

# BLADE

## AREA OF SEPARATION REVIEW

LAND NORTH OF COVENTRY ROAD, LUTTERWORTH,  
LEICESTERSHIRE, LE17 4LP

ON BEHALF OF

RICHBOROUGH

MAY 2025

V3

BIODIVERSITY  
LANDSCAPE  
ARBORICULTURE  
DESIGN  
ECOLOGY

Report Data	
Title	Proposed Area of Separation Review
Site Address	Land north of Coventry Road, Lutterworth, Leicestershire, LE17 4LP
Client	Richborough
Blade Reference	L-1795
Date Created	24/04/2025
Author	James Bullock

Version	Document Note	Author	Date Issued
V1	Draft for Client and Planning Team review	James Bullock	01/05/2025
V2	Update for Client and Planning Team review	James Bullock	02/05/2025
V3	Finalised	James Bullock	02/05/2025

Disclosure:

This document has been prepared by BLADE Landscape Architects Ltd for the sole use of the commissioning client/s. It has been provided in accordance with the agreed scope and intended purpose. No other warranty is made as to the professional advice included in this document. It does not purport to give legal advice.

This report should not be copied or relied upon by any third party without the express prior written agreement of BLADE Landscape Architects Ltd and the commissioning client/s.

Where any appraisal is based upon information provided by third parties, it is assumed that this information is relevant, correct and complete; there has been no independent verification of information obtained from third parties unless otherwise stated. Where field investigations have been carried out these have been appropriate to the agreed scope of works and carried out to a level of detail required to achieve the stated objectives.



## CONTENTS

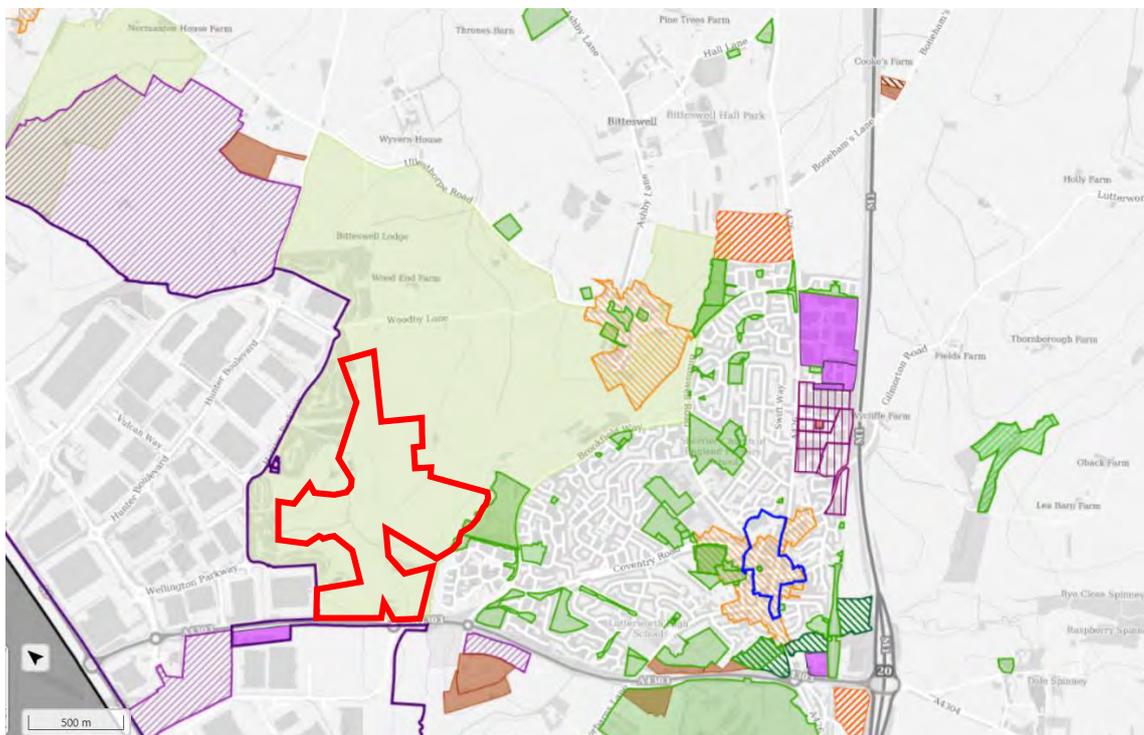
1.0	INTRODUCTION .....	4
	Introduction .....	4
	The Site.....	5
2.0	PLANNING POLICY AND DESIGNATIONS.....	9
	Harborough District Council’s adopted Local Plan (2011-2031).....	9
	Harborough District Council’s draft (regulation 19) Local Plan (2020-2041).....	10
	Areas of Separation: Review of existing and potential areas, November 2024 .....	11
	Bitteswell - Lutterworth - Magna Park Area of Separation.....	14
3.0	AREA OF SEPARATION: EVIDENCE BASE BY HDC .....	16
4.0	AREA OF SEPARATION: ON-SITE OBSERVATIONS BY BLADE .....	23
5.0	SUMMARY AND CONCLUSION .....	30
	APPENDIX BLADE 1 .....	34
	Site Location Plan .....	34
	APPENDIX BLADE 2 .....	35
	Site Context Plan .....	35
	APPENDIX BLADE 3 .....	36
	Site Photos .....	36
	APPENDIX BLADE 4 .....	37
	Representative Viewpoints .....	37
	APPENDIX BLADE 5 .....	38
	Zone of Theoretical Visibility plans .....	38

# 1.0 INTRODUCTION

## Introduction

- 1.1. This Area of Separation Review has been prepared by BLADE Landscape Architects ('BLADE') on behalf of Richborough. It forms part of the evidence base for representations being made in relation to land north of the Coventry Road, Lutterworth, Leicestershire, LE17 4LP (hereafter referred to as 'the Site'), as shown at Image BLADE 1 below.
- 1.2. The Site is being promoted by Richborough for commercial, employment and/or residential development. Representations are being made in response to the consultation of Harborough District Council's proposed submission (regulation 19) Harborough District Council's draft New Harborough Local Plan (2020-2041).
- 1.3. The site is managed for agricultural land uses. The site is located within the County of Leicestershire, and the administrative area of Harborough District Council (hereafter referred to 'HDC'); see Appendix BLADE 1. The Site is found within the Bitteswell – Lutterworth – Magna Park Area of Separation; see Image BLADE 1 below:

Image BLADE 1: Extract from the Draft (Reg. 19) Harborough Local Plan 2020-2041 (regulation 19) on-line policies map. N.B. The Bitteswell – Lutterworth – Magna Park Area of Separation is shown by HDC with an opaque green fill. BLADE has marked the approximate location of the Site with a solid red line



- 1.4. This review is primarily focused in responding to the Harborough District Council's Areas of Separation: Review of existing and potential areas (November 2024) and in particular the Bitteswell – Lutterworth – Magna Park Area of Separation, within which the Site is located, by responding to the adopted and draft Local Plan policies.
- 1.5. This document sets out the policy and evidence baseline for the Bitteswell – Lutterworth – Magna Park Area of Separation. It includes an analysis of the potential impacts development of the Site (within the wider Proposed Bitteswell – Lutterworth – Magna Park Area of Separation) would have on this baseline. It forms a summary of the analysis undertaken by BLADE that has been used to inform the Site Representations prepared by Planning Prospects Limited ('PPL').
- 1.6. The pertinent adopted policy is the Policy GD 6 (adopted Local Plan, 2011-2031) and the relative Draft (Reg. 19) Policy AP03: Development in the Countryside (Residential)' and 'AP04: Development in the Countryside (Commercial/ Non-Residential)' and DS04: Development Strategy: Preserving and Enhancing our Heritage and Rural Character'
- 1.7. A policy review has also been undertaken, and this document includes further consideration of the Site context and potential implications of the release of the Site from the Area of Separation for a degrees of new development. The parameters of this development are as follows:
  - Development with built form of circa 10 metres in overall height i.e., new residential dwellings or small scale employment development; and /or
  - Development with built form of up to 20 metres in overall height i.e., B8 commercial/employment development.

## The Site

- 1.8. The Site is found at OS Grid Reference: SP 52289 85146 (Site centre); see Image BLADE 2 overleaf:

Image BLADE 2: Aerial photograph of the Site (source: Google Earth, 2024).  
BLADE has marked the approximate location of the Site with a solid red line



- 1.9. BLADE’s site survey was undertaken in early Spring time conditions (April 2025), and below summarises our observations of the Site:

#### Land use and Landscape fabric at the Site

- 1.10. The site is managed for agricultural land uses – livestock pasture and arable crop production. The majority of the site is covered with grassland (pasture), with native hedgerows and hedgerow trees.

#### Public Access

- 1.11. A Public Right of Way (PRoW) passes through the site area from east to west and progresses northwards to Woodby Lane; see BLADE’s Site Context Plan contained in Appendix BLADE 1. This PRoW interconnects with routes heading north east to the outlying village of Bitteswell, and connects with the urban areas of Lutterworth, and also to the Lutterworth Country Park to the east and south east respectively.

#### Landscape Condition

- 1.12. Given our field based assessment, we note the following:
- **North:** The northern site area is made of one, single field. This is managed for arable crop. The field is enclosed by a significantly degraded hedgerow to its northern boundary (and overlooked by a residential dwelling), and along the north eastern boundary, the hedgerow is similarly degraded and gappy and lacks hedgerow trees; see Viewpoint A and B, Appendix BLADE 3.

- **East:** managed for arable crop production on higher ground, the site is enclosed by a fairly robust hedgerow with extensive trees. This area of the site has a relatively intact landscape character and condition is moderate; see Viewpoint B, G, H, Appendix BLADE 3. .
- **Southeast:** Overlooked by the existing urban edge of Lutterworth, hedgerows are degraded and gappy, with limited tree cover. Landscape condition is relatively poor; see Viewpoint E, Appendix BLADE 3.
- **South:** The southern-most fields which bound Coventry Road have a degraded landscape character, with noise and movement along the Coventry Road disrupting the tranquillity of the area; see Viewpoint E, Appendix BLADE 3. Beyond the extensive tree grounds and hedgerow, landfall undulates, but is more intact in a moderate condition; see Viewpoint C and D, Appendix BLADE 3.
- **South West-West:** Fields are nestled within undulating landform with extensive tree groups. Tranquillity is good, and this area of the site is not overlooked by Magna Park. Landscape Condition is good; see Viewpoint B,C,G and H, Appendix BLADE 3.
- **West-North West:** The western boundary has limited intact character features, and is overlooked (in part) by scattered residential dwellings and Magna Park. Condition is relatively poor; see Viewpoint G, J, K and L, Appendix BLADE 3.

### Landscape Value

- 1.13. As set out within GLVIA version 3, when analysing the landscape baseline, it is necessary to establish the relative value of the potentially affected landscape. Para. 5.19 of the GLVIA version 3 states that:

*'A review of existing landscape designations is usually the starting point in understanding value, but the value attached to undesignated landscapes also needs to be carefully considered and individual elements of the landscape such as trees, buildings or hedgerows may also have a value. All need to be considered where relevant.'*

- 1.14. Given BLADE's field-based assessment, it is judged that the Site does not lie within a designated landscape. TGN 02/21: Assessing Landscape Value Outside National Designations.

### Landscape Sensitivity

- **Land north of Field Farm** has the lowest landscape sensitivity – has few key landscape features intact and a number of detractors, and can accommodate development. The PRoW passes through this northern site area.
- **Land south and west of Field Farm** has a moderate landscape sensitivity – has a good level of intact landscape features and limited detractors, but can accommodate development with appropriate mitigation; and

- **Land north of the Coventry Road (visible from the Coventry Road)** – has a limited level of intact features, with the associated movement and impact from the Coventry Road being degrading of landscape sensitivity. This area can accommodate development.

### Visual Sensitivity

- **Land north of Field Farm** broadly has the highest visual sensitivity within the site area. This area of the site is crossed by a PRoW, and is overlooked by a scattered number of residential dwellings and Magna Park; see Viewpoint 1 and 13, Annex Two. This area of the site is situated generally on the higher land within the site. This area can accommodate some development, but would be dependent on mitigation measure to reduce and offset effects. Land along the north eastern-eastern boundary is within the higher area of the site, and there is scope for new built form to be seen on the skyline when seen from the east; see Viewpoint A,G and J, Appendix BLADE 3.
- **Land south and west of Field Farm**, broadly, has the lowest visual sensitivity as the areas is generally nestled with extensive field boundaries and below rising landform to the north and east; see Viewpoint B,C, G, H and J, Appendix BLADE 3.
- **Land north of the Coventry Road** (visible from the Coventry Road), broadly speaking, has a moderate visual sensitivity. There is visibility of this site are from road users, but no public access. There is potential for intervisibility between the site and the wider urban area of Lutterworth to the east; see Viewpoint E and F, Appendix BLADE 3.

## 2.0 PLANNING POLICY AND DESIGNATIONS

2.1. The current Local Plan documents relevant to the Site are:

- Harborough District Council's adopted Local Plan (2011-2031); and
- Harborough District Council's draft (regulation 19) Local Plan (2020-2041).

2.2. With consideration of the adopted HDC Local Plan (2011-2031), as well as the HDC's proposed submission (regulation 19) Harborough District Council's draft New Harborough Local Plan (2020-2041), the Site is not located within a National or local Landscape-derived designation.

2.3. The Area of Separation is a local policy and is not included within the NPPF or other national planning policy guidance.

### Harborough District Council's adopted Local Plan (2011-2031)

2.4. The provision for Areas of Separation is contained within the adopted HDC Local Plan (2011-2031) under Policy GD6, which is entitled 'Areas of Local Separation'.

