



MAGNA PARK Extension

HYBRID PLANNING APPLICATION:

15/01531/OUT

**Addendum to the Environmental Statement Chapter 9
– Landscape and Visual Effects**

Volume 3B: Cumulative Impact Assessment Addendum to Chapter 9

6 July 2017

Hybrid Planning Application (15/01531/OUT)

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Chapter 9 - Landscape & Visual Effects
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9 Landscape and Visual Effects

1.0 Introduction

- 1.1 This addendum to Chapter 9 of the Environmental Statement (ES), submitted in support of the Hybrid planning application 15/01531/OUT, responds to a request for further information on the cumulative landscape and visual effects of the development by Harborough District Council (HDC) in their letter to Now Planning of 17th March 2017.
- 1.2 HDC's request followed the grant of planning permission for two additional schemes in the local area that have not yet been considered by the submitted cumulative impact assessment that forms part of the ES. This addendum considers the additional in-combination effects of both schemes: the 250 dwelling scheme north of the Coventry Road granted on appeal in February 2017 (Appeal Ref. APP/F2415/W/16/3151978) and a scheme for B1 commercial scheme on the south of the Coventry Road which HDC has resolved to permit subject to a S106 agreement (Application.16/01288/OUT). These schemes extend south and west from the existing edge of Lutterworth, and are shown in **Figure 9.5d Rev A** provided in **Section 3.0** of this addendum.
- 1.3 In addition, HDC granted planning permission on 25 October 2016 for a first extension to Magna Park (15/00919/FUL); that now permitted development lies wholly within the Hybrid application area, and will deliver a significant share of the landscape works that are proposed as mitigation for the Hybrid scheme.

Background

- 1.4 The already submitted ES Chapter 9 (September 2015) includes a cumulative impact assessment (CIA) for a list of permitted developments agreed with HDC. This CIA was updated in 'Landscape and visual effects: Update of the Environmental Statement Chapter 9 and Supplemental Information', February 2016 (Section 3.0. following a request for further information by The Landscape Partnership (TLP) who advise HDC on landscape matters. TLP asked for additional landscape and visual cumulative assessment information covering:
- the cumulative effects of the Hybrid application with the symmetry park proposal (15/00865/OUT) on the local landscape as a whole; and
 - the cumulative sequential visual effects on road users on other routes, including: Mere Lane, Coal Pit Lane, Lutterworth Road (B4428), the A5 and the Coventry Road (A4303), to supplement the current assessment of cumulative sequential visual effects on road users passing through the area, on the A5.
- 1.5 In each cumulative assessment, the methodology adopted considered the significance of the landscape and visual effects of the Hybrid application first in combination with other committed developments and then separately with the further addition of the symmetry park proposal.
- 1.6 This update has been carried out to the same methodology adopted and agreed for the submitted ES. ES Chapter 9 Technical Appendix F.2 (Update 11-2-2016, paras 1.66-1.69 on

pages 24-25), sets out this methodology which accords with Landscape Institute and IEMA practice guidance.

- 1.7 The scope of this addendum is confined to: i) specific effects on receptors where they are anticipated to be notable; and ii) changes in judgments from the submitted ES and addenda in the level of effect or significance as a result of the introduction of the three further committed schemes on the western edge of Lutterworth.

Context

- 1.8 The two new planning permissions that are the focus of this Addendum CIA – the housing permission to the north of the A4303 and the employment permission to the south of the A4303 – lie within an area of countryside that currently forms an countryside gap either side of the highway. The gap on the north is between Lutterworth and Magna Park and, on the south is between the Fairacres development in the east and Semelab and George in the west. The housing permission on the north adjoins the built up area of Lutterworth, but will reduce the extent of the countryside gap between Lutterworth and Magna Park. That land is formally designated as an Area of Separation under saved Local Plan policy EV/3. The land to the south has not got a similar or any designation.

Scope

- 1.9 This addendum has first considered the scope arising from the three recent planning permissions for changes in the already judged cumulative effects of the committed developments (before the three recent planning permissions) and proposed developments (Hybrid and symmetry park), on the identified landscape and visual receptors. That scope has enabled this assessment to focus on those judgments that have changed as a result of the three new planning permissions. Therefore, those parts of the submitted ES (September 2015) and addenda (February 2016) that have not changed are not repeated in this addendum. This approach and scope were submitted to HDC and TLP, and subsequently discussed with TLP. It is understood that both are acceptable.
- 1.10 The submitted ES Chapter 9 identified landscape receptors which include the Lutterworth Lowlands landscape character area (LCA), Upper Soar LCA, High Cross Plateau LCA and the local landscape to the west of Lutterworth, as a whole. The latter is an additional receptor requested by TLP for HDC. Visual receptor cumulative impacts related specifically to the sequential visual effects on road users on local routes Mere Lane, Coal Pit Lane, Lutterworth Road (B4428), the A5 and the Coventry Road (A4303).
- 1.11 Because the two additional committed developments on the western edge of Lutterworth are in the Lutterworth Lowlands LCA (including the Magna Park Open Farmland and River Swift open farmland as identified in the HDC Areas of Separation Review, 2017, no (or insignificant) changes in the assessed direct or indirect landscape cumulative effects are anticipated either in the Upper Soar Landscape Character Area to the north of Magna Park or in the High Cross Plateau (LCA) to the west of the A5. The scope of the cumulative visual impacts will also not change, but will continue to be limited to effects on sequential views experienced by road users. In this case, the additional and updated cumulative impacts would only affect some local journeys that include the use of the Coventry Road.

