



Main Street, Carlton, Leicestershire

Appendix A
Representative Viewpoint Appraisal



Landscape Architecture | Landscape & Visual Assessment | Arboriculture | Ecology

Landscape
Institute
Registered practice

Appendix 1

REPORT AND DOCUMENT CONTROL

Project Details

Project

Proposed Single Dwelling

Site

Main Street, Carlton

Client

Mair Land and Planning

Job Number

26.2078

Report Title

Landscape and Visual Appraisal

Report Number

26.2078.R1

Document Control

Issue	Date	Status	Prepared By
1	21st July 2026	Draft	Christopher Nichols CMLI

Revision History

Revision	Description
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Quality Assurance

This document has been prepared, independently reviewed and authorised by the Principal Landscape Architect in accordance with ISL Associates Ltd's Quality Management procedures.

Document Status

This report has been prepared by ISL Associates Ltd for the sole use of the named client and for the specific purpose identified within this document. It should not be relied upon by any third party without the prior written agreement of ISL Associates Ltd.



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Visual Representation Methodology

Viewpoint photography has been prepared to assist the assessment of visual effects and to record existing baseline conditions within the study area.

The photography has been undertaken broadly in accordance with:

- *Guidelines for Landscape and Visual Impact Assessment, Third Edition (GLVIA3)*; and
- *Landscape Institute Technical Guidance Note 06/19 – Visual Representation of Development Proposals*.

The submitted images comprise **Type 1 photography**, as defined by Technical Guidance Note 06/19. The photographs are intended to provide a representative record of existing views and visual context from agreed viewpoints and are used to inform the professional assessment of likely visual effects arising from the proposed development.

Photography was captured using an Apple iPhone 17 Pro Max digital camera system. The images have been prepared to provide a view broadly representative of the site conditions experienced by the human eye and are intended for baseline contextual assessment purposes only.

The photographs are not intended to constitute:

- a surveyed photomontage;
- a verified view;
- a Type 2 or Type 3 visualisation; or
- an exact simulation of the appearance of the proposed development.

The photography instead provides contextual baseline information relating to:

- landscape setting;
- visual receptors;
- existing vegetation;
- built form;
- topography; and
- the nature and extent of available views.

Viewpoints were selected to represent:

- publicly accessible locations;
- representative visual receptors;
- varying distances and orientations to the site; and
- the range of potential visibility identified during site survey work.

The assessment of visual effects has been informed through:

- field survey work;
- baseline photography;
- professional judgement; and
- review of the submitted development proposals.

Full Panorama

Direction of the Site



Camera location



View 1 From Leicestershire Round Public Right of Way

Location and Description

From Public Right of Way south of the site. Views are over open countryside and towards the existing settlement edge of Carlton

Distance from site:	0.75km
Approx elevation:	96.64m
Approx camera location:	52°38'1.99"N 1°24'57.81"W
Height of camera	Approx 1.6m
Camera used	Apple Iphone 17pro max 50mm equivalent
Location	Public Right of Way
Assessment Type	01
Date Taken :	18th July 2026
Time of Day	11.25
Weather	Dry, clear, with some high cloud

Site covered by 50mm lens



View 1 From Uttoxeter Road, Foston

Existing View

This viewpoint is taken from a Public Right of Way approximately **750m south of the application site**, looking generally north towards Carlton.

The foreground comprises a grassed public footpath passing through agricultural pasture with rough grassland and herbaceous vegetation immediately adjacent to the route. The middle distance consists of open agricultural fields divided by low hedgerows and occasional field boundary vegetation.

The skyline is defined by mature trees, woodland blocks and scattered hedgerow trees, with intermittent utility poles and overhead lines providing minor vertical elements within the landscape. Existing development associated with Carlton is largely filtered by intervening vegetation and distance and does not form a prominent component of the view.

The application site lies in the direction indicated but is not readily distinguishable from the surrounding agricultural landscape.

