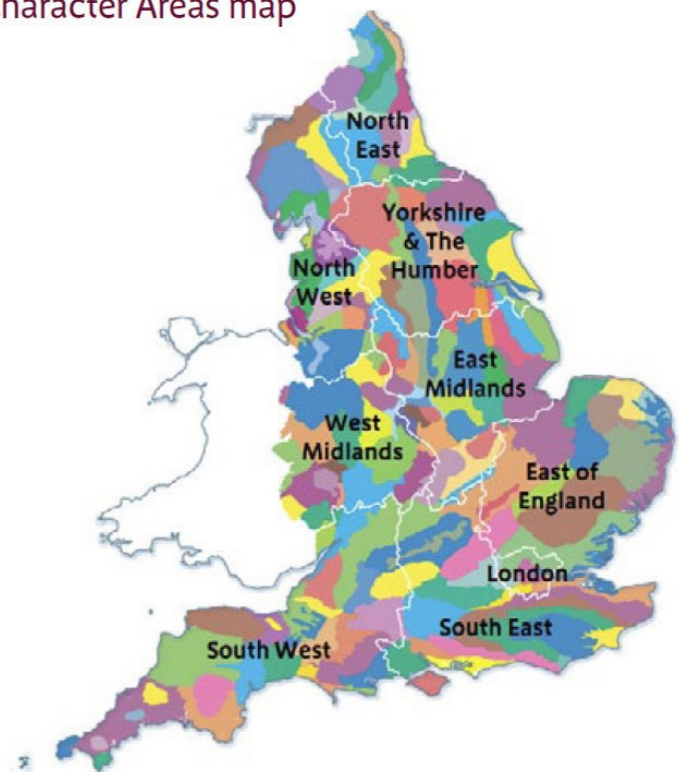
Manage the areas of neutral grassland, the most common type of unimproved grassland that is threatened by agricultural practices. The neutral grassland is often associated with ancient ridge and furrow patterns and characterised by a rich flora; a valuable habitat and an important historic asset and educational feature.

Manage and plan to extend the network of hedgerows. The existing field pattern is commonly bounded by hedgerows displaying the rectilinear pattern of 18th- and 19th-century enclosures which could be threatened by commercial agriculture. Plan to augment the over-mature hedgerow trees that are a distinctive feature.

Protect the Rutland Water reservoir and nature reserve. The reserve is of international significance and this is recognised in its designations as a Special Protection Area and Ramsar site. It comprises many diverse habitats and also contributes to the visitor economy of the area. The reserve is also home to a successful osprey re-introduction project.

Manage and conserve the predominant tree species that include ash, oak, sycamore and white willow and crack willow in wetland areas. Consider successional planting to conserve the tree canopy in existing woodland. Conserve the vernacular of existing settlements. Plan sympathetically any new development by setting out in established patterns and using traditional building materials.

National Character Areas map



Landscape Character

Regional Character Area

The East Midlands Landscape Partnership (EMLP) was established in March 2009 and has worked on a number of key landscape products to provide a level of information that has not been available before. This information has added to the region's evidence base to help everyone better understand and appreciate what makes our landscape what it is today and to help work together to take informed actions that will guide and allow us to take strong action for a better approach to the region's future landscape protection, planning and management.

The East Midlands Region Landscape Character Assessment (EMRLCA) was prepared in April 2010 to increase understanding of the region's varied landscape, by identifying distinctive, rare or special characteristics.

The EMRLCA identifies 31 Regional Landscape Character Types, five of which cover the distinctive East Midlands seascape. The report presents non-technical descriptions of each RLCT as well as a review of the Forces for Change that are currently acting to change the landscape. In addition, the implications of these changes and suggested mechanisms to counter adverse impacts and promote positive change are also considered, under 'Shaping the Future Landscape'. The report, and accompanying photographs and GIS based Figures, provides an overview of the region's diverse landscape, to enthuse and inform anyone with an interest in the landscape and to inform strategic initiatives and decision making which may have an impact on the character and identity of the region.

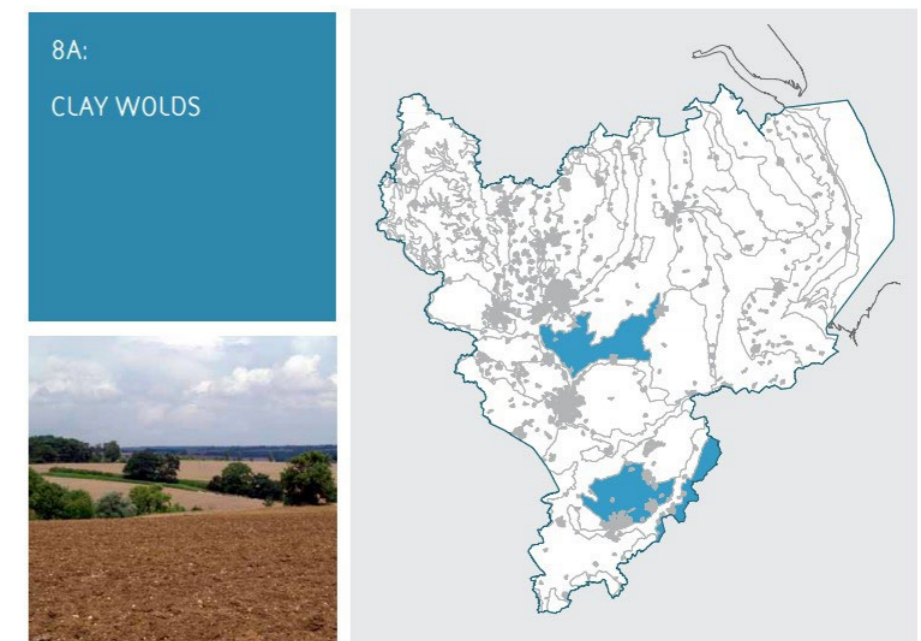
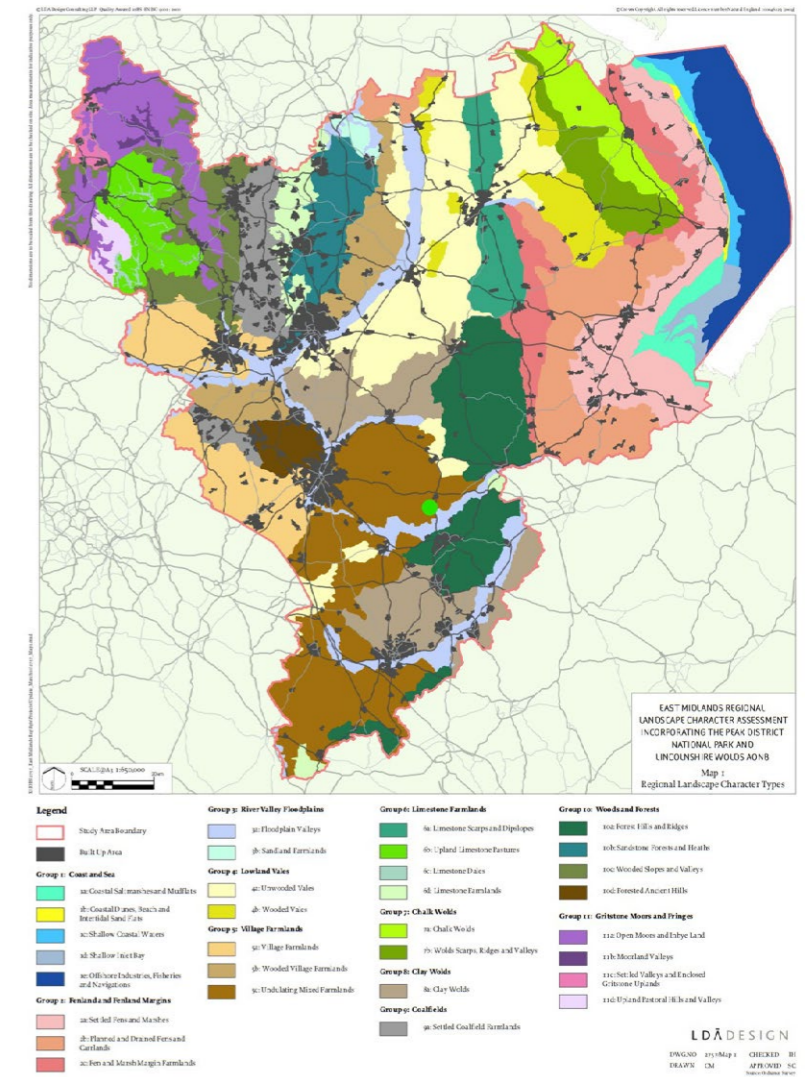
The site is located within the 8a Clay Wolds character area.

