Appendix 10.5: Assessment of Visual Effects during the Operational Stage and Residual Effects

This section is to be read in conjunction with Appendix 10.4.

10.5 Operational Stage and Residual Effects

Changes to the Visual Amenity experienced passing through the Site

10.5.1 As demonstrated by the Site Context contained within Figure 10.1, no Public Right of Way (PRoW) passes through the Site area.

Changes to Visual Amenity experienced by Receptors within Close Range of the Site i.e. up to 0.5km distance

10.5.2 Geographically, effects upon visual receptors as a result of the stage will generally be experienced at the Site level and within its immediate context only, with effects upon the wider context benefitting from visual screening afforded by existing mature trees, woodland blocks and hedgerows which enclose the Site.

10.5.3 Additionally, the wider field pattern, roadways and wider woodland blocks situated around the Site's location, in particular to the east of Station Road including Bagworth Wood and Bagworth New Wood to the south of the Site.

10.5.4 These features form the site's local context, although longer, filtered views from within this initial distance would be possible during winter months.

10.5.5 Design mitigation proposals on the Site boundaries, including new landscaped areas and tree planting adjacent to the site boundaries in key locations, would remain and would assimilate the proposed development into the surrounding landscape context, with the wider woodland canopies which enclose the Site (including Clay Quarry Wood to the east) protected during the construction stage.

10.5.6 The combination of these initiatives integrates the proposed development into the surrounding landscape context and minimise the effects on the visual amenity of the Site's receiving environment. Partial views of the proposed building would remain due to the height of the built development as proposed; albeit, due to the staggered rooflines, would not be wholly seen.

Public Right of Way PRoW (LPA ref: 149/SM81/1) to the south of the Site

10.5.7 As demonstrated by Viewpoint 10 (Figure 10.4), Public Right of Way PRoW (LPA ref: Q85/1), is situated to within close range to the south of the site. The PRoW passes through open agricultural fields (between Wiggs Farm and Bagworth New Wood).

10.5.8 PRoW Users would have a high expectation of visual amenity with a high susceptibility to change resulting in a high visual sensitivity.

10.5.9 As demonstrated by the Wireline Analysis contained within Viewpoint 10 (Figure 10.5), the upper levels and rooflines of the proposed building would be seen by PRoW users. In this instance, new mitigation trees planting within the Site would at Year 1 be too juvenile to reduce and offset views of the proposed built form.

10.5.10 The upper elements of the new building would be seen marginally on the skyline above the intervening rising landform (through which the PRoW passes) and the field hedgerows. Whilst this built form would be seen in combination with the neighbouring Wiggs Farm and its associated agri-business buildings, the new building would be recognisable leading to aa partial alteration to the existing baseline view. The wider context of the view would remain

unaltered but the new building would be noticed directly and obliquely by PRoW users walking along this route.

10.5.11 At Year 1 this would lead to a medium magnitude of change resulting in a Moderate, adverse level of effect initially. This is a significant effect; however, this level of effect would diminish with time through the establishment and maturation of new tree planting within the proposed scheme. By Year 15, this tree planting would filter views of the building's roofline and break up the perceived mass of the single structure.

10.5.12 This effect would not fundamentally alter the character of the baseline view and the underlying composition of the visual amenity of PRoW users not altered substantially leading to a low magnitude of change. The resulting level of effect would be Moderate/-minor, adverse by Year 15. The residual effect is less than significant.

Public Right of Way PRoW (LPA ref: Q85/3) to the southwest of the Site

10.5.13 As demonstrated by Viewpoint 12 (Figure 10.4) this PRoW continues to the northwest closer to Wiggs Farm, effectively linking with PRoW LPA ref: Q85/1 which runs further southeast towards and through the Bagworth New Wood.

10.5.14 As demonstrated by the Accurate Visual Representation for Viewpoint in Figure 10.5, similar effects are likely to be experienced as PRoW users progress sequentially along this public footpath.

10.5.15 The resulting level of effect would be Moderate/-minor, adverse by Year 15. The residual effect is less than significant.

Public Right of Way PRoW (LPA ref: Q99/1) to the northwest of the Site

10.5.16 As demonstrated by Viewpoint 17 (Figure 10.4) this PRoW passes through open countryside north of the B585 Wood Road. Views of the Site are restricted by intervening woodland blocks situated east of the site, as well as Gaydon Coppice to the northeast.