Landscape Analysis

- **Landscape Character:** Predominantly agricultural landscape characteristic of the Barton Village Farmlands Landscape Character Area, comprising gently undulating pasture and arable fields enclosed by mature hedgerows with scattered hedgerow trees and woodland.
- **Enclosure:** Low to moderate. The wider landscape is generally open, although mature hedgerows, woodland belts and scattered trees provide structure and visual containment.
- **Vegetation:** Mature native hedgerows, scattered hedgerow trees, woodland blocks and rough grassland provide a strong landscape framework and contribute to the rural character of the view.
- **Built Form:** Existing built development associated with Carlton is visible in the middle distance but is largely filtered by mature vegetation and occupies only a limited proportion of the overall panorama.
- **Visual Receptors:** Recreational users of the Public Right of Way, including walkers and dog walkers.
- **Sensitivity: High.** Users of Public Rights of Way are considered to be highly susceptible visual receptors, as appreciation of the surrounding landscape forms an important part of their recreational experience.

Effect of Construction Activities

Temporary construction activity may be perceptible from this location; however, at a viewing distance of approximately 750m, the proposal would occupy only a very small part of the available panorama and would be experienced in the context of the existing settlement edge. Existing vegetation and the intervening landscape would limit the extent of visual influence. Consequently, the magnitude of change would be **Low**, giving rise to a **Minor Adverse** visual effect during the construction period.

Development at Completion

Following completion, the proposed dwelling would be viewed in association with the existing southern edge of Carlton rather than as an isolated feature within the countryside. Owing to the viewing distance, the limited scale of the proposal and the influence of intervening vegetation, the development would form only a small component of the overall panoramic view. The magnitude of change would remain **Low**, resulting in a **Minor Adverse** visual effect.

Residual Effects

As the proposed structural planting and landscape mitigation become established, the development would become increasingly integrated with the existing vegetated settlement edge. The influence of the proposal within the wider panorama would reduce over time, resulting in a **Negligible** magnitude of change and a **Negligible Adverse** residual visual effect.

LVIA Commentary

This viewpoint demonstrates the expansive agricultural landscape to the south of Carlton and the strong landscape structure provided by mature hedgerows, scattered trees and woodland. Although the application site lies within the direction of view, it forms only a very small part of a broad panoramic landscape and is experienced in the context of the existing settlement edge. The proposed development would not interrupt important skyline features or alter the overall appreciation of the wider agricultural landscape. Following the establishment of the proposed planting, the development would become increasingly assimilated into the existing settlement edge, ensuring that the wider landscape character and visual amenity experienced from this Public Right of Way remain largely unchanged.

View 1 From Leicestershire Round Public Right of Way		
Assessment	Judgement	Reason
Visual Receptor Sensitivity	High	Recreational users of the Public Right of Way are primarily engaged in appreciating the surrounding landscape and views. Consequently, they are considered to be highly susceptible to changes in visual amenity.
Magnitude of Visual Change—Construction	Low	Construction activity would be visible but viewed from approximately 750m and experienced in the context of the existing southern edge of Carlton. The proposal would occupy only a very small proportion of the panoramic view and would not become a dominant feature within the landscape.
Magnitude of Visual Change – Year 1	Low	The completed dwelling would be viewed in association with the existing settlement edge. The intervening distance, mature hedgerows, scattered trees and the limited scale of the proposal would substantially restrict its visual influence within the wider panorama.
Magnitude of Visual Change – Year 15	Negligible	As the proposed structural planting matures, the development would become increasingly integrated with the existing vegetation and settlement edge, reducing its visual prominence to a barely perceptible level within the wider landscape.
Significance of Visual Effect - Construction	Minor Adverse	Although experienced by high sensitivity receptors, the limited magnitude of visual change and the proposal's relationship with the existing settlement edge would ensure that the overall effect on visual amenity remains minor during the temporary construction period.
Significance of Visual Effect – Year 1	Minor Adverse	The proposal would introduce a perceptible but localised change to the existing view without materially altering its overall composition or the appreciation of the surrounding agricultural landscape.
Significance of Visual Effect – Year 15	Negligible Adverse	Following the establishment of mitigation planting, the proposal would be largely assimilated into the existing settlement edge and would give rise to only a barely perceptible change to the view, resulting in a negligible adverse residual effect.
Viewpoint Summary This viewpoint demonstrates the expansive agricultural landscape to the south of Carlton, where the appreciation of the landscape is derived principally from the broad field pattern, mature hedgerows, scattered trees and woodland. Although the application site lies within the direction of view, it forms only a very small component of a wide panoramic landscape and is experienced in the context of the existing settlement edge. The proposed development would introduce a perceptible but localised change to the view. Owing to the intervening distance (approximately 750m), the limited scale of the proposal and the filtering effect of existing vegetation, it would not become a prominent or defining feature within the landscape. The proposal would remain visually associated with the existing built form of Carlton and would not materially alter the appreciation of the wider agricultural landscape or its key characteristics. As the proposed structural planting matures, the development would become progressively assimilated into the existing vegetated settlement edge, reducing its visual prominence and resulting in a Negligible Adverse residual visual effect.		

