



Viewpoint details:

Approx. grid reference:

SP 45033 97017

Approx. elevation:

+131m AOD

Distance to site: 150m

Camera type:

Canon EOS 6D (50mm lens)

Date:

December 2023

Approx. H FoV:

60°

Baseline description:

This viewpoint is representative of people travelling on the settlement edge on a road.

From this location, there are panoramic views across the wider landscape from an elevated location along Shilton Road on the southern edge of the settlement. The landform in the foreground drops sharply to the south, and the site occupies the field enclosures further down the slope on flatter land enclosed by hedgrow infrastructure.

Sensitivity:

Medium

Description of change:

For receptors travelling through the southern edge of Barwell along Shilton Road, there will be filtered views of the upper extents of the proposed development, contained by existing vegetation and set into the slope. The proposed residential units will not interrupt the skyline from this location and will be seen in the context of the existing settlement edge (including recently built properties at Garner Close). The existing vista looking across the landscape towards Burbage will be maintained. The overall composition of the view will not change.

Over time the proposed landscape mitigation strategy will serve to soften and further screen the appearance of new built form, in particular across the development envelope. As illustrated in viewpoint 1a, Appendix B, the extent of development visible is very similar to that proposed in 2021.

Magnitude of impact:

Operation

Medium

Year 15

Low to medium

Significance of effect:

Operation

Moderate adverse

Year 15

Minor adverse

Viewpoint 1a: View looking south from Shilton Road.



Figure 7: Viewpoint Photographs and Visual Impact Assessment
Site | Land East of The Common, Barwell

Client | Redrow Homes Ltd (Harrow Estates Division)

Drawing number | P20-3536_EN_0007_0001

Date: 12/12/2023

Drawn by: LJ

Checked by: JP





Viewpoint details:

Approx. grid reference:
SP 44994 96995

Approx. elevation:
+132m AOD

Distance to site: 150m

Camera type:
Canon EOS 6D (50mm lens)

Date:
December 2023

Approx. H FoV:
60°

Baseline description:

This viewpoint is representative of people travelling on the settlement edge on a road.

From this location, there are panoramic views across the wider landscape from an elevated location along Shilton Road on the southern edge of the settlement. The landform in the foreground drops sharply to the south, and the site occupies the field enclosures further down the slope on flatter land enclosed by hedgrow infrastructure.

Sensitivity:
Medium

Description of change:

For receptors travelling through the southern edge of Barwell along Shilton Road, in this location the proposed development will not be visible, as a result of the combination of topography and intervening vegetation particularly in the foreground. The existing vista looking across the landscape towards Burbage will be maintained. The composition of the view will remain the same.

Magnitude of impact:

Operation
Nil

Year 15
Nil

Significance of effect:

Operation
Nil

Year 15
Nil

Viewpoint 1b: View looking south from Shilton Road.

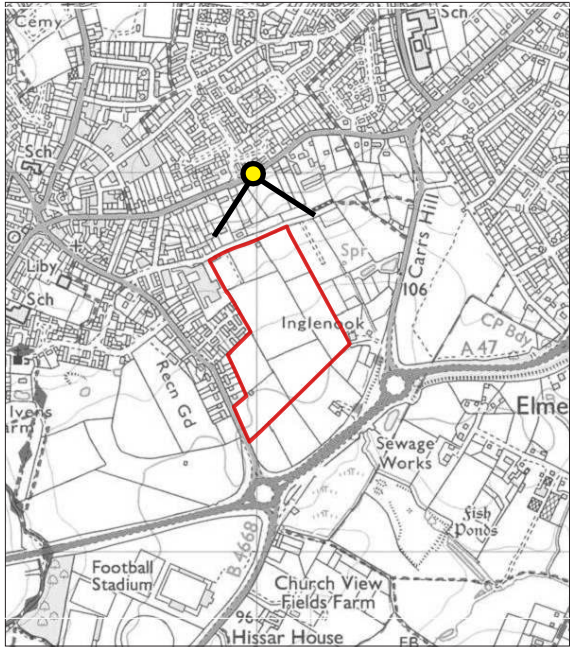


Figure 7: Viewpoint Photographs and Visual Impact Assessment
Site | Land East of The Common, Barwell

Client | Redrow Homes Ltd (Harrow Estates Division)

Drawing number | P20-3536_EN_0007_0001

Date: 12/12/2023
Drawn by: LJ
Checked by: JP

PEGASUS GROUP





Viewpoint details:

Approx. grid reference:
SP 444959 96979

Approx. elevation:
+132m AOD

Distance to site: 150m

Camera type:
Canon EOS 6D (50mm lens)

Date:
December 2023

Approx. H FoV:
60°

Baseline description:

This viewpoint is representative of people travelling on the settlement edge on a road.

From this location, there are panoramic views across the wider landscape from an elevated location along Shilton Road on the southern edge of the settlement. The landform in the foreground drops sharply to the south, and the site occupies the field enclosures further down the sope on flatter land enclosed by hedgrow infrastructure.

Sensitivity:
Medium

Description of change:

For receptors travelling through the southern edge of Barwell along Shilton Road, there will be filtered views of the upper extents of the proposed development, contained by existing vegetation and set into the slope. The proposed residential units will not interrupt the skyline from this location and will be seen in the context of the existing settlement edge (including recently built properties at Garner Close). The existing views looking across the landscape towards Burbage will be maintained. The overall composition of the view will not change.

Overtime, the proposed landscape miligation strategy will serve to soften and further screen the apperance of new built form, in particular across the development envelope.

Magnitude of impact:

Operation
Medium
Year 15
Low to medium

Significance of effect:

Operation
Moderate adverse
Year 15
Minor adverse

Viewpoint 1c: View looking south from Shilton Road.