10.5.17 In these views, the existing built form situated along the B585 Station Road (including the existing Pall Ex building) is generally not discernible.

10.5.18 The upper elements of the new building would be seen within the woodland tree canopy and marginally break the skyline at its upper sections of the warehouse element of the building.

10.5.19 As demonstrated by Viewpoint 7 (Figure 10.5), this is a long range view with a negligible part of the view affected by the new building, which itself would form a minor constituent of the view being partially visible or at sufficient distance to be a small component. The resulting magnitude of change at Year 1 would be low resulting in a level of change of Moderate/-minor, adverse.

10.5.20 Whilst the development scheme allows for new tree planting within the Site, it is considered that this planting would not have such an effect to substantially reduce the Year 1 level of effect by Year 15; resulting in a similar Moderate/-minor, adverse effect residually. The residual effect is less than significant.

Wood Road and Station Road to the northeast of the Site

10.5.21 Viewpoint 1 (Figure 10.4) demonstrates the discernibility of the Site from the junction of the B585 Wood Road and Station Road. Generally, these routes are users for travelling between local settlements, with both routes have pedestrian routes nearest to this location.

10.5.22 Users of this road do not have direct views into the site's interior with the discernibility of the site is often heavily filtered, if not screened (even during winter-time). The level change

between these roadways (circa 167m AOD at the junction of the B585 Wood Road and Station Road) and circa 157m AOD within the northeastern edge of the Site.

10.5.23 On cessation of the construction stage, there is likely to be very limited perception or recognition of the proposed scheme by Road Users at this location. The intervening woodland canopy of Clay Quarry Wood and that along the northwestern edge of the Site would remain (as protected through an appropriate Arboricultural Management Strategy during the construction stage) and would continue to substantially filter, if not screen the development from Year 1 during its operation (during spring and summertime).

10.5.24 As demonstrated by the Wireline Analysis for Viewpoint 1 (Figure 10.5), the new building would be sunken within the Site topography taking advantage of the landform as imbedded mitigation. At Year 1 the magnitude of change would be Negligible from a barely discernible alteration to the baseline view through the addition of the scheme within the landscape. The resulting level of effect would be Minor/-negligible, adverse (during autumn and winter time when there are few leaves on trees).

10.5.25 There would be a similar level of effects at Year 15 at Minor/-negligible, adverse. The residual effect is less than significant.

Station Road on the eastern site edge (nearest the proposed Site Access)

10.5.26 Road users would have a medium susceptibility to change and a medium visual sensitivity. As demonstrated by Viewpoint 5 (Figure 10.4).

10.5.27 This viewpoint demonstrated that whilst the wider Site area is generally restricted from view by Clay Quarry Wood as well as the lower landform within the new building would be built, the new site access and vehicle route into the Site would be readily experienced by Road Users passing along Station Road.

10.5.28 The upper elements of the new building would be seen above the existing landscape fabric. Road users pass along the western site edge, and would gain views into the site through the new site access point. This would lead to a discernible change to the current base line views, which not wholly character of the local area with the nearby Pall Ex building readily seen within close range of this location on the same road, there would none the less be a discernible change.

10.5.29 At Year 1, the magnitude of change would be high leading to a moderate, adverse effect. Given the provision of landscaping within the Site, this is unlikely to substantially reduce the magnitude of change by Year 15, with the wider scheme inherently screened through existing woodland and the lower landform location of the scheme at the Site. The resulting level of effect at Year 15 would remain Moderate, adverse. This is a significant long term, residual effect and likely to occur at the bell mouth of the scheme as well as within approximately 0.1km each way of the Site access.

Station Road to the east of the Site

10.5.30 Viewpoint 6 (Figure 10.4) demonstrates the discernibility of the Site from the minor vehicle route on the outskirts of Bagworth. The discernibility of the Site's interior is restricted by intervening landform and woodland. Clay Quarry Wood would be retained along the eastern Site boundary (protected during the construction stage with an approved Arboricultural Management Strategy).

10.5.31 Users of this road do not have direct views into the site's interior with the discernibility of the site is often heavily filtered, if not screened (even during winter-time). At this location, Station Road is located at circa 170m AOD with the Site being found within lower-lying land at circa 155m AOD.