#### Adopted Policy GD 6

2.5. This policy states (N.B. Underlining added by BLADE for emphasis):

*'1. Areas of Separation, shown on the Policies Map, are designated between:*

*a. Great Bowden and Market Harborough; and*

*b. **Bitteswell, Lutterworth and Magna Park.***

***2. Development in the Areas of Separation will be permitted where it would not compromise, either alone or in conjunction with other existing or proposed development, the effectiveness of the Area of Separation in protecting the identity and distinctiveness of these settlements.'***

2.6. Supporting paragraph 4.11.1 of the adopted Local Plan (2011-2031) states that Areas of Separation are defined where the *'potential risk of merging is at its greatest, whether this is between settlements or settlements and nearby employment areas. The function of these areas is **to ensure that development does not harmfully reduce the separation between settlements or between settlements and employment areas**'.*

2.7. Paragraph 4.11.4 continues and states (N.B. Underlining added by BLADE for emphasis):

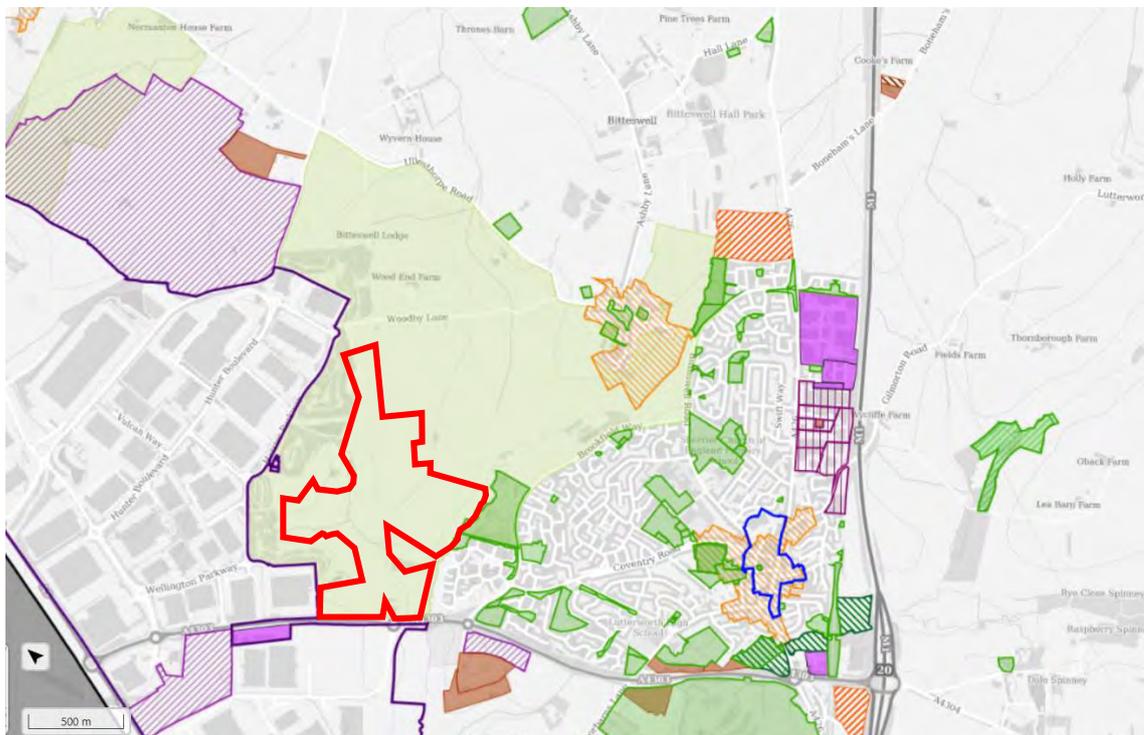
*'Policy GD6 focuses on maintaining separation in two areas where there are specific development pressures and local community concerns over the potential loss of settlement identity..... between Bitteswell/Lutterworth/Magna Park and this aims to protect the identity of Bitteswell from the growth of nearby Lutterworth, and to maintain separation of both Lutterworth and Bitteswell from Magna Park.'*

2.8. It is noted at supporting paragraph 4.11.6, the prospect of development within this Area of Separation is not excluded, with the Applicant for schemes required to **'show that they have considered the effect on the degree of separation and suggest mitigation measures to minimise the impact on separation.'**

### Harborough District Council's draft (regulation 19) Local Plan (2020-2041)

2.9. The 'Harborough Local Plan (2020-2041)' will replace the adopted Harborough District Council's a Local Plan (2011-2031) upon its own adoption. It forms the Regulation 19 document, with the previous Regulation 18 document dated to 2040. The Site is located within the Bitteswell – Lutterworth – Magna Park Area of Separation; see Image BLADE 3:

Image BLADE 3: Extract from the Draft (Reg. 19) Harborough Local Plan 2020-2041 (regulation 19) on-line policies map. N.B. The Bitteswell – Lutterworth – Magna Park Area of Separation is shown by HDC with an opaque green fill. BLADE has marked the approximate location of the Site with a solid red line



- 2.10. This draft (regulation 19) Local Plan distinguishes between residential development and commercial/employment development within an Area of Separation through its utility of two individual policies being proposed; these are as follows:

#### Draft (Reg. 19) Policy AP03

- 2.11. This policy is entitled 'Development in the Countryside (Residential)', and specifically refers to Areas of Separation, stating (N.B. Underlining added by BLADE for emphasis):

*'Within Areas of Separation, development will only be permitted where this **does not compromise, either alone or in conjunction with other existing or permitted development, the effectiveness of the Area of Separation in protecting the identity and distinctiveness of these settlements** and supports the strategic objectives in Policy DS04'*

- 2.12. Supporting paragraph 7.11 states: *'In Areas of Separation and Green Wedges stricter controls are in place **to preserve the distinct identity of settlements and prevent coalescence**'.*

#### Draft (Reg. 19) Policy AP04

- 2.13. This policy is entitled 'Development in the Countryside (Commercial/ Non-Residential)', and is worded identically to draft (Reg. 19) Policy AP03.

- 2.14. Supporting paragraph 7.12 states: *'Restrictions on development in Areas of Separation and Green Wedges help ensure this type of development does not contradict the strategic aims of these areas **to prevent the merging of settlements and protect the distinct identities of rural communities**'.*

#### Draft (Reg. 19) Policy DS04

- 2.15. With regard to Policy DS04, this is a draft Reg. 19 policy, which is entitled 'Development Strategy: Preserving and Enhancing our Heritage and Rural Character'. This policy makes specific reference to Areas of Separation at point 2, which states (N.B. Underlining added by BLADE for emphasis):

*'**To maintain the distinctiveness of settlements and prevent the merging of these, Areas of Separation, as defined on the Policies Map, have been identified. Development in Areas of Separation must avoid coalescence and preserve the existing visual and physical separation...**'*

#### Areas of Separation: Review of existing and potential areas, November 2024

- 2.16. This document was prepared by LUC on behalf of HDC, and the Final Version was published in November 2024.

- 2.17. HDC identified the need for *'a robust evidence base to justify the Areas of Separation (AoS) to be proposed in the emerging Local Plan and to inform future reviews of AoS defined in made Neighbourhood Plans'*.

2.18. The purpose of this document was to assess:

- *'The continuing suitability of gaps and boundaries defined in the adopted Harborough Local Plan and in made Neighbourhood Plans;*
- *The potential for additional gaps to be defined; and*
- *The impact on settlement separation of potential development allocations in the forthcoming Local Plan.'*

2.19. This review supersedes previous AoS Reviews undertaken in 2011 and 2017.

2.20. The approach adopted by HDC for this review is detailed in Chapter 3, which acknowledges that *'there is no specific, recognised guidance for the assessment of settlement gaps. LUC's approach is based on past experience of settlement gaps/AoS studies and through discussion with the Council.'*

2.21. The evaluation criteria for this review were detailed in Section 3, paragraph 3.6 onwards, and states:

*'A gap should provide the sense of leaving one settlement and moving through the gap before entering a different settlement. The evaluation for each gap encompassed three aspects of settlement separation in order to determine the extent to which this applies:*

- *Settlement identity.*
- *Physical and visual separation.*
- *Urbanising influences.'*

2.22. The resulting analysis was structured around these criteria, with concluding comments on gap strength and a list of key elements in preserving distinction between settlements (which reflects any significant variations in the contribution of land within the gap to this purpose).

2.23. The following criteria was detailed in the below table, which BLADE was extracted from Section of the HDC review; see Table BLADE 1:

Table BLADE 1: Extract form the Harborough District Council's Areas of Separation: Review of existing and potential areas, November 2024, Section 3, page 15-17

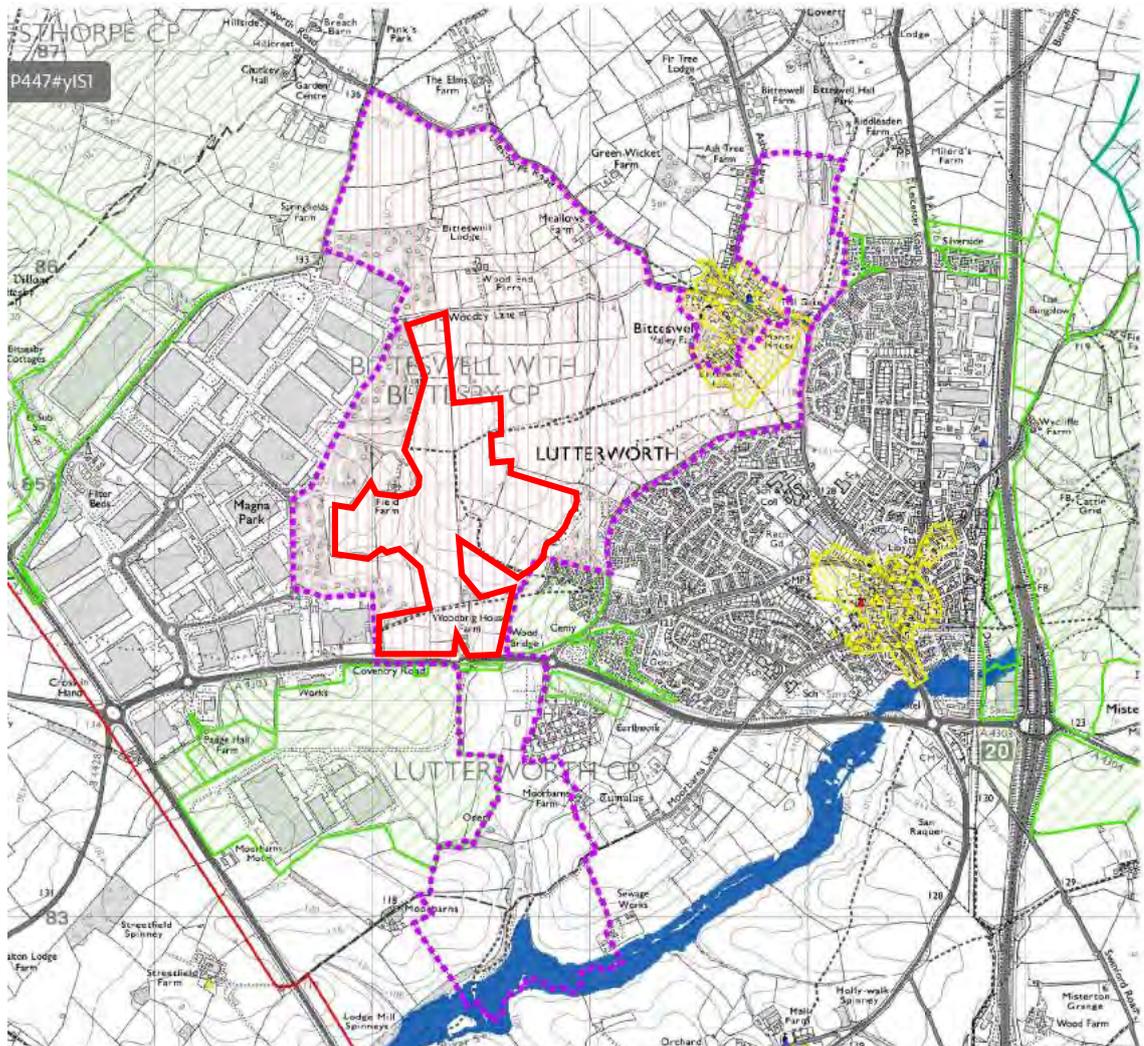
<b>Evaluation Criteria</b>	<b>Aspects of Settlement Separation</b>
<b>Settlement Identity</b>	It has a strong relationship with a conservation area, contributing positively to its character.
	It forms a distinctive feature in a settlement's setting, prominent in views to or from the settlement or contributing to a clear sense of arrival/departure.
<b>Physical and visual separation</b>	There is a clear physical boundary feature that marks the settlement edge (even if it does not form a visual barrier).
	It has landforms and/or land cover which prevent intervisibility between settlements.
	It lacks visual association with settlements on both sides of the gap, rather than just one of them.
	There is a broad gap between the settlements.
	There are no direct vehicular routes between the settlements.
<b>Urbanising Influences</b>	It lacks residential or employment development.
	Any built development is rural rather than urban in character/form.
	It lacks infrastructure associated with human activity, such as roads, electricity substations, pylons and overhead lines or sewage works.
	It lacks land uses typically associated with urban edges, such as horse paddocks or formal recreational facilities.
	It has semi-natural land uses, such as woodland or marshland.

2.24. In undertaking our site specific assessment, BLADE Has adopted a similar approach to ensure continuity of our review with then LPA's evidence base.

## Bitteswell - Lutterworth - Magna Park Area of Separation

- 2.25. In this 2024 document, the Site continues to be situated within the Bitteswell - Lutterworth - Magna Park Area of Separation; see Image BLADE 4:

Image BLADE 4: Extract from the Harborough District Council's Areas of Separation: Review of existing and potential areas, November 2024, page 48 Figure A.5: Bitteswell - Lutterworth - Magna Park assessment area. N.B. The extent of the Area of Separation is shown by HDC with a brown/orange hatch within the broken purple line. BLADE has marked the approximate location of the Site with a solid red line



- 2.26. The Bitteswell - Lutterworth - Magna Park Area of Separation is defined in the current Local Plan (policy GD6) and has not been extended with the Harborough District Council's draft (regulation 19) Local Plan (2020-2041). Consequently, the quantum of this Area of Separation remains consistent with the former Harborough District Council's Area of Separation Review 2017. This Area of Separation encompasses land between Lutterworth, Magna Park and Bitteswell.
- 2.27. The southern edge of the Area of Separation is defined by the A4303, and which bounds the southern edge of the Site; see Image BLADE 1 and 4.

### 3.0 AREA OF SEPARATION: EVIDENCE BASE BY HDC

- 3.1. Drawing on the HDC's evaluation criteria which BLADE has summarised in Table BLADE 1 above, the following points are noted from HDC's analysis of how the Bitteswell - Lutterworth - Magna Park Area of Separation functions relative to Settlement Identity - Physical and Visual Separation - Urbanising Influences; see Table BLADE 2 overleaf.
  
- 3.2. It is noted that the layout of HDC's document does not follow a clear explanation of the Area of Separation relative to the three main themes which they highlighted within Section 3 of their documents. None the less, BLADE has provided a synopsis relative to each main theme with Table BLADE 2 and this appraisal is based on our recent field-based assessment:

Table BLADE 2: Summary of HDC's commentary of the Bitteswell - Lutterworth - Magna Park Area of Separation (Harborough District Council's Areas of Separation: Review of existing and potential areas, November 2024)

Evaluation Criteria	Aspects of Settlement Separation	Summary of HDC's commentary for the whole of the Area of Separation
<b>Settlement Identity</b>	It has a strong relationship with a conservation area, contributing positively to its character.	Most of Bitteswell <i>'falls within a designated Conservation Area, with buildings dating back to the early 18th Century'</i> . The Conservation Area extends into the northern most part of the Area of Separation.
	It forms a distinctive feature in a settlement's setting, prominent in views to or from the settlement or contributing to a clear sense of arrival/departure.	<i>'The centre of Lutterworth is also covered by a Conservation Area but there has been significant expansion to the north and west during the late 20th Century and 21st century such that land in the assessment area does not contribute to any distinctive settlement character.'</i>
	<p><b>BLADE's Observations on the whole Area of Separation:</b></p> <ul style="list-style-type: none"> <li>• Intervisibility between the Bitteswell Conservation Area is largely experienced to the northern most part of the Area of Separation, nearest to the village. There is little to no intervisibility between of the Conservation Area and the southern and western area due to intervening landform, tree and hedgerow components, as well as the wider built form of Magna Park neighboring the western site area.</li> <li>• No intervisibility between Lutterworth Conservation Area and the site due to intervening landform and built form. The Area of Separation is not experienced as prominent from these locations with the southern and western site area far less likely to be seen.</li> <li>• Traveling along the A4083, the southern part of the Area is not prominent in views to and from the town. The southern area bounding the A4083 is seen, but the wider area is largely screened or filtered by existing trees and hedgerow.</li> <li>• Along the southern edge, there is little sense of arrival/departure from Lutterworth due to the level of development along the southern side of the A4083 (with future development planned to neighbour the public allotment effectively linking the new development along Beaufort Boulevard continually. North of the A4083 is experienced as an open area between Lutterworth and Magna Park which is due to the difference in land uses, scale and architectural form rather than the quantum of open space.</li> <li>• Eastern site area where it neighbours the recent residential area and the Lutterworth Country Park is seen from the urban area; although this intervisibility is limited by rising landform (towards the centre of the site) as well as field hedgerows and trees.</li> </ul> <p><b><u>As a whole, BLADE considers that the land within the Area of Separation does not provide a strong contribution to the settlement identity of Lutterworth.</u></b> The eastern land neighbouring Lutterworth's residential edge forms part of its immediate setting, yet the rising landform and landscape components soon restricts views of the wider Area of Separation. The sense of arriving and leaving Lutterworth is strongly diluted by development south of the A4083. The difference in architectural form, land use and scale contribute more to the perception of leaving/arriving in Lutterworth more so than the quantum of the Area of Separation gap due to views of the wider Area limited by landform and landscape components.</p>	