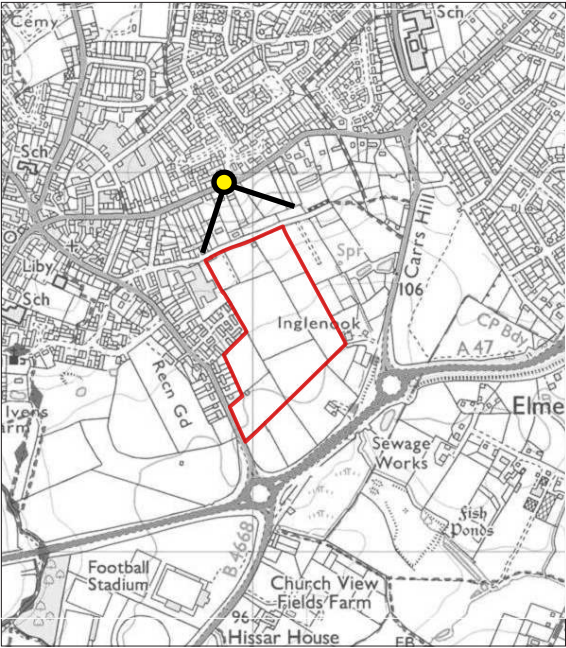


Figure 7: Viewpoint Photographs and Visual Impact Assessment
Site | Land East of The Common, Barwell

Client | Redrow Homes Ltd (Harrow Estates Division)

Drawing number | P20-3536_EN_0007_0001

Date: 12/12/2023
Drawn by: LJ
Checked by: JP

PEGASUS GROUP





Viewpoint details:

Approx. grid reference:
SP44994 96830

Approx. elevation:
+117m AOD

Distance to site: 3m

Camera type:
Canon EOS 6D (50mm lens)

Date:
December 2023

Approx. H FoV:
60°

Baseline description:

This viewpoint is representative of people travelling on the settlement edge on a minor road, including those on foot accessing the public right of way network.

This viewpoint is taken from a field gate along the northern boundary of the site. Views are framed by the existing small brick building and tin shed, overgrown with ivy and being used as part of the horse-grazing land use. In the foreground the northern part of site is visible, divided in part by post and rail fencing. Further south the hedgerows and hedgerow trees of the central parts of the site serve to limit more extensive views across it. Lighting columns associated with the A47 road corridor are visible above the tree line. The wider agricultural landscape to the south of Barwell is visible in the distance.

Sensitivity:

High

Description of change:

For receptors travelling along Dawson's Lane, there will be views of the proposed development through this gap in boundary vegetation set well back into the site with a pedestrian access route leading to it. The proposed development is likely to just interrupt the skyline from this location and serve to limit views to the wider landscape in the south. In the short term the proportion of visibility is considered to be quite extensive due to the close proximity of receptors and the overall composition of the view is will change.

Over time, the proposed landscape mitigation strategy, including new woodland planting surrounding the pedestrian access will effectively fill the 'gap' and will serve to soften and screen the appearance of new built form.

Magnitude of impact:

Operation
Medium to high

Year 15
Low

Significance of effect:

Operation
Moderate adverse

Year 15
Minor adverse

Viewpoint 2: View looking south from Dawson's Lane, on northern boundary of the site.

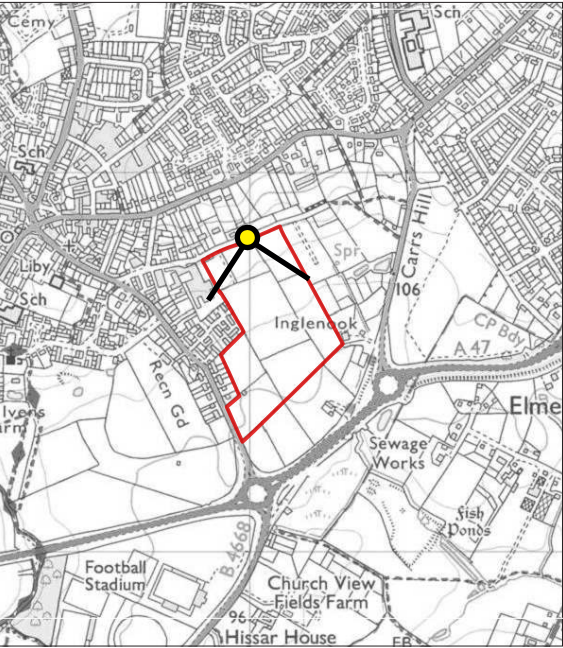


Figure 7: Viewpoint Photographs and Visual Impact Assessment
Site | Land East of The Common, Barwell

Client | Redrow Homes Ltd (Harrow Estates Division)

Drawing number | P20-3536_EN_0007_0001

Date: 12/12/2023
Drawn by: LJ
Checked by: JP

PEGASUS GROUP





Viewpoint details:

Approx. grid reference:
SP 44925 96798

Approx. elevation:
+115m AOD

Distance to site: 3m

Camera type:
Canon EOS 6D (50mm lens)

Date:
December 2023

Approx. H FoV:
60°

Baseline description:

This viewpoint is representative of people travelling on the settlement edge on a minor road, including those on foot accessing the public right of way network.

From this location, the northern part of the site comprises an access gate and several horse paddocks, defined by post and rail fencing. Hedgerow vegetation breaks down the extent of the site, with some central parts also visible. This limits views further south, although lighting columns along the A47 are visible through the tree line. The wider agricultural landscape to the south of Barwell is again visible in the distance. Existing residential properties on Garner Close are visible to the west.

Sensitivity:

High

Description of change:

For receptors travelling through the landscape along Dawson’s Lane, there will be direct views of the proposed development. Set well back into the site, the proposed development is likely to just interrupt the skyline from this location and serve to limit views to the wider landscape in the south. The proportion of visibility is considered to be quite extensive due to the close proximity of receptors and the overall composition of the view will change.

Over time, the proposed landscape mitigation strategy, including new woodland planting will effectively serve to soften and screen the apperance of new built form.

Magnitude of impact:

Operation
High
Year 15
Medium

Significance of effect:

Operation
Major adverse
Year 15
Minor to moderate adverse

Viewpoint 3: View looking south from Dawson’s Lane, on northern boundary of the site.

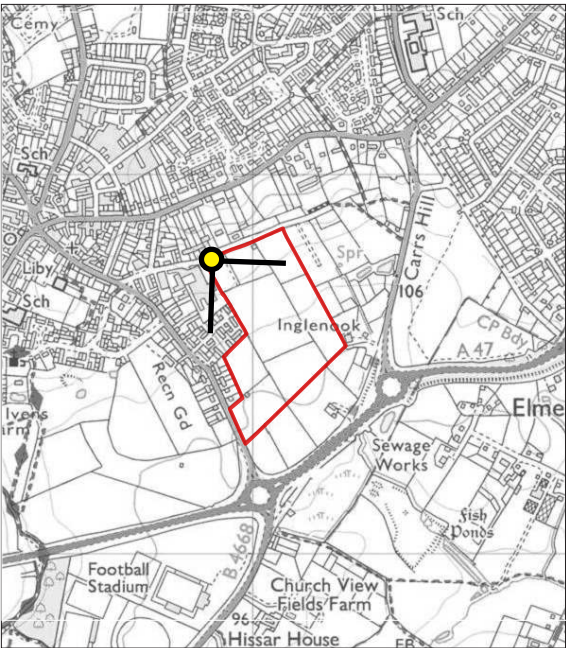


Figure 7: Viewpoint Photographs and Visual Impact Assessment
Site | Land East of The Common, Barwell

Client | Redrow Homes Ltd (Harrow Estates Division)

Drawing number | P20-3536_EN_0007_0001

Date: 12/12/2023
Drawn by: LJ
Checked by: JP

PEGASUS GROUP



Site located east of properties on Garner Close (visible from properties backing on)



Viewpoint details:

Approx. grid reference:
SP 444870 296607
Approx. elevation:
+107m AOD
Distance to site: 90m
Camera type:
Canon EOS 6D (50mm lens)
Date:
December 2023
Approx. H FoV:
60°

Baseline description:

This viewpoint is representative of occupiers of residential properties in close proximity to the site.