10.5.32 Given this, it is unlikely that the upper sections and roofline of the proposed building would be discernible; none the less, the proposed tree planting within the southern part of the scheme are likely to filter views and break up the mass of development in the longer term.

10.5.33 At Year 1, the magnitude of change would be low and result in a minor, adverse level of effect which is likely to remain constant at Year 15, and in the longer term, residually at Year 15. This is not a significant effect.

View from the B585 Wood Road passing the western boundary to the site

10.5.34 Viewpoint 13 (Figure 10.4) demonstrates the discernibility of the Site from the minor vehicle route as it passes the western edge of the Site. For similar reasons highlighted above for Viewpoint 6, the scheme would result in an imperceptible effect. This is not a significant effect.

10.5.35 As the road users progress sequentially along this route, there are opportunities to see the proposed scheme. As demonstrated by Viewpoint 15 (Figure 10.4), where there are gaps within the existing tree group along the Site's edge, there would be sight of the proposed building as it is built out.

10.5.36 As demonstrated by the Accurate Visual Representation at Viewpoint 15 (Figure 10.5) the wider Site area would be inherently mitigated through the wider woodland tree canopy and the lower landform within the topography of the Site. The upper elements of the new building would be seen along its western elevation.

10.5.37 This would lead to clearly noticeable change to the baseline view; albeit the change in the view would be fleeting and not prolonged in time or geographical extent for Road Users to experience. The new building would be experienced in combination with the neighbouring Wiggs Farm and its associated agri-business buildings.

10.5.38 The resulting magnitude of change would be medium for this minor geographical area. The resulting level of effect at Year 1 and Year 15 would be Moderate/-minor, adverse.

10.5.39 This level of effect would diminish rapidly with distance travelling along the route. In particular, as road users pass along the northwestern edge of the Site. This is demonstrated by Viewpoint 16 (Figure 10.4). In these situations, the road users do not have direct views into the site's interior. In these situations, the residual effect would be less than significant at minor/-negligible, adverse or possibly imperceptible across wider distances along this route.

Changes to Visual Amenity experienced by Receptors within Medium Range of the Site

i.e. up to 1km distance

Public Right of Way PRoW (LPA ref: Q85/3) on the outskirts of Bagworth

10.5.40 Viewpoint 8 and 9 (Figure 10.4) demonstrates the discernibility of the Site from the southwestern edge of Bagworth village. This PRoW passes through open countryside between Bagworth and Wood Road, connecting with the PRoW immediately south of Wiggs Farm and the Site (PRoW LPA ref: Q85/1); see Viewpoint 10,12 and 13 (Figure 10.4).

10.5.41 PRoW users passing along this route are afforded broad, wide views towards the Site area. However, the PRoW route is not crossing elevated landform, and the interior of the Site is not seen due to the extensively tree'd edge to the Site.

10.5.42 As demonstrated by the Wireline Analysis contained within Viewpoint 8 (Figure 10.5), the upper levels and rooflines of the proposed building would be seen by PRoW users. In this instance, new mitigation trees planting within the Site would at Year 1 be too juvenile to reduce and offset views of the proposed built form.

10.5.43 The upper elements of the new building would be seen marginally on the skyline above the intervening rising landform (through which the PRoW passes) and the field hedgerows.

10.5.44 Whilst this built form would be seen in combination with the neighbouring Wiggs Farm and its associated agri-business buildings, the new building would be recognisable leading to aa partial alteration to the existing baseline view. The wider context of the view would remain unaltered, but the new building would be noticed directly and obliquely by PRoW users walking along this route.

10.5.45 At Year 1 this would lead to a medium magnitude of change resulting in a Moderate, adverse level of effect initially. This is a significant effect; however, this level of effect would diminish with time through the establishment and maturation of new tree planting within the proposed scheme. By Year 15, this tree planting would filter views of the building's roofline and break up the perceived mass of the single structure.

10.5.46 This effect would not fundamentally alter the character of the baseline view and the underlying composition of the visual amenity of PRoW users not altered substantially leading to a low magnitude of change. The resulting level of effect would be Moderate/-minor, adverse by Year 15. The residual effect is less than significant.

National Forest Way Public Right of Way PRoW (LPA ref: Q83/5) to the west

10.5.47 As demonstrated by Viewpoint 14 (Figure 10.4), given the intervening distance, and the combined effect of landform, woodland blocks and the extensive landscape buffers surrounding the car production plants and the car museum, there are no direct views of the site, and the site's interior is generally not seen.

