



Photo Viewpoint 1: View south from Rogue's Lane

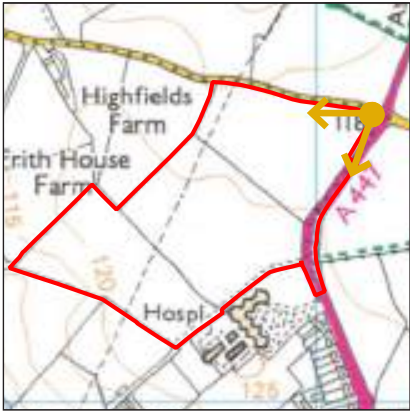


Photo Viewpoint 1

Visualisation Type: Type 1
Projection: 'cylindrical'
Enlargement factor: 100% (when printed at A1)
Date: 28/02/25
Time: 10:25
Camera make & model, sensor format & lens:
Canon EOS 6D FFS, Canon 50mm Lens
Horizontal Field of View: 83°
Direction of View: 235° (bearing from North)
Viewing distance: To be viewed at comfortable arm's length

date	drwn/chkd
22/07/26	CW / LMF
client	
Miller Homes	
project	
Ashby Road and Normandy Way Hinckley	
title	
PHOTOVIEWPOINT 1	
number	rev
FIGURE 7	A



Photo Viewpoint 2: View south east from Rogue's Lane



Photo Viewpoint 2

Visualisation Type: Type 1
Projection: 'cylindrical'
Enlargement factor: 100% (when printed at A1)
Date: 28/02/25
Time: 10:31
Camera make & model, sensor format & lens:
Canon EOS 6D FFS, Canon 50mm Lens
Horizontal Field of View: 83°
Direction of View: 159° (bearing from North)
Viewing distance: To be viewed at comfortable arm's length

date	drwn/chkd
22/07/26	CW / LMF
client	
Miller Homes	
project	
Ashby Road and Normandy Way Hinckley	
title	
PHOTOVIEWPOINT 2	
number	rev
FIGURE 8	A



Photo Viewpoint 3: View south east from Rogue's Lane in proximity to Highfields Farm and Frith House Farm

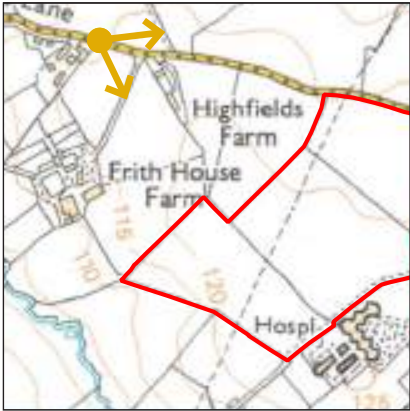


Photo Viewpoint 3

Visualisation Type: Type 1
Projection: 'cylindrical'
Enlargement factor: 100% (when printed at A1)
Date: 28/02/25
Time: 10:39
Camera make & model, sensor format & lens: Canon EOS 6D FFS, Canon 50mm Lens
Horizontal Field of View: 83°
Direction of View: 119° (bearing from North)
Viewing distance: To be viewed at comfortable arm's length

date	drwn/chkd
22/07/26	CW / LMF
client	
Miller Homes	
project	
Ashby Road and Normandy Way Hinckley	
title	
PHOTOVIEWPOINT 3	
number	rev
FIGURE 9	A

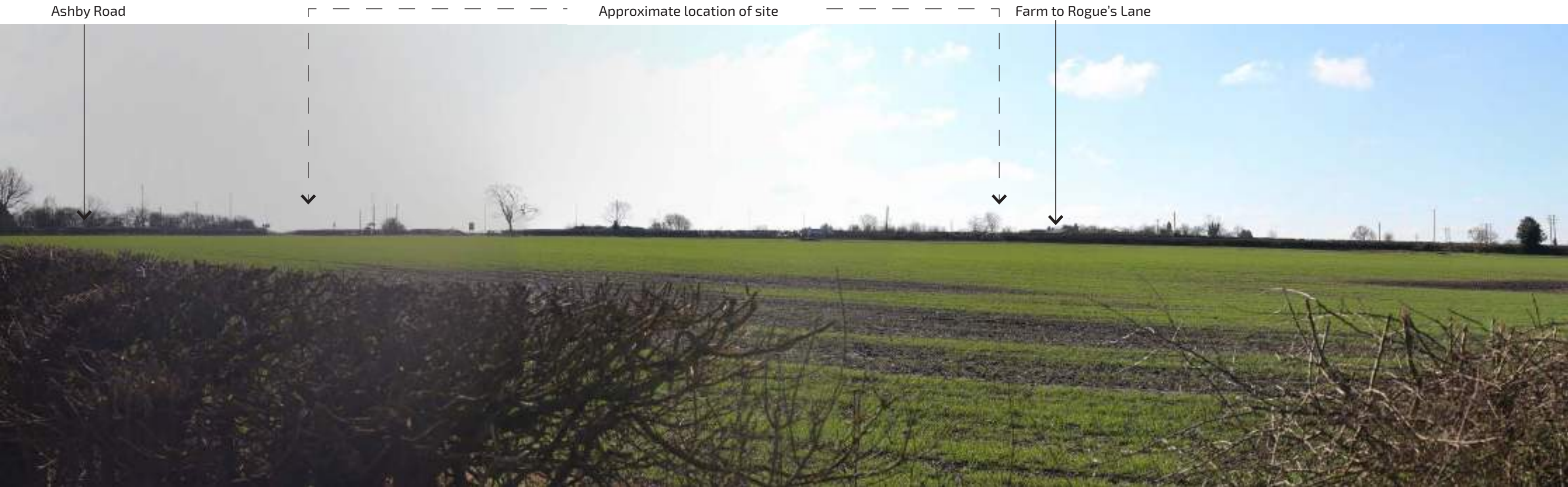


Photo Viewpoint 4: View south from Long Distance Route Leicestershire Round



Photo Viewpoint 4

Visualisation Type: Type 1
Projection: 'cylindrical'
Enlargement factor: 100% (when printed at A1)
Date: 28/02/25
Time: 10:52
Camera make & model, sensor format & lens: Canon EOS 6D FFS, Canon 50mm Lens
Horizontal Field of View: 83°
Direction of View: 194° (bearing from North)
Viewing distance: To be viewed at comfortable arm's length

date	drwn/chkd
22/07/26	CW / LMF
client	
project	
	Miller Homes
	Ashby Road and Normandy Way
	Hinckley
title	
	PHOTOVIEWPOINT 4
number	rev
FIGURE 10	A



Photo Viewpoint 5: View south east from Long Distance Route Leicestershire Round



Photo Viewpoint 5

Visualisation Type: Type 1
Projection: 'cylindrical'
Enlargement factor: 100% (when printed at A1)
Date: 28/02/25
Time: 11:05
Camera make & model, sensor format & lens: Canon EOS 6D FFS, Canon 50mm Lens
Horizontal Field of View: 83°
Direction of View: 162° (bearing from North)
Viewing distance: To be viewed at comfortable arm's length

date	22/07/26	drwn/chkd	CW / LMF
client	Miller Homes		
project	Ashby Road and Normandy Way Hinckley		
title	PHOTOVIEWPOINT 5		
number	FIGURE 11	rev	A



Photo Viewpoint 6: View south east from Public Right of Way – Long Distance Route Leicestershire Round in proximity to Old House Farm



Photo Viewpoint 6

Visualisation Type: Type 1
Projection: 'cylindrical'
Enlargement factor: 100% (when printed at A1)
Date: 28/02/25
Time: 11:18
Camera make & model, sensor format & lens: Canon EOS 6D FFS, Canon 50mm Lens
Horizontal Field of View: 83°
Direction of View: 171° (bearing from North)
Viewing distance: To be viewed at comfortable arm's length

date	drwn/chkd
22/07/26	CW / LMF
client	
project	
title	
number	rev
PHOTOVIEWPOINT 6	A
FIGURE 12	



Photo Viewpoint 7: View south from Public Right of Way T99/5



Photo Viewpoint 7

Visualisation Type: Type 1
Projection: 'cylindrical'
Enlargement factor: 100% (when printed at A1)
Date: 28/02/25
Time: 11:25
Camera make & model, sensor format & lens:
Canon EOS 6D FFS, Canon 50mm Lens
Horizontal Field of View: 83°
Direction of View: 180° (bearing from North)
Viewing distance: To be viewed at comfortable arm's length

date	drwn/chkd
22/07/26	CW / LMF
client	
project	
title	
number	rev
FIGURE 13	A



Photo Viewpoint 8: View south from Public Right of Way T99/5

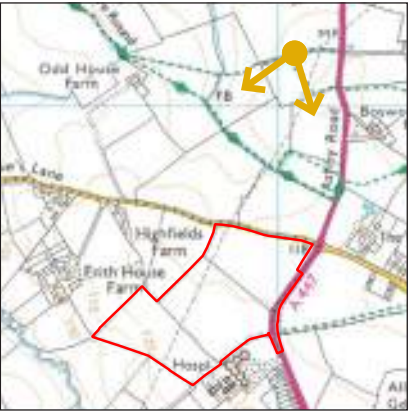


Photo Viewpoint 8

Visualisation Type: Type 1
Projection: 'cylindrical'
Enlargement factor: 100% (when printed at A1)
Date: 28/02/25
Time: 11:33
Camera make & model, sensor format & lens: Canon EOS 6D FFS, Canon 50mm Lens
Horizontal Field of View: 83°
Direction of View: 199° (bearing from North)
Viewing distance: To be viewed at comfortable arm's length

date	22/07/26	drwn/chkd	CW / LMF
client	Miller Homes		
project	Ashby Road and Normandy Way Hinckley		
title	PHOTOVIEWPOINT 8		
number	FIGURE 14	rev	A



Photo Viewpoint 9: View south west from Ashby Road



Photo Viewpoint 9

Visualisation Type: Type 1
Projection: 'cylindrical'
Enlargement factor: 100% (when printed at A1)
Date: 28/02/25
Time: 11:42
Camera make & model, sensor format & lens:
Canon EOS 6D FFS, Canon 50mm Lens
Horizontal Field of View: 83°
Direction of View: 219° (bearing from North)
Viewing distance: To be viewed at comfortable arm's length

date	22/07/26	drwn/chkd	CW / LMF
client	Miller Homes		
project	Ashby Road and Normandy Way Hinckley		
title	PHOTOVIEWPOINT 9		
number	FIGURE 15	rev	A



Photo Viewpoint 10: View south west from Public Right of Way Leicestershire Round LDR (U36/3)