1.12 The submitted ES also concluded:

- i) There would not be any significant cumulative landscape effects on the Lutterworth Lowlands LCA given the limited amount and the nature of the parts of the Hybrid scheme that would directly affect the Lutterworth Lowlands.
- ii) There would be no significant landscape effects on the Upper Soar LCA and High Cross plateau LCA due to the limited and/or distant further committed developments in these areas. The submitted ES also concluded that there were no operation stage residual significant cumulative visual effects, after the mid-term, year 10) on sequential views experienced by any local road users

Scenarios

1.13 This addendum considers two cumulative LVIA scenarios:

- Scenario 1: cumulative landscape and visual effects arising from the addition of the three additional committed developments and combined with the 'rest of the' Hybrid proposal (excluding that part of the Hybrid application that includes 15/00919/FUL); and
- Scenario 2: cumulative landscape and visual effects arising from the addition of the three additional committed developments and combined with the 'rest of the' Hybrid proposal (15/01531/OUT excluding that part covered by 15/00919/FUL) plus the symmetry park scheme proposal (15/00865/OUT).

1.14 The Scenario 1 scoping assessment concluded that the cumulative landscape effects on the Lutterworth Lowlands LCA, will not give rise to a notable change in the level of landscape and visual cumulative effects or their significance, both as a whole and in sequential visual cumulative effects experienced by road users on journeys, including the Coventry Road. While there is an increase in magnitude is expected, it is not of a quantum or nature that would alter the submitted judgments.

1.15 Therefore, no further assessment of Scenario 1 was considered necessary as the in combination effects of these schemes would not change previous judgements or the significance of previously reported cumulative effects.

1.16 The Scenario 2 scoping process, however, identified the potential for changes to the landscape and thus for changes to the submitted judgments on the impacts on the Lutterworth Lowlands LCA and local landscape to the west of Lutterworth as a whole and on daytime sequential views experienced by road users on local journeys, including Mere Lane, the A5 to the north and the Coventry Road.

1.17 The key changes arising from the two planning permissions are shown in **Figure 9.5d Rev A** in **Section 3.0** of this report. As illustrated, the key changes are the effect on the character and appearance of the landscape that separates Magna Park and Lutterworth. Section 2.0 below explains.

1.18 In the absence of lighting design schemes for the two schemes west of Lutterworth, it is not possible to confirm or update the submitted judgments on the additional night time artificial light effects in sequential views and experienced by the local community to the south of

Lutterworth. However, we consider that such effects are capable of mitigation. We therefore think it very unlikely that the judgments in our submitted ES would change.

- 1.19 Table L-1 below summarises the conclusions in the submitted ES CIA for Scenario 2 without the additional committed sites, and highlights where those judgments will be reassessed (in Section 2.0 of this addendum). The landscape and visual receptors listed include those where a notable change to the cumulative assessment magnitude of effects is anticipated and where a corresponding change in the level of effect and significance of effects on the receiving landscape, is likely, as a result.

Table L-1: Scenario 2 (without the additional committed sites): The Previously Submitted Judgments on Landscape and Visual Receptors

Receptor	Sensitivity	Magnitude Construction	Level of Cumul Effect	Significance	Magnitude Operation	Level of Cumul Effect	Significance
Landscape							
Lutterworth Lowlands Landscape Character Area (LCA)	Low to medium and medium	Low and high	Moderate to major adverse	Significant	Low and high reducing to medium at year 15	Moderate to major adv reducing to moderate adverse by yr15	Not Significant
Local landscape to the west of Lutterworth as a whole	Medium	High	Moderate to Major adverse	Significant	High	Moderate to Major adverse	Significant at a local level
Visual							
Sequential views on local journeys:		Day time			Day time		
Mere Lane –Coventry Road A4303	Medium and Low to medium	High	Moderate to Major adverse	Significant	High reducing to Medium from year 10 onwards	Moderate to Major adv reducing to Moderate Year 10 onwards	Significant in the shorter term, not significant in the medium to long term
Coventry Road A4303 -A5 north	Low to medium	High	Moderate to Major adverse	Significant	High reducing to Medium from year 10 onwards	Moderate to Major adv reducing Moderate year 10 onwards	Significant in the shorter term, not significant in the medium to long term