KEY CHARACTERISTICS

- Broad plateaux overlain by thick mantle of till surrounded by undulating ridges and valleys, and prominent scarp slopes;
- Clay plateaux drained radially by streams occupying arrow valleys creating rolling landform;
- Mixed farming but with mainly arable on the plateau tops and pasture on steep sloping land and along valleys; hedged fields generally medium to large scale, with some evidence of amalgamation;
- Well treed character from hedgerows, hedgerow trees, copses and small woodlands despite limited areas of large woodland;
- Sparse settlement pattern of small villages and farms with little modern development;
- Ironstone and limestone churches and vernacular buildings, but brick the most abundant and -widespread building material;
- Frequent and prominent ridge and furrow close to villages;
- Quiet and remote, often empty character with expansive views contrasting with more intimate and intricate areas close to villages; and
- Damming of several valleys to create reservoirs which have localised impact on landscape character.

LANDSCAPE CHARACTER

The Clay Wolds Landscape Character Type represents a distinctive elevated plateau farmland landscape across thick belts of boulder clay separated by rolling valleys. Historically, the intractable clays of the plateau appear thinly settled, with settlements generally gravitating to the more easily worked soils on the neighbouring slopes and valleys. Remnants of this pattern of settlement remain evident in the modern landscape, and many of the elevated clays are sparsely settled, and retain a remote, sometimes empty character, enhanced by panoramic views over the surrounding landscape possible from their fringes. The valleys drain radially from the uplands and form a major component of the River Nene and several tributaries of the Trent. Here the landscape is more intricate and intimate, with long distance views obscured by landform and vegetation. Villages remain small and rural, although their built character is dominated by the use of brick. The historic character of the landscape is dominated by hedged fieldscapes dating to the 18th and 19th centuries, albeit overlain onto a much older pattern of sinuous boundaries and routes across the hills. Other influences are limited to occasional rail routes winding through the landscape and reservoirs. In more recent decades, the removal of hedgerows and increased reversion to cereal farming has had a subtle influence on landscape character.



Landscape Character

Local Character Area

Charnwood Borough Council have assessed and identified Landscape Character Types (LCTs) within their Borough of Charnwood Landscape Character Assessment.

The site is located within the Wreake Valley character area.

Key Characteristics

- River Wreake meanders in a flat bottomed river valley with gently sloping sides. The valley experiences flooding
- Rural character to east of Broome Lane, East Goscote
- Leicester City and Syston have an urbanising influences in the west Limited valley crossings, with the A46 and A607 roads on engineered embankments
- Area of mixed arable and pasture farming
- Some neglected and lost hedgerows and hedgerow trees
- Restored mineral workings
- Settlements are on the valley slopes, with churches marking villages
- Main settlements are Ratcliffe on the Wreake, Thrussington, Rearsby, East Goscote, Queniborough and Syston.

General Description

The River Wreake lies in a broad valley of two contrasting parts: the area east of Broome Lane, East Goscote has a rural quality, and the area to the west, where the Wreake joins the Soar, is affected by the urban influences of Syston and Leicester with their significant industry, housing and engineered roads.

The eastern area is still predominately rural in character retaining a remote countryside appearance and agricultural character. Settlements are sited on the gravel terraces on either side of the valley. The A46 and A607 are mostly elevated on embankments in the floodplain. The Rearsby by-pass is a busy element on the southern fringe, but it has removed through traffic from the village roads and has created a more peaceful feel to Rearsby and East Goscote.

The Wreake Valley has a network of wetland habitats. Much of the western area has been worked for sand and gravels and subsequently restored, and is now returning to grazing or recreational use with lakes, ponds and a golf course in well wooded settings created by naturalisation and landscaping.

Strength of Landscape Character

Around the larger settlements of the western part of the Wreake Valley there is an urbanising influence and greater variety in land use and tree cover. The recreational uses and naturalising landscape of restored gravel workings also provides a contrast to the pastoral countryside. However, in general and particularly in the eastern valley there is a distinct well defined strong tranquil and rural character of the river valley landscape contained by the surrounding landform of rising slopes.

Landscape Condition

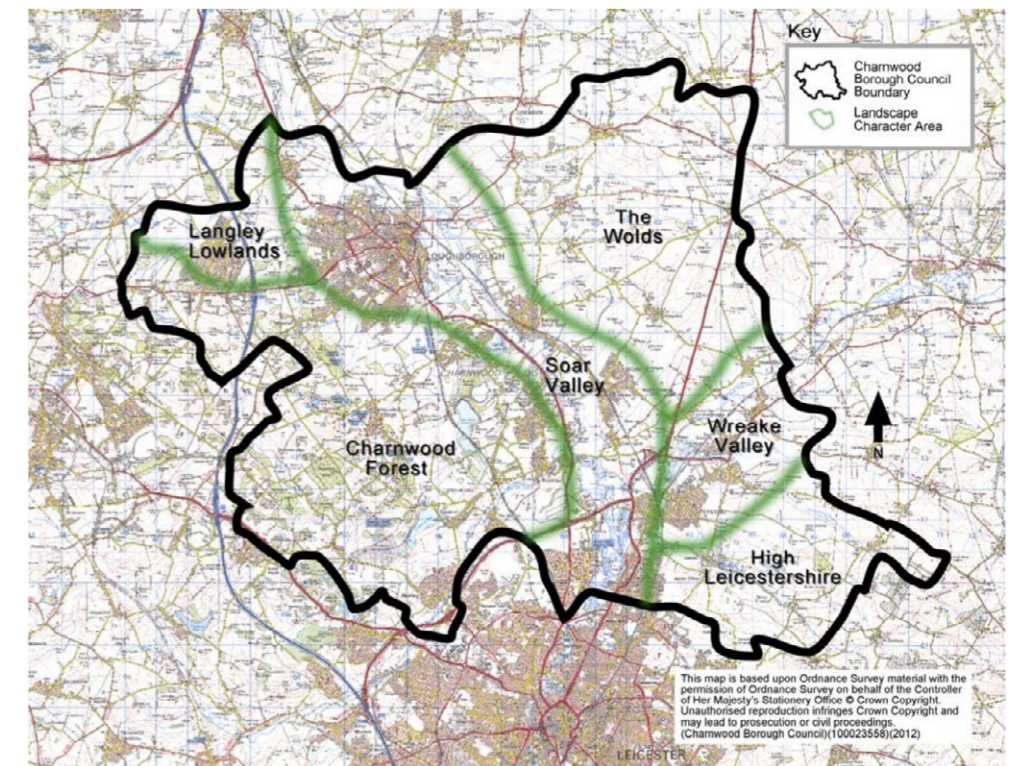
There is fragmentation of landscape features around the larger western settlements although planting around the restored gravel workings is now establishing and creating new cohesive, localised features. Although without substantial woods, there is a feeling of being in a well treed landscape, created by the hedgerow trees, waterside copses and tree fringed river. Neglect of some hedgerows and lack of management of waterside trees is leading to fragmentation and potential loss.