<b>Physical and visual separation</b>	There is a clear physical boundary feature that marks the settlement edge (even if it does not form a visual barrier).	<i>'The gap between Lutterworth and Magna Park is generally in excess of 1km, with a core of agricultural fields....The central western edge of Lutterworth is defined by Brookfield Way, beyond which an area of generally well-treed land, including Lutterworth Country Park, slopes down to Bitteswell Brook. However, the consistency of this boundary has been weakened by recent development between the country park and the A4303 on the land sloping down to the brook.'</i>
	It has landforms and/or land cover which prevent intervisibility between settlements.	<i>'These are mostly fairly open and gently undulating in character, with low hedgerows, but there are some small tree clumps, individual field trees and hedgerow trees.'</i>
	It lacks visual association with settlements on both sides of the gap, rather than just one of them.	<i>'The main urban area of Lutterworth is visually screened from Magna Park South by tree cover alongside the A4303 but Fairacres is not, and whilst previously Fairacres could have been considered an isolated development outside of Lutterworth there is approved commercial development to take place on the narrow field that currently separates the two.'</i>
	There is a broad gap between the settlements.	<i>'To the south of the A4303, the development of Magna Park south is having a significant impact on settlement separation, with built development extending east to leave a gap of only c.400m to the residential edge of Lutterworth north of the main road and also to the Fairacres travelling showpeople site south. The narrow Bitteswell Brook valley still provides a consistent separating feature....'. 'Bitteswell is 1.3km from Magna Park North but less than 200m from the edge of Lutterworth along Lutterworth Road. However, strong tree cover in the fields to either side of Lutterworth Road helps to provide visual separation between the two settlements.'</i>
	There are no direct vehicular routes between the settlements.	<i>'.....the roundabout providing access to Magna Park South further reduces perceived separation, and the A4303 provides a short, direct connection with clear views of the large logistics buildings of Magna Park from west of the Coventry Road roundabout and from Fairacres. The main urban area of Lutterworth is visually screened from Magna Park South by tree cover alongside the A4303 but Fairacres is not, and whilst previously Fairacres could have been considered an isolated development outside of Lutterworth there is approved commercial development to take place on the narrow field that currently separates the two.'</i>

	<p><b>BLADE's Observations on the whole Area of Separation:</b></p> <ul style="list-style-type: none"> <li>• Land between Lutterworth and Magna Park is generally undulating with a reasonably intact landscape structure of hedge lines, hedgerow trees, small woodland blocks and tree groups which reduces intervisibility – especially from the south to the north (i.e., from the A4083 to Bitteswell).</li> <li>• The wooded edge to Lutterworth and tree line along the Bitteswell Brook filters views of Lutterworth, but there are views of residential dwellings (i.e., Brookfield Way and the streets thereof), intervisibility is limited. The discernibility of Bitteswell reduces heading west. Magna Park is generally well screened from view.</li> <li>• Generally, landform rises westerly towards Magna Park, with views substantially filtered by woodland planting. Land north of the A4083 affords a separation function. The effectiveness of this reduces in vicinity of Bitteswell where the existing gap between the village and Lutterworth is circa 0.2km, with some degree of intervisibility already experienced.</li> <li>• Existing residential development around Lutterworth Country Park and to the southwestern edge of Lutterworth is not seen from around Bitteswell and is well contained by landform, hedgerow trees and the tree groups along the Bitteswell Brook.</li> <li>• The eastern edge of the gap is intervisible with the newly completed residential areas along the southwestern edge of the town. Views across Area of Separation are limited to the closest fields due to rising landform, field hedgerows and trees with the wider Magna Park generally screened.</li> <li>• The remaining undeveloped land to the south of the A4083 is insufficiently wide enough and is too open in terms of landscape fabric for there to be a functional separation (sensory and perceptually). The prospect of further development aligned to the A4083 roadway further impacts this gap, and is likely to lead to an actual, physical link along its road.</li> <li>• The Area of Separation does not function south of the roadway, and exerts a pressure on the area immediately north of the A4083 where fields are generally undeveloped and open in character, with Magna Park generally restricted by woodland planting.</li> </ul> <p><b><u>As a whole, BLADE considers physical and visual separation performs strongest where the existing gap is widest, and where the intervening landform, field boundaries, tree and woodland features control intervisibility between urban development.</u></b> The gap between Bitteswell and Lutterworth is narrow and vulnerable to change given the narrow quantum of the Gap. Land west of Bitteswell and to the south is less open due to the effect of intervening landform, field hedgerows and trees.</p>
--	--

<b>Urbanising Influences</b>	It lacks residential or employment development.	<i>'The character of the central and northern parts of the assessment remains rural, with no significant views of Magna Park and no urbanising development in the gap.'</i>
	Any built development is rural rather than urban in character/form.	As above.
	It lacks infrastructure associated with human activity, such as roads, electricity substations, pylons and overhead lines or sewage works.	N/a.
	It lacks land uses typically associated with urban edges, such as horse paddocks or formal recreational facilities.	<i>'Allotments on the slope between Fairacres and Bitteswell Brook also add some urban fringe influence to this area, although the valley landform allows some rural views southwards.'</i>
	It has semi-natural land uses, such as woodland or marshland.	<i>'Further south, in the vicinity of the A4303 and Magna Park South, the gap is too narrow to retain much rural character.'</i>
	<p><b>BLADE's Observations on the whole Area of Separation:</b></p> <ul style="list-style-type: none"> <li>• The northern and eastern part of the Area of Separation have a limited presence of existing built form. The narrow area between Bitteswell and Lutterworth is the exception with existing residential area at Lutterworth frequently seen.</li> <li>• The western part and central areas are partially overlooked by Magna Park (although the woodland edge to Magna Park is effective in screening the much wider and extensive development). At these locations, there is limited intervisibility, if any at all with Bitteswell and Lutterworth – Magna Park being the main building reference around this location of the Area.</li> <li>• The eastern edge of the Area has intervisibility with the wider residential areas of Lutterworth (along its southwestern town edge). Generally, views are limited to the initial field or two from the town's edge due to intervening rising landform and the hedgerow and tree components of the fields.</li> <li>• The southern edge is strongly influenced by Magna Park (although the woodland edge to Magna Park is effective in screening the much wider and extensive development) and the further commercial/employment development along the A4083 roadway.</li> <li>• The eastern part</li> </ul> <p><b><u>As a whole, BLADE considers that the Area of Separation has a varied urban and built form references.</u></b> Urban features prevail where the Area is narrowest between Bitteswell and Lutterworth and along the eastern and southern edge to the Area. The central and western part of the Area is primarily influenced by Magna Park (although the woodland edge to Magna Park is effective in screening the much wider and extensive development). Where this urban influence is most prevailing, the Area of Separation is fragile and/or the gap is narrowest.</p>	

3.3. It is noted from the Harborough District Council's Areas of Separation: Review of existing and potential areas, November 2024), section 3 paragraph 3.6, that a gap should 'provide the sense of leaving one settlement and moving through the gap before entering a different settlement'. From BLADE's field-assessment, the following is judged:

- The existing Area of Separation is narrowest between Bitteswell and Lutterworth and most vulnerable to the identity of each settlement being eroded or lost through introducing new development around this location i.e., the village merging with the town.
- The eastern portion of the Area of Separation which bounds the western edge of the town forms the open countryside setting to this immediate residential area. Whilst these fields cannot be generally seen across the wider town, including the Conservation Area of Lutterworth, this open countryside is the setting for the town's edge. Lutterworth Country park is situated at this location. Discernibility of the wider Area of Separation is restricted through intervening rising land to the west.
- The southern part of the Area of Separation running along the A4083 has been eroded through the indirect effects of the land south of this route having been recently developed for commercial/employment land uses and large scale built form. The continuation of this development would further weaken the Area of Separation.
- Development within the southern part of the Area of Separation along the A4083 would reduce the spatial gap between Magna Park and Lutterworth. Whilst development has been permitted along this route on the southern side of the A4083, with further development permitted likely to be realised in the future between the Allotment and Beaufort Boulevard, development on the northern side of the A4083 would erode the sense of leaving Lutterworth and arriving at Magna Park. This is recognised by the HDC in their Harborough District Council's Areas of Separation: Review of existing and potential areas, November 2024, which states: *'further south, in the vicinity of the A4303 and Magna Park South, the gap is too narrow to retain much rural character. Allotments on the slope between Fairacres and Bitteswell Brook also add some urban fringe influence to this area, although the valley landform allows some rural views southwards.'*

3.4. In essence, the Area of Separation is intended to preserve an open tract of land between Lutterworth, Bitteswell and Magna Park. It is judged that the central part and western portion of the Area of Separation are less vulnerable to change.

3.5. This is recognised by the HDC in their Harborough District Council's Areas of Separation: Review of existing and potential areas, November 2024, which states: *'the character of the central and northern parts of the assessment remains rural, with no significant views of Magna Park and no urbanising development in the gap.'*

- 3.6. It is judged by BLADE, that the central area, and the western area of the Area of Separation as less vulnerable to change, and less likely to experience coalescence and intervisibility with the settlements around the edge of the Area of Separation including Bitteswell and the southwestern edge of Lutterworth (around the Brookfield Way).

## 4.0 AREA OF SEPARATION: ON-SITE OBSERVATIONS BY BLADE

- 4.1. In April 2025, the Site was visited and surveyed by BLADE. This survey included travelling the local road network, as well as walking the Public Rights of Way routes, visiting the settlement edge of Lutterworth (around Broadleaf Road) and also the outlying settlements of Bitteswell and Cotesbach.
- 4.2. In the 2017 Harborough District Council's Area of Separation Review, this Area of Separation was referred to as '3f Land West of Lutterworth'. Like the 2024 Area of Separation, the 2017 Area of Separation is defined by the route of the A4303.
- 4.3. However, since 2017, the development of Magna Park has now extended south of this road, and approved commercial development on the edge of Lutterworth has effectively diminished the extent of the gap between Lutterworth and commercial development with newly completed industrial/employment development found off Beaufort Boulevard.
- 4.4. The spatial gap south of the A4303 has now diminished to circa 0.36km in width between Beaufort Boulevard and the Fairacres travelling showpeople site (circa 0.5km between buildings). There is a public allotment situated within the gap area too; see Image BLADE 5:

Image BLADE 5: Aerial photograph of the land south of the A4303, between Beaufort Boulevard and the Fairacres travelling showpeople site (source: Google Earth, dated 2024). N.B. The approximate quantum of the gap is shown by BLADE with a mustard coloured line (circa 0.35km width)



- 4.5. Land north of the A4303 has a spatial gap between new residential development (Broadleaf Road on the western edge of Lutterworth) and Magna Park to circa 0.72km width at its narrowest; see Image BLADE 6. Magna Park extends northwards along Wellington Parkway and Harrier Parkway, at which point the spatial gap extends to circa 1.25km and in excess of 1.45km width between the edge of Lutterworth Country Park and the existing industrial/employment building off Harrier Parkway (at its narrowest); see Image BLADE 7:

Image BLADE 6: Aerial photograph of the land north of the A4303, between (Broadleaf Road on the western edge of Lutterworth) and Magna Park (source: Google Earth, dated 2024). N.B. The approximate quantum of the gap is shown by BLADE with a mustard coloured line (circa 0.72km width)



Image BLADE 7: Aerial photograph of the land north of the A4303, between Lutterworth Country Park and Magna Park (source: Google Earth, dated 2024). N.B. The approximate quantum of the gap is shown by BLADE with a mustard coloured line (circa 1.435km width)



- 4.6. This area contains little built development, except for a farmstead and yard area, and a small number of detached private dwellings.

Table BLADE 3: Assessment of the Site against the Evaluation Criteria for the Areas of Separation (Harborough District Council's Areas of Separation: Review of existing and potential areas, November 2024)

<b>Evaluation Criteria</b>	<b>Aspects of Settlement Separation</b>	<b>BLADE's Observations on the Site within the Area of Separation</b>
<b>Settlement Identity</b>	It has a strong relationship with a conservation area, contributing positively to its character.	The existing Area of Separation bounds the village of Bitteswell neighbouring the Conservation Area. The Site is located circa 1km west of the Conservation Area (at its closest point). The Site is found within the open fields immediate to the Bitteswell. The Site is not within the gap between Bitteswell and Lutterworth.
	It forms a distinctive feature in a settlement's setting, prominent in views to or from the settlement or contributing to a clear sense of arrival/departure.	North: A negligible contribution to a sense of arriving/departing Bitteswell. The site is circa 1km west at its closest point. East: Immediate fields form part of the setting to the southwestern residential area of Lutterworth. North and west: Site area is not prominent in views with intervening landform, field hedgerows and trees often restricting sight. South: Open land does contribute to the arrival/departure from Lutterworth (in part down to the near continual development south of the A4083).
<b>Physical and visual separation</b>	There is a clear physical boundary feature that marks the settlement edge (even if it does not form a visual barrier).	East: Bitteswell Brook and the extensive tree line along its route combined with Lutterworth Country Park forms a settlement edge. The immediate fields to this are rising to the west and form part of the town's setting along its southwestern edge. South: Architectural form, materials,, scale and land use differ between Magana Park and Lutterworth.
	It has landforms and/or land cover which prevent intervisibility between settlements.	Limited intervisibility from outside of the Area of Separating across the northern, western and central Site areas. This is due to intervening landform, hedgerow and tree components of the fields within the Area of Separation.
	It lacks visual association with settlements on both sides of the gap, rather than just one of them.	Very limited linkage/connectivity to settlements on the outer edge of the Area of Separation; see Viewpoint 1 and 2 for Bitteswell and Viewpoint 3 for Cotesbach. The eastern periphery of the site is intervisible with the southwestern edge of Lutterworth.

	There is a broad gap between the settlements.	North, central and western part of the skite are experienced away from Bitteswell and Lutterworth and contained by intervening landform, field hedgerow and trees. The gap between Bitteswell and Lutterworth, and Lutterworth and Magna Park is broadest in these locations, and less fragile than those areas of the wider Area of Separation around Bitteswell outside of the Site area.
	There are no direct vehicular routes between the settlements.	The southern part of the Site is bounded by the A4083 roadway, and northern site area by a small rural lane. The wider Site area is not accessed by roads.
<b>Urbanising Influences</b>	It lacks residential or employment development.	The Site is open and undeveloped within its quantum. The Site does not contain residential or employment development, bit is bounded to its east and west in part. There is employment development beyond the southern edge with the A4083.
	Any built development is rural rather than urban in character/form.	The Site is open and undeveloped within its quantum. The Site does not contain built form.
	It lacks infrastructure associated with human activity, such as roads, electricity substations, pylons and overhead lines or sewage works.	The Site is open and undeveloped within its quantum. The Site does not contain built form. No roadways pass through the Site, but are on the northern and southern edge. The southern edge bounds the A4083, main roadway into Lutterworth.
	It lacks land uses typically associated with urban edges, such as horse paddocks or formal recreational facilities.	Open agricultural land.
	It has semi-natural land uses, such as woodland or marshland.	Open agricultural land.

4.7. Given the foregoing, the strength of the Area of Separation varies through then Site area. It is judged by BLADE that this is attributable to the effect of landform, width of the gap between settlements and the influence of built form outside of the Area of Separation(between Bitteswell and Lutterworth). It is considered that the Area of Separation is more fragile where it is narrowest, and those areas around the existing urban areas where development may lead to a merging of settlements and so a diminishing of identify.