2.0 Scenario 2 Assessment

- 2.1 The update associated with Scenario 2 is set out in two parts. This first part reassesses the cumulative landscape and visual effects of all the committed sites (as in the submitted ES) together with the two additional committed schemes (APP/F2415/W/16/3151978) and (Application.16/01288/OUT), plus the committed DHL application (15/00919/FUL), in combination with IDI Gazeley’s Hybrid application and with the symmetry park scheme application (15/00865/OUT). The in combination/‘totality’ of landscape and visual cumulative

effects has been identified, using the same methodology adopted in the submitted ES Chapter 9.

- 2.2 The second part, provided in Section 3.0 below, includes a **Technical Appendix F.1 updated Figure 9.5d Rev A**. This appendix identifies all the committed sites that are considered in this updated LVIA. The two additional sites which have necessitated this update are highlighted on this drawing, as is the now consented DHL scheme.
- 2.3 The specific additional cumulative landscape and visual effects are addressed in the paragraphs below, together with the changes to the judgments in the submitted ES Chapter 9 on the significance of the cumulative effects. Consistent with the methodology adopted by the submitted ES, the levels of effect that are judged to be above moderate are those which are likely to be significant.

Cumulative Landscape effects on the Lutterworth Lowlands LCA

- 2.4 Cumulative landscape impacts arising from the combination of the committed schemes, with the rest of the Hybrid and symmetry park schemes include the direct effects on the Harborough District, Lutterworth Lowlands Local LCA.
- 2.5 The Lutterworth and Broughton Astley Landscape Character Assessment and Landscape Capacity Study for Harborough District Council, December 2011 (pages 15, 22 & 23), identifies the Lutterworth Lowlands LCA - Magna Park - open farmland, within which are located the symmetry park scheme, the two additional committed schemes and part of the Hybrid application to the south of Mere Lane, as being a landscape of moderate (medium) to low landscape sensitivity. Db symmetry's submitted ES Chapter on landscape and visual impacts for the symmetry park scheme considers this LCA, based on its own assessment of the land comprising the symmetry park application site, as being of **medium sensitivity**. This level has been accepted by TLP for HDC.
- 2.6 The specific site character assessment carried out by Nicholas Pearson Associates (NPA) for the limited part of the Hybrid Application site in Zone 1 to the south of Mere Lane, within the Lutterworth Lowlands concludes that that area has **low landscape sensitivity**, to the proposed development. The assessment carried out for the Zone 2 site to the south of Magna Park concluded that this area was **medium to low** sensitivity.

Construction Stage

- 2.7 During construction, the magnitude of effects arising from the Hybrid application on the Lutterworth Lowlands LCA is considered to be **low and adverse for Zone 1 and Medium to low, for the Zone 2 scheme**. With the addition of the symmetry park scheme and the two additional committed sites, there would be additional effects. These include changes to the Lutterworth Lowlands LCA within the symmetry park scheme application site and from the two additional sites which would arise from proposed earthworks and land cover changes over a localised area. The effects would be temporary but of a medium to long duration (up to 7 years). Without the symmetry park scheme, the size and extent of effects on the Lutterworth Lowlands LCA and Magna Park Open Farmland/River Swift Open Farmland landscape would continue to be modest. With the permitted schemes and in combination with the symmetry park scheme, the extent and scale of the farmland under construction will increase and

accordingly the geographic extent of the adverse effects on the landscape between Lutterworth and Magna Park would also increase. The combination would decrease the local farmland gap and landscape separation and thus affect the contribution this landscape makes to this approach into the town. The submitted judgment, before account is taken of the two new committed schemes in this gap/landscape separation, was that the adverse cumulative effects would be of a high magnitude. When account is taken of the decrease in the gap from the two committed schemes, the cumulative effect in combination with the symmetry park scheme is judged to be of a **very high magnitude**. The extended and concentrated adverse effects anticipated would be most readily perceived in the Lutterworth Lowlands to the south of Magna Park and alongside the western edge of Lutterworth (See **Figure 9.5d Rev A** in **Section 3.0**).

- 2.8 Therefore, the Hybrid scheme in combination with all committed sites including the two additional sites is still anticipated to give rise to **low and low to medium magnitude** adverse effects on a landscape receptor identified as being of **low to medium** sensitivity, giving rise to an anticipated **minor to moderate** adverse level of effect during the construction stage. These effects are judged to continue to be not significant. With the further addition of the symmetry park scheme application, the magnitude of cumulative in combination effects already judged in the submitted ES to be high, would become **very high** south of Magna Park and west of Lutterworth. In the Lutterworth Lowlands (including the Magna Park Open Farmland and River Swift Open Farmland LCA), where the landscape receptor is identified as being of **medium** sensitivity, this would now give rise to effects that are considered to increase from moderate to major adverse to **major adverse**, at this stage. Whilst there would be an increase in the level of effect with this scenario the overall judgement, at this stage, would remain the same and would continue to be **significant**.