Overall the strength of landscape character is considered moderate and the landscape condition is moderate.

Guidelines For Wreake Valley Landscape Character Area

To be read in conjunction with General Guidelines.

- Conserve and enhance the tranquil and self-contained character of the rural part of the Wreake Valley with its well-treed landscape and relaxed management regime of hedges and roadside verges. Seek to include tree planting and small woodlands in and around any new development
- New development should preserve the open character of the Wreake valley, and have regard for the views across the valley
- Enhance the Wreake Valley landscape character around the fringes of the existing larger settlements by increasing tree cover
- Seek to mitigate the harsh urban edge of East Goscote
- Support the restoration of sand and gravel extraction pits to provide opportunities to deliver recreation where landscape and biodiversity objectives can be achieved
- Seek opportunities for natural water management storage within the floodplain particularly where this can benefit biodiversity
- Conserve the integrity of features of historic interest typical of the Wreake Valley such as the packhorse bridge at and the causeway to Rearsby, the boathouse at Ratcliffe on the Wreake and retain views of the village churches. Protect the setting of these features in the landscape
- Encourage the conservation and management of meadows and waterside pastures
- Preference will be given to the use of tree and shrub species locally native to the Wreake Valley character area in planting schemes
- Where safety allows retain dead wood to benefit invertebrates
- Seek to increase wet woodlands through natural colonisation and the use of local origin stock
- Seek opportunities for the creation and enhancement of the following habitat types typical of the Wreake Valley:
 - All wetland habitats (wet woodland, marsh, fen, ponds, shallow scrapes, etc.)
 - Riverside trees
 - Hedgerows and hedgerow trees.



Appraisal of Effects on Landscape Character

The development proposals have been used to determine the effects on baseline landscape character. The magnitude of change brought about by the proposed development is considered for the following character areas:

Receptor	Sensitivity	Magnitude of Change	Nature of Effects
NCA NCA 74. Leicestershire and Nottinghamshire Wolds	Medium	Low	Neutral
RCA 8a Clay Wolds	Medium	Low	Neutral
LCT Wreake Valley	Medium	Low	Neutral

The landscape character of the site is considered to be of medium sensitivity due to the strong character and good structure of the area as described in the preceding sections. The capacity of the site to accommodate change is considered to be low. Any development of the site should therefore look to minimise impact on the landscape character by conserving the defined characteristics of the area and following the Landscape Actions stated within the LCAs.

Landscape Elements



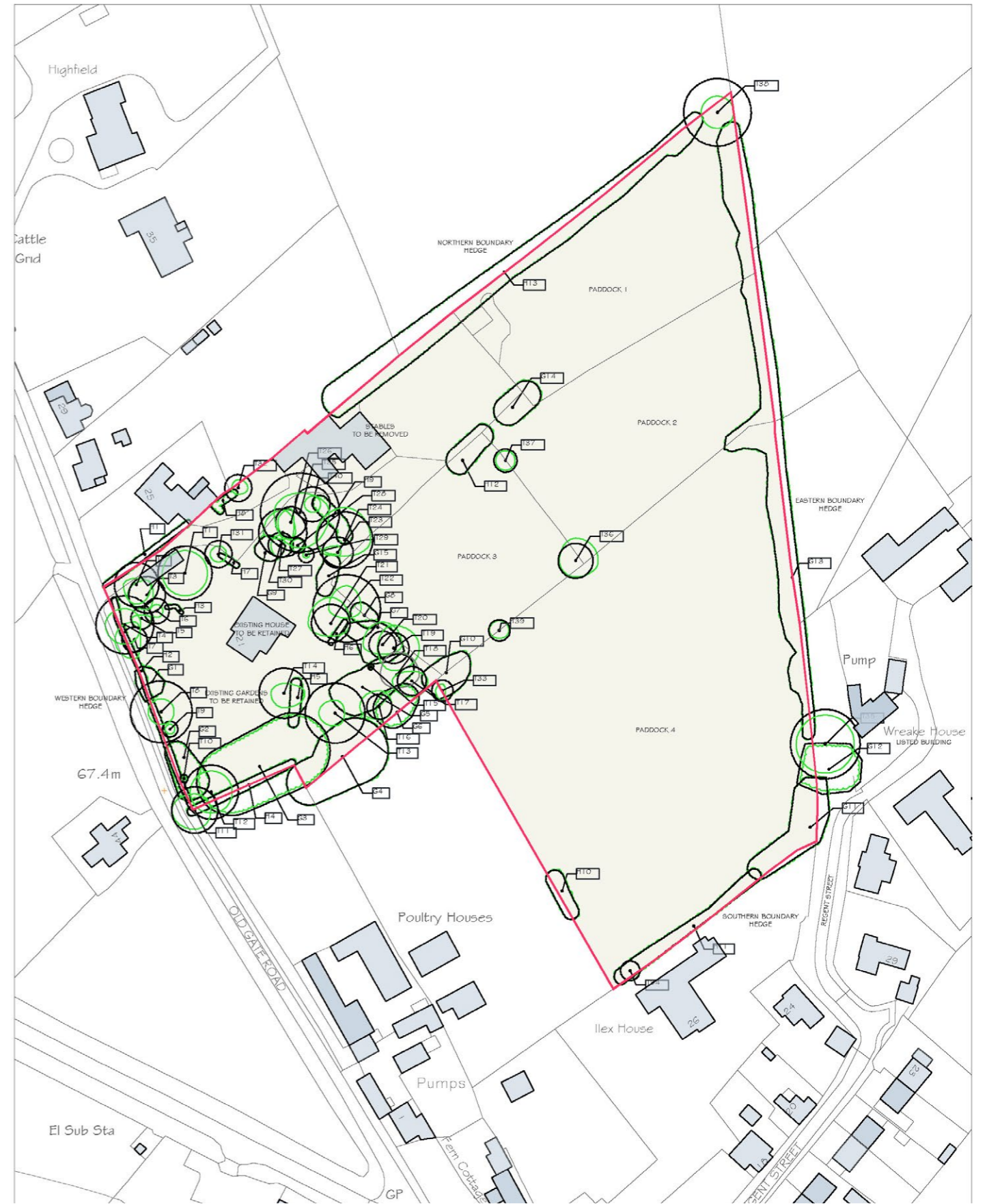
Tree 35 adjacent to Wreake House



Tree group adjacent to stables, including Tree 25 Willow



Tree 36 Norway Maple



Landscape Elements

Landscape Elements are physical components of the landscape such as landform, trees, hedgerows, and watercourses.