Photo Viewpoint 10

Visualisation Type: Type 1
Projection: 'cylindrical'
Enlargement factor: 100% (when printed at A1)
Date: 28/02/25
Time: 11:48
Camera make & model, sensor format & lens:
Canon EOS 6D FFS, Canon 50mm Lens
Horizontal Field of View: 83°
Direction of View: 260° (bearing from North)
Viewing distance: To be viewed at comfortable arm's length

date	22/07/26	drwn/chkd	CW / LMF
client	Miller Homes		
project	Ashby Road and Normandy Way Hinckley		
title	PHOTOVIEWPOINT 10		
number	FIGURE 16	rev	A

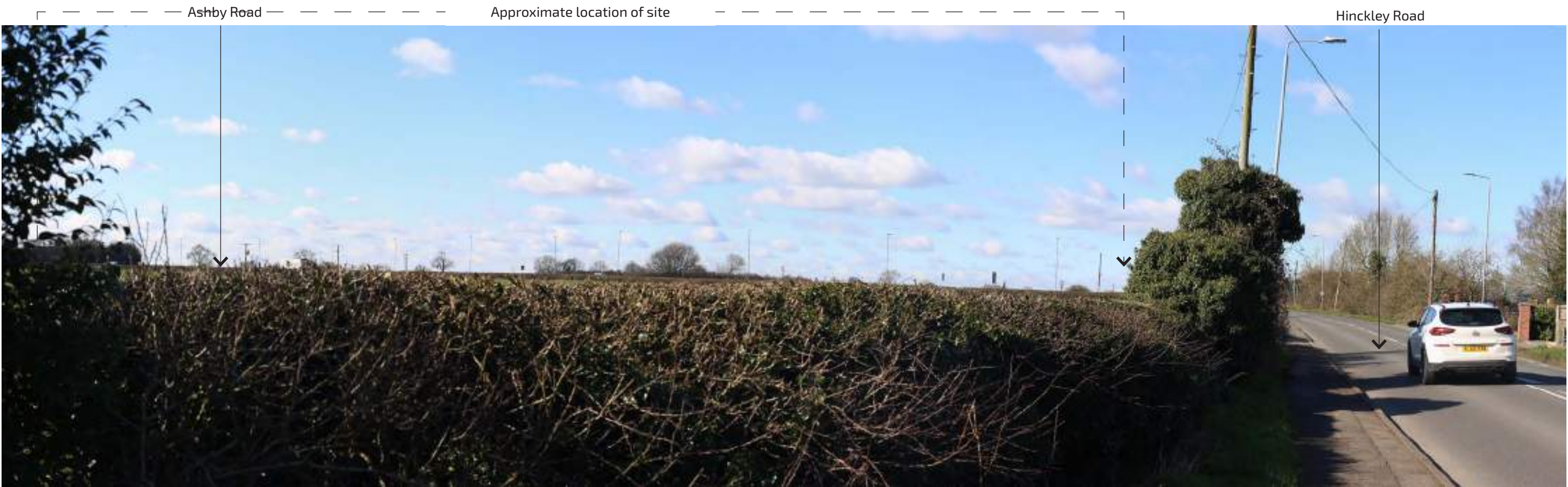


Photo Viewpoint 11: View west from Hinckley Road in proximity to The Old Mill (Barrossa).



Photo Viewpoint 11

Visualisation Type: Type 1
Projection: 'cylindrical'
Enlargement factor: 100% (when printed at A1)
Date: 28/02/25
Time: 12:08
Camera make & model, sensor format & lens:
Canon EOS 6D FFS, Canon 50mm Lens
Horizontal Field of View: 83°
Direction of View: 285° (bearing from North)
Viewing distance: To be viewed at comfortable
arm's length

date	drwn/chkd
22/07/26	CW / LMF
client	
project	
title	
number	rev
PHOTOVIEWPOINT 11	A
FIGURE 17	

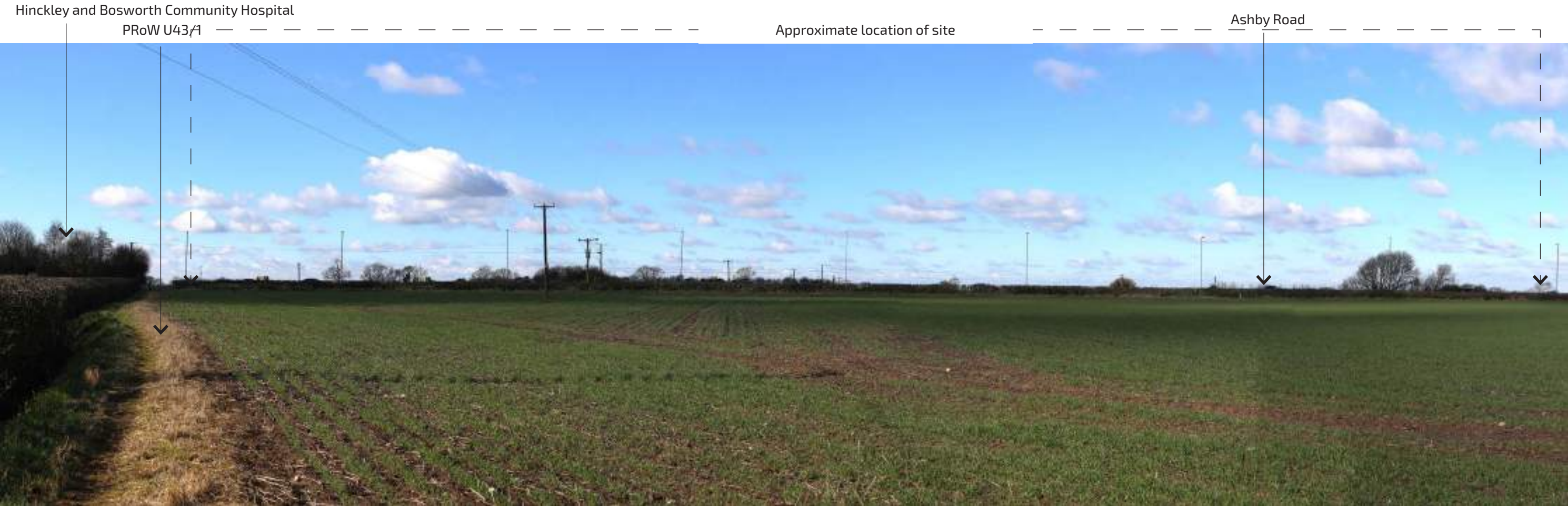


Photo Viewpoint 12: View west from Public Right of Way U43/1



Photo Viewpoint 12

Visualisation Type: Type 1

Projection: 'cylindrical'

Enlargement factor: 100% (when printed at A1)

Date: 28/02/25

Time: 12:17

Camera make & model, sensor format & lens: Canon EOS 6D FFS, Canon 50mm Lens

Horizontal Field of View: 83°

Direction of View: 320° (bearing from North)

Viewing distance: To be viewed at comfortable arm's length

date	22/07/26	drwn/chkd	CW / LMF
client	Miller Homes	project	Ashby Road and Normandy Way Hinckley
title	PHOTOVIEWPOINT 12	number	FIGURE 18
rev	A		



Photo Viewpoint 13: View north west from Ashby Road adjacent to the Hinckley and Bosworth Community Hospital



Photo Viewpoint 13: Continued...

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Ashby Road



Photo Viewpoint 13

Visualisation Type: Type 1
Projection: 'cylindrical'
Enlargement factor: 100% (when printed at A1)
Date: 28/02/25
Time: 12:22
Camera make & model, sensor format & lens:
Canon EOS 6D FFS, Canon 50mm Lens
Horizontal Field of View: 122°
Direction of View: 329° (bearing from North)
Viewing distance: To be viewed at comfortable
arm's length

date	22/07/26	drwn/chkd	CW / LMF
client	Miller Homes		
project	Ashby Road and Normandy Way Hinckley		
title	PHOTOVIEWPOINT 13		
number	FIGURE 19	rev	A

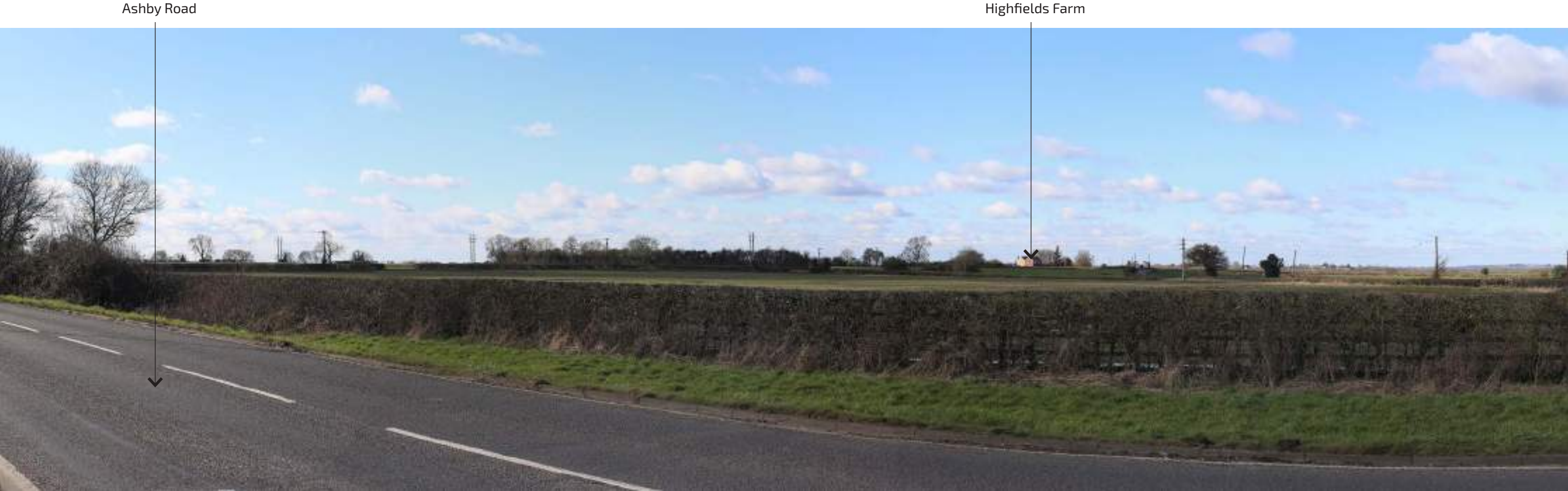


Photo Viewpoint 14: View north west from Ashby Road



Photo Viewpoint 14: Continued...

