

NOTES FROM THE **LANDSCAPE AND VISUAL IMPACT REPORT**

THE REPORT'S REFERENCES TO RELEVANT POLICY

1. National Planning Policy Framework (NPPF)

The report states relevant NPPF policy and quotes sections which clearly point to this site's lack of suitability because it :

- does not protect or enhance the landscape,
- will contribute to *increased* air and noise pollution -increased car journeys - Thrussington's lack of necessary and essential services within walking/cycling distance,
- does not minimise impacts on biodiversity,
- does not recognise the character and beauty of the countryside

2. Local Planning Policy

The report incorrectly refers to the Charnwood Local Plan (rather than the Draft Plan) and it's inclusion of this site HA68. The Plan has not been adopted, this site was included without any consultation(which is required) and many objections to the inclusion of this site have been submitted to the Inspectors.

The report quotes policy within the draft Plan which this proposed development would clearly contradict.

“For developments within smaller villages within the Borough, **siting is an important design consideration.** Proposals....should not appear out of place amongst skylines viewed from open countryside, respecting the existing building scales, mass...”

3. Thrussington Neighbourhood Plan

The report quotes on of the policies within the plan but conveniently omits any mention of the policy on Residential Development (H1) which clearly states that “all new residential dwellings should, where appropriate... be within the settlement boundary...”

4. Landscape Character

The report refers to various regional and local character assessments relevant to the area. It includes quotes about relevant key characteristics of this area such as:

“Sparse settlement pattern of small villages and farms with little modern development”

“Quiet and remote, often empty character with expansive views contrasting with more intimate and intricate areas close to villages; ...”

“Rural character east of Broome Lane, East Goscote.....Area of mixed arable and pasture farming...the eastern area is still predominantly rural in character retaining a remote countryside appearance and agricultural character....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.**”

The report quotes from the ‘Guidelines For Wreake Valley Landscape Character Area’

The policy is to “Conserve and enhance the tranquil and self-contained character of the rural part of the Wreake ValleyNew development should preserve the open character of the Wreake Valley and have regard for views across the valley.”

The proposed development clearly would not comply with the guidelines for development in this area and would definitely have a detrimental effect on the landscape characteristics which this report highlights.

APPRAISAL OF EFFECTS ON LANDSCAPE CHARACTER (this is the report writer's appraisal)

Whilst classing the 'Magnitude of Change' as 'Low' in relation to effect of the development proposals this section then states:

"The landscape character of the site is considered to be of medium sensitivity due to the strong character and good structure of the areaThe 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 LCA's."

THIS QUOTE FROM THE DEVELOPER'S OWN APPRAISAL IS KEY. THIS SAME PARAGRAPH IS REPEATED TWICE MORE IN THE REPORT. (NB there is no explanation of what the Landscape Action are or what the LCA's are – we could contact the report writers?)

LANDSCAPE ELEMENTS & APPRAISAL OF EFFECTS ON LANDSCAPE ELEMENTS

The report says that the effect on Wreake House (listed building) which is '**High**' sensitivity is '**Adverse**' in terms of **Nature of Effects**. This section also says that;

"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...."

VISUAL APPRAISAL

The report looks at 7 view points and considers the impact of the proposed development.

- All seven view points are rated as medium sensitivity for vehicles and **high** for pedestrians and cyclists.
- For three of the points a **magnitude of change is rated 'medium'**
- For one (4 Regent St) magnitude of change is rated as '**high**'
- **For all viewpoints the 'Nature of Change' is rated as 'Adverse'**
- Viewpoint 5 – public footpath towards Ragdale – there is a long list of 'opportunities for mitigation' implying that this view is considered to be very much affected.
- In the summary of the report two of the ratings for the 'Magnitude of Change' have been altered to imply a lesser impact.

VISUAL IMPACT

The report says that the visual envelope is 2 areas – the area close to the boundaries and the ridge of higher ground (footpath to Ragdale) . Again the summary in this section has changed the ratings for 'magnitude of change'

SUMMARY & CONCLUSION

This sentence is repeated :

“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 LCA’s.”

This is the penultimate paragraph of the report :

“As with any development of the scale and form there are inevitable adverse effects in both visual and landscape terms.....”

The report then mentions design and increased vegetation to offset the effects but realistically, because of the scale and form of this proposed development, in the words of the developer’s own Landscape and Visual Appraisal report **“there are inevitable adverse effects in both visual and landscape terms...”**