Operation Stage

- 2.9 During operation, the anticipated magnitude of effects arising from the Hybrid application within the Lutterworth Lowlands (comprising a small part of Zone 1 and Zone 2), in combination with other committed schemes and including the two additional sites, on the Lutterworth Lowlands LCA is considered to be **medium to low**, on receptor areas identified as being of **low and low to medium sensitivity** giving rise to anticipated level of landscape effects that are considered to be **minor adverse** (after also taking account of the consented scheme on the Zone 2 Site). Without consideration of the symmetry park scheme there would be an increase in adverse cumulative effects, but these are not considered to be of a scale or extent or of a nature that would be at odds with the existing landscape of the Lutterworth Lowlands in the short term or beyond once new planting has established. When the symmetry park scheme is also combined (Scenario 2), anticipated cumulative effects of a **very high magnitude** are anticipated to persist in the short to medium term, at a site/localised level. These additional changes would result from the change in land use, the scale and extent of new buildings and alteration to land cover, the reduction in the local farmland gap and a diminishing effect on the qualities of this landscape, including the views to and across adjacent open farmland areas on the approach to Lutterworth Town. The narrowing of the gap created by the in combination effects of symmetry park scheme and the now committed developments would lead to some adverse landscape effects of a **high magnitude** which

would permanently persist over the long term, in winter, in particular, despite the establishment and contribution made by new planting mitigation measures.

- 2.10 The **high magnitude** effects, remaining at year 15, anticipated from the symmetry park scheme in combination with all committed schemes and the Hybrid application, on the Lutterworth Lowlands LCA, on a receptor of **medium** sensitivity would give rise to a residual level of anticipated effects which are now considered to continue to be **major to moderate adverse, over the longer term**. Therefore, alone the Hybrid application and other committed schemes would continue to not cause significant effects on the Lutterworth Lowlands, at this stage. For the reasons identified above the judgment reached is that with the further addition of the symmetry park scheme (Scenario 2) to the new committed sites, some **significant** effects on this landscape character area, at a local level, would now be experienced into the long term. Previously submitted judgements had identified the effects as becoming not significant, beyond the medium term, given the establishment of mitigation measures.

Cumulative Landscape effects on the local landscape to the west of Lutterworth, as a whole

- 2.11 When considering the potential aggregated cumulative effects on the local landscape to the west of Lutterworth which would be anticipated from the addition of the further committed schemes, symmetry park scheme, the Hybrid Application scheme, the submitted judgments on the levels of effect on LCA's and significance have been taken into account. The findings of ES Chapter 9 of the Hybrid Application, ES Chapter 14, associated appendices and supplemental information included within the symmetry park scheme planning submission and subsequent responses by TLP for HDC have been referred to in the process of forming judgements.
- 2.12 The published district LCA's, EDP's local landscape assessment, TLP's responses to submitted landscape reports and our own surveys, would support an aggregated **sensitivity of medium** for the majority of the local landscape, to the west of Lutterworth, as a whole.

Construction Stage

- 2.13 During construction, the magnitude of direct effects from the aggregated development (committed plus Hybrid and symmetry park) are anticipated to increase from the submitted levels due to the greater size and scale of new development in the existing countryside to the west of Lutterworth and due to the further increase in the geographic extent of effects on the wider locality. The duration of the construction effects anticipated, also as far as can be judged from the symmetry scheme, would be a minimum of 7 years, the Hybrid phasing plan, up to 10 years, with the two additional committed schemes potentially taking up to 5 years. The aggregated magnitude of cumulative effects during construction would increase from the submitted judgement of high to a **very high magnitude** of cumulative effect on a local landscape of **medium sensitivity** as a whole. The submitted judgment of moderate to major adverse would rise to a **major adverse** level of effect on the landscape, at a local level.
- 2.14 The anticipated aggregated cumulative level of effect on the local landscape as a whole around Magna Park, to the west of Lutterworth, during construction, was previously considered to be **significant, at a local level**. With the two additional schemes the level of adverse effects would now increase due to construction operations and activity including

proposed earthworks and land cover changes over the combined areas (See **Figure 9.5d Rev A**). The combined schemes would have some further adverse effects on additional arable fields, hedgerows and currently open areas between Lutterworth and Magna Park. The combined schemes would diminish local distinctiveness by reducing the farmland gap and the quality of the overall approach to Lutterworth.