Full Panorama



Camera location



View 2 From Leicestershire Round Public Right of Way

Location and Description

From Public Right of Way south of the site. Views are over open countryside and towards the existing settlement edge of Carlton

Distance from site:	0.58km
Approx elevation:	98.57m
Approx camera location:	52°38'6.51"N 1°25'1.18"W
Height of camera	Approx 1.6m
Camera used	Apple Iphone 17pro max 50mm equivalent
Location	Public Right of Way
Assessment Type	01
Date Taken :	18th July 2026
Time of Day	11.27
Weather	Dry, clear, with some high cloud

Site covered by 50mm lens



View 2 From Leicestershire Round Public Right of Way

Existing View

This viewpoint is taken from the Leicestershire Round Public Right of Way approximately 580m south of the application site, looking north towards the southern edge of Carlton. The foreground comprises a public footpath passing between arable fields, with mature hedgerows and trees bordering the route. The middle distance is characterised by expansive agricultural land enclosed by mature field boundaries, whilst the skyline is defined by scattered hedgerow trees, woodland blocks and the vegetated edge of Carlton.

The application site lies in the direction indicated and is experienced within the context of the existing settlement edge. Owing to the viewing distance and the intervening vegetation, the site is not readily distinguishable from the surrounding agricultural landscape.

Landscape Analysis

- **Landscape Character:** Predominantly agricultural landscape characteristic of the Barton Village Farmlands Landscape Character Area, comprising gently undulating arable farmland enclosed by mature hedgerows with scattered trees and woodland.
- **Enclosure:** Low. The landscape is predominantly open, although mature hedgerows and trees associated with field boundaries provide localised enclosure and define the agricultural field pattern.
- **Vegetation:** Mature native hedgerows, scattered hedgerow trees and roadside vegetation create a strong landscape framework and contribute significantly to the rural character of the view.
- **Built Form:** Existing development associated with Carlton is visible only as a limited and filtered component of the distant settlement edge. Built form does not dominate the landscape.
- **Visual Receptors:** Recreational users of the Leicestershire Round Public Right of Way, including walkers and dog walkers.
- **Sensitivity: High.**

Effect of Construction Activities

Construction activity would be perceptible from this location but would be viewed at a distance of approximately 580m and against the backdrop of the existing settlement edge. The proposal would occupy only a very limited proportion of the panoramic view and would not interrupt the wider appreciation of the surrounding agricultural landscape. The magnitude of visual change would be **Low**, resulting in a **Minor Adverse** visual effect during construction.

Development at Completion

Following completion, the proposed dwelling would be perceived in association with the existing built form of Carlton rather than as an isolated feature within the countryside. Due to the intervening distance, existing vegetation and the relatively limited scale of the proposal, the development would remain a small component of the overall panorama. The magnitude of visual change would remain **Low**, resulting in a **Minor Adverse** visual effect.