4.8. For the Bitteswell - Lutterworth - Magna Park Area of Separation, Harborough District Council’s Areas of Separation: Review of existing and potential areas, November 2024, page 53), identifies the following features that are important in retaining a sense of separation between Bitteswell - Lutterworth - Magna Park:

- *'The area of mounded, wooded land along the eastern edge of Magna Park, which screens the large-scale logistics buildings from view from Lutterworth and from within the gap.*
- *The broad area of farmland between Magna Park North and Lutterworth, which provide clear physical separation and retains rural character.*
- *The absence of development (other than south of Lutterworth Country Park) and presence of semi-natural vegetation on land sloping down from Brookfield Way to Bitteswell Brook, which strengthens the separating role of the brook and its associated valley landform.*
- *The absence of vehicular links across the gap, other than the A4303, which increases the perceived width of the gap.*
- *The retention of openness along the Bitteswell Brook valley south of the A4303, preserving its role as a consistent boundary to Lutterworth and providing views that help to retain some sense of connectivity with the wider countryside.*
- *The absence of development on the western slopes of the valley of Bitteswell Brook and on the lower eastern slopes, which provides a consistent boundary to Lutterworth.*
- *The strength of tree cover both north and south of Lutterworth Road, which preserves visual separation where the settlement gap is narrowest.*
- *Tree cover along Bitteswell Road, Brookfield Way and south of Valley Lane, which minimises intervisibility between Lutterworth and Bitteswell even across the more open valley sides to the south-east of the village.*
- *The role of the tree-lined Ashby Lane as a boundary to development on the valley side north of Bitteswell.'*

4.9. The table below set out how the Site reflects the characteristics of the Bitteswell - Lutterworth - Magna Park Area of Separation, and how development within the Area of Separation may affect them; see Table BLADE 4:

Table BLADE 4: Assessment of Site against the Bitteswell - Lutterworth - Magna Park Area of Separation Characteristics and Guidance (Harborough District Council's Areas of Separation: Review of existing and potential areas, November 2024), Appendix A, page 53

<b>Criterion from Appendix 1, page 53</b>	<b>How affected by Development within the Area of Separation</b>
<i>The area of mounded, wooded land along the eastern edge of Magna Park, which screens the large-scale logistics buildings from view from Lutterworth and from within the gap.</i>	A development proposal can be brought forward which would not impact this wooded/tree'd area (i.e., masterplanning informed by BS 5837:2012 RPZ's and AIA). This wooded land can be enhanced and bolstered further through immediate planting or new planting through a development proposal and provide further screening/filtering of views for existing development at Magna Park and new development within the Area of Separation
<i>The broad area of farmland between Magna Park North and Lutterworth, which provide clear physical separation and retains rural character.</i>	The sense of transition will remain with a clear experience of leaving one the settlement before entering Magna Park can continue still function with development. within the farmland, no mature vegetation will be removed, with new planting established, which will reduce views towards the new development within the Area of Separation. Restricting development along the east and southern areas of the site would retain this sense of separation and the farmland characteristic
<i>The absence of development (other than south of Lutterworth Country Park) and presence of semi-natural vegetation on land sloping down from Brookfield Way to Bitteswell Brook, which strengthens the separating role of the brook and its associated valley landform.</i>	Development can be designed so as to not encroach onto this section of open agricultural fields along the eastern edge of the Area of Separation, and can be designed to step down in height from Magna Park, and be located further west in the land area between Lutterworth and Magna Park. New development can retain, bolster and enhance existing field hedgerows and tree groups and further new planting for mitigation. No mature vegetation will be removed, with new planting established, which will reduce views towards the edge of Magna Park from the PRoW which runs through the Site from the southwestern edge of Lutterworth.
<i>The absence of vehicular links across the gap, other than the A4303, which increases the perceived width of the gap.</i>	Might a new vehicle route be needed to the A4083, the southern edge of the Site could be designed to limit the perception of development at this location.
<i>The retention of openness along the Bitteswell Brook valley south of the A4303, preserving its role as a consistent boundary to Lutterworth and providing views that help to retain some sense of connectivity with the wider countryside.</i>	The development of the Site would not directly impact this land south of the A4083 (situated between Beaufort Boulevard and the allotment). This intervening land is proposed for further development south of the A4083. Notwithstanding this, development could be integrated into the central and western Site area allowing the functioning of openness within the Area of Separation. No mature vegetation will be removed, with new planting established, which will reduce views towards the edge of Magna Park. Given this, the sense of transition (north of the A4083) will remain with a clear experience of leaving Lutterworth before entering Magna Park. Magna Park will remain set within its vegetation context and offset from new development.

<p><i>The absence of development on the western slopes of the valley of Bitteswell Brook and on the lower eastern slopes, which provides a consistent boundary to Lutterworth.</i></p>	<p>Development can be designed so as to not encroach onto this section of open agricultural fields along the eastern edge of the Area of Separation, and can be designed to step down in height from Magna Park, and be located further west in the land area between Lutterworth and Magna Park. New development can retain, bolster and enhance existing field hedgerows and tree groups and further new planting for mitigation. No mature vegetation will be removed, with new planting established, which will reduce views towards the edge of Magna Park from the PRoW which runs through the Site from the southwestern edge of Lutterworth.</p>
<p><i>The strength of tree cover both north and south of Lutterworth Road, which preserves visual separation where the settlement gap is narrowest.</i></p>	<p>Development within the Site would not directly impact this area. The Site is circa 1km west of Bitteswell (at its closest point). Development could be stepped into the site (within tree'd buffers) and stepped down from the boundary (in terms of building height) to preserve the visual separation where the settlement gap is narrowest.</p>
<p><i>Tree cover along Bitteswell Road, Brookfield Way and south of Valley Lane, which minimises intervisibility between Lutterworth and Bitteswell even across the more open valley sides to the south-east of the village.</i></p>	<p>Development within the Site would not directly impact this area. The Site is circa 1km west of Bitteswell (at its closest point). Development could be stepped into the site (within tree'd buffers) and stepped down from the boundary (in terms of building height) to preserve the visual separation where the settlement gap is narrowest.</p>
<p><i>The role of the tree-lined Ashby Lane as a boundary to development on the valley side north of Bitteswell.'</i></p>	<p>Development within the Site would not directly impact this area.</p>

- 4.10. It is judged development could be implemented within the Site within the central and western areas, as well as within the northern Site area with a considered and sensitive mitigation scheme. Given this, development within the Site will not impact adversely on the characteristics that influence separation between the settlements as identified in the Harborough District Council's Areas of Separation: Review of existing and potential areas, November 2024.

## 5.0 SUMMARY AND CONCLUSION

- 5.1. In summary, the Site's agricultural fields are typical of those found surrounding Lutterworth with a modest level of intact fieldscape, field hedgerows, trees and landform. This open countryside is not considered to be a Valued Landscape, and does not have an elevated landscape or visual sensitivity to development.
- 5.2. The Green Gap Study, and the evidence to COM13 which is based upon it, are not based upon robust, or indeed any evidence in relation to landscape quality and cannot, therefore, be considered a reflection upon it. All of the evidence within the Harborough District Council's Areas of Separation: Review of existing and potential areas (November 2024) and Policy GD 6 (adopted Local Plan, 2011-2031) and the relative Draft (Reg. 19) Policy AP03, AP04 and DS04 which relate purely to spatial issues to *'prevent the merging of settlements and protect the distinct identities of rural communities.'*
- 5.3. Unlike the whole of the Bitteswell - Lutterworth - Magna Park Area of Separation, the Site area affords a limited if any contribution to the separation of Bitteswell from Lutterworth, with the Site being situated circa 1km from Bitteswell, whilst the *'semi-natural vegetation on land sloping down from Brookfield Way to Bitteswell Brook, which strengthens the separating role'* and provides a 'consistent boundary to Lutterworth' as recognised by HDC.
- 5.4. However, through our own analysis the Site does contribute to the setting of the southwestern edge of Lutterworth town (land sloping down from Brookfield Way to Bitteswell Brook) and also provides the open fields immediate to the A4083 long the Site's southern boundary whereby land is experienced as a gap when one enters/leaves Lutterworth. Given this, these are the main sensitivities to the Site and what it contributes to the Area of Separation in terms of its spatial role.
- 5.5. Any new development would result in a physical encroachment into the space of the Area of Separation, as would be expected with greenfield development. However, landscapes are not experienced in two dimensions on mapping, but on the ground when passing through the area.
- 5.6. A considered and considerate development within the Area of Separation would not result in the physical or visual merger of Lutterworth and Magna Park, and there can remain a clear experience of leaving Lutterworth before entering the other.
- 5.7. In further considering the potential effect of new development within the Area of Separation, BLADE has prepared a number of plotted Zone of Theoretical Visibility; see Appendix BLADE 5. These Zones of Theoretical Visibility are not based on bare earth modelling (topography only), they have been prepared using LIDAR data, which is topography as well hedgerows, trees, tree groups, woodlands and built form.

- 5.8. As demonstrated by plan 1795-L-103, which is modelled to a vertical height of 10 metres new built form (a typical residential dwelling) across the whole of the Site area. As demonstrated by this plan, the prospect of seeing a future development within the Site is very limited to the settlement on the edge of the Area of Separation – to the peripheral edge of Bitteswell village and the southwestern edge of Lutterworth (i.e., Brookfield Road). Additionally, there is a very limited (if any) prospect of seeing new development from Cotesbach, a village outlying to the Aea of Separation.
- 5.9. This plan indicates that the Site could accommodate new residential development, and through stepping development back from its northern and eastern edges and using non-developed land for mitigation, there is unlikely to be any discernibility of a new residential scheme within the Site, and would be feasible without visual coalescence as the existing landform, hedgerows and trees would be sufficiently substantially filter if not screen the scheme.
- 5.10. Furthermore, with consideration of plan 1795-L-104 and 105 (15 metres and 20 metres vertical height buildings), there remains a similar situation relative to the settlement of Bitteswell, the southwestern edge of Lutterworth, and also Cotesbach, the village outlying to the Area of Separation; see Appendix BLADE 5.
- 5.11. A new development of residential, employment or a combination of both would clearly have a limited visibility from Lutterworth and Bitteswell with almost no views during summer months due to the effect of existing tree cover, which would be enhanced through development and stepping development into the Site area. It will be experienced in localised views from the PRoW which crosses the Site area.
- 5.12. As established through our appraisal contained in Table BLADE 3, development within the Site would not result in the loss of any of the characteristics of the Bitteswell - Lutterworth - Magna Park Area of Separation as set out in Appendix A, page 53 of the Harborough District Council's Areas of Separation: Review of existing and potential areas, November 2024 and will accord with the associated guidance.
- 5.13. A development within the Site would accord with the Policy GD 6 (adopted Local Plan, 2011-2031) which seeks '*maintaining separation in two areas where there are specific development pressures and local community concerns over the potential loss of settlement identity.... between Bitteswell/ Lutterworth/ Magna Park and this aims to protect the identity of Bitteswell from the growth of nearby Lutterworth, and to maintain separation of both Lutterworth and Bitteswell from Magna Park.*' With new development maintaining a '*degree of separation and suggest mitigation measures to minimise the impact on separation.*'
- 5.14. It is noted here that the analysis provided through the plotted Zone of Theoretical Visibility plan (Appendix BLADE 5), demonstrates a degree of capacity within the Site to deliver new development and achieve maintaining the separation (physical, visually and sensory) between Bitteswell, Lutterworth and Magna Park.

- 5.15. Furthermore, the Draft (Reg. 19) Policy AP03, AP04 and DS04 states that ‘development will only be permitted where this does not compromise, either alone or in conjunction with other existing or permitted development, the effectiveness of the Area of Separation in protecting the identity and distinctiveness of these settlements.’
- 5.16. The analysis provided by BLADE through the plotted Zones of Theoretical Visibility are pertinent, as well as the analysis provided within Table BLADE 4 above in Section 4. Further to this, our in the field analysis contained within Table BLADE 4 is also demonstrative that development could be attained within the Site, but would require parameters to ensure the characteristics of the Area of Separation are not eroded and its effectiveness and spatial planning gap are not deleted.
- 5.17. Finally, the Strategic Growth Options and Constraints Mapping for Leicester and Leicestershire, August 2023 (a joint study that included HDC) considered land within HDC’s administrative area to ‘*determine whether they offer suitable and appropriate solutions to deliver sustainable locations for new communities and economic growth, capable of meeting identified needs for homes and employment land.*’
- 5.18. This study defined ‘Strategic Growth Options’ as locations capable of delivering in excess of 1,000 homes and/or 25 hectares of employment land. The land of the Area of Separation was one such location which the study appraised. This area was referred to as ‘3f Land West of Lutterworth’. The Site was appraised as part of this study, and concluded that the area was ‘suitable for strategic growth’ stating that ‘*Land West of Lutterworth could come forward as a SUE to the west of Lutterworth (<5,000 Homes.*’
- 5.19. Given BLADE’s analysis within Table BLADE 3 and 4, we would concur with this appraisal of the landscape within the Site, and the wider Area of Separation. Our own examination of the Site finds a clear potential for affording new development, which concurs with the finds of this study, which considered the relative sensitivity of the site, stating (N.B. Underlining added by BLADE for emphasis):

*‘From a landscape perspective, there are open views looking south across the area from the north, but views into the area looking north from the south are limited by a mixture of intervening built form and vegetation. Development would therefore be relatively enclosed and defined by key defensible boundaries along A4303 to the south. There is some potential for perceived coalescence as an urban extension bridging Lutterworth and Magna Park. However, there is potential within the area for strengthening and expansion of green infrastructure.’*

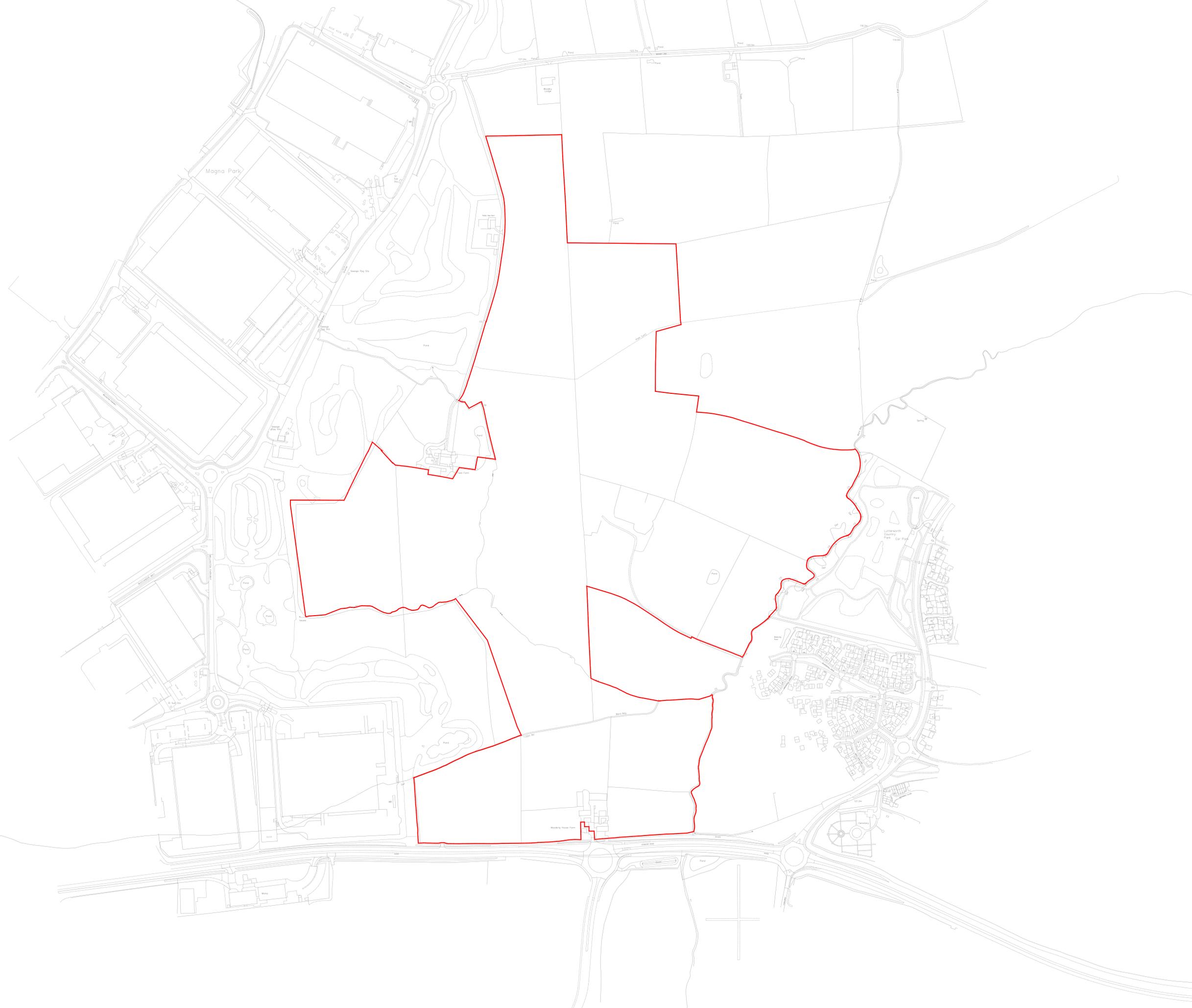
- 5.20. Specifically, the study concluded (N.B. Underlining added by BLADE for emphasis):

*.....’the location would meet the threshold for an area suitable for strategic growth (with the required social and physical infrastructure).....this location offers potential to comprehensively plan for growth in and around Lutterworth with commensurate investment and delivery in supporting facilities, utilities and transport upgrades capable of serving the wider area.’*

- 5.21. Given the foregoing, BLADE concludes that the Site has a capacity to accommodate new development with the Area of Separation still able to function without resulting in the physical or visual merger of the settlements with Magna Park and there will remain a clear experience of leaving one settlement before entering Magna Park, and without this separation being merely fleeting and across a minor geographical extent.