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Photo Viewpoint 14

Visualisation Type: Type 1
Projection: 'cylindrical'
Enlargement factor: 100% (when printed at A1)
Date: 28/02/25
Time: 12:27
Camera make & model, sensor format & lens:
Canon EOS 6D FFS, Canon 50mm Lens
Horizontal Field of View: 132°
Direction of View: 286° (bearing from North)
Viewing distance: To be viewed at comfortable arm's length

date	drwn/chkd
22/07/26	CW / LMF
client	
project	Miller Homes
	Ashby Road and Normandy Way Hinckley
title	
number	rev
PHOTOVIEWPOINT 14	A
FIGURE 20	

Approximate location of northern site

Approximate location of southern site



Photo Viewpoint 15: View east from Public Right of Way T60/2 in proximity to Comfort Farm

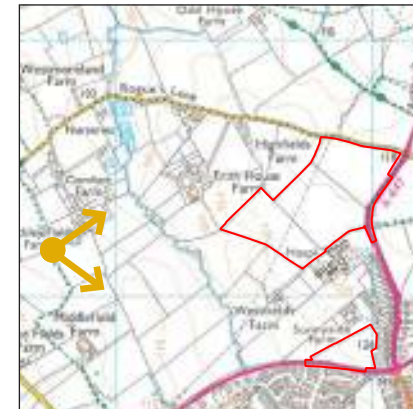


Photo Viewpoint 15

Visualisation Type: Type 1

Projection: 'cylindrical'

Enlargement factor: 100% (when printed at A1)

Date: 28/02/25

Time: 13:00

Camera make & model, sensor format & lens:

Canon EOS 6D FFS, Canon 50mm Lens

Horizontal Field of View: 83°

Direction of View: 85° (bearing from North)

Viewing distance: To be viewed at comfortable

arm's length

date

22/07/26

client

Miller Homes

project

Ashby Road and Normandy Way

Hinckley

title

PHOTOVIEWPOINT 15

number

FIGURE 21

/chkd

CW / LMF

rev

A



Photo Viewpoint 16: View west from Normandy Way (A47)

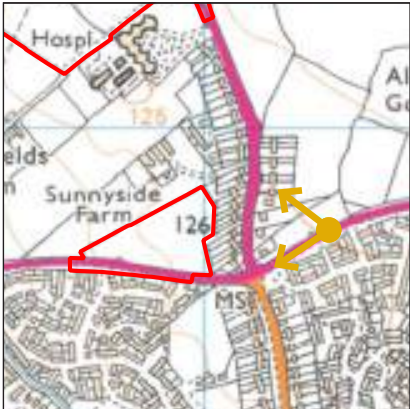


Photo Viewpoint 16

Visualisation Type: Type 1
Projection: 'cylindrical'
Enlargement factor: 100% (when printed at A1)
Date: 28/02/25
Time: 13:33
Camera make & model, sensor format & lens:
Canon EOS 6D FFS, Canon 50mm Lens
Horizontal Field of View: 83°
Direction of View: 261° (bearing from North)
Viewing distance: To be viewed at comfortable arm's length

date	drwn/chkd
22/07/26	CW / LMF
client	
Miller Homes	
project	
Ashby Road and Normandy Way Hinckley	
title	
PHOTOVIEWPOINT 16	
number	rev
FIGURE 22	A



Photo Viewpoint 17: View west from Ashby Road



Photo Viewpoint 17

Visualisation Type: Type 1
Projection: 'cylindrical'
Enlargement factor: 100% (when printed at A1)
Date: 28/02/25
Time: 13:37
Camera make & model, sensor format & lens:
Canon EOS 6D FFS, Canon 50mm Lens
Horizontal Field of View: 83°
Direction of View: 246° (bearing from North)
Viewing distance: To be viewed at comfortable arm's length

date	drwn/chkd
22/07/26	CW / LMF
client	
project	
title	
number	rev
PHOTOVIEWPOINT 17	A
FIGURE 23	



Photo Viewpoint 18: View north west from Normandy Way



Photo Viewpoint 18

Visualisation Type: Type 1
Projection: 'cylindrical'
Enlargement factor: 100% (when printed at A1)
Date: 28/02/25
Time: 13:40
Camera make & model, sensor format & lens:
Canon EOS 6D FFS, Canon 50mm Lens
Horizontal Field of View: 83°
Direction of View: 289° (bearing from North)
Viewing distance: To be viewed at comfortable
arm's length

date 22/07/26 drwn/chkd CW / LMF

client Miller Homes
project Ashby Road and Normandy Way
Hinckley

title PHOTOVIEWPOINT 18

number FIGURE 24 rev A

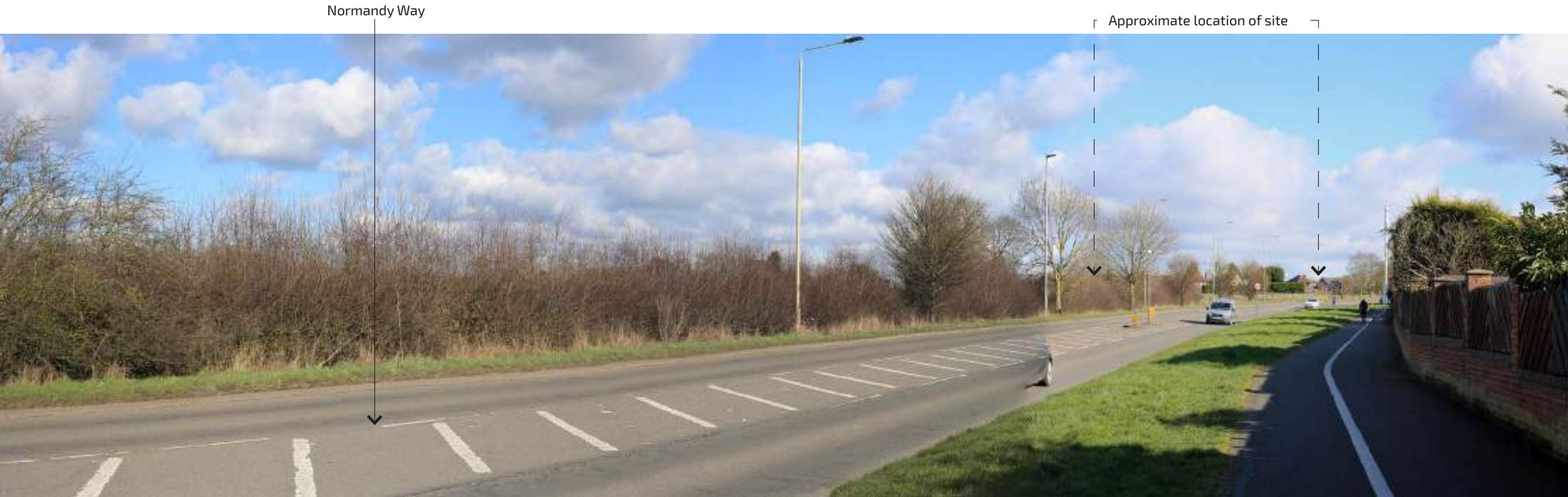


Photo Viewpoint 19: View east from Normandy Way



Photo Viewpoint 19

Visualisation Type: Type 1
Projection: 'cylindrical'
Enlargement factor: 100% (when printed at A1)
Date: 28/02/25
Time: 13:46
Camera make & model, sensor format & lens:
Canon EOS 6D FFS, Canon 50mm Lens
Horizontal Field of View: 83°
Direction of View: 76° (bearing from North)
Viewing distance: To be viewed at comfortable arm's length

date	drwn/chkd
22/07/26	CW / LMF
client	
Miller Homes	
project	
Ashby Road and Normandy Way Hinckley	
title	
PHOTOVIEWPOINT 19	
number	rev
FIGURE 25	A



Photo Viewpoint 20: View north from Normandy Way



Photo Viewpoint 20: Continued...

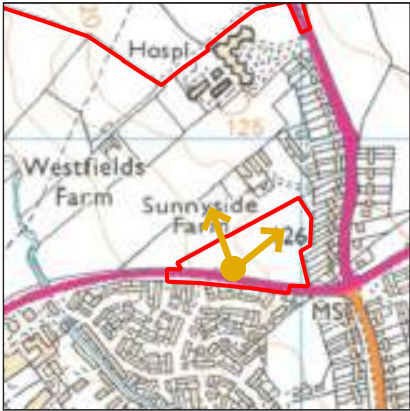


Photo Viewpoint 20

Visualisation Type: Type 1
Projection: 'cylindrical'
Enlargement factor: 100% (when printed at A1)
Date: 28/02/25
Time: 13:50
Camera make & model, sensor format & lens: Canon EOS 6D FFS, Canon 50mm Lens
Horizontal Field of View: 132°
Direction of View: 16° (bearing from North)
Viewing distance: To be viewed at comfortable arm's length

date	22/07/26	drwn/chkd	CW / LMF
client	Miller Homes		
project	Ashby Road and Normandy Way Hinckley		
title	PHOTOVIEWPOINT 20		
number	FIGURE 26	rev	A



Photo Viewpoint 21: View south west from Boston Way Park



Photo Viewpoint 21

Visualisation Type: Type 1
Projection: 'cylindrical'
Enlargement factor: 100% (when printed at A1)
Date: 28/02/25
Time: 14:03
Camera make & model, sensor format & lens: Canon EOS 6D FFS, Canon 50mm Lens
Horizontal Field of View: 83°
Direction of View: 242° (bearing from North)
Viewing distance: To be viewed at comfortable arm's length

date	drwn/chkd
22/07/26	CW / LMF
client	
Miller Homes	
project	
Ashby Road and Normandy Way Hinckley	
title	
PHOTOVIEWPOINT 21	
number	rev
FIGURE 27	A



Photo Viewpoint 22: View south west from Public Right of Way T58/1



Photo Viewpoint 22

Visualisation Type: Type 1
Projection: 'cylindrical'
Enlargement factor: 100% (when printed at A1)
Date: 28/02/25
Time: 14:17
Camera make & model, sensor format & lens:
Canon EOS 6D FFS, Canon 50mm Lens
Horizontal Field of View: 83°
Direction of View: 209° (bearing from North)
Viewing distance: To be viewed at comfortable
arm's length

date
22/07/26

drwn/chkd
CW / LMF

client
Miller Homes

project
**Ashby Road and Normandy Way
Hinckley**

title
PHOTOVIEWPOINT 22

number
FIGURE 28

rev
A



Photo Viewpoint 23: View west from Long Distance Route Leicestershire Round



Photo Viewpoint 23

Visualisation Type: Type 1
Projection: 'cylindrical'
Enlargement factor: 100% (when printed at A1)
Date: 28/02/25
Time: 14:34
Camera make & model, sensor format & lens:
Canon EOS 6D FFS, Canon 50mm Lens
Horizontal Field of View: 83°
Direction of View: 296° (bearing from North)
Viewing distance: To be viewed at comfortable arm's length

date	drwn/chkd
22/07/26	CW / LMF
client	
Miller Homes	
project	
Ashby Road and Normandy Way Hinckley	
title	
PHOTOVIEWPOINT 23	
number	rev
FIGURE 29	A