From this location, there are framed views through an existing residential development into the site in the east. There will also be direct views from the rear of properties on Garner Close into the site.

Sensitivity:
High

Description of change:

For occupiers of residential properties in this location, whilst from the internal access roads and Garner Close itself, views into the site will be limited, from the rear windows and curtilages of some properties, there will be short distant views of the proposed development. These views will be partly filtered by existing boundary vegetation. The proportion of visibility is considered to be extensive due to the close proximity of receptors and the overall composition of the view will change.

Over time, the combination of the existing vegetation and new planting, will serve to soften the appearance of built form.

Magnitude of impact:

Operation
High
Year 15
Medium to High

Significance of effect:
Operation
Moderate to major adverse
Year 15
Moderate adverse

Viewpoint 4a: View looking east from Garner Close.

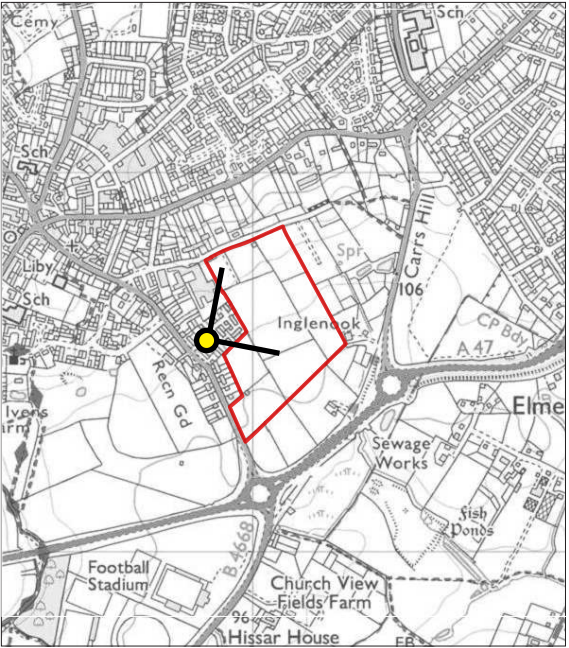


Figure 7: Viewpoint Photographs and Visual Impact Assessment
Site | Land East of The Common, Barwell
Client | Redrow Homes Ltd (Harrow Estates Division)
Drawing number | P20-3536_EN_0007_0001
Date: 12/12/2023
Drawn by: LJ
Checked by: JP





Site located behind boundary vegetation (visible from properties backing on)

Viewpoint details:

Approx. grid reference:
SP 444870 296607

Approx. elevation:
+107m AOD

Distance to site: 90m

Camera type:
Canon EOS 6D (50mm lens)

Date:
December 2023

Approx. H FoV:
60°

Baseline description:

This viewpoint is representative of occupiers of residential properties in close proximity to the site.

From this location, modern residential development along Garner Close is visible in the foreground, framing a longer distance view through an opening in the development created by a drainage swale. This view corridor extends across the landscape to the south, including across the south-western part of the site.

Sensitivity:
High

Description of change:

Whilst from the internal access roads and Garner Close itself direct views into the site will be more limited, from the rear and side windows and curtilages of some properties, there will be close views of the proposed development. These views will be partly filtered by existing boundary vegetation.

Over time, the combination of the existing vegetation and new planting, will serve to soften the appearance of the built form.

Magnitude of impact:

Operation
Medium

Year 15
Low to Medium

Significance of effect:

Operation
Moderate adverse

Year 15
Minor to moderate adverse

Viewpoint 4b: View looking south-east from Garner Close, along sustainable drainage feature.

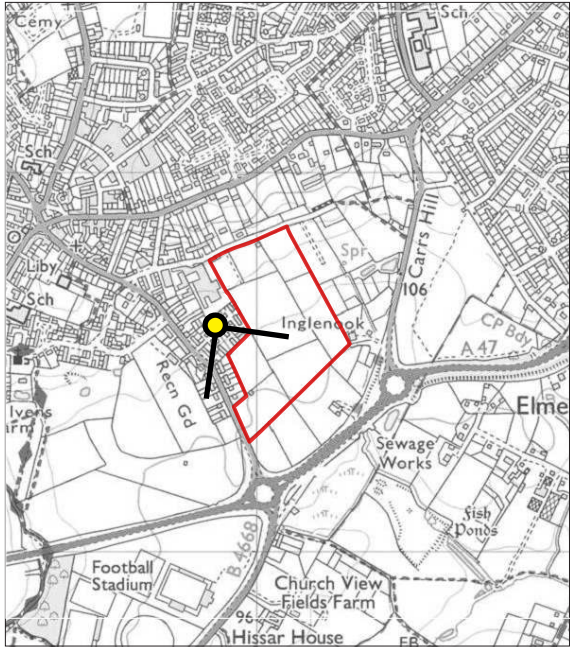


Figure 7: Viewpoint Photographs and Visual Impact Assessment
Site | Land East of The Common, Barwell

Client | Redrow Homes Ltd (Harrow Estates Division)

Drawing number | P20-3536_EN_0007_0001

Date: 12/12/2023
Drawn by: LJ
Checked by: JP

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Existing linear residential development along The Common
(site located beyond The Common)

Viewpoint details:

Approx. grid reference:
SP 4471 9642

Approx. elevation:
+105m AOD

Distance to site: 230m

Camera type:
Canon EOS 6D (50mm lens)

Date:
December 2023

Approx. H FoV:
60°

Baseline description:

This viewpoint is representative of people engaged in formal sports where the visual setting may play a role, but attention is focused on the activity.

From this location, the foreground comprises the sports pitches of the recreation ground and in the middle distance, existing residential development along The Common. The site is located directly behind the existing settlement to the east, along The Common.

Sensitivity:

Low

Description of change:

For receptors using the recreation ground, there will be occasional, filtered views of the rooflines of proposed built form in between those residential dwellings that are already visible in the view.