Operation Stage

- 2.15 During operation, the magnitude of adverse direct effects from the aggregated developments would increase. The addition of the two further permitted schemes with symmetry park would, in combination, further increase the extent of built development and reduce the existing farmland gap between the town edge and Magna Park. The geographic extent of the cumulative effects on the local landscape would also correspondingly increase. The duration of the operation stage landscape character effects anticipated would be permanent. As a consequence, the aggregated magnitude of cumulative effects during operation would increase from the submitted judgement of high adverse to **very high adverse** at a local level. While new structure planting and landscape works can help screen the visual effects, they will not overcome the reduction in the gap arising from the combination of the committed and proposed developments. Therefore, the judgment rises from a high to a **very high** magnitude of cumulative effect on a local landscape of **medium** sensitivity, as a whole. The combined cumulative overall level of cumulative effect (committed with both proposed developments) is therefore increased from the submitted judgment of moderate to major to **major adverse**.
- 2.16 The anticipated cumulative level of effect on the local landscape as a whole around Magna Park to the west of Lutterworth during operation is unchanged from the submitted EA, and remains **significant at a local level** in the opening year and medium term. There would be some additional adverse physical landscape character effects over the longer term. By years 10 to 15 when new structure planting has matured across the combined sites, the cumulative effects on the local landscape as a whole would improve qualitatively. However, the additional and increased size and scale of landscape impact would remain, despite the moderating effects of improvements to parts of the landscape. The complete and matured symmetry park development in its landscape setting would be read as an extension to the existing logistics park landscape and with the two recently permitted developments alongside would continue to be at variance with the existing character of the landscape at the local level. The combined developments would diminish the extent of the farmland gap and have an increased adverse effect on the character of the landscape approach to Lutterworth (See **Technical Appendix F.1 Figure 9.5d Rev A**, in **Section 3.0** of this report).

Cumulative sequential visual effects on local routes/journeys

- 2.17 Some additional sequential visual effects would now arise from the Hybrid Application, in combination with the additional committed sites and with symmetry park scheme on local road users on local journeys that include Mere lane, The A5 to the north and west of Magna Park and along the Coventry Road (A4303)/Brookfield Way.
- 2.18 As already reported in ES Chapter 9, road users on the A5, and with similar characteristics, the Coventry Road, are considered to be **low to medium sensitivity receptors**, to change. Road users on Mere Lane are relatively straight routes, where road users could be expected

to be driving at slower speeds and taking some interest in their surroundings and therefore are considered to be of **medium sensitivity**.

Construction Stage (Day time effects)

- 2.19 In the submitted ES during construction, the symmetry park scheme, in combination with the Hybrid and committed schemes (excluding the three new planning permissions) was judged to create **significant** cumulative sequential visual effects on users of Mere Lane, in combination with the southward heading stretch of the A5 and/or with the use of the Coventry Road and separately on road users along the Coventry Road and A5 heading north. The submitted ES identified construction stage visual effects on road users, of a **high magnitude** along Mere Lane, at its junction with the A5 and along the northward heading section of the A5, during the construction stage. Added to this, the cumulative effects with the symmetry park scheme was judged to have a **high magnitude** of effect anticipated on the Coventry Road where a new roundabout would be constructed in direct line of sight and there would be new building construction, earthworks and the use of cranes adjacent to a 0.75km section of the carriageway, where there are currently views across open countryside.
- 2.20 With the two recently committed developments the magnitude of adverse visual effect on road users is now judged to worsen further as a consequence of the increased construction activity. The earthworks and buildings operations on both sides of the carriageway would now extend up to and alongside the edge of Lutterworth. The geographic extent of visible construction activities in what was open farmland would extend and these additional effects would be of potentially 5 year plus duration, with the new housing development with likely overlaps with the construction activities on the other sites, considered. On the other hand when the Hybrid scheme is constructed the committed DHL scheme, including associated highway works, would now have been constructed and would be in place. This would have the effect of locally reducing the scale and extent of construction stage impacts, from that which was previously assessed in ES Chapter 9, on that part of the journey. Therefore, the magnitude of sequential visual effects on road users on local journeys including the A5 to the south, Mere Lane and the Coventry Road are now considered to increase overall but not to an additional scale or extent which is considered enough to warrant a change from high to very high magnitude, during the construction stage. The overall level of sequential visual effects on these routes, during construction, would therefore remain as submitted - **moderate to major adverse** - despite an increase in magnitude of effect.