Photo Viewpoint 24: View south east from Long Distance Route Leicestershire Round near Stoke Golding

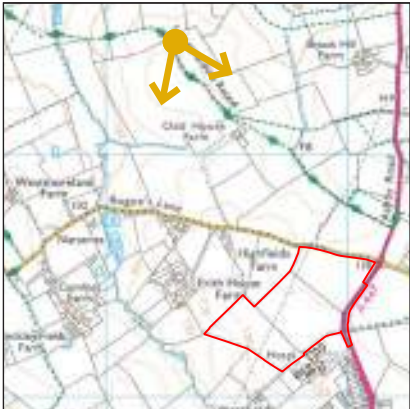


Photo Viewpoint 24

Visualisation Type: Type 1
Projection: 'cylindrical'
Enlargement factor: 100% (when printed at A1)
Date: 28/02/25
Time: 15:17
Camera make & model, sensor format & lens: Canon EOS 6D FFS, Canon 50mm Lens
Horizontal Field of View: 83°
Direction of View: 135° (bearing from North)
Viewing distance: To be viewed at comfortable arm's length

date	drwn/chkd
22/07/26	CW / LMF
client	
Miller Homes	
project	
Ashby Road and Normandy Way Hinckley	
title	
PHOTOVIEWPOINT 24	
number	rev
FIGURE 30	A



Photo Viewpoint 25: View east from Stoke Lane



Photo Viewpoint 25

Visualisation Type: Type 1
Projection: 'cylindrical'
Enlargement factor: 100% (when printed at A1)
Date: 28/02/25
Time: 15:54
Camera make & model, sensor format & lens:
Canon EOS 6D FFS, Canon 50mm Lens
Horizontal Field of View: 83°
Direction of View: 95° (bearing from North)
Viewing distance: To be viewed at comfortable
arm's length

date	drwn/chkd
22/07/26	CW / LMF
client	
project	
	Miller Homes
	Ashby Road and Normandy Way
	Hinckley
title	
	PHOTOVIEWPOINT 25
number	rev
FIGURE 31	A



Photo Viewpoint 26: View south from Ashby Road



Photo Viewpoint 26

Visualisation Type: Type 1
Projection: 'cylindrical'
Enlargement factor: 100% (when printed at A1)
Date: 28/02/25
Time: 16:24
Camera make & model, sensor format & lens: Canon EOS 6D FFS, Canon 50mm Lens
Horizontal Field of View: 83°
Direction of View: 181° (bearing from North)
Viewing distance: To be viewed at comfortable arm's length

date	drwn/chkd
22/07/26	CW / LMF
client	
Miller Homes	
project	
Ashby Road and Normandy Way Hinckley	
title	
PHOTOVIEWPOINT 26	
number	rev
FIGURE 32	A

Appendix A

Landscape and Visual Appraisal – Methodology and Assessment Criteria

Introduction

- 1.1 The methodology for the Landscape and Visual Appraisal (LVA) undertaken for the proposed development is detailed in the LVA report. The following information should be read in conjunction with this methodology.
- 1.2 As advised in the Guidelines for Landscape and Visual Impact Assessment (3rd Edition) (GLVIA3), the judgements made in respect of both landscape and visual effects are a combination of an assessment of the sensitivity of the receptor and the magnitude of the landscape or visual effect. The following details the definitions and criteria used in assessing sensitivity and magnitude for landscape and visual receptors.
- 1.3 Where it is determined that the assessment falls between or encompasses two of the defined criteria terms, then the judgement may be described as High/ Medium or Moderate/ Minor etc. This indicates that the assessment lies between the respective definitions or encompasses aspects of both.

Landscape

Landscape Sensitivity

- 1.4 Landscape receptors are assessed in terms of their 'Landscape Sensitivity'. This combines judgements on the value to be attached to the landscape and the susceptibility to change of the landscape from the type of change or development proposed. The definition and criteria adopted for these contributory factors is detailed below.
- 1.5 There can be complex relationships between the value attached to landscape receptors and their susceptibility to change which can be especially important when considering change within or close to designated landscapes. For example, an internationally, nationally or locally valued landscape does not automatically or by definition have a high susceptibility to all types of change. The type of change or development proposed may not compromise the specific basis for the value attached to the landscape.

Landscape Value

- 1.6 Value can apply to a landscape area as a whole, or to the individual elements, features and aesthetic or perceptual dimensions which contribute to the character of the landscape. The following criteria have been used to categorise landscape value. Where there is no clear existing evidence on landscape value, an assessment is made based on the criteria/ factors identified below (based on the guidance in the Landscape Institute Technical Guidance Note 02/21 "Assessing landscape value outside national designations", (which provides more up to date guidance than Box 5.1 of GLVIA3)).
 - Natural Heritage
 - Cultural Heritage
 - Landscape Condition
 - Associations
 - Distinctiveness
 - Recreational
 - Perceptual (scenic)
 - Perceptual (Wildness and tranquillity)
 - Functional

Landscape Value	Definition
High	Landscape receptors of high importance based upon factors of natural and cultural heritage, condition, associations, distinctiveness, recreational value, perceptual qualities and functional aspects.
Medium	Landscape receptors of medium importance based upon factors of natural and cultural heritage, condition, associations, distinctiveness, recreational value, perceptual qualities and functional aspects.
Low	Landscape receptors of low importance based upon factors of natural and cultural heritage, condition, associations, distinctiveness, recreational value, perceptual qualities and functional aspects.

Landscape Susceptibility to Change

- 1.7 This means the ability of the landscape receptor (overall character type/ area or individual element/ feature) to accommodate the change (i.e. the proposed development) without undue consequences for the maintenance of the baseline position and/ or the achievement of landscape planning policies and strategies. The definition and criteria for the assessment of Landscape Susceptibility to Change is as follows:

Landscape Susceptibility to Change	Definition
High	A highly distinctive and cohesive landscape receptor, with positive characteristics and features with no or very few detracting or intrusive elements. Landscape features intact and in very good condition and/ or rare. Limited capacity to accept the type of change/ development proposed.
Medium	Distinctive and more commonplace landscape receptor, with some positive characteristics/ features and some detracting or intrusive elements. Landscape features in moderate condition. Capacity to accept well planned and designed change/ development of the type proposed.
Low	Landscape receptor of mixed character with a lack of coherence and including detracting or intrusive elements. Landscape features that may be in poor or improving condition and few that could not be replaced. Greater capacity to accept the type of change/ development proposed.

Magnitude of Landscape Effects

- 1.8 The magnitude of landscape effects is the degree of change to the landscape receptor in terms of its size or scale of change, the geographical extent of the area influenced and its duration and reversibility. The table below sets out the categories and criteria adopted in respect of the separate considerations of Scale or Size of the Degree of Change, Reversibility the geographical extent and duration of change are described where relevant in the appraisal.

Scale or Size of the Degree of Landscape Change

Scale or Size of the Degree of Landscape Change	Definition
High	Total loss of or substantial alteration to key characteristics / features and the introduction of new elements totally uncharacteristic to the receiving landscape. Overall landscape receptor will be fundamentally changed.
Medium	Partial loss of or alteration to one or more key characteristics / features and the introduction of new elements that would be evident but not necessarily uncharacteristic to the receiving landscape. Overall landscape receptor will be obviously changed.
Low	Limited loss of, or alteration to one or more key characteristics/ features and the introduction of new elements evident and/ or characteristic to the receiving landscape. Overall landscape receptor will be perceptibly changed.
Negligible	Very minor alteration to one or more key characteristics/ features and the introduction of new elements characteristic to the receiving landscape. Overall landscape receptor will be minimally changed.
None	No loss or alteration to the key characteristics/ features, representing 'no change'.

Geographical Extent

Geographical extent	Definition
Extensive	Notable change to an extensive proportion of the geographic area.
Moderate	Notable change to part of the geographic area.
Minimal	Change over a limited part of the geographic area.
Negligible	Change over a very limited part of the geographical area.

Duration

Duration	Definition
Short term	The change will occur for up to 5 years.
Medium Term	The change will occur for between 5 and 10 years.
Long term	The change will occur for over 10 years

Reversibility

Reversibility	Definition
Irreversible	The development would be permanent and the assessment site could not be returned to its current/ former use.
Reversible	The development could be deconstructed/ demolished and the assessment site could be returned to broadly its current/ historic use (although that may be subject to qualification depending on the nature of the development).

Visual

Sensitivity of Visual Receptors

- 1.9 Visual sensitivity assesses each visual receptor in terms of their susceptibility to change in views and visual amenity and also the value attached to particular views. The definition and criteria adopted for these contributory factors is detailed below.

Visual Susceptibility to Change

- 1.10 The susceptibility of different visual receptors to changes in views and visual amenity is mainly a function of; firstly, the occupation or activity of people experiencing the view at particular locations; and secondly, the extent to which their attention or interest may therefore be focussed on the views and visual amenity they experience.

Visual Susceptibility to Change	Definition
High	Residents at home with primary views from ground floor/garden and upper floors. Public rights of way/ footways where attention is primarily focussed on the landscape and on particular views. Visitors to heritage assets or other attractions whose attention or interest is likely to be focussed on the landscape and/ or on particular views. Communities where views make an important contribution to the landscape setting enjoyed by residents. Travellers on recognised scenic routes.
Medium	Residents at home with secondary views (primarily from first floor level). Public rights of way/ footways where attention is not primarily focussed on the landscape and/ or particular views. Travellers on road, rail or other transport routes.
Low	Users of outdoor recreational facilities where the view is less important to the activities (e.g. sports pitches). Travellers on road, rail or other transport where views are primarily focussed on the transport route. People at their place of work where views of the landscape are not important to the quality of the working life.

Value of Views

- 1.11 The value attached to a view takes account of any recognition attached to a particular view and/ or any indicators of the value attached to views, for example through guidebooks or defined viewpoints or references in literature or art.

Value of Views	Definition
High	A unique or identified view (e.g. shown as such on Ordnance Survey map, guidebook or tourist map) or one noted in literature or art. A view where a heritage asset makes an important contribution to the view.
Medium	A typical and/ or representative view from a particular receptor.
Low	An undistinguished or unremarkable view from a particular receptor.

Magnitude of Visual Effects

- 1.12 Magnitude of Visual Effects evaluates each of the visual effects in terms of its size or scale, the geographical extent of the area influenced and its duration and reversibility. The table below sets out the categories and criteria adopted in respect of the Scale or Size (including the degree of contrast) of Visual Change. The distance and nature of the view and whether the receptor's view will be stationary or moving are also detailed in the Visual Effects Table.