The proportion of visibility is considered to be very limited and the overall composition of the view will not change.

Magnitude of impact:

Operation
Negligible

Year 15
Negligible

Significance of effect:

Operation
Negligible adverse

Year 15
Negligible adverse

Viewpoint 5: View looking east from The Common recreation ground.

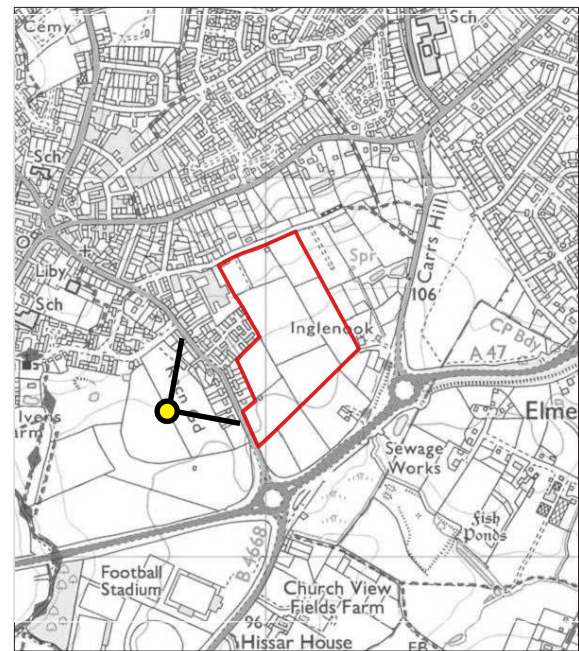


Figure 7: Viewpoint Photographs and Visual Impact Assessment

Site | Land East of The Common, Barwell

Client | Redrow Homes Ltd (Harrow Estates Division)

Drawing number | P20-3536_EN_0007_0001

Date: 12/12/2023
Drawn by: LJ
Checked by: JP







Viewpoint details:

Approx. grid reference:
SP 4495 9645

Approx. elevation:
+102m AOD

Distance to site: 0m

Camera type:
Canon EOS 6D (50mm lens)

Date:
December 2023

Approx. H FoV:
60°

Baseline description:

This viewpoint is representative of people travelling generally through the landscape on roads and occupiers of residential properties close to the south-western boundary of the site.

From this location, the view comprises the mature hedgerow that defines the western boundary of the site.

Sensitivity:

<u>Road users:</u>	<u>Occupiers of residential properties:</u>
Medium	High

Description of change:

For occupiers of residential properties along this edge of Barwell, there will be direct, close views of the proposed access road.

This includes looking along the proposed access road, with the existing hedgerows having been removed in part, with new hedgerow and tree planting beyond the visibility splays. There is also likely to be glimpsed views of a limited number of new dwellings north of the access road. The overall composition of the view will change.

Over time, the new hedgerow and associated tree and shrub planting will have matured to encroach the site access point, limiting views of new dwellings beyond, which themselves will sit in a more mature landscape.

Magnitude of impact:

Operation
High
Year 15
Medium to High

Significance of effect:

Road Users:
Operation
Moderate adverse
Year 15
Minor to moderate adverse

Occupiers of residential properties:
Operation
Moderate to major adverse
Year 15
Moderate adverse

Viewpoint 6: View looking east from The Common (road).

Figure 7: Viewpoint Photographs and Visual Impact Assessment
Site | Land East of The Common, Barwell

Client | Redrow Homes Ltd (Harrow Estates Division)

Drawing number | P20-3536_EN_0007_0001

Date: 12/12/2023
Drawn by: LJ
Checked by: JP

PEGASUS GROUP





Viewpoint details:

Approx. grid reference:
SP 445514 296856

Approx. elevation:
+97m AOD

Distance to site: 50m

Camera type:
Canon EOS 6D (50mm lens)

Date:
December 2023

Approx. H FoV:
60°

Baseline description:

This viewpoint is representative of views from people travelling between settlements on the local 'A' road network.

From this location, the foreground view comprises the road corridor of the A47 Leicester Road and its associated infrastructure including safety barriers and lighting columns. A hedgerow and hedgerow trees define the agricultural field parcels directly north of the road corridor with the site not visible beyond. In the background of the view, the existing settlement edge of Barwell is just visible above the hedge/tree line.

Sensitivity:

Medium

Description of change:

For users of the local road network, there will be glimpsed views of the proposed development in the middle distance, where rooflines of new residential properties will appear just above the hedge/tree line in this location. The proportion of visibility is considered to be very limited and the overall composition of the view will not change.

Over time, the proposed landscape mitigation strategy, including new tree planting near the proposed site access, will serve to soften the appearance of new built form.

Magnitude of impact:

Operation
Low to Medium

Year 15
Low

Significance of effect:

Operation
Minor adverse

Year 15
Negligible to minor adverse

Viewpoint 7: View looking north-east from A47 road corridor.

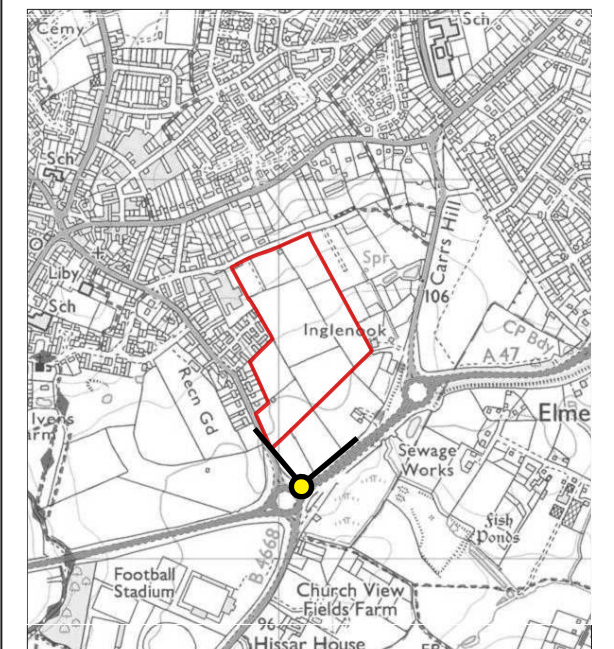


Figure 7: Viewpoint Photographs and Visual Impact Assessment

Site | Land East of The Common, Barwell

Client | Redrow Homes Ltd (Harrow Estates Division)

Drawing number | P20-3536_EN_0007_0001

Date: 12/12/2023

Drawn by: LJ

Checked by: JP





Viewpoint details:

Approx. grid reference:
SP 445514 296856

Approx. elevation:
+97m AOD

Distance to site: 50m

Camera type:
Canon EOS 6D (50mm lens)

Date:
December 2023

Approx. H FoV:
60°

Baseline description:

This viewpoint is representative of pedestrians walking along the pavement on the northern edge of the A47.