The proposed development site consists of a single dwelling fronting Old Gate Road and with gardens surrounding it. To the rear of the house are a series of paddocks used for grazing horses and a collection of stable buildings of timber and brick construction.

The land is subdivided generally by post and wire fences. To boundaries of the site generally consist of tall, mixed Hawthorn hedges. There are several groups of trees particularly within the garden areas and on the site boundaries.

Boundaries

Western Boundary (Old Gate Road)

The boundary is formed by a mature hedge of mixed native and ornamental species which forms an effective screen to views from the road. A number of trees are positioned behind the hedge, providing further screening. Trees are a mix of ornamental and native species including Maple and Copper Beech.

Northern Boundary

The part of the boundary with the neighbouring residential property is made up by a mature hedge of mixed native and ornamental species which forms an effective screen. Part of the boundary is formed by the bungalow 25 Old Gate Road and the Stables buildings. Further to the east bounding Paddock 1 the boundary is formed by a mixed Hawthorn hedge approximately 5m high. The hedge is dense to the ground providing effective screening and a stock-proof barrier.

Eastern Boundary

The boundary is formed by a mixed Hawthorn hedge approximately 5m high. The hedge is dense to the ground providing effective screening and a stock-proof barrier. Some hedgerow trees are also present, notably Ash at the northern end, a group of Scots Pine in the centre and a Horse Chestnut adjacent to Wreake House.

Southern Boundary

The boundary is formed by a mixed Hawthorn hedge, not as tall as the other boundaries but up to 5m high in places, with some small gaps which allow views through.

Internal boundaries are generally made by fences with only very small sections of remnant hedges.

Landform

The site has a gentle slope downwards in a south easterly direction towards the Wreake valley. The high point of the site is on the northern boundary near the stables at 73m AOD. The lowest point is on the southern boundary at 65m AOD, this equates to an average gradient across the site of approximately 1:22.

Vegetation

In addition to the boundary features already described there are several groups of trees present on the site:

There are a group of trees close to the high point of the site between the stables and the existing house. Principal trees within this group are 24, 25 & 26 on the adjacent plan and include Willow and Cedar. They provide a strong feature within the site and are important visually due to their height and prominent location.

There are many other trees within the garden area of the existing house which is not proposed for development. Within the open paddock part of the site there are very few trees, the most prominent is tree 36 a Norway Maple.

Wreake House

Wreake House is a grade II listed building which is located close to the eastern boundary of the site, separated by a public footpath. The house is described as early C19, whitewashed rendered brick and Swithland slate hipped roof, 2 storeys. The development site does not form the curtilage of the house and does not have a strong visual connection. The site does contribute to house's wider setting.

Appraisal of Effects on Landscape Elements

The development Site Layout has been used to determine the effects on baseline landscape elements. The magnitude of change brought about by the proposed development is considered for the following elements of the landscape:

Receptor	Sensitivity	Magnitude of Change	Nature of Effects
Grazing Land	Medium	High	Adverse
Topsoil	Medium	Medium	Neutral
Site Boundary Hedgerows & Tree	High	Negligible	Neutral
Internal Hedgerows & Trees	Medium	Low	Neutral
Landform	Medium	Negligible	Neutral
Wreake House	High	Low	Adverse

The landscape elements of the site are considered to be of medium and high sensitivity due to the partly undeveloped nature. Development of the site would lead to an adverse and neutral effects and a magnitude of change ranging from negligible to high for the landscape elements shown in the table above.

The landscape elements of boundary hedgerows and trees; and landform would all be retained within the development site layout and in some cases would be enhanced by positive management leading to negligible change to those elements of a neutral/beneficial nature.



Old Gate Road Boundary



Northern Boundary



Eastern Boundary Hedge & Scots Pine Tree Group

Visual Appraisal

This part of the study considers the visual attributes of the site and its surroundings. Available views of the site are identified and understood by analysis of the following:

- Identification of sensitive visual receptors
- Identification of visual barriers
- Determining an approximate visual envelope
- Identification and analysis of representative viewpoints

Visual Barriers

Survey of the study area has demonstrated that there are a number of features which prevent wider views of the site. In order to understand the extent of the visual envelope for the development site it is first necessary to consider features which prevent views. Visual barriers have been grouped into the following categories:

Landform

The undulating landform of the surrounding area prevents views of the site from some areas, this is illustrated on the following plan by the orange lines which indicate the ridges which restrict long range views.

Built Form

Built form in close proximity to the site restricts views of the site.

Vegetation

The large hedgerows which are typical of the local landscape character restrict views from many of the roads within the Wreake Valley where otherwise the topography may allow views.