Residual Effects

As the proposed structural planting matures and integrates with the existing vegetation surrounding the settlement edge, the visual influence of the development would reduce further. The proposal would become increasingly assimilated into the existing landscape framework, resulting in a **Negligible** magnitude of visual change and a **Negligible Adverse** residual visual effect.

LVIA Commentary

This viewpoint demonstrates the expansive agricultural landscape to the south of Carlton, where the appreciation of the landscape is principally derived from the broad field pattern, mature hedgerows, scattered trees and woodland rather than the settlement itself. Although the proposed development would be visible from this location, it would be experienced in the context of the existing village edge and would occupy only a very small proportion of the available panorama. The proposal would not interrupt key landscape features or materially alter the wider rural character of the view. As the proposed planting becomes established, the development would become progressively integrated with the existing vegetated settlement edge, ensuring that the residual visual effect remains limited.

View 2 From Leicestershire Round Public Right of Way		
Assessment	Judgement	Reason
Visual Receptor Sensitivity	High	Recreational users of the Leicestershire Round Public Right of Way are primarily engaged in appreciating the surrounding landscape and views. Consequently, they are considered to be highly susceptible to changes in visual amenity.
Magnitude of Visual Change – Construction	Low	Construction activity would be visible but viewed from approximately 580m and experienced against the backdrop of the existing settlement edge. The proposal would occupy only a very small proportion of the panoramic view and would not become a dominant feature.
Magnitude of Visual Change – Year 1	Low	The completed dwelling would be perceived in association with the existing southern edge of Carlton. Existing vegetation, viewing distance and the limited scale of the proposal would restrict its visual influence within the wider landscape.
Magnitude of Visual Change – Year 15	Negligible	As the proposed structural planting matures, the development would become increasingly integrated with the existing vegetation and settlement edge, reducing its visual prominence to a barely perceptible level within the wider panorama.
Significance of Visual Effect – Construction	Minor Adverse	Although experienced by high sensitivity receptors, the limited magnitude of change and the proposal's relationship with the existing settlement edge would ensure that the overall effect on visual amenity remains minor.
Significance of Visual Effect – Year 1	Minor Adverse	The proposal would introduce a perceptible but localised change to the existing view without materially altering its overall composition or the appreciation of the surrounding agricultural landscape.
Significance of Visual Effect – Year 15	Negligible Adverse	Following the establishment of mitigation planting, the proposal would be largely assimilated into the existing settlement edge and would give rise to only a barely perceptible change to the view.
Viewpoint Summary		
This viewpoint illustrates the open agricultural landscape immediately south of Carlton, characterised by gently undulating arable farmland, mature hedgerows and scattered trees. The existing settlement edge forms a limited and well-vegetated component of the wider panorama, with the application site experienced as part of the existing village context rather than as an isolated element within the countryside.		
The proposed development would introduce a localised change to the existing view but would occupy only a small proportion of the overall panorama. At approximately 580m from the viewpoint, the proposal would be viewed against the backdrop of the existing settlement edge and would not interrupt important skyline features or materially alter the wider rural character of the landscape. Existing vegetation and the relatively limited scale of the proposal would further reduce its visual influence.		
Following the establishment of the proposed landscape planting, the development would become increasingly integrated with the existing vegetation surrounding the southern edge of Carlton, reducing its prominence within the view and resulting in a Negligible Adverse residual visual effect.		