From this location, the foreground view comprises a horse grazing paddock enclosed by mature hedgerows. The existing settlement edge of Barwell is visible in the mid-distance. The site itself is not visible behind the hedgerow that defines its southern boundary.

The field enclosure in the foreground is not part of the site but is within the applicants control.

Sensitivity:

Medium

Description of change:

For pedestrians walking along the pavement there will be glimpsed views of the upper elements of the proposed development in the mid-distance sitting just in front of the existing settlement adjacent to the proposed site access point. The proportion of visibility is considered to be limited and the overall composition of the view will not change.

Over time, the proposed landscape mitigation strategy, including new tree planting near the proposed site access will serve to soften the apperance of the new built form.

Magnitude of impact:

Operation
Medium
Year 15
Low

Significance of effect:

Operation
Minor moderate adverse
Year 15
Minor adverse

Viewpoint 7A: View looking north-east from the pavement on the A47 road corridor.

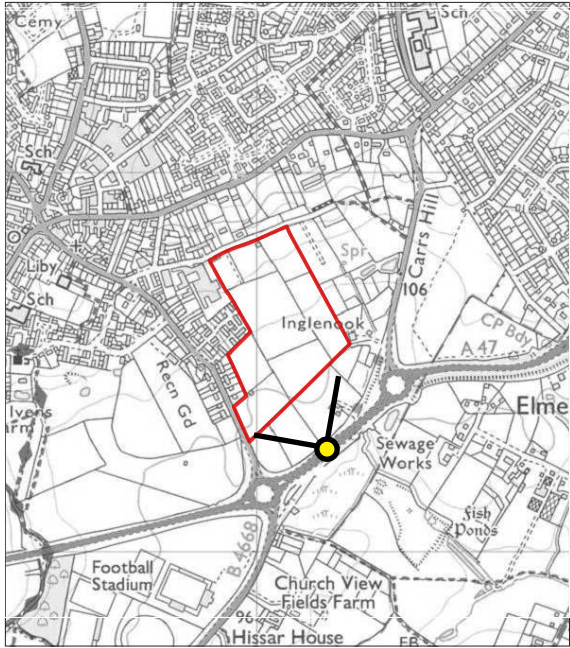


Figure 7: Viewpoint Photographs and Visual Impact Assessment
Site | Land East of The Common, Barwell

Client | Redrow Homes Ltd (Harrow Estates Division)

Drawing number | P20-3536_EN_0007_0001

Date: 12/12/2023
Drawn by: LJ
Checked by: JP

PEGASUS GROUP





Viewpoint details:

Approx. grid reference:
SP 45325 96391

Approx. elevation:
+100m AOD

Distance to site:
170m

Camera type:
Canon EOS 6D (50mm lens)

Date:
December 2023

Approx. H FoV:
60°

Baseline description:

This viewpoint is representative of views from people travelling between settlements on the local 'A' road network.

From this location, the foreground view comprises the dual carriageway of Leicester Road (A47) and its associated road infrastructure, including lighting columns and signage. A mature vegetation belt defines the edge of the road corridor, including a number of mature trees that serves to limit views to the north-west, and the site is not visible.

Sensitivity:

Medium

Description of change:

For users of the local road network, the proposed development will not be visible due to the combination of several 'layers' of intervening field boundary vegetation and the retention of the development envelope to those areas of the site closest to the existing settlement edge, well set back from the A47 corridor.

Magnitude of impact:

Operation
Nil

Year 15
Nil

Significance of effect:

Operation
Nil

Year 15
Nil

Viewpoint 8: View looking north-west from A47 road corridor.

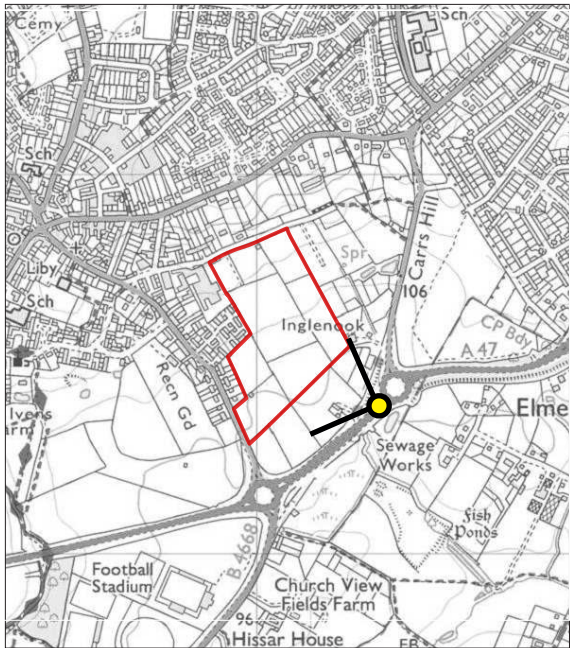


Figure 7: Viewpoint Photographs and Visual Impact Assessment

Site | Land East of The Common, Barwell

Client | Redrow Homes Ltd (Harrow Estates Division)

Drawing number | P20-3536_EN_0007_0001

Date: 12/12/2023
Drawn by: LJ
Checked by: JP





Viewpoint details:

Approx. grid reference:
SP 4557 9688

Approx. elevation:
+450m AOD

Distance to site: 150m

Camera type:
Canon EOS 6D (50mm lens)

Date:
December 2023

Approx. H FoV:
60°

Baseline description:

This viewpoint is representative of people travelling along the settlement edge on roads and occupiers of residential properties on the edge of Earl Shilton.

From this location, the foreground of the view comprises several horse paddocks. In the middle distance, the edge of the area of woodland to the east of Carrs Lane serves to screen and filter views further west towards the site.

Sensitivity:

Road users:	Occupiers of residential properties:
Medium	High

Description of change:

For users of the local road network and occupiers of residential properties along Elmesthorpe Lane, the proposed development will not be visible due to the combination of several 'layers' of intervening woodland and field boundary vegetation and the retention of the development envelope to those areas of the site closest to the existing settlement edge of Barwell.

Magnitude of impact:

Operation
Nil
Year 15
Nil

Significance of effect:

Operation
Nil
Year 15
Nil

Viewpoint 9: View looking south-west from Elmesthorpe Lane.