## APPENDIX BLADE 1

### Site Location Plan



Notes:  
This overlay is based on current OS base data.

KEY:  
Site A (74.06ha) █

<b>Bristol</b> Third Floor, Clockwise Generator Building Counterslip Bristol BS1 6BX Tel: 0117 379 0147	<b>Head Office</b> Birmingham Second Floor Waterloo House 23 Waterloo Street Birmingham, B2 5TB Tel: 0121 623 4039 info@gruboroughestates.co.uk	<b>London</b> 8 St James Square London SW1T 4JU Tel: 02000 111 353
--	--	--

Development Name: **Land North of Coventry Road, Lutterworth** Project Number: .

Title: **Site Location Plan**

Drawn by: **08/04/2025** Drawn by: **ES** Scale: **1:2500 @ A0**  
Drawing Code: **R-CRLU-LP-01** Revision: .

## APPENDIX BLADE 2

### Site Context Plan



## APPENDIX BLADE 3

### Site Photos



Existing residential dwelling overlooking the northern site area with broad, open views through the site

Approximate extent of the Site

Existing hedgerows bounding the eastern site area are degraded and gappy with few scattered trees

Limited intervisibility between the northern site area and the outlying settlement of Bitteswell and the wider urban edge of Lutterworth. Intervening hedgerows and trees limit views, as well as the wooded edge to Lutterworth around this western edge of the town

WIDE ANGLE BASELINE PANORAMA OF EXISTING VIEW LOOKING THROUGH THE SITE TOWARDS THE EAST-SOUTH EAST



Approximate extent of the Site

Existing hedgerows are more extensive towards the location of the Public Right of Way which passes through the northern site area

Private driveway leading to scattered residential dwellings. The Public Right of Way passing along this route

WIDE ANGLE BASELINE PANORAMA OF EXISTING VIEW LOOKING THROUGH THE SITE TOWARDS THE SOUTH

VIEWPOINT A: EXISTING VIEW FROM THE PUBLIC RIGHT OF WAY PASSING THROUGH THE NORTH WESTERN SITE AREA. OS GRID REFERENCE: SP 52154 85753

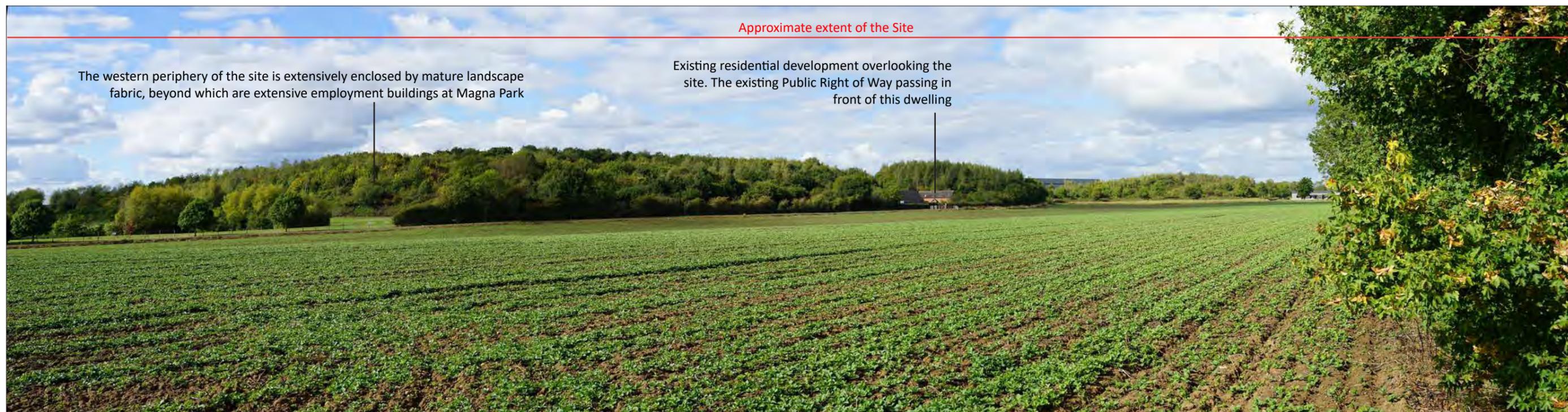
Site Survey  
Viewpoint A

April 2025

RICHBOROUGH  
ZLA 1795

COVENTRY ROAD  
Lutterworth





Approximate extent of the Site

The western periphery of the site is extensively enclosed by mature landscape fabric, beyond which are extensive employment buildings at Magna Park

Existing residential development overlooking the site. The existing Public Right of Way passing in front of this dwelling

WIDE ANGLE BASELINE PANORAMA OF EXISTING VIEW LOOKING THROUGH THE SITE TOWARDS THE WEST

Existing eastern and south eastern hedgerow and trees are robust and enclose the site area. Landform rises around this viewpoint

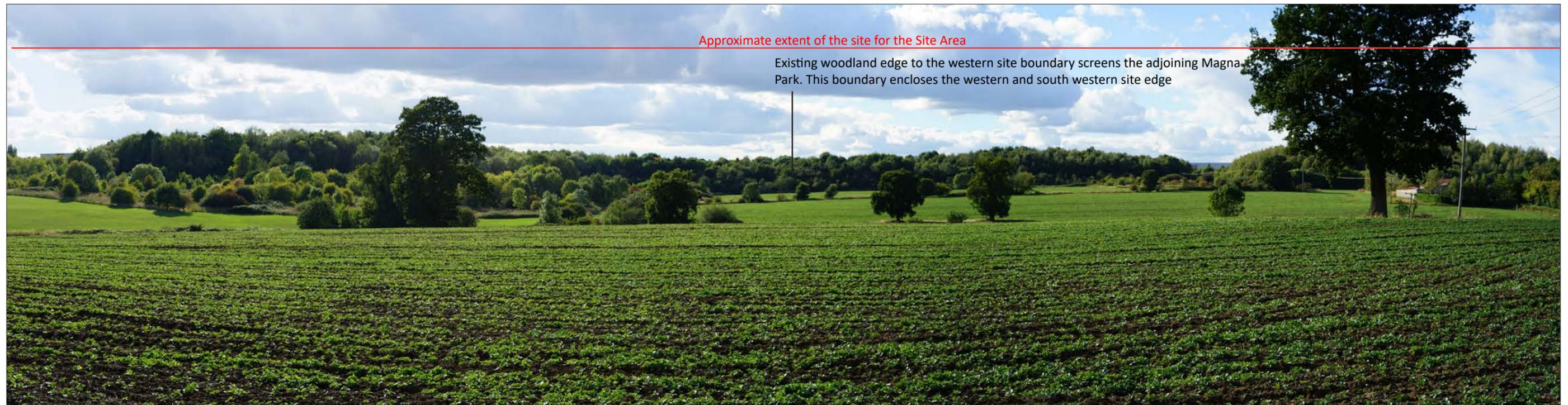


Approximate extent of the Site

Existing hedgerow and trees buffers views south of the site area to the Coventry Road and built form beyond

Existing woodland edge to the western site boundary screens the adjoining Magna Park. This boundary encloses the western and south western site edge

WIDE ANGLE BASELINE PANORAMA OF EXISTING VIEW LOOKING THROUGH THE SITE TOWARDS THE SOUTH



Approximate extent of the site for the Site Area

Existing woodland edge to the western site boundary screens the adjoining Magna Park. This boundary encloses the western and south western site edge

WIDE ANGLE BASELINE PANORAMA OF EXISTING VIEW LOOKING THROUGH THE SITE TOWARDS THE WEST

VIEWPOINT C: EXISTING VIEW FROM WITHIN THE SITE AREA. VIEWPOINT SITUATED ON THE EASTERN BOUNDARY. OS GRID REFERENCE: SP 52379 84970

Site Survey  
Viewpoint C

April 2025

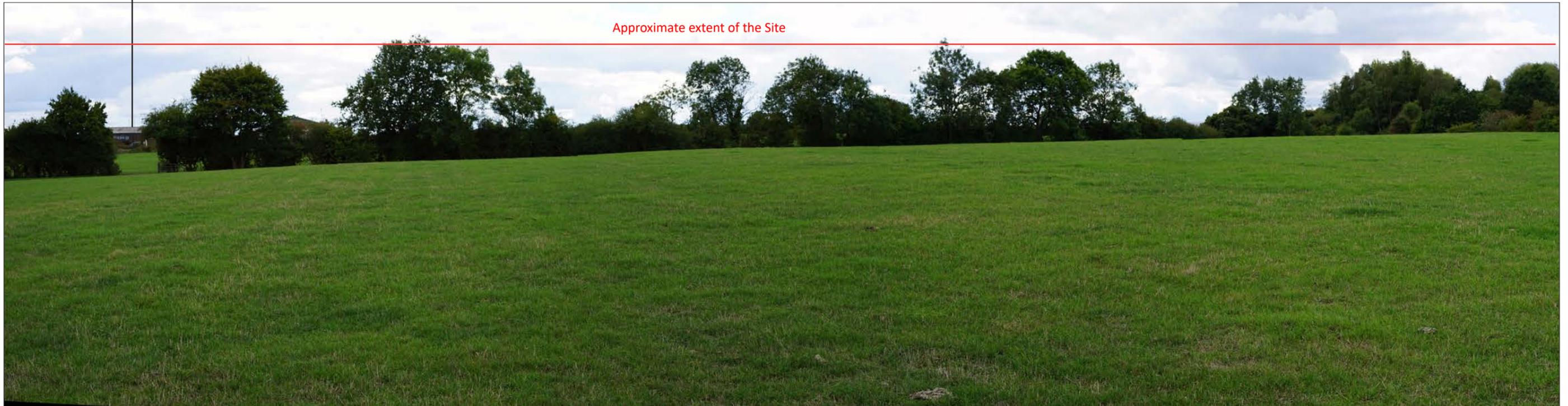
RICHBOROUGH  
ZLA 1795

COVENTRY ROAD  
Lutterworth



Existing hedgerow and trees buffers views south of the site area to the Coventry Road and built form beyond

Approximate extent of the Site



WIDE ANGLE BASELINE PANORAMA OF EXISTING VIEW LOOKING THROUGH THE SITE TOWARDS THE SOUTH

Approximate extent of the site for the Site Area

The western periphery of the site is extensively enclosed by mature landscape fabric, beyond which are extensive employment buildings at Magna Park

Landform rises through the southern site area which may constrain the height of development

Existing hedgerow and trees buffers views south of the site area to the Coventry Road and built form beyond



WIDE ANGLE BASELINE PANORAMA OF EXISTING VIEW LOOKING THROUGH THE SITE TOWARDS THE WEST

Visual Survey  
Viewpoint D

April 2025

RICHBOROUGH  
ZLA 1795

COVENTRY ROAD  
Lutterworth

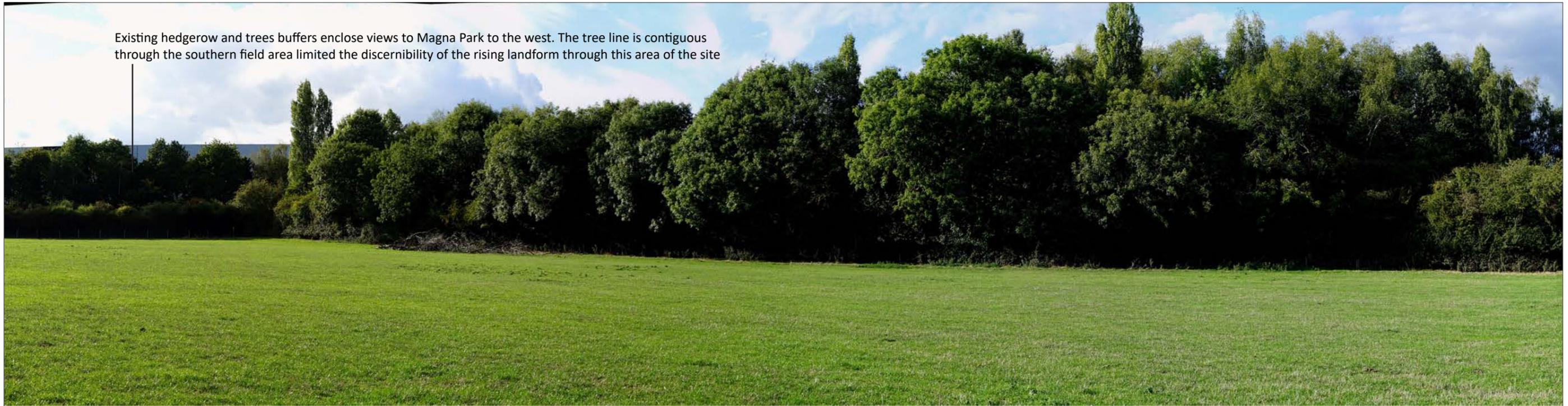


Approximate extent of the Site

The existing urban edge of Lutterworth is readily seen across the southern site area. The development of the southern site are could generate a ribbon development along the Coventry Road, when combined with those development neighbouring the site's south western edge at Magna Park



WIDE ANGLE BASELINE PANORAMA OF EXISTING VIEW LOOKING THROUGH THE SITE TOWARDS THE EAST



Existing hedgerow and trees buffers enclose views to Magna Park to the west. The tree line is contiguous through the southern field area limited the discernibility of the rising landform through this area of the site

WIDE ANGLE BASELINE PANORAMA OF EXISTING VIEW LOOKING THROUGH THE SITE TOWARDS EAST-NORTH EAST



Existing hedgerow and trees buffer views to the wider site area. The tree line is contiguous through the southern field area limited the discernibility of the rising landform through this area of the site

Fields along the southern boundary with the Coventry Road are of medium size and open, with hedge lines outgrown and gappy. There are few hedgerow trees. Consequently, there is intervisibility between the site and the outer edge of Lutterworth to the east