Operation Stage (Day time effects)

- 2.21 During operation, the in combination sequential visual effects, at year 1, and in the short term would include those experienced by road users on a local journey that include the western end of Mere Lane and the junction with the A5 and the route heading south, staying on the A5 or using the Coventry Road and road users on the journey along the Coventry Road and A5 heading north. The submitted ES judged that there were w already Year 1 and short term operation stage visual effects on road users of a **high magnitude** identified along parts of the A5 corridor to the north of Magna Park and at the new junction with Mere Lane, as part of the assessment of the Hybrid Application. At this stage, along the southern part of the A5 there would be new buildings visible adjacent to the road with young planting belts intervening. Added to this, as part of the symmetry park scheme there would be sections of the Coventry

Road where a new roundabout would be operational, new buildings and a parking area would have been introduced adjacent to an approx. 0.75km section of the carriageway, where there were previously open views across open countryside, particularly in winter. Now, there would be additional views, particularly in winter, from a further/additional 0.5km section of the Coventry Road carriageway and from a 0.5km section of Brookfield Way at a close distance toward newly constructed buildings and road infrastructure associated with the additional committed schemes, on what was previously open farmland.

- 2.22 New planting on the roundabout and on banks associated with the additional committed schemes and symmetry park scheme, either side of the Coventry Road, would be small in scale, at this stage. The magnitude of additional adverse visual effects on road users on the local journey which includes Mere Lane, a section of the A5 to the south and along the Coventry Road (given that only a relatively short section of Mere Lane would be impacted) would continue to be **high** in the shorter to medium term but is not considered to be very high, due to the overall scale and extent of effects. Therefore, on the local journey including Mere Lane, then along a section of the A5 to the south and along the Coventry Road and Brookfield Way the overall level of sequential cumulative visual effect is considered in this scenario, to remain as previously judged and as **moderate to major adverse**, and significant, at this stage. However, the magnitude of effect arising at this stage, on the local journey including the A5 to the north and west of Magna Park and along the Coventry Road is judged to increase from high to **very high** in the short to medium term with the additional committed sites accounted for, increasing the level of effect to **major adverse**. This updated level reflects a journey that would now have an increased magnitude of overall visual effects, (previously assessed as being of a high magnitude) but which would now be over the increased geographic extent due to the additional clustering of developments between Magna Park and the western edge of Lutterworth.
- 2.23 The main difference in judgments now regarding the cumulative sequential visual effects relate to the situation that would now arise in the longer term. The combined sequential visual effects of the additional committed sites with the two proposed schemes beyond the mid-term are now judged to remain **high** and **significant** beyond the medium term. That change in judgment is principally due to the reduction in the extent of visual separation between Magna Park and Lutterworth.

Construction and Operation Stage (Night time visual effects)

- 2.24 Night time cumulative visual effects from artificial lighting associated with the addition of the two further committed developments, on users of the Coventry Road and on local communities, are anticipated to increase in magnitude, on the basis that lighting will be introduced into areas that are not lit at present. However, the detail submitted with the applications, at this stage, is not sufficient to make a robust assessment of the additional level of impacts and whether this would alter previous judgements on the significance of cumulative effects. With the incorporation of best practice measures for the reduction of light pollution there is also potential for effective mitigation of adverse effects.

Updated landscape and visual cumulative assessment conclusions and changes in levels of significance

2.25 A summary table of the update Chapter 9 landscape and visual cumulative assessment conclusions is provided in Table L2 below.

Table L-2 – Update ES Chapter 9 assessment summary of landscape and visual cumulative effects, on receptors from the Hybrid Application, in combination with all the now committed developments and with the proposed symmetry park scheme (Scenario 2). Note: Places where changes to previous conclusions have been made have been highlighted yellow and shown in bold.

Receptor	Sensitivity	Magnitude Construction	Level of Cumul Effect	Significance	Magnitude Operation	Level of Cumul Effect	Significance
Landscape							
Lutterworth Lowlands Landscape Character Area (LCA)	Low to medium and medium	Low and VERY HIGH	MAJOR ADVERSE	Significant at a local level	Low and VERY HIGH, REMAINING HIGH AT YEAR 15	MODERATE TO MAJOR ADV	SIGNIFICANT AT A LOCAL LEVEL
Local landscape to the west of Lutterworth as a whole	Medium	VERY HIGH	MAJOR ADVERSE	Significant at a local level	VERY HIGH	MAJOR ADVERSE	Significant at a local level
Visual							
Sequential views on local journeys:		Day time			Day time		
Mere Lane –Coventry Road A4303	Medium and Low to medium	High	Moderate to Major adverse	Significant	REMAINS HIGH	MODERATE TO MAJOR ADV REMAINING	SIGNIFICANT
Coventry Road A4303 -A5 north	Low to medium	High	Moderate to Major adverse	Significant	VERY HIGH REDUCING TO HIGH FROM	MAJOR ADV REDUCING TO	SIGNIFICANT

Receptor	Sensitivity	Magnitude Construction	Level of Cumul Effect	Significance	Magnitude Operation	Level of Cumul Effect	Significance
					YEAR 10 ONWARDS	MODERATE TO MAJOR YEAR 10 ONWARDS	

2.26 Therefore, the main conclusions arising from this supplemental assessment of potential cumulative effects are that:

Cumulative Landscape Effects

2.27 **During construction** as well as **in operation**, it is judged that with the addition of the two committed development, there would be some greater adverse effects on both the Lutterworth Lowlands LCA and in the local landscape to the west of Lutterworth. The submitted ES already, however, concluded that there would be **significant landscape cumulative effects at a local level**.

