

**Land adjacent HM Prison, Welland Avenue, Gartree, Lubenham, Leicestershire**

**Summary of findings of Summary Landscape and Visual Impact Assessment, The Landscape Partnership, September 2022**

**Appendix SJN 03**

Unless noted otherwise, results are from The Landscape Partnership's LVIA. Where possible, equivalent judgements from the Pegasus LVIA are reproduced beneath.

For TLP findings only, residual adverse effects at Year 15 of Major Moderate or greater significance are shaded orange

Table B: Summary of visual effects

| Visual receptor and location   | Sensitivity |                |                     | Magnitude Year 1 (winter) |                        |                            |                   | Significance of effect: Year 1 (winter) | Magnitude Year 15 (summer) |                        |                            |                   | Significance of effect: Year 15 (summer) |
|--|-------------|----------------|---------------------|---------------------------|------------------------|----------------------------|-------------------|---|----------------------------|------------------------|----------------------------|-------------------|--|
|  | Value       | Susceptibility | Overall sensitivity | Size/scale of change      | Geographical influence | Duration and reversibility | Overall magnitude |   | Size/scale of change       | Geographical influence | Duration and reversibility | Overall magnitude |  |
| <b>Viewpoint 1</b><br>View looking south-west from public footpath A25, close to eastern boundary of HMP Gartree   | Medium      | High           | High                | High                      | High                   | High                       | High              | Major adverse                           | Medium-High                | High                   | High                       | Medium-High       | Major-Moderate adverse                   |
| <b>Pegasus LVIA</b>  |             |                | High                |                           |                        |                            | High to very high | Major adverse                           |                            |                        |                            | High              | Moderate to major Adverse                |
| <b>Viewpoint 2</b><br>View looking south-east from Welland Avenue.<br><br>Representative of users of the local road network and occupiers of residential properties to the west of HMP Gartree<br>(Road users) | Medium      | Medium         | Medium              | High                      | High                   | High                       | High              | Major-Moderate adverse                  | Medium                     | High                   | High                       | Medium            | Moderate adverse                         |
| (Residential receptors)  | Medium      | High           | High                | High                      | Medium-High            | High                       | High              | Major-moderate adverse                  | Medium-High                | Medium-High            | High                       | Medium-High       | Major-moderate adverse                   |
| <b>Pegasus LVIA</b>  |             |                | High                |                           |                        |                            | High to very high | Major adverse                           |                            |                        |                            | High              | Moderate to major adverse                |
| <b>Viewpoint 3</b><br>View looking east from public footpath along western boundary  | Medium      | High           | High                | High                      | High                   | High                       | High              | Major adverse                           | Medium                     | High                   | High                       | Medium-High       | Major-moderate adverse                   |

| Visual receptor and location  | Sensitivity |                |                     | Magnitude Year 1 (winter) |                        |                            |                   | Significance of effect: Year 1 (winter) | Magnitude Year 15 (summer) |                        |                            |                   | Significance of effect: Year 15 (summer) |
|---|-------------|----------------|---------------------|---------------------------|------------------------|----------------------------|-------------------|---|----------------------------|------------------------|----------------------------|-------------------|--|
|   | Value       | Susceptibility | Overall sensitivity | Size/scale of change      | Geographical influence | Duration and reversibility | Overall magnitude |   | Size/scale of change       | Geographical influence | Duration and reversibility | Overall magnitude |  |
| of the site.<br>Representative of users of the local PROW network.  |             |                |                     |                           |                        |                            |                   |   |                            |                        |                            |                   |  |
| <b>Pegasus LVIA</b>   |             |                | High                |                           |                        |                            | Very high         | <b>Major adverse</b>                    |                            |                        |                            | High              | <b>Moderate to major adverse</b>         |
| <b>Viewpoint 4</b><br>View looking north-east from Foxton Road.<br>Representative of users of the local road network.   | Medium      | Medium         | Medium              | High                      | Medium                 | High                       | Medium-High       | <b>Moderate adverse</b>                 | Medium                     | Medium                 | High                       | Medium            | <b>Moderate adverse</b>                  |
| <b>Pegasus LVIA</b>   |             |                | Medium              |                           |                        |                            | High              | <b>Moderate adverse</b>                 |                            |                        |                            | Medium to high    | <b>Minor to moderate adverse</b>         |
| <b>Viewpoint 5</b><br>View looking south-east from the Grand Union Canal towpath at Foxton Locks Country Park and within Grand Union Canal Conservation Area.<br>Representative of tourists and users of the canal towpath. | Medium      | High           | High                |                           |                        |                            | Very Low          | <b>Minor adverse</b>                    |                            |                        |                            | Very Low          | <b>Minor adverse</b>                     |
| <b>Pegasus LVIA</b>   |             |                | Very high           |                           |                        |                            | Negligible        | <b>Minor to moderate adverse</b>        |                            |                        |                            | Negligible        | <b>Minor adverse</b>                     |
| <b>Viewpoint 6</b><br>View looking south-east from public footpath south of Gallow Field Road.<br>Representative of users of the local PROW network.  | Medium      | High           | High                | Low                       | Medium                 | High                       | Low               | <b>Moderate adverse</b>                 | Low                        | Medium                 | High                       | Low               | <b>Moderate adverse</b>                  |