10.5.48 Given the effect of the nearby field hedgerows, hedge line trees and tree groups to the edge of Battram village, and the extensive earthworks and landscape mitigation planting to the nearby Aldi Distribution, there is no discernibility of the Site.

10.5.49 Given the intervening distance, and the effect of these intervening features, it is considered that the effect pf the scheme at Year 1 would lead to an imperceptible effect which would be the longer term, residual effect too.

Victoria Road (B585) to the northeast of the site

10.5.50 As demonstrated by Viewpoint 2 (Figure 10.4), there are no direct views of the Site. The combination of Bagworth Wood and the Clay Quarry Wood to the eastern side of the Site is sufficient to screen direct views of the Site area.

10.5.51 Additionally, the effect of tree groups along the main railway line passing between Coalville and Leicester (situated within 0.5km east of the Site), as well as matured landscape mitigation around the nearby Pall Ex site are sufficient to enhance this screening of the Site.

10.5.52 It is judged that there would be imperceptible effect on Road Users at Year 1 and Year 15. The residual effect is imperceptible, and this is not a significant effect.

Changes to Visual Amenity experienced by Receptors within Long to Very Long Range of the Site i.e. over 1km distance

Public Right of Way PRoW (LPA ref: R114/1) to the northeast

10.5.53 As demonstrated by Viewpoint 3 and 4 (Figure 10.4), this PRoW passes across elevated landform. Users of these route are afforded road open views from along the route of the public footpaths.

10.5.54 This PRoW passes outside of an extensive sand and gravel quarry, and through the elevated landform of the route, affords PRoW users broad, open views across open countryside to the south and west of their location.

10.5.55 In these views, there is a wider recognition of commercial/employment land uses and built form with on-going land restoration associated with the quarry seen within the foreground, as well as overhead cables and large-scale pylons readily seen.

10.5.56 Views of the Site are largely filtered if not screened by intervening woodland blocks including Bagworth Quarry (east of the Site) and Clay Quarry Wood (bounding the Site).

10.5.57 As demonstrated by the Wireline Analysis contained within Figure 10.5 for both viewpoints, the upper levels and rooflines of the proposed building would be seen by PRoW users. In this instance, new mitigation trees planting within the Site would at Year 1 be too juvenile to reduce and offset views of the proposed built form.

10.5.58 The upper elements of the new building would be seen marginally on the skyline above the intervening woodland tree canopies. The new building would form a minor constituent of the view being partially visible or at sufficient distance to be a small component, effectively being a minor constituent of the wider broader view.

10.5.59 The wider context of the view would remain unaltered, but the new building would be noticed directly and obliquely by PRoW users walking along this route.

10.5.60 At Year 1 this would lead to a low magnitude of change resulting in a Moderate/-minor, adverse level of effect initially which would be reflected at Year 15 residually. The residual effect is less than significant.

Public Right of Way PRoW (LPA ref: R9/3)

10.5.61 As demonstrated by Viewpoint 7 (Figure 10.4), a similar experience to PRoW passing along PRoW LPA ref: R114/1 to the north of this location.

10.5.62 The upper elements of the new building would be seen marginally on the skyline above the intervening woodland tree canopies. The new building would form a minor constituent of the view being partially visible or at sufficient distance to be a small component, effectively being a minor constituent of the wider broader view.

10.5.63 The wider context of the view would remain unaltered but the new building would be noticed directly and obliquely by PRoW users walking along this route.

10.5.64 At Year 1 this would lead to a low magnitude of change resulting in a Moderate/-minor, adverse level of effect initially which would be reflected at Year 15 residually. The residual effect is less than significant.

Public Right of Way PRoW (LPA ref: Q85/1)

10.5.65 As demonstrated by Viewpoint 11 (Figure 10.4), the opportunity to see the Site's interior is restricted by intervening woodland and tree canopies around Bagworth New Wood, Clay Quarry Wood and the wooded edge which wraps around Bagworth. The combination of these features is sufficient to substantially filter views of the Site.

10.5.66 The location of the Site does not break the skyline with the new building as proposed would be glimpsed marginally above and within the existing woodland and tree canopies.