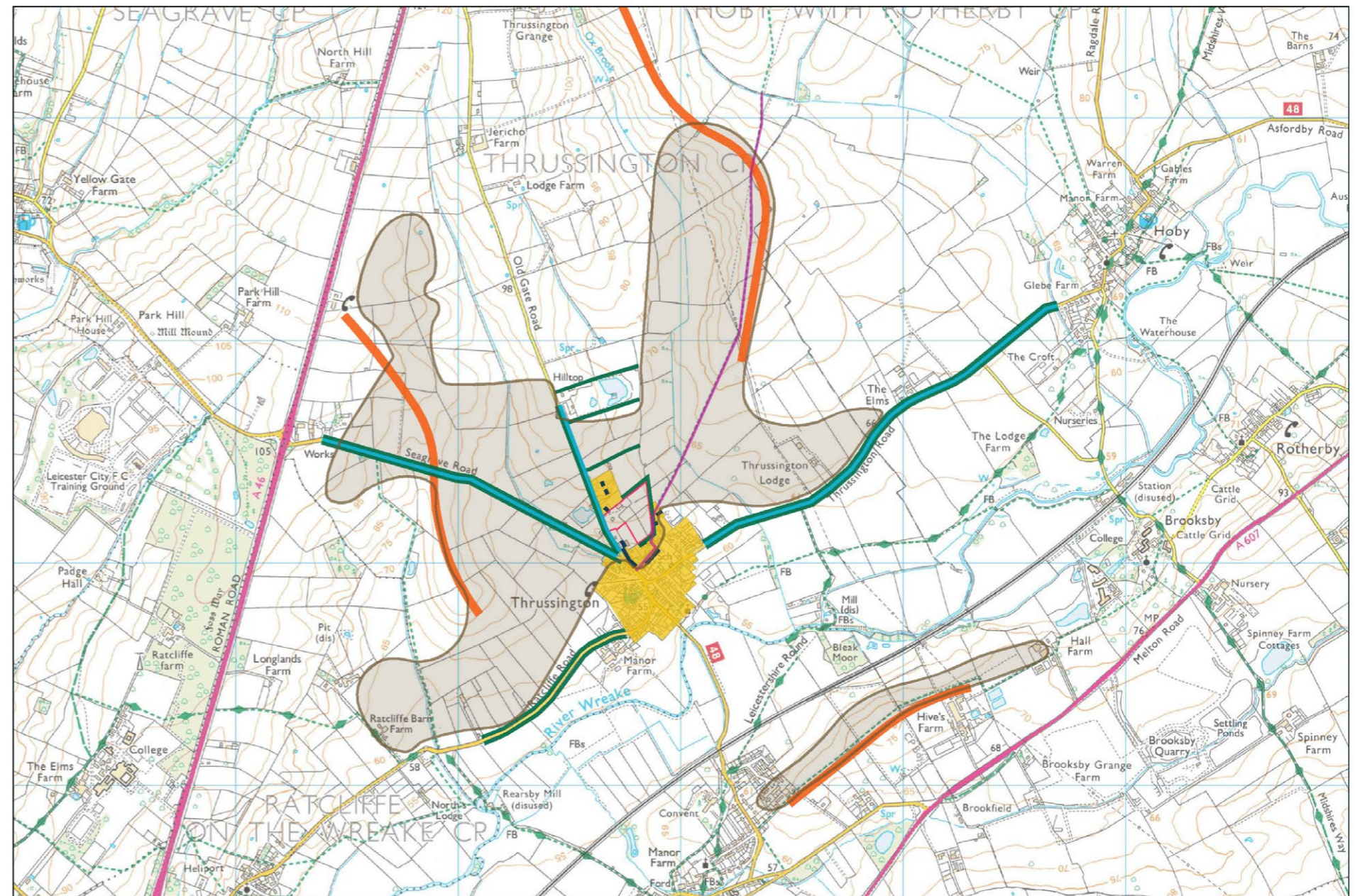
Sensitive Visual Receptors

The plan on the following page shows sensitive visual receptors that could be impacted by the development. Receptor is a term used to describe a physical feature or viewer group in visual terms. Identification of receptors builds on the establishment of the visual envelope.

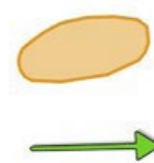
Zone of Theoretical Visibility

An approximate visual envelope has been established from a desk study of topography and a site survey of publicly accessible locations within the study area. This method is considered to be a more effective means of defining actual visibility of the site than digital bare earth modelling. Bare earth modelling has the limitation of not featuring buildings, vegetation or other boundaries which may have a significant effect on the visibility of a development.

The visual envelope is restricted to the following distinct areas:
 Area 1 - The area immediately around the site and extending to the higher ground to the north of the Village, away from the Wreake Valley.
 Area 2 - A distinct area of higher ground to the south side of the Wreake valley, immediately north east of the village of Rearsby



Key:



Approximate Visual Envelope
 Potential Views of Development

Visual Barriers



Landform
 Built Form
 Vegetation

Receptors

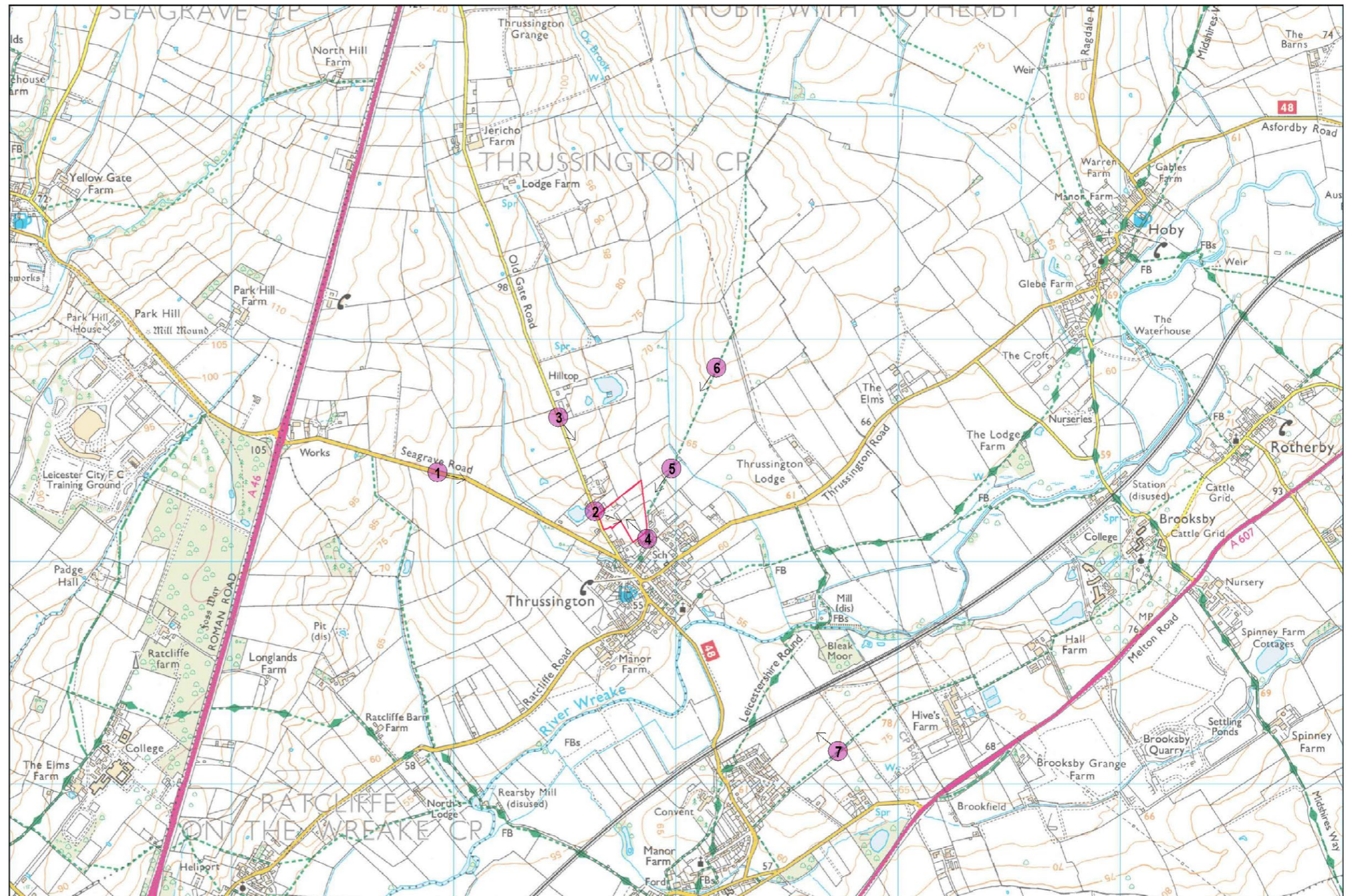


Road Users
 Public Footpath Users
 Residents

Representative Viewpoints

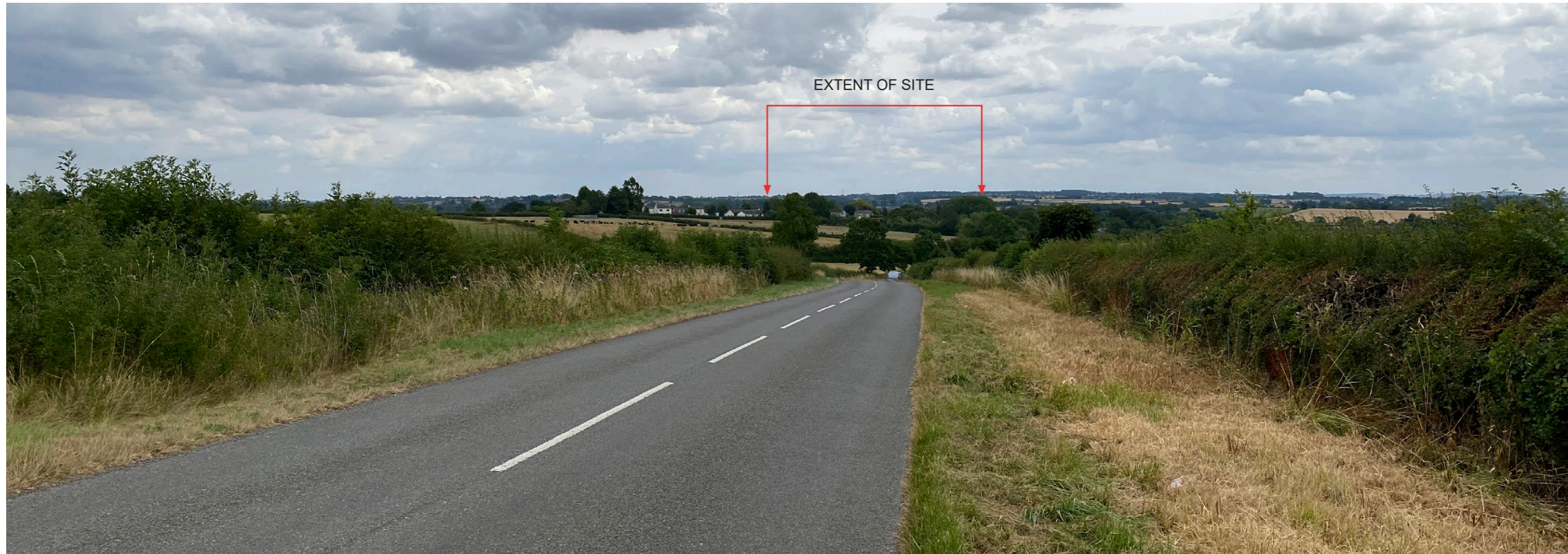
A series of 7 representative viewpoints have been selected as being the most representative of sensitive receptors based on the visual analysis, other views have been discounted because they are very similar and duplicate the same issues. The viewpoint locations are shown on the plan opposite.

Photographs shown were taken on a site visit in July 2022 (unless otherwise stated), using a digital camera. All photographs are taken at 1.5m above ground level. Photographs within this report should be used as a reference and are provided to assist the reader in conveying the location and nature of views. Photography should not be relied upon and should not be a substitute for visiting the location in the field.



Viewpoint 1

Representative Viewpoint 1	
View From	Seagrave Road
Distance to nearest part of the site	730m
General description	View from Seagrave Road looking south east towards Thrussington and Old Gate Road. The road aligns precisely with a view of the site. The site is partly screened by other properties on Old Gate Road, and trees and hedgerows along the road.
Receptor	Pedestrians, cyclists and motorists using Seagrave Road
Sensitivity	Vehicles - medium Pedestrians and cyclists - high
Magnitude of Change	Negligible
Nature of Change	Adverse
Opportunities for Mitigation	Old Gate Road frontage to remain largely unchanged except for site access, with trees and hedges retained. Prominent trees on the high point of the site to be retained.



Viewpoint 2

Representative Viewpoint 2	
View From	Old Gate Road
Distance to nearest part of the site	5m
General description	View from Old Gate Road looking directly at the site frontage.
Receptor	Pedestrians, cyclists and motorists using Old Gate Road
Sensitivity	Vehicles - medium Pedestrians and cyclists - high
Magnitude of Change	Medium
Nature of Change	Adverse
Opportunities for Mitigation	Old Gate Road frontage to remain largely unchanged except for site access, with trees and hedges retained.



Viewpoint 3

Representative Viewpoint 3	
View From	Old Gate Road
Distance to nearest part of the site	450m
General description	View from Old Gate Road looking south towards Thrussington The site is currently screened by the hedges and trees on Old Gate Road and extending eastwards on the property/field boundaries. The height of the proposed properties is likely to mean the roofs are visible above the existing vegetation
Receptor	Pedestrians, cyclists and motorists using Old Gate Road
Sensitivity	Vehicles - medium Pedestrians and cyclists - high
Magnitude of Change	Low
Nature of Change	Adverse
Opportunities for Mitigation	Retain boundary hedges and trees. Provide additional native tree planting to the northern boundary of the site to soften built form and break up the roofscape.



Viewpoint 4

Representative Viewpoint 4	
View From	Regent Street
Distance to nearest part of the site	23m
General description	View from Regent Street looking north towards the site. There are glimpsed views into the site from Regent Street between properties and where there are gaps in the vegetation. This view is also representative of views from several properties on Regent Street.
Receptor	Pedestrians, cyclists and motorists using Beck Lane
Sensitivity	Vehicles - medium Pedestrians and cyclists - high Residents - medium
Magnitude of Change	High
Nature of Change	Adverse
Opportunities for Mitigation	Retain boundary vegetation. Provide additional native hedgerow, scrub and tree planting close to the boundary. Set development back from existing properties. Provide an area of open space in this part of the site where existing dwellings are closest to the site.



Viewpoint 5

Representative Viewpoint 5	
View From	Public Footpath H60
Distance to nearest part of the site	80m
General description	View from Public Footpath H60 looking west towards the eastern boundary of the site. The boundary hedge is approximately 5m high meaning the roofs of proposed properties may be visible above the line of the hedge.
Receptor	Pedestrians only
Sensitivity	High
Magnitude of Change	Medium
Nature of Change	Adverse
Opportunities for Mitigation	Retain boundary vegetation. Provide additional tree planting close to the boundary. Set development back from the boundary to reduce the impact. Avoid regimented building lines, provide gaps in runs of dwellings. Consider sympathetic use of materials to reduce impact.



Viewpoint 6

Representative Viewpoint 6	
View From	Public Footpath H60
Distance to nearest part of the site	580m
General description	View from Public Footpath H60 in a more elevated position looking west towards the eastern boundary of the site.
Receptor	Pedestrians only
Sensitivity	High
Magnitude of Change	Medium
Nature of Change	Adverse
Opportunities for Mitigation	Retain boundary vegetation. Provide additional tree planting close to the boundary. Set development back from the boundary to reduce the impact. Avoid regimented building lines, provide gaps in runs of dwellings. Consider sympathetic use of materials to reduce impact.



Viewpoint 7

Representative Viewpoint 7	
View From	Public Footpath
Distance to nearest part of the site	1.30km
General description	View from Public Footpath east of Rearsby on higher ground. The site is visible in the centre of the view, heavily screened by the tree cover through the village of Thrussington and close to the site boundaries. existing dwellings in the village are generally screened by tree cover from this view.
Receptor	Pedestrians only
Sensitivity	High
Magnitude of Change	Low
Nature of Change	Adverse
Opportunities for Mitigation	Retain boundary vegetation. Provide additional tree planting throughout the site to screen or break up views of built form.



Appraisal of Effects on Visual Amenity

Visual Envelope

Within the study area the visual envelope of the site is restricted to two distinct areas. The first area is in close proximity to the site boundaries extending north, east and west; away from the lower ground of the Wreake valley. The area is constrained by the low ridges which extend northwards and by hedge and tree lines.

Views of the site from the Wreake Valley floodplain area are screened by the village of Thrussington and by hedge and tree lines.

Further away from the site boundaries there is a second area of visibility to the south side of the Wreake Valley. This is a ridge of higher ground to the north east of Rearsby.

Sensitive receptors within the visual envelope are limited to residential properties, roads and public footpaths.

Using a series of 7 representative viewpoints the visual effects of the proposed development have been appraised. The table below shows a summary of the visual effects.