2.28 **During operation**, the cumulative landscape would increase on the Lutterworth Lowlands LCA to become **significant** over the longer term, whereas the submitted ES judged the cumulative effects to be not significant.

2.29 The size, extent and permanence of the combined areas of development would result in impacts of increased magnitude at a local level within the Lutterworth Lowlands LCA and in the local landscape to the west of Lutterworth. The reduction in the farmland gap and strip of countryside would entail the loss of part of the landscape that contributes to the approach and setting to Lutterworth town. These further changes are identified on **Figure 5d Rev A in Section 3.0** of this update to Chapter 9.

Cumulative Visual Effects

2.30 This additional assessment of the sequential cumulative visual effects, arising from the two additional committed schemes in combination with the symmetry park scheme and the Hybrid application, has identified that:

- The cumulative sequential visual effects **during construction** are considered to **remain significant** on road users on journeys along Mere Lane, up the A5 to north and along the Coventry Road and A5 north and west of Magna Park, along the Coventry Road and Brookfield Way.
- The cumulative sequential visual effects **during operation** are considered to **continue to be significant** in the short to medium term, but to increase to **significant** from the medium term onwards for road users on journeys along Mere Lane, up the A5 to north and along the Coventry Road and A5 north and west of Magna Park, along the Coventry Road and Brookfield Way.

2.31 Potential night time cumulative sequential visual effects on the users of these same routes and on the local community have not been updated in this assessment. There is too little detail on

the lighting proposals and the potential mitigation arising from the two additional committed schemes. However, these effects should be capable of mitigation at the detailed design stage.

3.0 Part 2- ES Technical Appendix F.1 (Updated/additional drawings)

- 3.1 One updated ES Chapter 9 Figure has been produced to reflect the addition of the further committed sites and this is supplemental to **ES Appendix F.1**.
- 3.2 **Figure 9.5d Rev A** has been updated to show the locations and extent of the two additional schemes which have now been accounted for in the cumulative landscape assessment, at HDC's request (Appeal Ref. APP/F2415/W/16/3151978) north of the Coventry Road and the recently consented B1 commercial scheme (Application.16/01288/OUT) south of the Coventry Road. The consented DHL scheme (15/00919/FUL) has also now been identified. These schemes are highlighted on the plan and shown with the other committed schemes which had previously been assessed and accounted for in the landscape and visual cumulative impact assessment.

4.0 Summary

- 4.1 The update to the landscape and visual cumulative effects section of Chapter 9 of the submitted ES for the Hybrid application accounts for the addition of two further committed developments, one housing (15/01665/OUT) and the other for B1 units and allotments (16/01288/OUT) on the western edge of Lutterworth. The reassessment first considers landscape cumulative effects and then the visual effects.