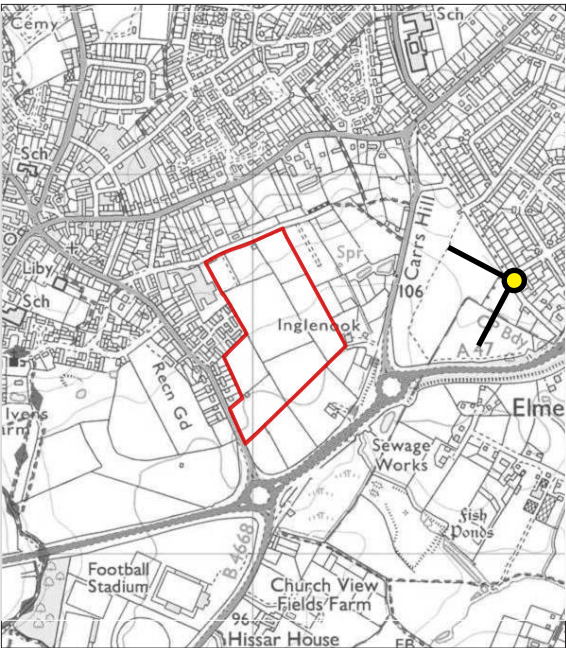


Figure 7: Viewpoint Photographs and Visual Impact Assessment
Site | Land East of The Common, Barwell

Client | Redrow Homes Ltd (Harrow Estates Division)
Drawing number | P20-3536_EN_0007_0001
Date: 12/12/2023
Drawn by: LJ
Checked by: JP





Viewpoint details:

Approx. grid reference:
SP 45401 96834

Approx. elevation:
+230m AOD

Distance to site: 90m

Camera type:
Canon EOS 6D (50mm lens)

Date:
December 2023

Approx. H FoV:
60°

Baseline description:

This viewpoint is representative of people engaged in outdoor recreation whose attention is likely to be focussed on the landscape.

From this location, the foreground and middle ground comprise the small scale field enclosures through which the public right of way passes. The hedgerow here is slightly fragmented allowing views into the adjacent field. Dawson’s Lane allotments are located in the middle distance but are not visible due to intervening field boundary vegetation. The site is located beyond the allotments, the ground plane of which is similarly not visible, albeit the tops of some taller trees on site can be seen. The upper extent of the commercial buildings at The Enterprise Centre and existing properties along Dawson’s Lane are visible to the west.

Sensitivity:

High

Description of change:

For receptors travelling through the landscape along the public footpath, there will be occasional, filtered views of the upper extents of proposed built form, set back behind a substantial area of retained open space and associated planting, and generally limited to the part of the view where the settlement edge is already visible. The proposed development is located at a lower elevation than that along Dawson’s Lane, and as such will not breach the skyline in this location. The proportion of visibility is considered to be limited and the overall composition of the view will not change.

Over time, the proposed landscape mitigation strategy, including the introduction of new woodland copse planting to increase visual enclosure, will serve to further filter and screen the appearance of new built form.

Magnitude of impact:

Operation
Low to Medium

Year 15
Low

Significance of effect:

Operation
Minor adverse

Year 15
Negligible to minor adverse

Viewpoint 10: View looking west from public right of way (public footpath), west of Leicester Road.

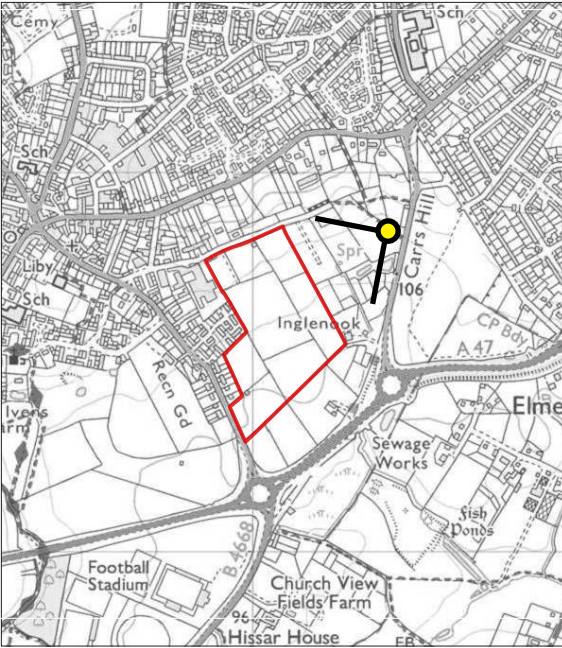


Figure 7: Viewpoint Photographs and Visual Impact Assessment

Site | Land East of The Common, Barwell

Client | Redrow Homes Ltd (Harrow Estates Division)

Drawing number | P20-3536_EN_0007_0001

Date: 12/12/2023
Drawn by: LJ
Checked by: JP



Approximate location and extent of site



Viewpoint details:

Approx. grid reference:
SP 45284 96954

Approx. elevation:
+119m AOD

Distance to site: 210m

Camera type:
Canon EOS 6D (50mm lens)

Date:
December 2023

Approx. H FoV:
60°

Baseline description:

This viewpoint is representative of people engaged in outdoor recreation whose attention is likely to be focussed on the landscape.

From this location, the foreground and middle ground comprise the small scale field enclosure through which the public right of way passes. The hedgerow here is fragmented in part allowing views into the adjacent field. Dawson’s Lane allotments are located in the middle distance but are again not visible due to intervening field boundary vegetation. The site is located beyond the allotments, the ground plane of which is similarly not visible, albeit the tops of some taller trees on site can be seen.

Sensitivity:
High

Description of change:

For receptors travelling through the landscape along the public footpath, there will be occasional, filtered views of the upper extents of proposed built form, set back behind a substantial area of retained open space and associated planting, and generally limited to the part of the view where the settlement edge is already visible. The proportion of visibility is considered to be limited and the overall composition of the view will not change.

Over time, the proposed landscape mitigation strategy, including the introduction of new woodland copse planting to increase visual enclosure, will serve to further filter and screen the appearance of new built form.

Magnitude of impact:

Operation
Low to medium

Year 15
Low

Significance of effect:

Operation
Minor adverse

Year 15
Negligible to minor adverse

Viewpoint 11: View looking west from public right of way (public footpath), east of Dawson’s Lane allotments.