10.5.67 As demonstrated by the Wireline Analysis contained within Viewpoint 11 (Figure 10.5), the upper levels and rooflines of the proposed building would be seen by PRoW users; albeit glimpsed marginally (to the western portion of the main warehouse element). In this instance, new mitigation trees planting within the Site would at Year 1 be too juvenile to reduce and

offset views of the proposed built form.

10.5.68 At Year 1 this would lead to a medium magnitude of change resulting in a Moderate, adverse level of effect initially. This is a significant effect; however, this level of effect would diminish with time through the establishment and maturation of new tree planting within the proposed scheme. By Year 15, this tree planting would filter views of the building's roofline and break up the perceived mass of the single structure.

10.5.69 This effect would not fundamentally alter the character of the baseline view and the underlying composition of the visual amenity of PRoW users would not alter substantially leading to a low magnitude of change. The resulting level of effect would be Moderate/-minor, adverse by Year 15. The residual effect is less than significant.

Changes to Visual Amenity experienced by Road Users

B585 (Wood Road) roadway running along the northern site boundary, heading west from the junction of the B585 and Station Road to the west-southwest to the junction of the B585 (Wood Road)/B582 (Bagworth Road) (i.e., within circa 1.85km southwest of the Site)

10.5.70 Along this route, the effects of the proposed development experienced within close range of the Site (i.e., Viewpoint 13) and the likely discernibility of the scheme from Wood Road passing along its northwestern and western edge (i.e., Viewpoint 15 and 16) are assessed as ranging from Moderate/-minor, adverse to Imperceptible.

10.5.71 From assessing these viewpoints along Wood Road, it is evident the effect of landform and the extent of woodland and tree canopies influence the discernibility of the Site when built out.

10.5.72 Views along this road are generally aligned to its route and direction of travel. The combined effect of the woodland blocks each side of Wood Road (including the landscape mitigation measures associated with the consented ALDI distribution centre) is sufficient to substantially filter views of the site, and those construction activities to be undertaken.

10.5.73 Views of the new built form would be similarly restricted by woodland blocks and intervening landform. Whilst Road Users would not experience significant residual effects from the scheme (either at Year 1 or residually from Year 15), the experience of the proposed development is limited to a small geographical area, and likely to be experienced as glimpsed for a short time period; for instance Viewpoint 15.

Station Road running southeast from the junction of B585 (Wood) and Station Road running southeast towards the settlement of Bagworth (circa 0.35km northeast and (0.75km (southeast)

10.5.74 Along this route, the effects of the proposed development experienced within close range of the Site (i.e., Viewpoint 5 and 6) and the likely discernibility of the scheme from Station Road passing along the eastern edge of the Site edge are assessed as ranging from Moderate, adverse to Minor, adverse residually.

10.5.75 From assessing these viewpoints along Wood Road, it is evident the effect of landform and the extent of woodland and tree canopies influence the discernibility of the Site.

10.5.76 However, as road users pass further from the Site towards Bagworth, the effect of intervening woodland (Clay Quarry Wood), the extensively tree'd route of Station Road, and intervening

built form on the edge of the settlement is influential in restricting views to the Site.

10.5.77 Within 0.5km distance of the Site, there is residential built development each side of this route, and this affords very limited opportunity to see towards the Site. Significant effects would be experienced when viewing the Site from Station Road at the bell mouth and access road into the scheme. At this location, there would be Moderate, adverse effects residually which are significant, long term effects.

10.5.78 This level of effect would occur within circa 0.15km distance of the Site access along Station Road, but expediently reduce with distance from the Site Access point.

Battram Road running from Wood Lane through Battram village to Battram Woods (circa 1km west of the Site)

10.5.79 Battram Road is tightly lined with residential built form, and there are few opportunities to look across to the Site. The village has a woodland and tree canopied edge with further tree planting withinthe public park off Battram Road with the wooded edge of the Site situated east of the location enclosing the route of the B585 Wood Road.

10.5.80 As the road users progress sequentially along this route, there are opportunities to see the proposed scheme. As demonstrated by Viewpoint 15 (Figure 10.4), where there are gaps within the existing tree group along the Site's edge, there would be sight of the proposed building.

10.5.81 The upper levels and rooflines of the building would be seen by Road Users, but given the intervening woodland tree canopied along the western-northwestern edge of the Site, and the siting of the new building within the lower landform of the Site, the building is not seen wholesale, with views likely only of the upper levels of the main warehouse element of the building.