Scale or Size of the Degree of Visual Change	Definition
High	The proposal will result in a large and immediately apparent change in the view, being a dominant and new and/ or incongruous feature in the landscape.
Medium	The proposal will result in an obvious and recognisable change in the view and will be readily noticed by the viewer.
Low	The proposal will constitute a minor component of the wider view or a more recognisable component that reflects those apparent in the existing view. Awareness of the proposals will not have a marked effect on the overall nature of the view.
Negligible/ None	Only a very small part of the proposal will be discernible and it will have very little or no effect on the nature of the view.

Level of Effect

- 1.13 The final conclusions on effects, whether adverse or beneficial, are drawn from the separate judgements on the sensitivity of the receptors and the magnitude of the effects. This overall judgement is formed from a reasoned professional overview of the individual judgements against the assessment criteria.
- 1.14 GLVIA3 notes, at paragraphs 5.56 and 6.44, that there are no hard and fast rules with regard to the level of effects, therefore the following descriptive thresholds have been used for this appraisal:
- **Major**
 - **Moderate**
 - **Minor**
 - **Negligible**
- 1.15 Where it is determined that the assessment falls between or encompasses two of the defined criteria terms, then the judgement may be described as, for example, Major/ Moderate or Moderate/ Minor. This indicates that the effect is assessed to lie between the respective definitions or to encompass aspects of both.

APPENDIX B: LANDSCAPE EFFECTS TABLE (LET)									
Landscape Receptor and Reference	Judged Sensitivity of Landscape			Judged Magnitude of Landscape Effect		Description/ Notes	Overall Effect at Construction Phase	Overall Effect Upon Completion	Overall Effect at 15 Years Post Completion
	Susceptibility to Change	Landscape Value	Overall Sensitivity	Scale or Size of the Degree of Change including degree of contrast/ integration) at Stages of Project	Where applicable, are the Effects Reversible?		Major Moderate Minor Negligible None	Major Moderate Minor Negligible None	Major Moderate Minor Negligible None
	High Medium Low	High Medium Low	High Medium Low	High Medium Low Negligible None	Yes No N/A		Adverse Beneficial	Adverse Beneficial	Adverse Beneficial
National Landscape Character									
Natural England, National Character Area Profile (NCA)	Medium	Medium	Medium	Construction: Negligible Completion: Negligible Year 15: Negligible	No	The sites are located in National Character Area 94 'Leicestershire Vales'. Characteristics include "An open landscape of gentle clay ridges and valleys ...There is an overall visual uniformity to the landscape and settlement pattern.....Land use characterised by a mixture of pasture and arable agricultureThe density, height and pattern of hedgerows varies throughout....Large settlements dominate the open character of the landscape...Hinckley...and related infrastructure, including major roads, are often visually dominant." The primary change would arise as a direct result of the replacement of arable fields and open pasture with residential development. The landscape proposals represent an opportunity to contribute to Statement of Environmental Opportunity 1 which includes: "Ensure that development is fully integrated into and informed by the landscape." Existing trees, hedgerow, scrub and meadow which can be retained and enhanced. Given the extensive nature of the NCA, and that extensive areas of the NCA would not be affected the assessed landscape effect is considered to be Negligible Adverse at completion and year 15.	Negligible Adverse	Negligible Adverse	Negligible Adverse

APPENDIX B: LANDSCAPE EFFECTS TABLE (LET)									
Landscape Receptor and Reference	Judged Sensitivity of Landscape			Judged Magnitude of Landscape Effect		Description/ Notes	Overall Effect at Construction Phase	Overall Effect Upon Completion	Overall Effect at 15 Years Post Completion
	Susceptibility to Change	Landscape Value	Overall Sensitivity	Scale or Size of the Degree of Change including degree of contrast/ integration) at Stages of Project	Where applicable, are the Effects Reversible?		Major Moderate Minor Negligible None	Major Moderate Minor Negligible None	Major Moderate Minor Negligible None
	High Medium Low	High Medium Low	High Medium Low	High Medium Low Negligible None	Yes No N/A		Adverse Beneficial	Adverse Beneficial	Adverse Beneficial
Landscape Character Assessment (LCA): County/District									
Hinckley and Bosworth Landscape Character Assessment Rolling Farmland LCT Area E – Stoke Golding Rolling farmland LCA	Medium	Medium	Medium	Northern: Construction: Medium/ Low Completion: Medium/ Low Year 15: Low	No	Within the Hinckley and Bosworth Landscape Character Assessment the sites are located within the Rolling Farmland LCT and Landscape Character Area E- Stoke Golding Rolling Farmland LCA. Key Characteristics of Area E – Stoke Golding Rolling Farmland LCA include "Undulating arable and pasture farmland with gentle valleys slopingSmall to medium scale rectilinear field pattern divided by low hedgerows and mature hedgerow trees typical of parliamentary enclosure, with smaller pasture fields around settlements, creating a largely unified field pattern and providing continuity with the agricultural past." Key Sensitivities and Values include "The rural character of the landscape, despite its proximity to urban areas.... Low hedgerows and mature trees are important elements because of the relatively low level of woodland in the landscape and their role in defining historic field patterns.....Footpaths including popular recreational routes provide connections with the wider landscape." Landscape Strategies include "Encourage the use of traditional 'Midland's style' hedge laying to manage hedgerows, improving their structure and biodiversity value and strengthening landscape character. ...Maintain the rural character of the landscape. Ensure development is fully integrated into and informed by the landscape with its rural, harmonious pattern of small villages which are well-integrated in the landscape, and local vernacular styles and materials.....Maintain and enhance the recreational assets including rights of way network and canal....Create new and conserve existing notable habitats, in particular deciduous woodland and mesotrophic	Moderate/ Minor Adverse	Moderate/ Minor Adverse	Minor Adverse

APPENDIX B: LANDSCAPE EFFECTS TABLE (LET)									
Landscape Receptor and Reference	Judged Sensitivity of Landscape			Judged Magnitude of Landscape Effect		Description/ Notes	Overall Effect at Construction Phase	Overall Effect Upon Completion	Overall Effect at 15 Years Post Completion
	Susceptibility to Change	Landscape Value	Overall Sensitivity	Scale or Size of the Degree of Change including degree of contrast/ integration) at Stages of Project	Where applicable, are the Effects Reversible?		Major Moderate Minor Negligible None	Major Moderate Minor Negligible None	Major Moderate Minor Negligible None
							Adverse Beneficial	Adverse Beneficial	Adverse Beneficial
	High Medium Low	High Medium Low	High Medium Low	High Medium Low Negligible None	Yes No N/A				
				Southern: Construction: Low Completion: Low Year 15: Low/ Negligible		grassland....Encourage tree planting to regenerate mature/ veteran trees as they come to the end of their lives." The sites are partly reflective of the Landscape Character Area and display some common elements including low hedgerow, mature hedgerow trees and medium scale rectilinear field parcels however the sites also have urban influence and detracting features. Whilst the proposed development would result in the loss of some open farmland at the edge of the settlement, this would represent a relatively limited and localised impacts in the context of the wider landscape character area. The proposed development will not be introducing uncharacteristic elements into the wider landscape, as dwellings will be similar in nature and scale to those forming the existing settlement edge, and those found elsewhere across this character type. Existing hedgerow and mature trees will also be retained, and a proportion of the Site will be retained and proposed as Green Infrastructure that will allow for new planting and habitat creation. In the northern parcel development will be set back from the northern most edge of the site with additional structural planting and green space to create an appropriate transition between the development and wider countryside. In conclusion, the assessed effect on the LCA is considered to be Moderate-Minor Adverse for the northern Site and Minor Adverse for the southern site. By year 15 it is considered effects for the northern site would be Minor Adverse and for the southern site; Minor-Negligible Adverse once planting within the Green Infrastructure is establishing and maturing, which will provide landscape benefits, as well as helping the built development to assimilate with its surroundings and filtering views.	Minor Adverse	Minor Adverse	Minor Adverse/ Negligible

APPENDIX B: LANDSCAPE EFFECTS TABLE (LET)									
Landscape Receptor and Reference	Judged Sensitivity of Landscape			Judged Magnitude of Landscape Effect		Description/ Notes	Overall Effect at Construction Phase	Overall Effect Upon Completion	Overall Effect at 15 Years Post Completion
	Susceptibility to Change	Landscape Value	Overall Sensitivity	Scale or Size of the Degree of Change including degree of contrast/ integration) at Stages of Project	Where applicable, are the Effects Reversible?		Major Moderate Minor Negligible None	Major Moderate Minor Negligible None	Major Moderate Minor Negligible None
	High Medium Low	High Medium Low	High Medium Low	High Medium Low Negligible None	Yes No N/A		Adverse Beneficial	Adverse Beneficial	Adverse Beneficial
Landscape Character: Site and Immediate Context									
Site and Immediate Context	Medium	Medium	Medium	Northern: Construction: High/ Medium Completion: High/ Medium Year 15: Medium/ Low	No	Neither site is covered by any landscape designations, nor do they contain any unique or irreplaceable landscape features. An analysis of landscape value has determined that both Sites have a Medium landscape value overall. For the southern site, the most noticeable impact of the proposed development would be the loss of the single field being replaced with new residential development and associated Green Infrastructure. Whilst new residential development would represent an extension of Hinckley beyond Normandy Way, the site is located alongside the settlement edge with housing to the east and north influencing its character, New housing would be similar in scale and nature to the existing settlement edge being contained by existing development to the east and retained and proposed tree and hedgerow cover. New housing would be set within a framework of new and retained planting and green space and sit adjacent to existing development to Ashby Road and Normandy Way. For the northern site, agricultural fields will be replaced with residential development set back from the northern edge behind a landscaped buffer with additional proposed planting. Development to the northern site would sit further beyond the edge of Hinckley than the southern site however development extends along Ashby Road towards the site with the southern site boundary located adjacent to the Hinckley, and Bosworth Community	Major/ Moderate Adverse	Major/ Moderate Adverse	Moderate/ Adverse