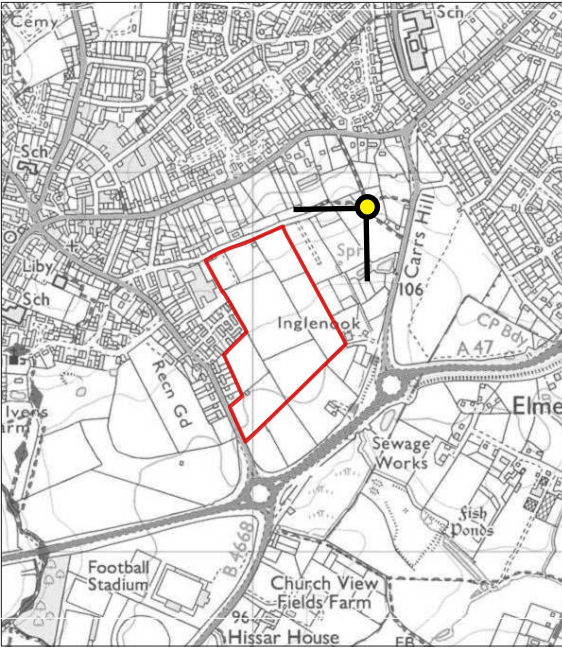


Figure 7: Viewpoint Photographs and Visual Impact Assessment
Site | Land East of The Common, Barwell

Client | Redrow Homes Ltd (Harrow Estates Division)

Drawing number | P20-3536_EN_0007_0001

Date: 12/12/2023
Drawn by: LJ
Checked by: JP

PEGASUS GROUP





Viewpoint details:

Approx. grid reference:

SP45146 96876

Approx. elevation:

+115m AOD

Distance to site:

140m

Camera type:

Canon EOS 6D (50mm lens)

Date:

December 2023

Approx. H FoV:

60°

Baseline description:

This viewpoint is representative of people travelling along the settlement edge on a minor road, including those on foot accessing the public right of way network. It is also representative of allotment users.

From this location, boundary vegetation along Dawson's Lane screens the allotments themselves in part. Beyond the allotments, the northern extent of the site is visible. There are several existing built features in the view, including the commercial buildings of The Enterprise Centre, properties in Garner Close, and the rear of properties along The Common. Further to the south-west, the roofline of Leicester Road sports stadium is visible.

Sensitivity:

High

Description of change:

For receptors travelling along Dawson's Lane, there will be filtered views of proposed built form, beyond the allotments and set back from the field enclosure immediately adjacent and its boundary vegetation. New residential development will be visible in the context of the existing settlement edge. The proportion of visibility is considered to be intermediate and the change to the overall composition of the view will be limited.

Over time, the proposed landscape mitigation strategy, including the introduction of new woodland copse planting to increase visual enclosure, will serve to further filter and screen the appearance of new built form as illustrated in viewpoint 12, Appendix B, the extent of development visible is very similar to that proposed in 2021.

Magnitude of impact:

Operation

Medium

Year 15

Low to medium

Significance of effect:

Operation

Moderate adverse

Year 15

Minor adverse

Viewpoint 12: View looking west from Dawson's Lane, adjacent to Dawson's Lane allotments.

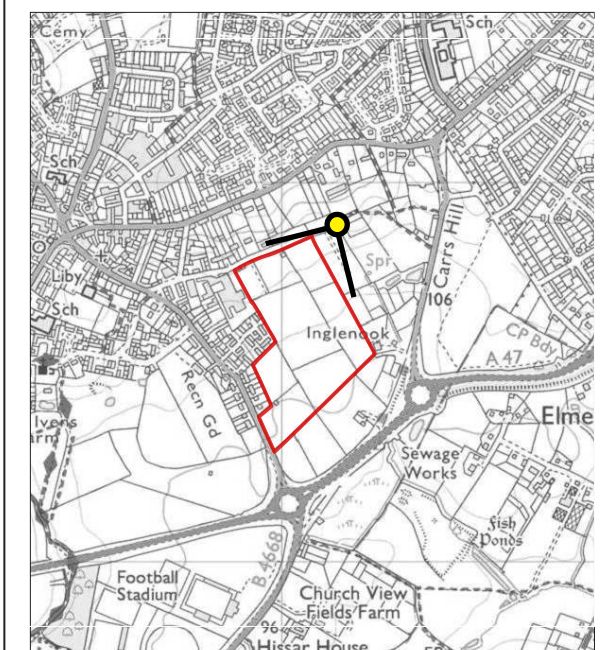


Figure 7: Viewpoint Photographs and Visual Impact Assessment

Site | Land East of The Common, Barwell

Client | Redrow Homes Ltd (Harrow Estates Division)

Drawing number | P20-3536_EN_0007_0001

Date: 12/12/2023

Drawn by: LJ

Checked by: JP





Viewpoint details:

Approx. grid reference:

SP 4552 9508

prox. elevation:

+96m AOD

Distance to site: 1.2km

Camera type:

Canon EOS 6D (50mm lens)

Date:

December 2023

Approx. H FoV:

60°

Baseline description:

This viewpoint is representative of people travelling generally through the landscape on a minor road.

From this location, there are longer distance views towards Barwell and Earl Shilton across the large scale field enclosures to their south. Buildings at Bridge Farm are visible in the middle distance.

The built form of the conjoined settlements rises up along the slopes of a local ridgeline to the north, and several landmarks are visible along the skyline, including Shilton Road Water Tower. The site is located below the ridgeline, with existing development rising above it.

Sensitivity:

Medium

Description of change:

For receptors travelling through the landscape on the minor road there will be filtered views of the northern extent of the proposed development envelope, set well below the ridgeline in the background of the view and directly adjacent to the existing settlement edge, including both residential and commercial built form.

Given the distance of the receptor from the proposed development (ca. 1.35km), the proportion of visibility is considered to be very limited. The proposed development will be seen in the context of the existing settlement of Barwell and the overall composition of the view will not change.

Over time, the proposed landscape mitigation strategy, including the introduction of new woodland copse planting will increase visual enclosure.

Magnitude of impact:

Operation

Negligible

Year 15

Negligible

Significance of effect:

Operation

Negligible to minor adverse

Year 15

Negligible adverse

Viewpoint 13: View looking north from Burbage Common Road.