10.5.82 At Year 1, there would be medium magnitude of change resulting in a Moderate/-minor, adverse effect which would be like that of the residual, longer term effect at Year 15. This is not a significant effect.

Bartlestone Road heading southwest from Bagworth village to the B585 Garland Road (circa 1.65 south-southeast to 2.5km south of the Site)

10.5.83 As demonstrated by Viewpoint 11 (Figure 10.4), the opportunity to see the Site's interior is restricted by intervening woodland and tree canopies around Bagworth New Wood, Clay Quarry Wood and the wooded edge which wraps around Bagworth. The combination of these features is sufficient to substantially filter views of the Site.

10.5.84 The location of the Site does not break the skyline with the new building as proposed would be glimpsed marginally above and within the existing woodland and tree canopies.

10.5.85 As demonstrated by the plotted Zone of Theoretical Visibility (Figure 10.2), the effect of landform is sufficient to screen the Site from view furthest along the B585 Garland Road. Users of this roadway closer to Bagworth are likely to have limited opportunity to see the scheme during its construction stage due to the extensive hedgerows along this route which restricts views towards the Site.

10.5.86 The resulting effect is likely to be imperceptible given the intervening distance. This is the residual effect from Year 15 onwards also.

B585 (Victoria Road) running northeast towards Mill Lane (circa 0.9km northeast)

10.5.87 As demonstrated by Viewpoint 2 (Figure 10.4), there are no direct views of the Site. The

combination of Bagworth Wood and the Clay Quarry Wood to the eastern side of the Site is sufficient to screen direct views of the Site area.

10.5.88 It is judged that there would be imperceptible effect road users. Imperceptible are not significant effects. This is the residual effect from Year 15 onwards also.

Un-named lane running from the B585 (junction of Victoria Road and Mill Lane) running east towards Stanton under Bardon (circa 0.95km northeast to 2.5km east of the Site)

10.5.89 As demonstrated by Viewpoint 2 (Figure 10.4) and also Viewpoint 3 and 4, there are no direct views of the Site. The combination of Bagworth Wood and the Clay Quarry Wood to the eastern side of the Site is sufficient to screen direct views of the Site area.

10.5.90 It is judged that there would be imperceptible effect road users. Imperceptible are not significant effects. This is the residual effect from Year 15 onwards also.

Changes to Visual Amenity experienced by Residential Receptors

Scattered farmstead and dwellings situated off the un-named lane running between the B585 (Victoria Road and West Lane) to Stanton under Bardon circa 1-2km northeast-east of the Site

10.5.91 These dwellings are situated within long to very long range to the northeastern edge of the Site. Generally, dwellings are either set within extensive, mature planted garden with tree canopies or views across to the Site are influenced by the surrounding field hedgerows, hedge line trees, as well as the extensive woodland blocks east of the Site – Bagworth Wood and the woodland fond along Station Road to the east of the Site; see Viewpoint 2 and 4 (Figure 10.4).

10.5.92 The resulting effect is likely to be imperceptible given the intervening distance. This is the residual effect from Year 15 onwards also.

Scattered dwellings on Wood Road circa 0.5km southwest (at the closest location)

10.5.93 These dwellings are situated within close range to the southwestern edge of the Site and set with extensive, mature planted garden with tree canopies. Dwellings are generally oriented oblique to the location of the site. Additionally, the combination of the landform, the wooded canopies south of Wiggs Farm and built form at Wiggs restricts views to the Site; as demonstrated by Viewpoint 13 (Figure 10.4).

10.5.94 Private dwellings would have a high visual sensitivity from its main residential windows (given an oblique viewing angle) and also from the private amenity space for each dwelling. Views are anticipated to be filtered, and limited in time-period across relatively compact geographical areas, whereby the planting with ten private amenity space (including trees) would be influence the effect of the scheme on residential receptors.

10.5.95 Given this, in the worst-case scenario a magnitude of change of low is likely, resulting in moderate/-minor, adverse. This residual effect is not significant.

Scattered dwellings on Station Road (on the outskirts of Bagworth) situated circa 0.35 southeast of the Site

10.5.96 The dwellings on the northern edge of Bagworth are arranged in a wayside fashion and are oriented east to west generally. Given there would views towards the Site; albeit semi-oblique. The effect of private amenity tree planting influences the extent of views towards the Site, but the intervening woodland block (Clay Quarry Wood) would inherently screen the

interior of the Site.