Viewpoint	Sensitivity	Magnitude of Change	Nature of Effects
1	Medium	Negligible	Adverse
2	Medium	Medium	Adverse
3	Medium	Low	Adverse
4	Medium	High	Adverse
5	High	Medium	Adverse
6	High	Low	Adverse
7	High	Negligible	Adverse

Based on the viewpoint appraisal viewpoints 2 and 4, located close to the site boundary demonstrate a medium or high magnitude of change and an adverse effect.

The views from the public footpath shown in viewpoints 5 and 6 are appraised as high sensitivity because of the activity of walking and the expectation of rural views. Views from 5 and 6 will experience of low or medium magnitude of change and an adverse effect.

Viewpoints 1, 3 & 7 represent views from a greater distance of between 450m to 1.3km, where the magnitude of change is appraised as Low or Negligible and the nature of change is Adverse.

Views out of the site

Views out of the site are generally restricted by the boundary hedgerows. However, a view from the upper part of the site is available of the top of Holy Trinity Church Thrussington tower. This view has been retained through careful street orientation within the site layout.

Mitigation Recommendations

The proposed landscape and visual strategy for the site has been developed by an iterative process of site master planning and landscape and visual appraisal.

The Landscape Masterplan on the following page illustrates the following 7 key recommendations of the Landscape & Visual Strategy:

1. Retain the existing house and garden areas which provide a frontage to Old Gate Road.

Reasons:

To retain the existing townscape and landscape character of Old Gate Road.

To preserve visual amenity in views of the site from the west and north west.

2. Site boundary hedgerows and trees to be retained and enhanced by gapping-up and future management.

Reasons:

To form part of the open land buffer treatment

To provide screening which will reduce the visual impact of the new development.

To protect biodiversity

To preserve the setting of Wreake House

3. Provide additional native planting to the site boundaries in the form of tree, hedgerow and scrub.

Reasons:

To form part of the open land buffer treatment

To provide screening which will reduce the visual impact of the new development.

To enhance biodiversity

4. Public Open Space

An area of open space for play and recreation is to be located close to the southern boundary.

Reasons:

To protect the amenity of existing dwellings close to the site boundary.

As the lowest point of the site the area is also most suited to surface water attenuation as part of a sustainable drainage system.

5. Retain the prominent tree group close to the former stables

Reasons:

The trees sit at the high point of the site and are prominent in longer range views of the site.

The height of the trees will extend above the proposed built form, retaining a green sky line feature and reducing the visual impact of the new built form.

6. Retain the view of Holy Trinity Church Thrussington tower through the orientation of a street and location of open space.

Reasons:

The church is a landmark feature within the village and an important heritage asset.

7. Development Adjacent to Open Land Boundary

In addition to the planted buffer treatment, built form within 20m of the open land boundary should be sensitively designed so as not to have an over bearing impact on views of the site. The arrangement of dwellings should be fragmented, not a continuous line. Runs of dwellings on the same alignment should be limited. Dwellings should be a maximum of 2 storeys.

Reasons:

To form a sympathetic treatment of built form which may be visible from sensitive receptors such as public footpaths users within a rural, open land setting.



LANDSCAPE MASTERPLAN KEY:

EXISTING TREES & HEDGES

- EXISTING TREES AND HEDGES RETAINED
- EXISTING TREES AND HEDGES REMOVED

PROPOSED TREES

- EXTRA HEAVY STANDARD TREE (14-16cm GIRTH)
- STANDARD TREE (8-10cm GIRTH)

PROPOSED SHRUB & HEDGE PLANTING

- ORNAMENTAL SHRUBS AND PERENNIALS
- DECIDUOUS HEDGE (INCLUDING NATIVE MIXED)
- EVERGREEN HEDGE
- NATIVE SCRUB BUFFER PLANTING

PROPOSED GRASS AREAS

- AMENITY LAWN TURF TO GARDENS
- SPECIES-RICH FLOWERING LAWN
- SPECIES-RICH MEADOW GENERAL PURPOSE MIX

TRIM TRAIL

- TRIM TRAIL EQUIPMENT

LANDSCAPE DESIGN STRATEGY

The landscape strategy for the site aims to achieve the following:

- Retain and enhance existing hedges to site boundary
- Retain mature trees within the site where feasible
- Provide mitigation for the loss of vegetation through the planting of new meadows, hedgerows, specimen trees and scrub areas
- Provide an attractive and distinctive environment for residents
- Provide a mix of ornamental trees, hedge and shrub planting on internal streets and in front gardens

PARKLAND ENTRANCE

Existing mature trees are to be retained to the entire frontage of the site, preserving the setting of the existing house and maintaining the existing character of Old Gate Road. The exception to this is the location of the new access where a section of hedge and a small number of trees will need to be removed. An avenue of trees and shrub underplanting will lead to the area of new development, creating a parkland style entrance to the site.

TRIM TRAIL

Trim Trail equipment is to be installed in the 4 locations shown around the attenuation basin. Details of equipment to be confirmed. All installations to be in accordance with manufacturers recommendations and relevant British Standards, including but not limited to BS EN 1176. The trail is to be in the form of a main path through an area of species-rich meadow. The multi-functional area will provide recreation, surface water drainage and biodiversity enhancements.

LANDSCAPE TREATMENTS

TREE PLANTING

Extensive planting of extra heavy standard and standard trees are proposed throughout the development to create a structure to the new housing which is in keeping with the scale and context of the development and helps to filter views into the site, breaking up the rooftops of the housing when viewed from a distance. Planting at the site entrance, the public open space area and focal points will aid navigation within the scheme and complement the existing mature trees and hedgerows on site.

Where practical there will be an emphasis of native species which are locally prominent and trees will be procured and planted in accordance with BS5545:2014. Over the area of each planting pit, the tree top(s) shall be removed and set to one side for re-use. Pits for Extra Heavy Standard shall be excavated to 1000 x 1000 x 750mm. Pits for Standard trees shall be excavated to 800 x 800 x 600mm. Trees shall have a sturdy, reasonably straight stem and a well-balanced head with a clearly defined straight and simple leader and no main branch crossing the crown. They shall be in a healthy condition with a strong fibrous root system and of a normal habit for the particular species. All extra heavy standard trees shall be girdled underground using a Palfrey rootfall site system (available from Palfrey Anchors Ltd) or other form of approved deadman anchor system with frame suitable for the purpose. All other trees, Heavy Standard and smaller, shall include stakes using two short stakes (1.2m x 2.5 metres long) driven into the ground to leave approximately 1 metre above ground and a cross rail secured across the top. Trees shall be firmly secured to the cross member with ties and spacers with a minimum life expectancy of 4 years. The stakes are to be placed to prevent damage to the tree. The stakes must not cause rubbing of the tree trunk. All planting ties, cushions etc should be from sustainable sources and plastic free e.g. Green Tech - Natural tree tie is made entirely of natural fibres and is fully biodegradable. The tree pits must include an irrigation tube with a cap. All trees to receive a minimum of 60 litres watering at time of planting.

SHRUB PLANTING

A mix of evergreen and deciduous shrubs, climbing plants and herbaceous perennials will be planted throughout the site to give enclosure and structure to the development and all year round interest. This follows the same principles as previously approved.

Mature large species will be planted against screen fences and walls where space permits and medium / low mixes will be planted into front gardens, main courts and around parking areas.