| Visual receptor and location  | Sensitivity |                |                     | Magnitude Year 1 (winter) |                        |                            |                   | Significance of effect: Year 1 (winter) | Magnitude Year 15 (summer) |                        |                            |                   | Significance of effect: Year 15 (summer) |
|---|-------------|----------------|---------------------|---------------------------|------------------------|----------------------------|-------------------|---|----------------------------|------------------------|----------------------------|-------------------|--|
|   | Value       | Susceptibility | Overall sensitivity | Size/scale of change      | Geographical influence | Duration and reversibility | Overall magnitude |   | Size/scale of change       | Geographical influence | Duration and reversibility | Overall magnitude |  |
| <b>Pegasus LVIA</b>   |             |                | High                |                           |                        |                            | Low to medium     | <b>Moderate adverse</b>                 |                            |                        |                            | Low               | <b>Minor to moderate adverse</b>         |
| <b>Viewpoint 7</b><br>View looking south-west from Gallow Field Road.<br>Representative of users of the local road network.                         | Medium      | Medium         | Medium              | Medium                    | Medium                 | High                       | Medium            | <b>Moderate adverse</b>                 | Medium-Low                 | Medium                 | High                       | Medium-Low        | <b>Moderate-Minor adverse</b>            |
| <b>Pegasus LVIA</b>   |             |                | Medium              |                           |                        |                            | Medium            | <b>Minor adverse</b>                    |                            |                        |                            | Low to medium     | <b>Negligible to minor adverse</b>       |
| <b>Viewpoint 8</b><br>View looking north from the public footpath on Mill Hill.<br>Representative of users of the local PROW network.               | Medium      | High           | High                | Medium                    | Medium                 | High                       | Medium-High       | <b>Major-Moderate adverse</b>           | Medium                     | Medium                 | High                       | Medium            | <b>Major-Moderate adverse</b>            |
| <b>Pegasus LVIA</b>   |             |                | High                |                           |                        |                            | High              | <b>Moderate to major adverse</b>        |                            |                        |                            | Medium to high    | <b>Moderate adverse</b>                  |
| <b>Viewpoint 9</b><br>View looking north-west from public footpath west of Market Harborough.<br>Representative of users of the local PROW network. | Medium      | High           | High                | Medium-High               | Medium                 | High                       | Medium-High       | <b>Major-Moderate adverse</b>           | Medium                     | Medium                 | High                       | Medium            | <b>Major-Moderate adverse</b>            |
| <b>Pegasus LVIA</b>   |             |                | High                |                           |                        |                            | High              | <b>Moderate to major adverse</b>        |                            |                        |                            | Medium to high    | <b>Moderate adverse</b>                  |

| Visual receptor and location   | Sensitivity |                |                     | Magnitude Year 1 (winter) |                        |                            |                   | Significance of effect: Year 1 (winter) | Magnitude Year 15 (summer) |                        |                            |                   | Significance of effect: Year 15 (summer) |
|--|-------------|----------------|---------------------|---------------------------|------------------------|----------------------------|-------------------|---|----------------------------|------------------------|----------------------------|-------------------|--|
|  | Value       | Susceptibility | Overall sensitivity | Size/scale of change      | Geographical influence | Duration and reversibility | Overall magnitude |   | Size/scale of change       | Geographical influence | Duration and reversibility | Overall magnitude |  |
| <p><b>Viewpoint 10</b><br/>View looking north-west from road over the Grand Union Canal west of Leicester Road (B6047).</p>  | Medium      | Medium         | Medium              | Low                       | Low                    | High                       | Low               | Minor adverse                           | Low                        | Low                    | High                       | Low               | Minor adverse                            |
| <p><b>Pegasus LVIA</b></p>   |             |                | Medium              |                           |                        |                            | Low to negligible | Negligible adverse                      |                            |                        |                            | Negligible        | Neutral                                  |
| <p><b>Viewpoint 11</b><br/>View looking south-west from the Leicestershire Round recreational route west of Harborough Road (B6047).<br/>Representative of users of the local PROW network (recreational route).</p> | Medium      | High           | High                | Low                       | Low                    | High                       | Low               | Moderate adverse                        | Very Low                   | Low                    | High                       | Very Low          | Minor adverse                            |
| <p><b>Pegasus LVIA</b></p>   |             |                | Very high           |                           |                        |                            | Low               | Moderate adverse                        |                            |                        |                            | Negligible        | Minor adverse                            |
| <p><b>Viewpoint 12</b><br/>View looking north-west from public bridleway west of Lubenham Road near to The Judith Stone local landmark.<br/>Representative of users of the local PROW network and tourists.</p>      | Medium      | High           | High                | Very Low                  | Low                    | High                       | Very Low          | Minor adverse                           | Very Low                   | Low                    | High                       | Very Low          | Minor adverse                            |
| <p><b>Pegasus LVIA</b></p>   |             |                | Very High           |                           |                        |                            | Negligible        | Minor to moderate adverse               |                            |                        |                            | Negligible        | Minor adverse                            |
| <p><b>Viewpoint 13</b><br/>View looking north-west from</p>  | Medium      | Medium         | Medium              |                           |                        |                            | No change         | No change                               |                            |                        |                            | No change         | No change                                |