WIDE ANGLE BASELINE PANORAMA OF EXISTING VIEW LOOKING THROUGH THE SITE TOWARDS THE EAST

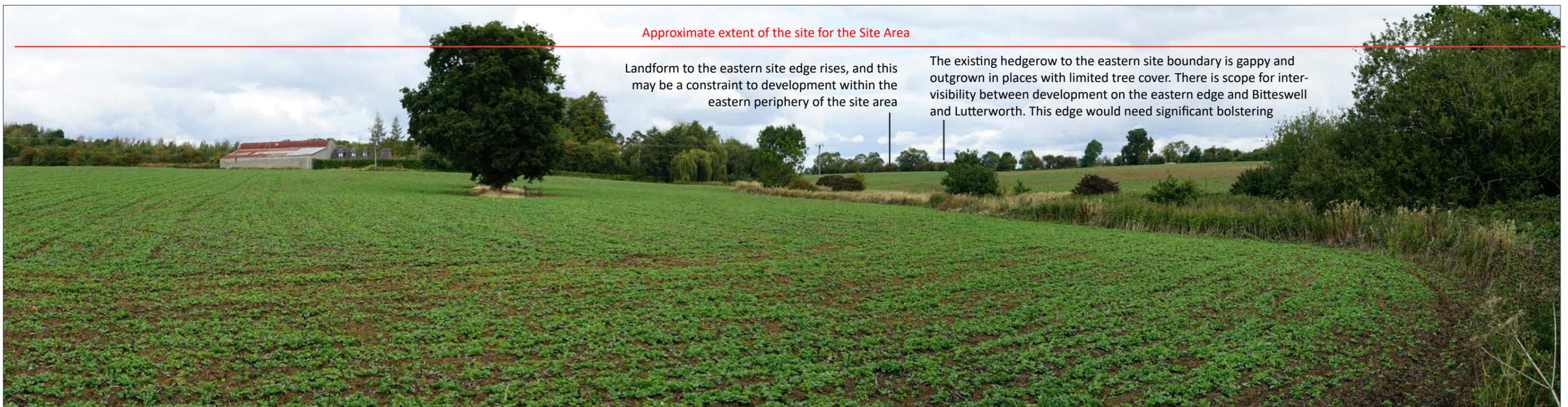
Approximate extent of the Site



The western periphery of the site is extensively enclosed by mature landscape fabric, beyond which are extensive employment buildings at Magna Park

The south western-western site area is enclosed and secluded. The landform nestles within mature landscape fabric, and the wider Magna Park area is screened, and could accommodate new development with limited discernibility

WIDE ANGLE BASELINE PANORAMA OF EXISTING VIEW LOOKING THROUGH THE SITE TOWARDS THE NORTH WEST

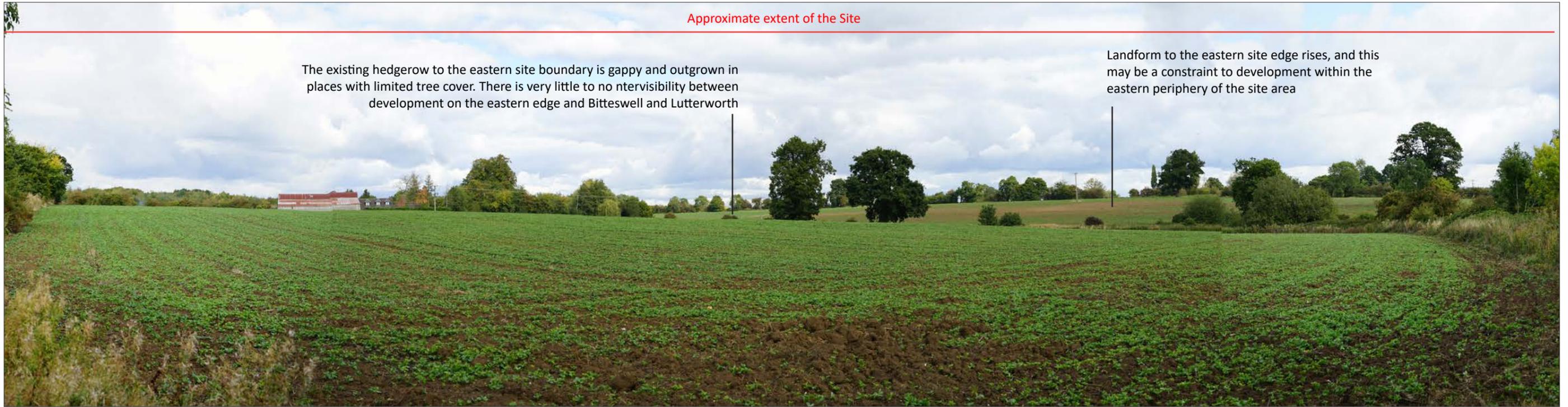


Approximate extent of the site for the Site Area

Landform to the eastern site edge rises, and this may be a constraint to development within the eastern periphery of the site area

The existing hedgerow to the eastern site boundary is gappy and outgrown in places with limited tree cover. There is scope for inter-visibility between development on the eastern edge and Bitteswell and Lutterworth. This edge would need significant bolstering

WIDE ANGLE BASELINE PANORAMA OF EXISTING VIEW LOOKING THROUGH THE SITE TOWARDS THE NORTH EAST-EAST



WIDE ANGLE BASELINE PANORAMA OF EXISTING VIEW LOOKING THROUGH THE SITE TOWARDS NORTH-NORTH EAST

Site Survey  
Viewpoint G

April 2025  
OS GRID REFERENCE: SP 52103 84725

RICHBOROUGH  
ZLA 1795

COVENTRY ROAD  
Lutterworth



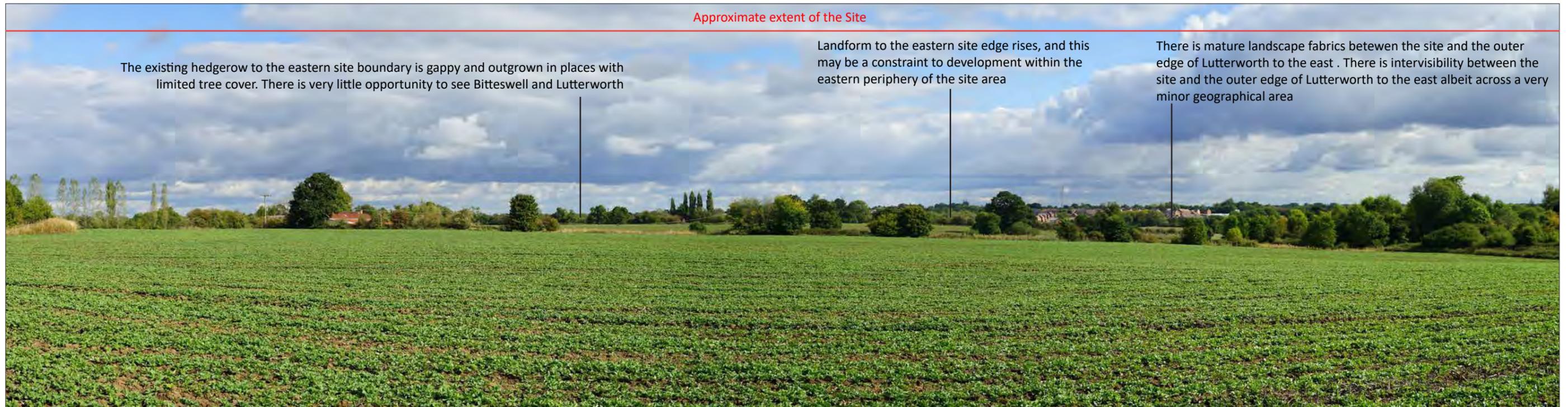
Approximate extent of the Site

Existing hedgerow and trees buffer views to the wider site area. The tree line is contiguous through the southern field area which combined with the rising landform (through this area of the site) limits intervisibility with the urban areas (if any at all)

Fields along the southern boundary with the Coventry Road are of medium size and open, with hedge lines outgrown and gappy. There are few hedgerow trees. Consequently, there is intervisibility between the site and the outer edge of Lutterworth to the east



WIDE ANGLE BASELINE PANORAMA OF EXISTING VIEW LOOKING THROUGH THE SITE TOWARDS THE EAST



Approximate extent of the Site

The existing hedgerow to the eastern site boundary is gappy and outgrown in places with limited tree cover. There is very little opportunity to see Bitteswell and Lutterworth

Landform to the eastern site edge rises, and this may be a constraint to development within the eastern periphery of the site area

There is mature landscape fabrics between the site and the outer edge of Lutterworth to the east . There is intervisibility between the site and the outer edge of Lutterworth to the east albeit across a very minor geographical area

WIDE ANGLE BASELINE PANORAMA OF EXISTING VIEW LOOKING THROUGH THE SITE TOWARDS THE EAST

Site Survey  
Viewpoint H

April 2025

RICHBOROUGH  
ZLA 1795

COVENTRY ROAD  
Lutterworth





Landform to the eastern site edge rises, and this may be a constraint to development within the eastern periphery of the site area

Fields along the southern boundary with the Coventry Road are of medium size and open, with hedge lines outgrown and gappy. There are few hedgerow trees. Consequently, there is intervisibility between the site and the outer edge of Lutterworth to the east albeit across a very minor geographical area

WIDE ANGLE BASELINE PANORAMA OF EXISTING VIEW LOOKING THROUGH THE SITE TOWARDS THE EAST

Approximate extent of the Site



Landform to the eastern site edge rises, and this may be a constraint to development within the eastern periphery of the site area

WIDE ANGLE BASELINE PANORAMA OF EXISTING VIEW LOOKING THROUGH THE SITE TOWARDS THE NORTH EAST



Approximate extent of the site for the Site Area

The western periphery of the site is extensively enclosed by mature landscape fabric, beyond which are extensive employment buildings at Magna Park

WIDE ANGLE BASELINE PANORAMA OF EXISTING VIEW LOOKING THROUGH THE SITE TOWARDS THE SOUTH EAST

VIEWPOINT J: EXISTING VIEW FROM THE PUBLIC RIGHT OF WAY PASSING LOOKING WEST ACROSS THE SITE. OS GRID REFERENCE: SP 52232 84959

Site Survey  
Viewpoint J

April 2025

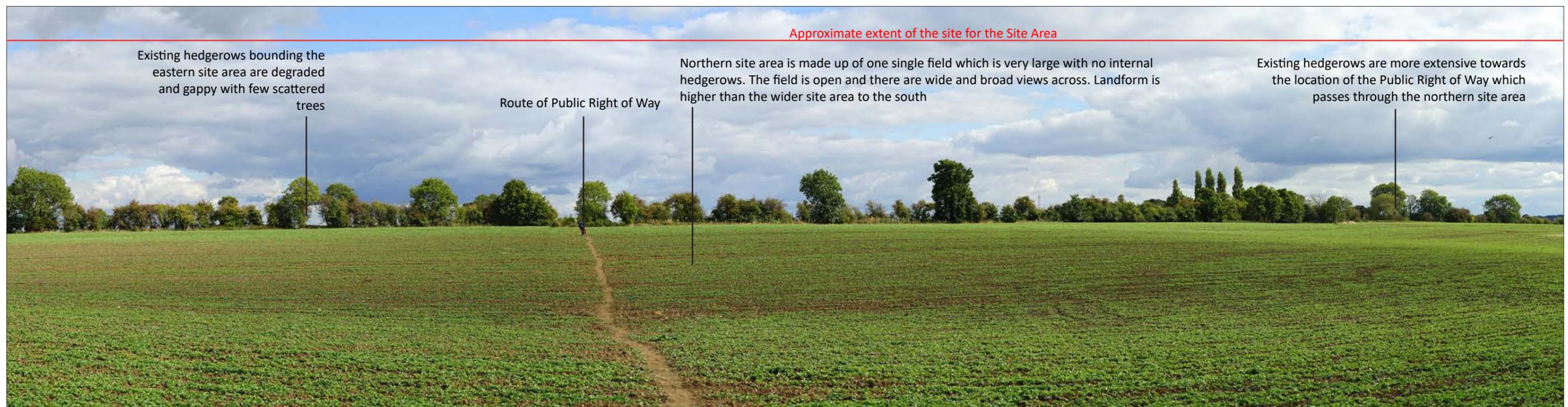
RICHBOROUGH  
ZLA 1795

COVENTRY ROAD  
Lutterworth

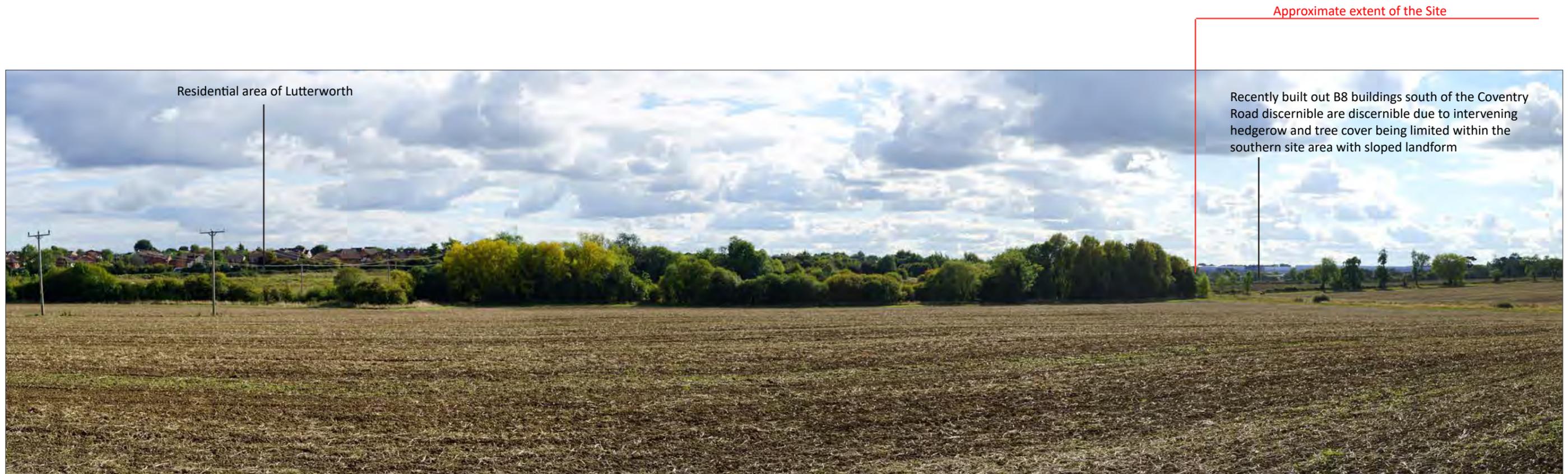




WIDE ANGLE BASELINE PANORAMA OF EXISTING VIEW LOOKING THROUGH THE SITE FROM THE WEST BOUNDARY ON THE PUBLIC RIGHT OF WAY



WIDE ANGLE BASELINE PANORAMA OF EXISTING VIEW LOOKING THROUGH THE SITE FROM THE WEST BOUNDARY ON THE PUBLIC RIGHT OF WAY



WIDE ANGLE BASELINE PANORAMA ON THE PUBLIC RIGHT OF WAY LOOKING TOWARDS THE SITE FROM THE NORTH EAST (CIRCA 0.75KM WITH LOWER LANDFORM TO THE SITE)



WIDE ANGLE BASELINE PANORAMA ON THE PUBLIC RIGHT OF WAY LOOKING TOWARDS THE SITE FROM THE NORTH EAST (CIRCA 0.75KM WITH LOWER LANDFORM TO THE SITE)

Approximate extent of the Site



WIDE ANGLE BASELINE PANORAMA LOOKING TOWARDS THE SITE FROM THE EAST ON LANDFORM ABOVE THE LUTTERWORTH COUNTRY PARK (CIRCA 0.2KM WITH LOWER LANDFORM TO THE SITE)



WIDE ANGLE BASELINE PANORAMA LOOKING TOWARDS THE SITE FROM THE EAST ON LANDFORM ABOVE THE LUTTERWORTH COUNTRY PARK (CIRCA 0.2KM WITH LOWER LANDFORM TO THE SITE)