APPENDIX B: LANDSCAPE EFFECTS TABLE (LET)									
Landscape Receptor and Reference	Judged Sensitivity of Landscape			Judged Magnitude of Landscape Effect		Description/ Notes	Overall Effect at Construction Phase	Overall Effect Upon Completion	Overall Effect at 15 Years Post Completion
	Susceptibility to Change	Landscape Value	Overall Sensitivity	Scale or Size of the Degree of Change including degree of contrast/ integration) at Stages of Project	Where applicable, are the Effects Reversible?		Major Moderate Minor Negligible None	Major Moderate Minor Negligible None	Major Moderate Minor Negligible None
	High Medium Low	High Medium Low	High Medium Low	High Medium Low Negligible None	Yes No N/A		Adverse Beneficial	Adverse Beneficial	Adverse Beneficial
				Southern: Construction: Medium Completion: Medium Year 15: Medium/ Low		Hospital influencing the Site. The site is influenced by Ashby Road and the Hinckley Road junction. Proposed dwellings will be in keeping with existing housing in the context of the northern parcel. Development is proposed to the field parcels located between the southern and northern parcel (Approved scheme Land East of Stoke Road and North of Normandy Way (22/00318/OUT) and pending consideration scheme Normandy Way, Hinckley (24/00264/OUT). Therefore, providing a link between the developments and creating a coherent strategy for the area north of Hinckley. The northern site will be enhanced as green space. The field parcels to the north will provide a large contribution as part of the Green Infrastructure. It is considered that these features would result in some localised beneficial effects at year 15 once new vegetation has matured. For the northern site, as a result of the retention of existing vegetation, and the large amount of Green Infrastructure which forms part of the proposals the assessed landscape effect on the Site is considered to be Major/ Moderate Adverse reducing to Moderate Adverse on account of the benefits delivered by the establishing and maturing green infrastructure. For the southern site, the landscape effect on the site is judged as being Moderate Adverse reducing to Moderate/ Minor Adverse on account of the established and maturing green infrastructure.	Moderate Adverse	Moderate Adverse	Moderate/ Minor Adverse

APPENDIX C: VISUAL EFFECTS TABLE (VET)												
Ref	Receptor Type, Location and photographs (including approx no. of dwellings where applicable)	Judged Sensitivity of Visual Receptor			Judged Magnitude of Visual Effects				Description/ Notes	Overall Effect at Construction Phase	Overall Effect Upon Completion	Overall Effect at 15 Years Post Completion
		Susceptibility to Change	Value	Overall Sensitivity	Distance from Site Boundary (or Built Development where stated) (approx. m/km)	Nature of View	Is the View Temporary or permanent?	Size/Scale of Visual Effect (including degree of contrast/ integration) at Stages of Project		Major Moderate Minor Negligible None	Major Moderate Minor Negligible None	Major Moderate Minor Negligible None
Residential Properties and Settlement												
A1	Residents of properties to Ashby Road VP17	High	Medium	High/ Medium	Adjacent to southern parcel, 100m approx. to northern parcel	Full/ Partial	Permanent	<u>Northern:</u> Construction: Low Completion: Low Year 15: Low/ Negligible	Ashby Road is located to the east of both sites. For residents of properties on Ashby Road (A447) which rear on to the eastern edge of the southern site, views will change from views of open fields to views of development. Existing boundary vegetation to these properties will provide some filtering of views with varying levels of containment provided by mature hedgerow and trees. The design shows new dwellings would back onto to existing properties with some tree planting to streets and green spaces. Existing properties to the east have good sized gardens. Existing properties to the east of Ashby Road would have some oblique views of development within the northern parcel. Existing views would be of residential development stretching north along Ashby Road with open fields beyond. This would change with further development visible to a small part of the eastern edge beyond the Hinckley and Bosworth Community Hospital. Proposed planting to the edge of the site will assist in filtering views and softening them over time however it is considered views of residential development would not be out on context or uncharacteristic. For properties at the northern end of Ashby Road, in closer proximity to the northern site, effects are assessed as Minor Adverse reducing to Minor Adverse/ Negligible as planting to the eastern side of the northern site is maturing. Visual effects for residents on Ashby Road adjacent to the southern parcel are assessed as Moderate Adverse at completion and at year 15. Views of the southern development would be experienced, largely from first floor level, and observed within the context of built features off Normandy Way that are apparent in the views.	Minor Adverse	Minor Adverse	Minor Adverse/ Negligible
								<u>Southern:</u> Construction: High/ Medium Completion: Medium Year 15: Medium		Major/ Moderate Adverse	Moderate Adverse	Moderate Adverse

A2	Residents of properties to Normandy Way (Frobisher Close, Drake Way, Hawkins Close, Hardy Close) VP19	Medium	Medium	Medium	20m approx. to southern site. 380m approx. to northern site.	Full/ Partial	Permanent	<u>Northern:</u> Construction: Medium/ Low Completion: Low Year 15: Low/ Negligible	To the south of Normandy Way are existing residential properties located to Frobisher Close, Drake Way, Hawkins Close and Hardy Close. Properties rear or side onto Normandy Way. Views of the southern site for these properties are from the rear or side of properties and vary according to the boundary treatment which consists of mostly closed board fencing and walling. Existing views are of an open field seen beyond Normandy Way. Views will change to immediate views of proposed development set back behind a shared drive lane with parking and proposed tree planting. To the western edge of the site, an attenuation basin will be located within green space. For properties to the western end of the settlement edge (Hardy Close) views of the southern site would be oblique allowing views of open countryside to be retained. However, the existing view would alter as a result of the northern site which would be visible in the distance set amongst existing hedgerow vegetation. Upper floors of existing properties in this location would most likely experience glimpsed views of the western edge of the northern site. This would be seen in the context of other farmsteads and associated sheds and the Hinckley and Bosworth Community Hospital. Visual effects for residents off Normandy Way would vary. For residents further to the west along Normandy Way, visual effects would be Minor Adverse at completion reducing to Minor Adverse/ Negligible at year 15 as proposed planting is maturing to both the southern and northern parcel. For residents located directly to the south of the southern parcel visual effects are judged as Major-Moderate Adverse at completion reducing to Moderate Adverse as street tree planting is maturing, softening the built form edge at year 15.	Moderate/ Minor Adverse	Minor Adverse	Minor Adverse/ Negligible
								<u>Southern:</u> Construction: High/ Medium Completion: Medium Year 15: Medium/ Low	Visual effects for residents off Normandy Way would vary. For residents further to the west along Normandy Way, visual effects would be Minor Adverse at completion reducing to Minor Adverse/ Negligible at year 15 as proposed planting is maturing to both the southern and northern parcel. For residents located directly to the south of the southern parcel visual effects are judged as Major-Moderate Adverse at completion reducing to Moderate Adverse as street tree planting is maturing, softening the built form edge at year 15.	Major/ Moderate Adverse	Major/ Moderate Adverse	Moderate Adverse
A3	Residents of Sunnyside Farm	High/ Medium	Medium	Medium	45m approx. to southern site. 225m approx. to northern site	Partial	Permanent	<u>Northern:</u> Construction: Low Completion: Low Year 15: Low	Sunnyside Farm is located directly to the north of the southern Site. Views for residents would change from open fields with the edge of Hinckley beyond Normandy Way to views of residential development located in closer proximity beyond one field parcel and existing hedgerow and hedgerow trees. The existing trees and hedgerow to the northern boundary will be retained as part of the landscape proposals providing some filtering of views for residents. Sunnyside Farm faces southwest therefore views of the southern parcel from upper windows would be oblique.	Minor Adverse	Minor Adverse	Minor Adverse

								<u>Southern:</u> Construction: High/ Medium Completion: Medium Year 15: Medium	Views of the northern parcel would also be partly visible with the western area of the development extending past the end of the Hinckley and Bosworth Community Hospital. Views of the northern parcel would also be oblique with existing boundary planting retained to the south. Visual effects as a result of development to the northern parcel are judged as Minor Adverse at completion and year 15. Visual effects for Sunnyside Farm as a result of development to the southern parcel are assessed as Moderate Adverse at completion and year 15.	Major/ Moderate Adverse	Moderate Adverse	Moderate Adverse
A4	Residents of Westfield Farm	Medium	Medium	Medium	250m approx to southern site. 140m approx to northern site.	Partial	Permanent	<u>Northern:</u> Construction: Medium Completion: Medium Year 15: Medium/ Low	Westfield Farm is located in between the northern and southern site, to the northwest of Sunnyside Farm. For residents of this property, existing views are of open countryside with the Hinckley and Bosworth Community Hospital and existing dwellings to Ashby Road beyond to the east and open countryside with the existing edge of Hinckley beyond Normandy Way to the south. Views would alter with development extending closer into the view to the southeast and new development becoming visible to the north, extending views of development to the west of the Hinckley and Bosworth Community Hospital. Existing hedgerow and hedgerow trees are to be retained to the southern parcel which will assist in softening views of built form. To the northern site, existing hedgerow and hedgerow trees are also to be retained with additional planting also proposed to this boundary. This will further filter views in time, assisting in assimilating the development into the landscape.	Moderate Adverse	Moderate Adverse	Moderate/ Minor Adverse
								<u>Southern:</u> Construction: Medium Completion: Medium Year 15: Medium/ Low	For residents of Westfield Farm, visual effects as a result of development to the northern site are judged as Moderate Adverse at completion reducing to Moderate/ Minor Adverse as proposed planting to the north is maturing at year 15. Visual effects as a result of development to the southern parcel are assessed as Moderate Adverse at completion reducing to Moderate/ Minor Adverse as proposed planting to the south is maturing at year 15.	Moderate Adverse	Moderate Adverse	Moderate/ Minor Adverse

A5	Residents of properties to Hinckley Road including The Old Mill (Barrossa). VP11	Medium	Medium	Medium	130m approx to northern site 680m approx to southern site.	Partial/ Glimpse	Permanent	<u>Northern:</u> Construction: Medium Completion: Medium Year 15: Medium/ Low	Hinkley Road is located to the northeast of the northern site and includes linear development along the road and a group of dwellings at The Old Mill including a notable 3 storey property (Barrossa). Views for properties vary dependant on orientation and fenestration however for most properties existing views will be of open countryside with some existing development within the view. Views will alter with some development partially visible beyond Ashby Road set back behind green open space and proposed planting. Proposals show development will be set back from the northeastern edge. For properties which front onto Hinckley Road, views would be oblique and beyond an existing field parcel. For properties to The Old Mill views would be in closer proximity with Barrossa most likely to experience views as a result of the property being 3 storeys and in closest proximity to the site.	Moderate Adverse (Major/ Moderate Adverse – 1 property)	Moderate Adverse (Major/ Moderate Adverse – 1 property)	Moderate/ Minor Adverse (Moderate Adverse – 1 property)
								<u>Southern:</u> Construction: None Completion: None Year 15: None	Development is set back from the northeastern corner of the site and mitigation includes new tree planting to the northern and eastern boundary. Existing hedgerow and hedgerow trees are to be retained and reinforced. As planting matures this will assist in softening views and filtering the built form of the development. Visual effects for properties to Hinkley Road as assessed as Moderate Adverse at completion reducing to Moderate/ Minor Adverse at year 15 as proposed planting to the northeastern corner of the development has established and is maturing. (Visual effects for Barossa are assessed as Major/ Moderate Adverse at completion reducing to Moderate Adverse at year 15). Development within the southern site would not be clearly visible therefore visual effects are judged as None.	None	None	None
A6	Residents to the edge of Barwell. VP21, VP22	Medium	Medium	Medium	720m approx to northern site. 1.1km approx to southern site.	Glimpse	Permanent	<u>Northern:</u> Construction: Low Completion: Low/ Negligible Year 15: Negligible	Barwell is located to the northeast of Hinckley. Views from the settlement edge looking west are of open fields and properties to Hinckley Road with occasional views of farmsteads and associated sheds. Barwell occupies rising ground and therefore some dwellings within Barwell itself may also have views towards open countryside to the west. Views for these receptors will alter with possible glimpsed views of the northeastern edge of the development. Proposed development will be set back from the northern and eastern boundaries however for some dwellings within Barwell, long distance views may be possible of the upper extents of buildings from upper floor windows.	Minor Adverse	Minor Adverse/ Negligible	Negligible