Update identifying additional landscape cumulative effects

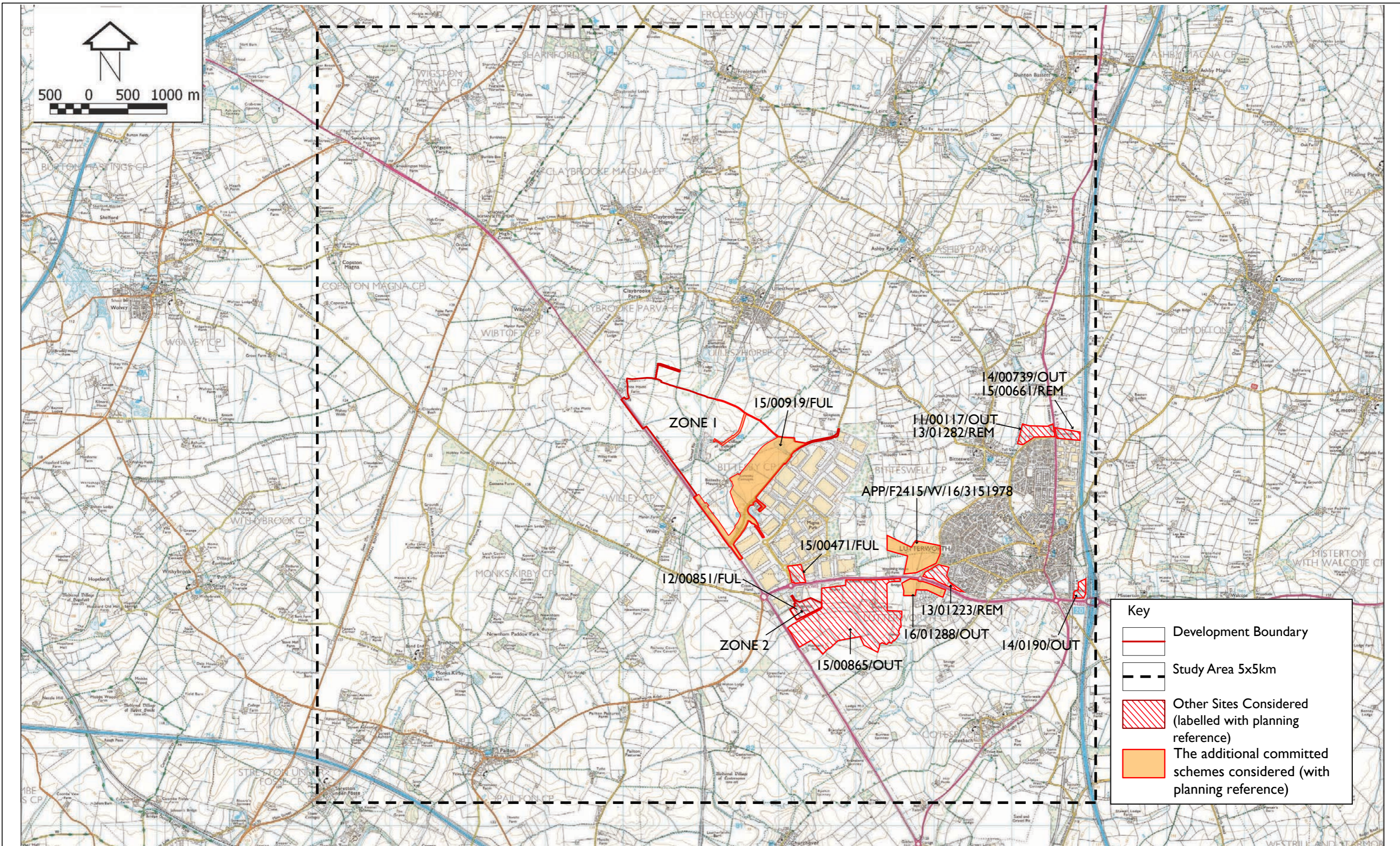
- 4.2 In the scenario, where the Hybrid Application (including the consented DHL scheme), the symmetry park scheme and the additional two further permitted schemes are considered in combination (Scenario 2, identified in the assessment update), there would be an increase in the magnitude of adverse cumulative landscape effects on the Lutterworth Lowlands and local landscape to the west of Lutterworth during construction and an increase in the level of adverse effects arising from the increased quantum and extent of construction activity alongside the Coventry Road. However, as the cumulative landscape effects in this area were already judged to be significant without the two additional consented schemes, there is no change to that original judgment.
- 4.3 There would also be some increased and more persistent adverse local landscape effects during the operation stage. These would arise principally from the combination of the symmetry park scheme with the two now permitted additional developments which would reduce the extent of the local farmland gap/separation and its contribution to this approach to Lutterworth. However, again it was already judged, in the submitted ES and without these additional developments, that these effects would be significant in landscape terms.

Update identifying additional visual cumulative effects

- 4.4 In visual terms, there would be an increased magnitude of adverse cumulative day time sequential visual effects, during construction, particularly in winter, on road users on local journeys which include Mere Lane, the A5 to the north and the A4303 (Coventry Road). While

this would represent an increase in adverse effects to those previously reported those effects too were already previously judged to be significant.

- 4.5 There would also be an increase in the previously judged magnitude of adverse sequential visual cumulative effects on the users of the A4303 during the operational stage. This would now extend into the long term, particularly in winter. Although these additional effects would be confined to a relatively small amount of the sequential view experienced on journeys that the Coventry Road, they would now be significant beyond the medium term because of the perceived importance of the loss of the visual separation and gap between Magna Park and Lutterworth. Depending on the landscape design, the cumulative visual effects could be permanent in places and therefore give rise to some additional significant effects over the judgment in the previously submitted ES.
- 4.6 At night, given the increased magnitude of change on the western edge of Lutterworth, the cumulative visual effects on residents to the west of Lutterworth are also likely to increase in magnitude and could potentially become significant. That potential will depend on the lighting design of the schemes.



Key

- Development Boundary
- Study Area 5x5km
- Other Sites Considered (labelled with planning reference)
- The additional committed schemes considered (with planning reference)

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Magna Park Extension: Hybrid Application
Appendix F.1
Other Sites Considered in the Landscape
and Visual Cumulative Assessment

Date	26/06/17
A3 Scale	See scale bar
Drawn by	SM
Checked by	AJC
Figure Number	9.5d Rev A

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