VIEWPOINT M: EXISTING VIEW FROM THE PUBLIC RIGHT OF WAY TO THE EAST OF THE SITE. OS GRID REFERENCE: SP 52575 84915

Site Survey  
Viewpoint M

April 2025

RICHBOROUGH  
ZLA 1795

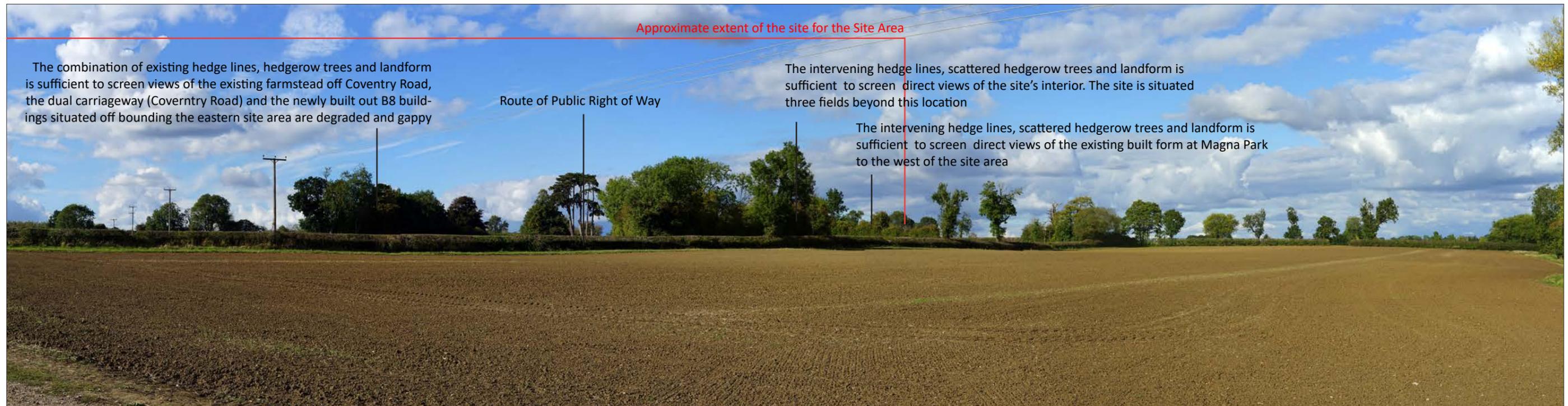
COVENTRY ROAD  
Lutterworth



Approximate extent of the Site



WIDE ANGLE BASELINE PANORAMA LOOKING TOWARDS THE SITE FROM THE SOUTH EAST ON THE SETTLEMENT EDGE OF LUTTERWORTH (CIRCA 0.35KM AT SIMILAR LANDFORM TO THE SITE)



WIDE ANGLE BASELINE PANORAMA LOOKING TOWARDS THE SITE FROM THE SOUTH EAST ON THE SETTLEMENT EDGE OF LUTTERWORTH (CIRCA 0.35KM AT SIMILAR LANDFORM TO THE SITE)

VIEWPOINT N: EXISTING VIEW FROM THE PUBLIC RIGHT OF WAY PASSING SOUTH EAST OF THE SITE. OS GRID REFERENCE: SP 52715 84585

Visual Survey  
Viewpoint N

April 2025

RICHBOROUGH  
ZLA 1795

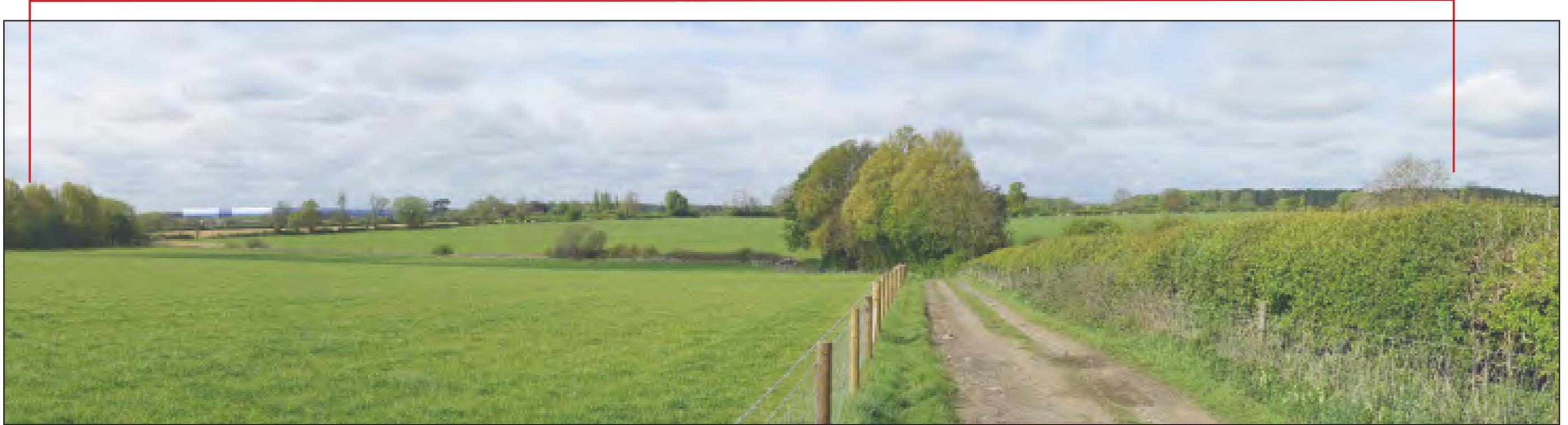
COVENTRY ROAD  
Lutterworth



## APPENDIX BLADE 4

### Representative Viewpoints

APPROXIMATE LOCATION OF THE SITE BEYOND THE INTERVENING FIELDS.  
DIRECT VIEWS OF THE SITE ARE SUBSTANTIALLY FILTERED IN SPRING AND SUMMER, AND/OR  
SCREENED BY INTERVEING LANDFORM



WIDE ANGLE BASELINE PANORAMA OF EXISTING VIEW TOWARDS THE PROPOSED DEVELOPMENT

THIS IMAGE PROVIDES LANDSCAPE AND VISUAL CONTEXT ONLY

**VIEWPOINT 1:**

VIEW FROM PUBLIC RIGHT OF WAY TO THE NORTH EAST CIRCA 0.75KM OF THE SITE. OS GRID REFERENCE: SP 53056 85366.  
REPRESENTATIVE VIEW SITUATED ON THE OUTSKIRTS OF BITTESWELL WITHIN THE NORTHEASTERN PART OF THE AREA OF  
SEPARATION

See Site Context Plan within Appendix BLADE 2

BLADE Landscape Architects Limited registered  
in England and Wales. Registered office: 30 St.  
Georges Square, Worcester, WR1 1HX.  
Registered number: 11068394.

Copyright is vested with BLADE Landscape  
Architects Limited and must not be copied, or  
reproduced without the consent. Do not scale  
from this drawing, only use figured dimensions.



30 St. Georges Square, Worcester, WR1 1HX  
01905 947 558  
www.weareblade.co.uk

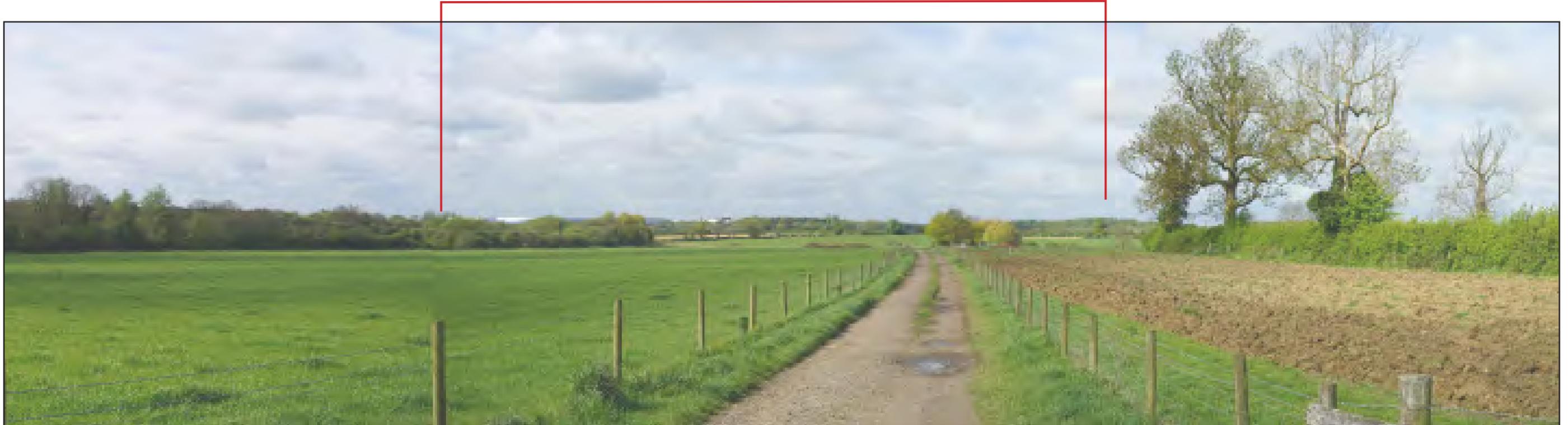
CLIENT  
Richborough

PROJECT  
Coventry Road, Lutterworth

DRAWING TITLE  
Representative View

DRAWING STATUS Reps	DATE April 2025
------------------------	--------------------

APPROXIMATE LOCATION OF THE SITE BEYOND THE INTERVENING FIELDS ACROSS 1KM DISTANCE.  
DIRECT VIEWS OF THE SITE ARE SUBSTANTIALLY FILTERED IN SPRING AND SUMMER, AND/OR SCREENED BY  
INTERVEING LANDFORM



WIDE ANGLE BASELINE PANORAMA OF EXISTING VIEW TOWARDS THE PROPOSED DEVELOPMENT

THIS IMAGE PROVIDES LANDSCAPE AND VISUAL CONTEXT ONLY

**VIEWPOINT 2:**

VIEW FROM PUBLIC RIGHT OF WAY TO THE NORTH EAST CIRCA 1KM OF THE SITE. OS GRID REFERENCE: SP 53478 85548.  
REPRESENTATIVE VIEW SITUATED ON THE EDGE OF BITTESWELL WITHIN THE NORTHEASTERN PART OF THE AREA OF SEPARATION

See Site Context Plan within Appendix BLADE 2

BLADE Landscape Architects Limited registered in England and Wales. Registered office: 30 St. Georges Square, Worcester, WR1 1HX. Registered number: 11068394.

Copyright is vested with BLADE Landscape Architects Limited and must not be copied, or reproduced without the consent. Do not scale from this drawing, only use figured dimensions.



30 St. Georges Square, Worcester, WR1 1HX  
01905 947 558  
www.weareblade.co.uk

CLIENT  
Richborough

PROJECT  
Coventry Road, Lutterworth

DRAWING TITLE  
Representative View

DRAWING STATUS Reps	DATE April 2025
------------------------	--------------------

APPROXIMATE LOCATION OF THE SITE CIRCA 4.5KM DISTANCE AWAY FROM THIS VILLAGE OUTLYING TO THE AREA OF SEPARATION. THE SITE IS NOT PROMINENT WITH VIEWS EITHER FILTERED BY TREES AND WOODLAND OR SCREENED BY INTERVENING LANDFORM



WIDE ANGLE BASELINE PANORAMA OF EXISTING VIEW TOWARDS THE PROPOSED DEVELOPMENT

THIS IMAGE PROVIDES LANDSCAPE AND VISUAL CONTEXT ONLY

**VIEWPOINT 3:**  
VIEW FROM PUBLIC RIGHT OF WAY TO THE SOUTHEAST ON THE OUTSKIRTS OF COTSEBACH VILLAGE CIRCA 4.5KM OF THE SITE OUTSIDE OF THE AREA OF SEPARATION. OS GRID REFERENCE: SP 54218 83032.

See Site Context Plan within Appendix BLADE 2

BLADE Landscape Architects Limited registered in England and Wales. Registered office: 30 St. Georges Square, Worcester, WR1 1HX. Registered number: 11068394.

Copyright is vested with BLADE Landscape Architects Limited and must not be copied, or reproduced without the consent. Do not scale from this drawing, only use figured dimensions.



30 St. Georges Square, Worcester, WR1 1HX  
01905 947 558  
www.weareblade.co.uk

CLIENT  
Richborough

PROJECT  
Coventry Road, Lutterworth

DRAWING TITLE  
Representative View

DRAWING STATUS Reps	DATE April 2025
------------------------	--------------------

APPROXIMATE LOCATION OF THE SITE NEIGHBOURING THE LUTTERWORTH COUNTRY PARK.  
THE IMMEDIATE FIELDS ALONG THE EASTERN EDGE OF THE SITE ARE SEEN, WITH THE WIDER SITE  
SCREENED BY INTERVENING LANDFORM. THERE ARE NO VIEWS OF MAGNA PARK



WIDE ANGLE BASELINE PANORAMA OF EXISTING VIEW TOWARDS THE PROPOSED DEVELOPMENT

THIS IMAGE PROVIDES LANDSCAPE AND VISUAL CONTEXT ONLY

**VIEWPOINT 4:**  
VIEW FROM PUBLIC RIGHT OF WAY RUNNING THROUGH LUTTERWORTH COUNTRY PARK ON THE SOUTHWESTERN  
EDGE OF THE TOWN NEIGHBOURING THE AREA OF SEPARATION. OS GRID REFERENCE: SP 52798 84689

See Site Context Plan within Appendix BLADE 2

BLADE Landscape Architects Limited registered  
in England and Wales. Registered office: 30 St.  
Georges Square, Worcester, WR1 1HX.  
Registered number: 11068394.

Copyright is vested with BLADE Landscape  
Architects Limited and must not be copied, or  
reproduced without the consent. Do not scale  
from this drawing, only use figured dimensions.



30 St. Georges Square, Worcester, WR1 1HX  
01905 947 558  
www.weareblade.co.uk

CLIENT  
Richborough

PROJECT  
Coventry Road, Lutterworth

DRAWING TITLE  
Representative View

DRAWING STATUS Reps	DATE April 2025
------------------------	--------------------

APPROXIMATE LOCATION OF THE SITE. VIEWS OF THE SITE ARE LIMITED BY INTERVENING TREES, AS WELL AS WOODLAND AND RIPARIAN TREE BELTS ALONG THE BITTESWELL BROOK, AND ALSO INTERVENING LANDFORM



WIDE ANGLE BASELINE PANORAMA OF EXISTING VIEW TOWARDS THE PROPOSED DEVELOPMENT

THIS IMAGE PROVIDES LANDSCAPE AND VISUAL CONTEXT ONLY

**VIEWPOINT 5:**

VIEW FROM FAIRCRES COVENRY ROAD, LUTTERWORTH TO THE SOUTHEAST OF THE SITE. THIS LOCATION IS ON THE OUTSKIRTS OF THE AREA OF SEPARATION LOOKING NORTHEAST TOWARD THE SITE. OS GRID REFERENCE: SP 52788 84067

See Site Context Plan within Appendix BLADE 2

BLADE Landscape Architects Limited registered in England and Wales. Registered office: 30 St. Georges Square, Worcester, WR1 1HX. Registered number: 11068394.

Copyright is vested with BLADE Landscape Architects Limited and must not be copied, or reproduced without the consent. Do not scale from this drawing, only use figured dimensions.



30 St. Georges Square, Worcester, WR1 1HX  
01905 947 558  
www.weareblade.co.uk

CLIENT  
Richborough

PROJECT  
Coventry Road, Lutterworth

DRAWING TITLE  
Representative View

DRAWING STATUS  
Reps

DATE  
April 2025

APPROXIMATE LOCATION OF THE SITE.  
 THERE ARE VIEWS ACROSS THE SOUTHERN SITE AREA FROM THIS ROADWAY.  
 THE AREA OF SEPARATION IS NARROWEST AT THIS LOCATION (WITHIN THE SITE) WITH VIEWS OF THE WIDER SITE EITHER  
 SUBSTANTIALLY FILTERED BY TREES AND HEDGEROW (SPRING AND SUMMER) AND/OR INTERVENING LANDFORM



WIDE ANGLE BASELINE PANORAMA OF EXISTING VIEW TOWARDS THE PROPOSED DEVELOPMENT

THIS IMAGE PROVIDES LANDSCAPE AND VISUAL CONTEXT ONLY

**VIEWPOINT 6:**

VIEW FROM THE A4083 ROADWAY LOOKING EAST TOWARDS THE SETTLEMENT EDGE OF LUTTERWORTH. THIS LOCATION IS ON THE PERIPHERY OF THE AREA OF SEPARATION. OS GRID REFERENCE: SP 51355 84102

See Site Context Plan within Appendix BLADE 2

BLADE Landscape Architects Limited registered in England and Wales. Registered office: 30 St. Georges Square, Worcester, WR1 1HX. Registered number: 11068394.