								<u>Southern:</u> Construction: None Completion: None Year 15: None	Mitigation includes proposed tree planting to the northeastern area of the northern site. This will assist in filtering views and softening built form, settling the development into the landscape. Retained and proposed planting through the development will also help to soften overall views. Views of the southern parcel would be screened by existing development. Visual effects for residents of properties located within Barwell are assessed as Minor Adverse/ Negligible at completion reducing to Negligible at year 15 once the proposed planting to the northeastern corner has matured. Development on the southern site would not be clearly visible therefore visual effects are judged as None.	None	None	None
A7	Residents of Highfields Farm and Frith House Farm VP3	Medium	Medium	Medium	150m approx to northern site 780m approx to southern site.	Partial	Permanent	<u>Northern:</u> Construction: High/ Medium Completion: High/ Medium Year 15: Medium	Highfields Farm and Frith House Farm are located to the west of the northern site. Existing views are of open countryside with occasional farmsteads and associated sheds. The Hinckley and Bosworth Community Hospital may also be visible in some views. This would alter with agricultural fields changing to residential development in medium views. Views of the western edge of the northern development would be set back behind one or two existing fields parcels.	Major/ Moderate Adverse	Major/ Moderate Adverse	Moderate Adverse
								<u>Southern:</u> Construction: Negligible Completion: Negligible Year 15: Negligible	Existing hedgerow and hedgerow trees are to be retained. These will be reinforced with new tree planting to the northwestern edge to filter views further. Visual effects will vary dependant on orientation of properties and location of windows. Visual effects for Highfields Farm and Frith Farm are assessed as Major/Moderate Adverse at completion reducing to Moderate Adverse as planting to the western boundary is maturing at year 15. Glimpses of development to the southern site may be possible however these would be seen in the context of existing development and at a distance. Visual effects for development to the southern site are judged as Negligible Adverse at completion and year 15.	Negligible Adverse	Negligible Adverse	Negligible Adverse
A8	Residents of Comfort Farm VP15	Medium	Medium	Medium	450m approx to northern site 970m approx to southern site.	Glimpse	Permanent	<u>Northern:</u> Construction: Low Completion: Low Year 15: Negligible	Comfort Farm is located to the west of both sites. Set slightly lower in the landscape and beyond vegetation associated with the water course which runs roughly north south to the west of the site, existing views for this property are of open countryside with some individual farmsteads dotted amongst the landscape. The property may experience glimpsed views of the upper extents of commercial development to the edge of Hinckley. Views may alter with some glimpsed views of the western edge of the northern site and possibly glimpses of the upper extents of the southern site however these views are expected to be heavily filtered by existing overlapping vegetation within	Minor Adverse	Minor Adverse	Negligible

								<u>Southern:</u> Construction: Negligible Completion: Negligible Year 15: Negligible	the existing landscape. The southern site is located further away than the northern site and any glimpses are expected to be minimal and inconsequential in nature. Visual mitigation includes retaining hedgerow and hedgerow trees to the west of the northern site and enhancing the boundary with new tree planting. Additional planting is also proposed to the western corner of the southern site. Additional planting will assist in integrating the built development into the landscape further 'softening' and filtering views of the proposed development. Visual effects for Comfort Farm as a result of development to the northern site are judged as Minor Adverse at completion reducing to Negligible Adverse at year 15 as mitigation planting is maturing. Visual effects as a result of development to the southern site are judged as Negligible Adverse at completion and year 15.	Negligible Adverse	Negligible Adverse	Negligible Adverse
A9	Residents of Old House Farm VP6	Medium	Medium	Medium	520m approx to northern site 1.2km approx to southern site	Partial/ Glimpse	Permanent	<u>Northern:</u> Construction: Medium Completion: Medium/ Low Year 15: Low	Old House Farm is located to the northwest of the northern site beyond the Leicestershire Round Long-Distance Route. The farm occupies a localised elevated position offering open views of the surrounding countryside. Existing views include the edge of Barwell. There would be some views with the upper extents of the proposed development visible. This would be viewed and filtered by existing overlapping vegetation. Proposed development to the northern site would be set back from the northern edge and away from Rogue's Lane. Mitigation includes new tree planting to the northern boundary which will provide filtering of views and soften the built form to this edge. The southern site is unlikely to be visible from Old House Farm.	Moderate Adverse	Moderate/ Minor Adverse	Minor Adverse
								<u>Southern:</u> Construction: None Completion: None Year 15: None	Visual effects for residents of Old House Farm are assessed as Moderate/ Minor Adverse at completion reducing to Minor Adverse at year 15 as the proposed planting to the northern boundary is maturing. Development on the southern site would not be visible therefore visual effects are judged as None.	None	None	None
A10	Residents to edge of Stoke Golding VP24	Medium	Medium	Medium	1.8km approx to northern site 2.3km approx to southern site.	Glimpse / None	Permanent	<u>Northern:</u> Construction: Negligible Completion: Negligible Year 15: Negligible/ None	Stoke Golding is located to the northwest of the site. For properties to the southeastern edge of Stoke Golding existing views will be of open countryside with farmsteads dotted amongst overlapping hedgerow and trees. Views would not be notably altered with development to the northern edge of the northern site set back behind intermittent tree planting. Any	Negligible Adverse	Negligible Adverse	Negligible Adverse/ None

								<u>Southern:</u> Construction: None Completion: None Year 15: None	potential views would be filtered by existing overlapping trees and hedgerow. Visual effects for residents of properties to the southeastern edge of Stoke Golding would be Negligible Adverse at completion reducing to Negligible Adverse/ None at year 15 once planting to the north of the site has matured. Development on the southern site would not be visible therefore visual effects are judged as None.	None	None	None
Public Rights of Way (PRoW) and Other Footpaths etc												
B1	Users of Leicestershire Round Long-Distance Route (U36/3, U37/1, U37/3, T99/6). VP4, VP5, VP10, VP23	High	High	High	190m approx to northern site. 920m approx to southern site	Partial	Permanent	<u>Northern:</u> Construction: Medium Completion: Medium Year 15: Medium/ Low	The Leicestershire Round is a Long-Distance Route which passes roughly east west through the landscape to the north of the northern site. The route tracks along ground to the north of the site which lies slightly lower than the site before rising up to a similar elevation in proximity to Old House Farm. Existing views for users of the route when in proximity to the site are of open countryside with the edge of Barwell visible beyond. Individual farmsteads are also visible along Rogue's Lane. Depending on the context and location, users will have views of proposed planting visible to the northern edge of the northern site. Development would be set back however, some views of the upper extents of buildings may be visible beyond. As the route heads towards Old House Farm views of the upper extents of the northwestern edge may be available however these would be set amongst overlapping intervening vegetation and seen at a distance. Visual effects for users of the Leicestershire Round LDR are assessed as Moderate Adverse at completion reducing to Moderate/ Minor Averse at year 15 as the planting to the northern boundary is maturing. Development on the southern site would not be clearly visible therefore visual effects are judged as None.	Moderate Adverse	Moderate Adverse	Moderate/ Minor Adverse
								<u>Southern:</u> Construction: None Completion: None Year 15: None	Visual effects for users of the Leicestershire Round LDR are assessed as Moderate Adverse at completion reducing to Moderate/ Minor Averse at year 15 as the planting to the northern boundary is maturing. Development on the southern site would not be clearly visible therefore visual effects are judged as None.	None	None	None
B2	Users of Public Right of Way T99/5 VP7, VP8	High	High	High	450m approx to the northern site. 1.1km approx to the southern site.	Partial/ Glimpse	Permanent	<u>Northern:</u> Construction: Low Completion: Low Year 15: Low/ Negligible	Public Right of Way T99/5 runs parallel to a short section of the Leicestershire Round directly to the north of the northern site. The T99/5 lies beyond the Leicestershire Round, further north. Views are similar to that experienced by walkers on the Leicestershire Round however set further north, away from the Site. Views experienced will be of the upper extents of buildings potentially visible in the view, set back from the northern boundary beyond proposed tree planting. This would be seen in the	Minor Adverse	Minor Adverse	Minor Adverse/ Negligible

								<u>Southern:</u> Construction: None Completion: None Year 15: None	context of existing development to the edge of Barwell. Visual effects for users of PRoW T99/5 are assessed as Minor Adverse at completion reducing to Minor Adverse/ Negligible at year 15 once planting to the northern boundary is becoming established. Development on the southern site would not be visible therefore visual effects are judged as None.	None	None	None
B3	Users of Public Right of Way T58/1 VP22	High	High	High	1km approx from the northern site 1.7km approx to southern site	Glimpse	Permanent	<u>Northern:</u> Construction: Negligible Completion: Negligible Year 15: Negligible/ None	PRoW T58/1 is located to the northeast of the site, crossing the landscape between the edge of Barwell and Ashby Road. Existing views are of the open countryside and the edge of Barwell. Views towards the northern site are filtered by overlapping vegetation therefore views of the proposed development would be filtered, set back behind additional proposed planting to the northern boundary. Any glimpses of the upper extents of buildings would be seen at a distance and 'softened' by intervening planting.	Negligible Adverse	Negligible Adverse	Negligible Adverse / None
								<u>Southern:</u> Construction: None Completion: None Year 15: None	Visual effects for users of PRoW T58/ 1 are assessed as Negligible Adverse at completion reducing to Negligible Adverse / None at year 15 as planting to the northern boundary is maturing. Development on the southern site would not be visible therefore visual effects are judged as None.	None	None	None
B4	Users of Public Right of Way U43/1 VP12	High	High	High	20m approx to northern site 380m approx to the southern site	Full/ Partial	Permanent	<u>Northern:</u> Construction: Medium Completion: Medium Year 15: Medium/ Low	PRoW U43/ 1 is located to the east of the northern site, linking Ashby Road and Hinckley Road. Existing views for users of this route are of open countryside to the northwest with views of development to Hinckley Road and Ashby Road towards the Hinckley and Bosworth Community Hospital. On the approach to the site from Hinckley Road there would be views of proposed development within the northern parcel visible beyond Ashby Road where a new roundabout would be implemented. Receptors would have views of a new roundabout when they reach the A447. Views of the northern end of the site in proximity to Rogue's Lane would be of new tree planting and green open space however immediately adjacent to the Hinckley Bosworth Community Hospital, new dwellings would be visible. Mitigation around the roundabout includes some individual tree planting which would assist in softening the visible built form.	Moderate Adverse	Moderate Adverse	Moderate/ Minor Adverse
								<u>Southern:</u> Construction: None Completion: None Year 15: None	Visual effects for users of PRoW U43/1 are assessed as Moderate Adverse, reducing to Moderate/ Minor Adverse at year 15 once the individual tree planting around the roundabout and to the frontage of properties has established. Development on the southern site would not be visible therefore visual effects are judged as None.	None	None	None