ORNAMENTAL HEDGE PLANTING
Deciduous and evergreen hedges are proposed in various locations throughout the site to define plot frontages. Lower growing evergreen hedges are proposed in situations where demarcation between public and private space is required without the need for tall enclosure. Deciduous hedges will be planted as a variable alternate row of 60-80cm transplants, or larger. The evergreen hedges will be planted in various sizes according to species availability.

NATIVE HEDGE PLANTING
All existing hedgerows have been retained except for where access to the site is required. Native species hedging will be planted into frontages on the outward facing parts of the development to extend and continue the existing hedgerows. Native hedgerow will also be planted in selected areas of the site to gap up existing sections of hedgerow and introduce additional habitat value within the site.

GRASS TREATMENTS
A variety of grass treatments are proposed throughout the site to define different areas of space and use:

Amenity Turf
Front gardens will be turfed with a quality amenity turf. Areas indicated on the plan will be seeded with robust wildflower-rich seed mixtures. These will create an attractive backdrop to the development, as well as provide a source of shelter, nectar and pollen for a wide range of insect life, and in turn, will attract the animals that prey upon them, such as birds and bats.

Species Rich Meadow Mix
EM1 - Flowering Lawn Mixture, or equivalent
EM2 - General Purpose Meadow Mixture, or equivalent
Seed mixtures supplied by Emergence Seeds - <https://www.emergence.co.uk/seedmixes>

Preparation
No more than 5cm of topsoil will be spread over the subsoil profile. This will be loose topped and spread with a back actor to avoid compaction, and harrowed to a 100mm ready for seeding.

Seeding
Seed according to supplier's instructions. If soils have been spread before September, any aerial growth that has established in the meantime will be sprayed with glyphosate and a seedbed be re-prepared. Seed will either be broadcast by hand or by approved lightweight machinery at c. 40kg/ha. Following seeding, the area will be lightly rolled to incorporate the seed with the growing substrate.

Management
Year 1
Five cuts, collect clippings and remove from site. Use a weed wiper three times in year 1 to kill off weeds - Spear thistle, creeping thistle, broad-leaved dock, clustered dock, wood dock, curled dock, nettle, ragwort and others according to ECOW recommendations. Operators must be properly competent in identifying these in their early stages to prevent killing off some willows.

Year two onwards
EM1 Cut as normal amenity grass, as specified in the overall landscape maintenance contract. Cutting should not be more frequent than every three weeks. Longer periods (four weeks plus) in mid-summer are advantageous.
EM2 Single cut in late summer (August/September), with strong raised and mowning.

Rev. Date Description Drawn Check

JRP Architecture Planning Urban Design Landscape

CLIENT: BELLWAY EAST MIDLANDS DRAWING NUMBER: 22 5560 100

PROJECT: OLD GATE ROAD, THRUSSINGTON SCALE @ A1: 1:500

DRAWING: LANDSCAPE MASTERPLAN DRAWN: DATE: LB JUL 22 CHECKED: DATE: VS JUL 22

JRP Associates 14 Mariner Court, Cuckley Park, Watlington, W4 3PL 01924 383322 E: info@jrpssoc.co.uk W: www.jrp.co.uk

100 / LANDSCAPE MASTERPLAN

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Landscape Character

The development proposals have been used to determine the effects on baseline landscape character. The magnitude of change brought about by the proposed development is considered for the following character areas:

Receptor	Sensitivity	Magnitude of Change	Nature of Effects
NCA NCA 74. Leicestershire and Nottinghamshire Wolds	Medium	Low	Neutral
RCA 8a Clay Wolds	Medium	Low	Neutral
LCT Wreake Valley	Medium	Low	Neutral

The landscape character of the site is considered to be of medium sensitivity due to the strong character and good structure of the area as described in the proceeding sections. The capacity of the site to accommodate change is considered to be low. Any development of the site should therefore look to minimise impact on the landscape character by conserving the defined characteristics of the area and following the Landscape Actions stated within the LCAs.

Landscape Elements

The development Site Layout has been used to determine the effects on baseline landscape elements. The magnitude of change brought about by the proposed development is considered for the following elements of the landscape:

Receptor	Sensitivity	Magnitude of Change	Nature of Effects
Grazing Land	Medium	High	Adverse
Topsoil	Medium	Medium	Neutral
Site Boundary Hedgerows & Tree	High	Negligible	Neutral
Internal Hedgerows & Trees	Medium	Low	Neutral
Landform	Medium	Negligible	Neutral
Wreake House	High	Low	Adverse

The landscape elements of the site are considered to be of medium and high sensitivity due to the partly undeveloped nature.

Development of the site would lead to an adverse and neutral effects and a magnitude of change ranging from negligible to high for the landscape elements shown in the table above.

The landscape elements of boundary hedgerows and trees; and landform would all be retained within the development site layout and in some cases would be enhanced by positive management leading to negligible change to those elements of a neutral/beneficial nature.

Visual Appraisal

Within the study area the visual envelope of the site is restricted to two distinct areas. The first area is in close proximity to the site boundaries extending north, east and west; away from the lower ground of the Wreake valley. The area is constrained by the low ridges which extend northwards and by hedge and tree lines.

Views of the site from the Wreake Valley floodplain area are screened by the village of Thrussington and by hedge and tree lines.

Further away from the site boundaries there is a second area of visibility to the south side of the Wreake Valley. This is a ridge of higher ground to the north east of Rearsby.

Sensitive receptors within the visual envelope are limited to residential properties, roads and public footpaths.

Using a series of 7 representative viewpoints the visual effects of the proposed development have been appraised. The table below shows a summary of the visual effects.

Viewpoint	Sensitivity	Magnitude of Change	Nature of Effects
1	Medium	Negligible	Adverse
2	Medium	Medium	Adverse
3	Medium	Low	Adverse
4	Medium	High	Adverse
5	High	Medium	Adverse
6	High	Low	Adverse
7	High	Negligible	Adverse

Based on the viewpoint appraisal viewpoints 2 and 4, located close to the site boundary demonstrate a medium or high magnitude of change and an adverse effect.

The views from the public footpath shown in viewpoints 5 and 6 are appraised as high sensitivity because of the activity of walking and the expectation of rural views. Views from 5 and 6 will experience of low or medium magnitude of change and an adverse effect.

Viewpoints 1, 3 & 7 represent views from a greater distance of between 450m to 1.3km, where the magnitude of change is appraised as Low or Negligible and the nature of change is Adverse.

Views out of the site

Views out of the site are generally restricted by the boundary hedgerows. However, a view from the upper part of the site is available of the top of Holy Trinity Church Thrussington tower. This view has been retained through careful street orientation within the site layout.

Conclusion

A landscape led development site layout has been prepared, ensuring that the scheme is acceptable in landscape and visual terms. The location and quantum of development have been carefully considered.

Extensive elements of the existing landscape have been retained in the form of tree groups, hedgerows and areas of open space. Proposed built form has been distanced from existing landscape features.

Proposed planting will be carefully planned to assimilate the development into the local landscape character, using the same species mixes for hedgerows, tree planting and species rich meadows.

As with any development of the scale and form there are inevitable adverse effects in both visual and landscape terms. However these have been limited through design and offset by improvements/increases in vegetation, public open space and access.

Given the approach taken to the scheme design and the resulting site layout which accords with local planning policies and current best practice in Green Infrastructure design and planning; there is no reason why the likely landscape and visual effects of the proposed development should be regarded as unacceptable.