Copyright is vested with BLADE Landscape Architects Limited and must not be copied, or reproduced without the consent. Do not scale from this drawing, only use figured dimensions.



30 St. Georges Square, Worcester, WR1 1HX  
 01905 947 558  
 www.weareblade.co.uk

CLIENT  
 Richborough

PROJECT  
 Coventry Road, Lutterworth

DRAWING TITLE  
 Representative View

DRAWING STATUS Reps	DATE April 2025
------------------------	--------------------

## APPENDIX BLADE 5

### Zone of Theoretical Visibility plans

KEY

- ▭ Application Site
- ▭ Distance Intervals (1km)
- Viewpoint Locations (1-6)
- ZTV Reference Points
- ZTV\_10m
- ▭ Theoretical Visibility (10m)

NOTES:

This figure is based on the following parameters (height above ground level):  
 Pedestrian height: 1.6m  
 Viewers height: 2.0m  
 Landform data: 2m Lidar DSM  
 Proposal height: 10m

This ZTV is based on a bare earth model of the landform and does not illustrate any effects of screening such as buildings and vegetation.



30 St. Georges Square, Worcester, WR1 1HX  
 01905 947 558  
 www.weareblade.co.uk

CLIENT  
 Richborough

PROJECT  
 Coventry Road, Lutterworth

DRAWING TITLE  
 Theoretical Visibility (10m)

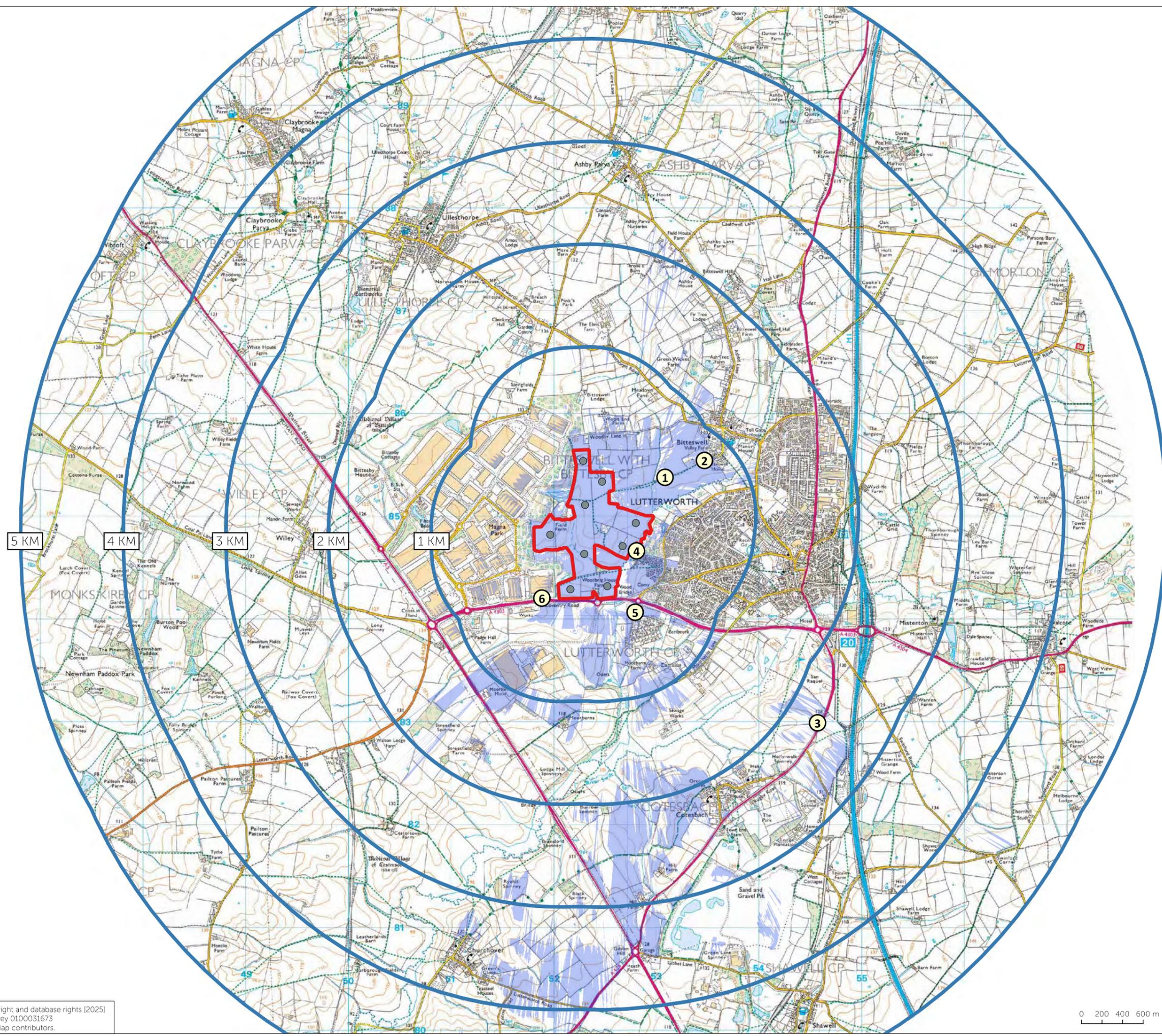
DRAWING STATUS  
 Planning

DRAWING NO.  
 1795-L-RP-LVA-PL-103

REVISION  
 V1

SCALE @ A3  
 1:35,000

DATE  
 APR 2025



KEY

- ▭ Application Site
- ▭ Distance Intervals (1km)
- Viewpoint Locations
- ZTV Reference Points
- ZTV\_20m
- ▭ Theoretical Visibility (20m)

NOTES:

This figure is based on the following parameters (height above ground level):  
 Pedestrian height: 1.6m  
 Viewers height: 2.0m  
 Landform data: 2m Lidar DSM  
 Proposal height: 20m

This ZTV is based on a bare earth model of the landform and does not illustrate any effects of screening such as buildings and vegetation.



30 St. Georges Square, Worcester, WR1 1HX  
 01905 947 558  
 www.weareblade.co.uk

CLIENT  
 Richborough

PROJECT  
 Coventry Road, Lutterworth

DRAWING TITLE  
 Theoretical Visibility (20m)

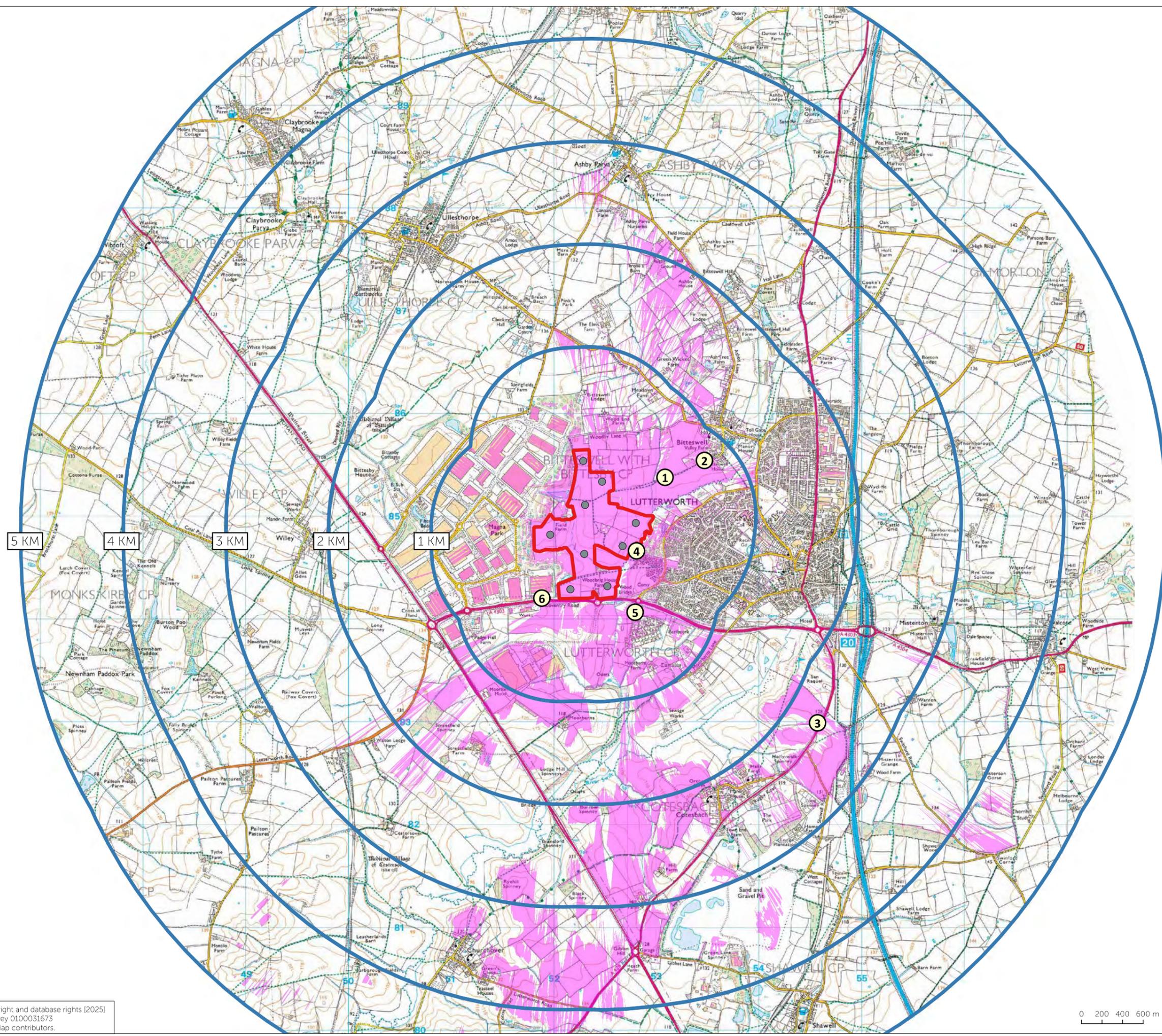
DRAWING STATUS  
 Planning

DRAWING NO.  
 1795-L-RP-LVA-PL-105

REVISION  
 V1

SCALE @ A3  
 1:35,000

DATE  
 APR 2025



KEY

- ▭ Application Site
- ▭ Distance Intervals (1km)
- Viewpoint Locations (1-6)
- ZTV Reference Points
- Theoretical Visibility (10m)
- Theoretical Visibility (15m)
- Theoretical Visibility (20m)

NOTES:

This figure is based on the following parameters (height above ground level):  
 Pedestrian height: 1.6m  
 Viewers height: 2.0m  
 Landform data: 2m Lidar DSM  
 Proposal height: 10, 15 and 20m

This ZTV is based on a bare earth model of the landform and does not illustrate any effects of screening such as buildings and vegetation.



30 St. Georges Square, Worcester, WR1 1HX  
 01905 947 558  
 www.weareblade.co.uk

CLIENT  
 Richborough

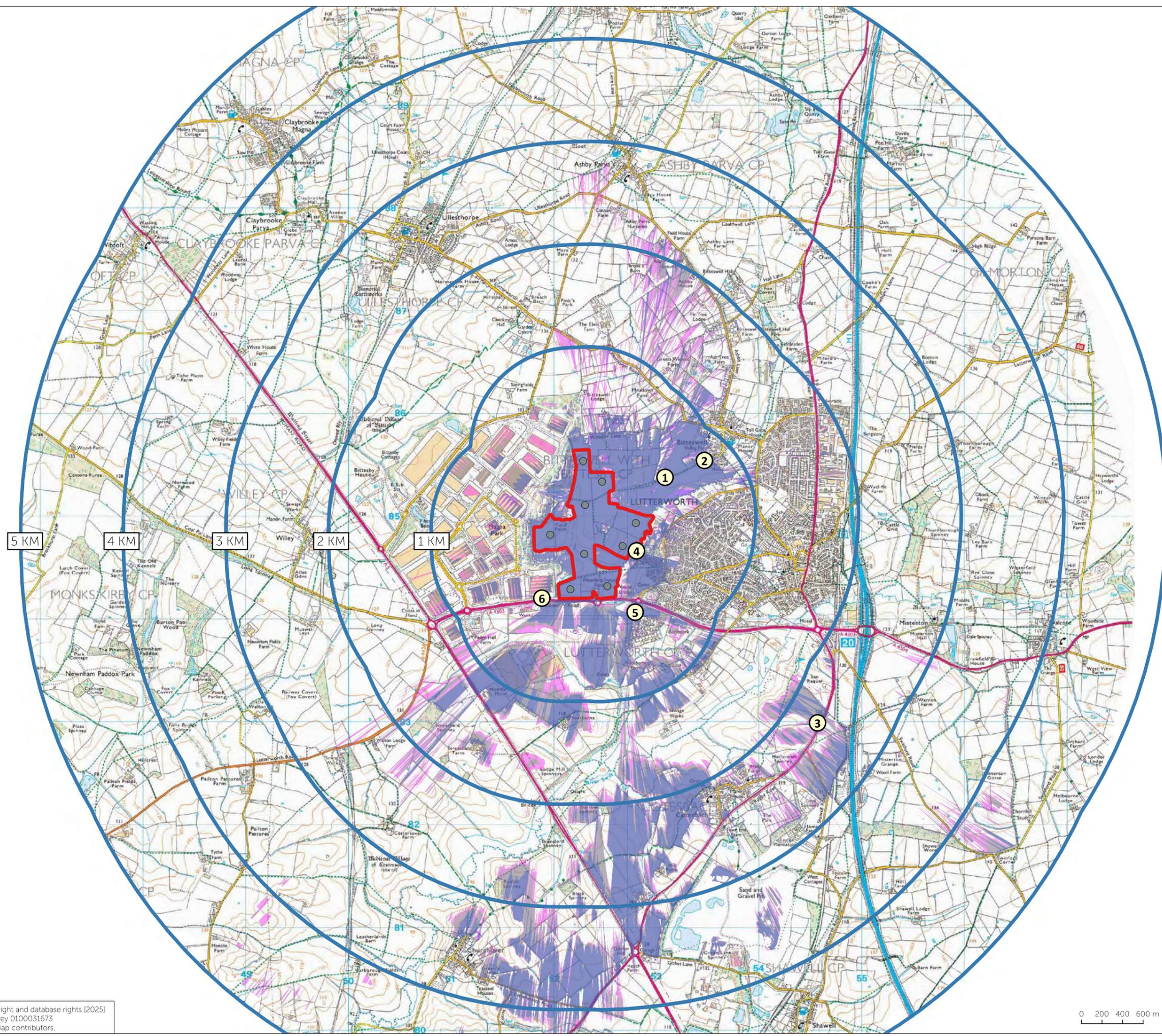
PROJECT  
 Coventry Road, Lutterworth

DRAWING TITLE  
 Theoretical Visibility (10, 15 and 20m)

DRAWING STATUS  
 Planning

DRAWING NO. 1795-L-RP-LVA-PL-102	REVISION V1
-------------------------------------	----------------

SCALE @ A3 1:35,000	DATE APR 2025
------------------------	------------------



30 ST GEORGES SQUARE  
WORCESTER  
WR1 1HX

01905 947558  
info@weareblade.co.uk  
www.weareblade.co.uk

BLADE Ecology Ltd. Registered in England and Wales Number 13084460. VAT 384 3366 75.

BLADE Landscape Architects Ltd. Registered in England and Wales Number 11068394. VAT 288 9595 14.

BLADE Trees Ltd. Registered in England and Wales Number 13385589. VAT 387 2462 66.

Registered Office: 30 St Georges Square, Worcester, WR1 1HX.