B5	Users of Public Right of Way T60/2	High	High	High	480m approx to northern site 880m approx to southern site	Glimpse	Permanent	<u>Northern:</u> Construction: Negligible Completion: Negligible Year 15: Negligible/ None	PRoW T60/2 tracks broadly north south through the landscape to the west of both sites, passing in proximity to Comfort Farm. Existing views vary along the route however views generally consist of open countryside with individual farmsteads. Commercial development to the edge of Hinckley lies to the south. Views to the east for much of the route are contained by landform and overlapping vegetation. Once in proximity to Comfort Farm, views of the western edge of the northern and southern development may be visible with the northern site most likely to be visible. Existing vegetation filters views however the upper extents of parts of the site may be visible amongst the vegetation. This would be seen at a distance and with glimpses of the edge of Hinckley within the context. Visual effects for users of PRoW T60/2 are judged as Negligible Adverse at completion reducing to Negligible Adverse / None for both the northern and southern sites as planting to both sites is maturing and the landscape 'softens' at year 15.	Negligible Adverse	Negligible Adverse	Negligible Adverse / None
	VP15							<u>Southern:</u> Construction: Negligible Completion: Negligible Year 15: Negligible/ None		Negligible Adverse	Negligible Adverse	Negligible Adverse / None
Roads and Transport Users												
C1	Users of Ashby Road (A447) VP9, VP14, VP17	Low	Low	Low	Adjacent to Northern site Adjacent to southern site	Partial	Permanent	<u>Northern:</u> Construction: Medium Completion: Medium Year 15: Medium/ Low	Ashby Road lies to the east of both sites and connects the two, forming the eastern boundary to the northern site. Existing views on approach from the north are of open landscape with Barwell to the east and development to Hinckley Road and further along Ashby Road coming into view on arrival into Hinckley. Views of development would be visible on the approach to Hinckley, and more generally as users reach Rogue's Lane, Views heading south from Stapleton would be glimpsed views of the upper extents of the northern edge of development to the northern site. Views would be filtered by existing vegetation, and mitigation includes planting to the northern boundary which would assist in filtering views further. As the road passes through the undulating landscape, visibility is restricted in places. Beyond Rogue's Lane development would be visible as users pass the site, as well as views of the new roundabout. Once south of the hospital, views would quickly diminish. Views of the southern site are generally contained by existing ribbon development along Ashby Road. Glimpses are possible between the existing	Moderate Adverse	Moderate Adverse	Moderate/ Minor Adverse

								<u>Southern:</u> Construction: Negligible Completion: Negligible Year 15: Negligible	detached houses however many of the properties have mature boundary vegetation to rear gardens which would assist in filtering views of built form. The existing view is of residential development adjacent to the road and so any views of new housing seen between gaps in the building line on Ashby Road would not be out of context with the current experience. Visual effects for users of Ashby Road are assessed as Moderate Adverse reducing to Moderate/ Minor Adverse as planting to the eastern boundary of the northern site occurs. Whilst visible development would extend north along Ashby Road from Hinckley and Bosworth Community Hospital this would not be out of context with existing ribbon development visible along Ashby Road. Views from the north would alter with glimpses of development becoming visible on approach however the additional planting to the north would filter views and soften the built form. All of these views would be observed at speed as highway users move through the landscape. Visual effects as a result of development to the southern parcel are judged as Negligible Adverse at completion and year 15.	Negligible Adverse	Negligible Adverse	Negligible Adverse
C2	Users of Rogue's Lane	Medium	Medium	Medium	Adjacent to northern site 750m approx to southern site	Full/ Partial	Permanent	<u>Northern:</u> Construction: Medium Completion: Medium Year 15: Medium/ Low	Rogue's Lane forms the boundary to the north of the northern site. Existing views on this route are of open countryside, individual farmsteads and the existing edge of Barwell including development along Hinckley Road. Views would alter to the south with fields being replaced with new tree planting proposed to the northern boundary becoming visible to the south of the road. Proposed development would be visible beyond until the planting becomes established. The retention of the Rogue's Lane hedgerow which will be strengthened by new structural planting of woodland, trees and hedgerows will assist in integrating development into the landscape and would filter and 'soften' view. Views from further west along the lane would be less notable with boundary planting also proposed along the western boundary. This would be set further back beyond existing field parcels. Receptors for the most part are highway users such that these views would be fleeting in context and seen at speed. Visual effects for users of Rogue's Lane are assessed as Moderate Adverse at completion reducing to Moderate/ Minor Adverse at year 15 on account of the established and maturing green infrastructure proposals. Development on the southern site would not be visible therefore visual effects are judged as None.	Moderate Adverse	Moderate Adverse	Moderate/ Minor Adverse
								<u>Southern:</u> Construction: None Completion: None Year 15: None		None	None	None

C3	Users of Hinckley Road VP11	Low	Low	Low	Adjacent to northern site 750m approx to southern site	Full/ Partial	Permanent	Northern: Construction: Medium Completion: Medium Year 15: Medium/ Low	Hinckley Road is located to the northeast of the northern parcel. Views along this road are of existing residential development. Once in proximity to the junction with Ashby Road, development located along Ashby Road (to the south) is also visible. Existing views at the junction become more open. Views would alter at this location with planting proposed to the boundary with Rogue's Lane and development proposed beyond. Development would be visible beyond Ashby Road towards the Hinckley and Bosworth Community Hospital. Views would be experienced beyond hedgerow and would not be out of context with existing development visible in the context.	Moderate Adverse	Moderate Adverse	Moderate/ Minor Adverse
								Southern: Construction: None Completion: None Year 15: None	Visual effects for Users of Hinckley Road would be Moderate Adverse at completion reducing to Moderate/ Minor Adverse as the planting to the northern corner is maturing at year 15. Development on the southern site would not be visible therefore visual effects are judged as None.	None	None	None
C4	Users of Normandy Way (A47) VP16, VP18, VP19, VP20	Low	Low	Low	Adjacent to southern site 400m approx to northern site	Full/ Partial	Permanent	Northern: Construction: Low Completion: Low Year 15: Low	Normandy Way is located to the south of the southern site forming the boundary. This road is relatively wide with a verge between the road and the site. The footway lies to the south of the road. Existing views are of residential and commercial development to the south of the road with views of properties to Ashby Road included. Views to the north of Ashby Road are of open countryside with farmsteads and associated barns/ sheds dotted amongst the vegetation. Views would alter with the southern site, currently an agricultural field replaced with residential development. The attenuation pond is located to the western corner with tree planting dotted to incidental spaces. Whilst the view would alter with immediate views of development available, this would not be out of context with residential development visible opposite to the south of Normandy Road and fronting on to Ashby Road.	Minor Adverse	Minor Adverse	Minor Adverse
								Southern: Construction: Negligible Completion: Negligible Year 15: Negligible	Visual effects for users of Normandy Road are assessed as Minor Adverse at completion and at year 15. Glimpses of development may be possible to the northern site however these would be seen at a distance and in the context of development closer in the view. Visual effects for development to the northern site are judged as Negligible Adverse at completion and year 15.	Negligible	Negligible	Negligible
C5	Users of Stoke Lane VP25	Medium	Medium	Medium	1.6km to northern site 1.8km to southern site	Glimpse	Permanent	Northern: Construction: Negligible Completion: Negligible	Stoke Lane is located to the west of both sites in proximity to Wykin. Views from the lane are of open countryside with the existing edge of Hinckley visible including commercial development. Glimpsed views of development on the sites may be possible	Negligible Adverse	Negligible Adverse	Negligible Adverse

								Year 15: Negligible	for these receptors however views would be seen at distance and in the context of existing development. Visual effects for users of Stoke Lane of development to the northern and southern parcels are judged as Negligible Adverse at completion and year 15.			
								<u>Southern:</u> Construction: Negligible Completion: Negligible Year 15: Negligible		Negligible Adverse	Negligible Adverse	Negligible Adverse
Other Visual Receptors												
D1	Visitors to Hinckley and Bosworth Community Hospital VP13	Low	Low	Low	Adjacent to northern site. 220m approx to southern site.	Full/ Partial	Permanent	<u>Northern:</u> Construction: Low Completion: Low Year 15: Low	Hinckley and Bosworth Community Hospital is located to the west of Ashby Road between the northern and southern sites. The buildings are set back from the road with mature boundary vegetation to all sides. Existing views are relatively contained with some gaps to vegetation allowing views. Existing views are open countryside and elements of development including dwellings to Ashby Road, farmsteads and glimpsed views of the existing edge of Hinckley. Views would alter with immediate views of development to the northern parcel from the north of the Hospital and medium distance views of development to the southern site, beyond Sunnyside Farm. Views of development are within the existing context however views would be experienced in closer proximity.	Minor Adverse	Minor Adverse	Minor Adverse
								<u>Southern:</u> Construction: Negligible Completion: Negligible Year 15: Negligible	Existing planting to the site boundary between the northern site and hospital would be retained. Development is set back behind green lanes with additional individual tree planting. To the southern site existing tree planting to the northern boundary is also retained and reinforced with further planting to the western corner of the site. Visual effects for the Hinckley and Bosworth Community Hospital are assessed as Minor Adverse at completion for development to the northern parcel. Effects are unlikely to reduce notably with no additional planting proposed to the adjacent boundary. For development to the southern parcel, visual effects are judged at Negligible Adverse at completion and year 15.	Negligible Adverse	Negligible Adverse	Negligible Adverse