| Visual receptor and location   | Sensitivity |                |                     | Magnitude Year 1 (winter) |                        |                            |                   | Significance of effect: Year 1 (winter) | Magnitude Year 15 (summer) |                        |                            |                   | Significance of effect: Year 15 (summer) |
|--|-------------|----------------|---------------------|---------------------------|------------------------|----------------------------|-------------------|---|----------------------------|------------------------|----------------------------|-------------------|--|
|  | Value       | Susceptibility | Overall sensitivity | Size/scale of change      | Geographical influence | Duration and reversibility | Overall magnitude |   | Size/scale of change       | Geographical influence | Duration and reversibility | Overall magnitude |  |
| Kettering Road near to Clack Hill.<br>Representative of users of the local road network.   |             |                |                     |                           |                        |                            |                   |   |                            |                        |                            |                   |  |
| <b>Pegasus LVIA</b>  |             |                | Medium              |                           |                        |                            | Nil               | <b>Nil</b>                              |                            |                        |                            | Nil               | <b>Nil</b>                               |
| <b>Viewpoint 14</b><br>View looking south-west from the Grand Union Canal towpath along the National Cycle Network and within Grand Union Canal Conservation Area.<br>Representative of those travelling with awareness of views and visual amenity. | Medium      | High           | High                |                           |                        |                            | No change         | <b>No change</b>                        |                            |                        |                            | No change         | <b>No change</b>                         |
| <b>Pegasus LVIA</b>  |             |                | Very High           |                           |                        |                            | Nil               | <b>Nil</b>                              |                            |                        |                            | Nil               | <b>Nil</b>                               |
| <b>Viewpoint 15</b><br>View looking east from the Grand Union Canal towpath and within Grand Union Canal Conservation Area.<br>Representative of those travelling with awareness of views and visual amenity.  | Medium      | High           | High                | Low                       | Very Low               | High                       | Very Low          | <b>Minor adverse</b>                    | Low                        | Very Low               | High                       | Very Low          | <b>Minor adverse</b>                     |
| <b>Pegasus LVIA</b>  |             |                | Very High           |                           |                        |                            | Negligible        | <b>Neutral</b>                          |                            |                        |                            | Negligible        | <b>Neutral</b>                           |
| <b>Viewpoint 16</b><br>View looking north from public  | Medium      | High           | High                | Very Low                  | Low                    | High                       | Very Low          | <b>Minor adverse</b>                    | Very Low                   | Low                    | High                       | Very Low          | <b>Minor adverse</b>                     |

| Visual receptor and location  | Sensitivity |                |                     | Magnitude Year 1 (winter) |                        |                            |                   | Significance of effect: Year 1 (winter) | Magnitude Year 15 (summer) |                        |                            |                   | Significance of effect: Year 15 (summer) |
|---|-------------|----------------|---------------------|---------------------------|------------------------|----------------------------|-------------------|---|----------------------------|------------------------|----------------------------|-------------------|--|
|   | Value       | Susceptibility | Overall sensitivity | Size/scale of change      | Geographical influence | Duration and reversibility | Overall magnitude |   | Size/scale of change       | Geographical influence | Duration and reversibility | Overall magnitude |  |
| footpath north of East Farndon.<br>Representative of users of the local PROW network (within a Special Landscape Area). |             |                |                     |                           |                        |                            |                   |   |                            |                        |                            |                   |  |
| <b>Pegasus LVIA</b>   |             |                | Very high           |                           |                        |                            | Negligible        | <b>Neutral</b>                          |                            |                        |                            | Negligible        | <b>Neutral</b>                           |
| <b>Viewpoint TLP A</b><br>View from public footpath A25, to the east of the appeal site                                 | Medium      | High           | High                | Medium-High               | Medium                 | High                       | Medium-High       | <b>Major-moderate adverse</b>           | Medium                     | Medium                 | High                       | Medium            | <b>Major-Moderate adverse</b>            |
| <b>Viewpoint TLP B</b><br>View south-east from Welland Avenue   | Medium      | Medium         | Medium              | High                      | Medium-High            | High                       | High              | <b>Major-moderate adverse</b>           | Medium-High                | Medium-High            | High                       | Medium-High       | <b>Major-moderate adverse</b>            |
| <b>Viewpoint TLP C</b><br>View north-east along Welland Avenue  | Medium      | Medium         | Medium              | High                      | Medium-High            | High                       | High              | <b>Major-moderate adverse</b>           | Medium                     | Medium-High            | High                       | Medium            | <b>Moderate adverse</b>                  |