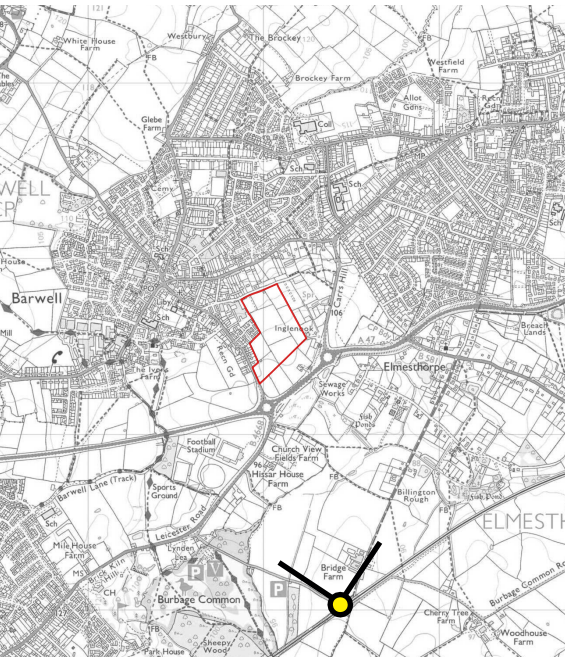


Figure 7: Viewpoint Photographs and Visual Impact Assessment
Site | Land East of The Common, Barwell

Client | Redrow Homes Ltd (Harrow Estates Division)

Drawing number | P20-3536_EN_0007_0001

Date: 12/12/2023

Drawn by: LJ

Checked by: JP







Viewpoint details:

Approx. grid reference:
SP 4564 9546

Approx. elevation:
+91m AOD

Distance to site: 960m

Camera type:
Canon EOS 6D (50mm lens)

Date:
December 2023

Approx. H FoV:
60°

Baseline description:

This viewpoint is representative of people engaged in outdoor recreation whose attention is likely to be focussed on the landscape.

From this location, there are longer distance views towards Barwell and Earl Shilton (which is visible in part) across the large scale field enclosures to their south. The built form of the settlement rises up along the slopes of a local ridgeline to the north, and several landmarks are visible along the skyline, including Shilton Road Water Tower. The site is located below the ridgeline, on rising land.

Sensitivity:
High

Description of change:

For receptors travelling through the landscape along the public bridleway, there will be filtered views of the northern extent of the proposed development envelope, set well below the ridgeline in the background of the view and directly adjacent to the existing settlement edge, including both residential and commercial built form.

Given the distance of the receptor from the proposed development (ca. 1.1km), the proportion of visibility is considered to be very limited. The proposed development will be seen in the context of the existing settlement of Barwell and the overall composition of the view will not change.

Over time, the proposed landscape mitigation strategy, including the introduction of new woodland copse planting will increase visual enclosure.

Magnitude of impact:

Operation
Low to negligible

Year 15
Negligible

Significance of effect:

Operation
Minor adverse

Year 15
Negligible to minor adverse

Viewpoint 14: View looking north from public right of way (public bridleway), north of Bridge Farm.

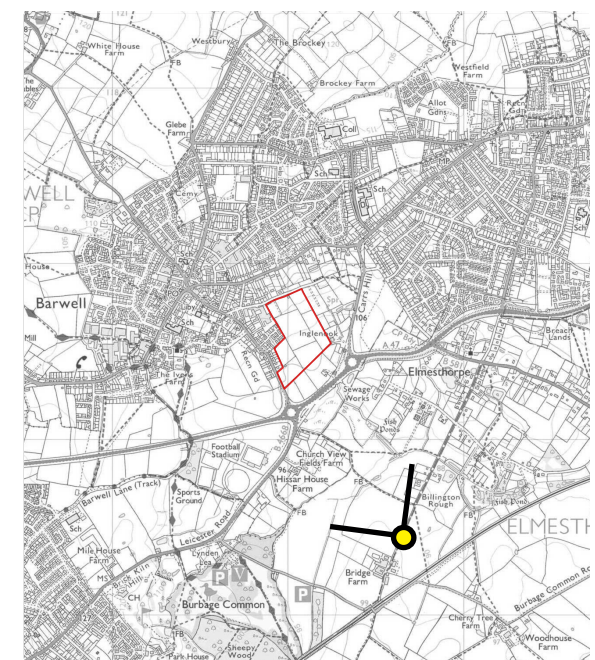


Figure 7: Viewpoint Photographs and Visual Impact Assessment
Site | Land East of The Common, Barwell

Client | Redrow Homes Ltd (Harrow Estates Division)

Drawing number | P20-3536_EN_0007_0001

Date: 12/12/2023
Drawn by: LJ
Checked by: JP

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Viewpoint details:

Approx. grid reference:
SP 44425 96395

Approx. elevation:
+109m AOD

Distance to site: 585m

Camera type:
Canon EOS 6D (50mm lens)

Date:
December 2023

Approx. H FoV:
60°

Baseline description:

This viewpoint is representative of people engaged in outdoor recreation whose attention is likely to be focussed on the landscape.

From this location, the foreground comprises a sloping field enclosure, defined to the east by a tree belt. In the middle distance, the rooflines of the existing linear settlement edge along The Common are visible. There are longer distance views across the wider landscape to the south.

Sensitivity:
High

Description of change:

For receptors travelling through the landscape along the public footpath, there will be very limited, filtered views of the rooflines of proposed built form, in the vicinity of the site access adjacent to the southern most property along The Common. The proportion of visibility is considered to be very limited and the overall composition of the view will not change.

Magnitude of impact:

Operation
Negligible

Year 15
Negligible

Significance of effect:

Operation
Neutral

Year 15
Neutral

Viewpoint 15: View looking east from public right of way (public footpath) south-east of St Mary's Church.

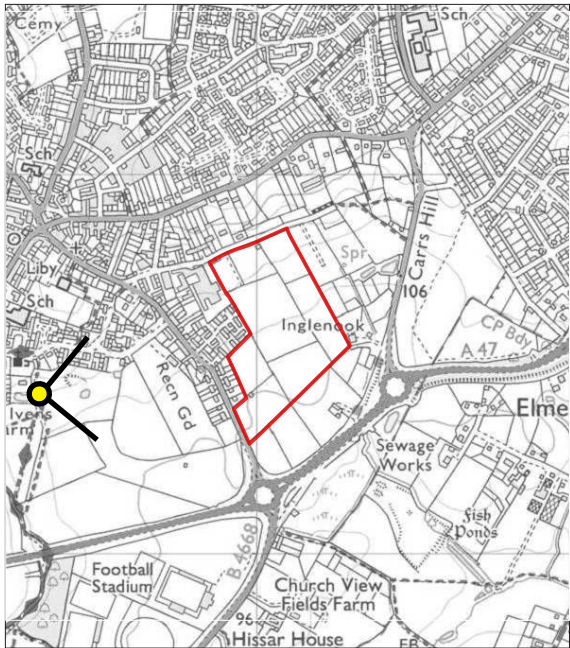


Figure 7: Viewpoint Photographs and Visual Impact Assessment
Site | Land East of The Common, Barwell

Client | Redrow Homes Ltd (Harrow Estates Division)

Drawing number | P20-3536_EN_0007_0001

Date: 12/12/2023
Drawn by: LJ
Checked by: JP

PEGASUS GROUP