10.5.97 Where direct, broad views are possible the residential receptors would see the upper roof lines of the new building, the arrangement of private amenity planting within the garden of ten home filter views, and the upper elements of the new building seen above the existing woodland tree canopy within the intervening distance.

10.5.98 Given a high visual sensitivity (semi-oblique views most likely from upper floor windows rather than main residential rooms) combined with a medium magnitude of change i.e., a partial change within a broader, unaltered context which may be noticed directly or obliquely, would result in a medium level of effect. This is a significant, residual effect.

Bagworth situated circa 0.5km southeast of the Site

10.5.99 Similar circumstances occur as above with direct views of the Site generally restricted due to the effect of Caly Quarry Wood and the wider stretching New Bagworth Wood. The combination of these two woodlands encloses the northwestern and northwestern edge of the village, whereby, views to the Site's interior are screened by woodland and the level change within the Site area; see Viewpoint 8, 9 and 10 (Figure 10.4).

10.5.100 In these situations, the overall discernibility of the development would be limited by the direction the dwellings are oriented, the screening effect of the wider residential built form of the village and the extent of the building seen over and above the woodland tree canopy; see Viewpoint 8 and (Figure 10.4).

10.5.101 In the worst-case scenario whereby there would be direct views towards the Site by a residents, it is likely that these views would be form upper floor windows rather than residential rooms most likely to be used during the day (with views filtered by residential amenity planting, street trees and urban features). Visual sensitivity is considered to high

10.5.102 The magnitude of change would be medium whereby the addition of the new building and its construction would be noticeable, but within a broader, unaltered context which may be noticed directly or obliquely. The resulting level of effect would be Moderate, adverse. This is a significant residual effect.

Southern edge of Bagworth at the junction of Station Road and Bartlestone Road

situated circa 1.75km south-southeast of the Site

10.5.103 Where there are direct views towards the Site's location (as dwellings at this location are oriented in a mixed arrangement, with some oblique views and some with no direct views at all), there is potential for residents to effected by the scheme.

10.5.104 As demonstrated by Viewpoint 11 (Figure 10.4), the opportunity to see the Site's interior is restricted by intervening woodland and tree canopies around Bagworth New Wood, Clay Quarry Wood and the wooded edge which wraps around Bagworth. The combination of these features is sufficient to substantially filter views of the Site.

10.5.105 The location of the Site does not break the skyline with the new building as proposed would be glimpsed marginally above and within the existing woodland and tree canopies.

10.5.106 The resulting level of effect would be moderate, adverse ay Year 1, reducing to moderate/-minor, adverse through the further filtering of views from the maturation of new tree planting within the Site by Year 15. This is a significant effect.

Scattered dwellings at Lodge Farm and the Limes circa 1.3km southwest (at the closest location)

10.5.107 Dwellings situated southwest of the Site on this route are situated within their own extensive tree group, set within the wider wooded areas found each side of Wood Road. In these situations, views towards the Site are restricted, whilst the lower landform within the Site where the new building would be situated.

10.5.108 Private dwellings would have a high visual sensitivity from its main residential windows (given an oblique viewing angle) and also from the private amenity space for each dwelling. Given this, in the worst-case scenario a magnitude of change of negligible is likely, resulting in minor, adverse reducing where there are no direct views of the scheme, or where intervening woodland blocks are sufficient to restrict discernibility. This is not a significant effect.

Battram village situated within 0.2km west of the Site (at its closest point)

10.5.109 Generally, dwellings within Battram village are arranged in a wayside format along Battram Road, and these dwellings are oriented north to south. Views across to the Site (if available) are oblique to the main viewing direction from these dwellings and their private amenity space.

10.5.110 Where dwellings are oriented southeast (front) to northwest (rear) the wooded and tree edge to the village resists views towards the Site.

10.5.111 In these situations, views towards the Site are restricted, whilst the lower landform within the Site where the new building would be constructed affords inherent mitigation for the construction activities.

10.5.112 Private dwellings would have a high visual sensitivity from its main residential windows (given an oblique viewing angle) and also from the private amenity space for each dwelling. Given this, in the worst-case scenario a magnitude of change of negligible is likely, resulting in minor, adverse. This is not a significant effect.