Full Panorama

Direction of the Site



Camera location



View 3 From Leicestershire Round Public Right of Way

Location and Description

From Public Right of Way south of the site. Views are over open countryside and towards the existing settlement edge of Carlton

Distance from site:	0.22km
Approx elevation:	107.49m
Approx camera location:	52°38'22.10"N 1°25'3.01"W
Height of camera	Approx 1.6m
Camera used	Apple Iphone 17pro max 50mm equivalent
Location	Public Right of Way
Assessment Type	01
Date Taken :	18th July 2026
Time of Day	11.37
Weather	Dry, clear, with some high cloud

Site covered by 50mm lens



View 3 From Leicestershire Round Public Right of Way

Existing View

This viewpoint is taken from the Leicestershire Round Public Right of Way approximately **220m south** of the application site, looking north towards the southern edge of Carlton. The foreground comprises an arable field extending towards the settlement edge. The middle distance is characterised by the existing residential properties, mature hedgerows, garden vegetation and scattered trees that define the southern boundary of the village along Main Street. The appeal site is experienced within this established settlement edge rather than as an isolated feature within the surrounding countryside.

The application site lies in the direction indicated and is viewed in direct association with the existing residential development. Owing to the relatively close viewing distance, the site is more readily perceptible than from Views 1 and 2, although it remains visually contained within the existing built form and landscape framework.

Landscape Analysis

- **Landscape Character:** Predominantly agricultural landscape characteristic of the Barton Village Farmlands Landscape Character Area, comprising gently undulating arable farmland enclosed by mature hedgerows with scattered trees and woodland. The southern edge of Carlton forms a clearly defined settlement edge within the view.
- **Enclosure: Low.** The foreground is predominantly open, allowing uninterrupted views across the arable field towards the village. Existing hedgerows, trees and garden vegetation provide partial enclosure and soften the transition between the settlement and surrounding countryside.
- **Vegetation:** Mature native hedgerows, scattered hedgerow trees, garden planting and roadside vegetation form a strong landscape framework that softens the settlement edge and contributes significantly to the rural character of the view.
- **Built Form:** Existing residential development along the southern edge of Carlton is clearly visible and comprises detached dwellings set within generous plots interspersed with mature vegetation. The appeal site is perceived as part of this established settlement edge rather than as a separate feature within the countryside.
- **Visual Receptors:** Recreational users of the Leicestershire Round Public Right of Way, including walkers and dog walkers.
- **Sensitivity: High.**

Effect of Construction Activities

Construction activity would be clearly perceptible from this location owing to the relatively close viewing distance of approximately **220m**. Temporary construction plant, machinery and associated activity would introduce noticeable movement and change within the existing settlement edge. However, these effects would be temporary in nature and experienced in the context of the existing residential development. The magnitude of visual change would be **Medium**, resulting in a **Moderate Adverse** visual effect during construction.

Development at Completion

Following completion, the proposed dwelling would be experienced as an extension of the existing built form of Carlton rather than as an isolated feature within the surrounding countryside. Whilst the development would be readily perceptible from this viewpoint due to its proximity, it would remain visually associated with the established settlement edge. Existing and proposed vegetation would soften the appearance of the development and assist its integration into the surrounding landscape. The magnitude of visual change would be **Medium**, resulting in a **Moderate Adverse** visual effect.

Residual Effects

As the proposed structural planting matures and integrates with the existing vegetation surrounding the settlement edge, the visual influence of the development would reduce. The proposed dwelling would become increasingly assimilated within the established landscape framework, reinforcing the existing vegetated character of the village edge. The magnitude of visual change would reduce to **Low**, resulting in a **Minor Adverse** residual visual effect.

LVIA Commentary

This viewpoint provides one of the closest publicly accessible views of the appeal site from the Leicestershire Round Public Right of Way. Although the proposed dwelling would be readily perceptible at this location, it would be viewed in direct association with the existing southern edge of Carlton and would not appear as an isolated encroachment into the wider countryside. The development would reinforce the established settlement edge without materially altering the wider agricultural landscape or its key characteristics. As the proposed landscape planting establishes, the development would become progressively integrated with the existing vegetation, reducing its visual prominence and ensuring that the residual visual effect is limited to **Minor Adverse**.

View 3 From Leicestershire Round Public Right of Way

Assessment	Judgement	Reason
Visual Receptor Sensitivity	High	Recreational users of the Leicestershire Round Public Right of Way are primarily engaged in enjoying the surrounding landscape and therefore have a high susceptibility to changes in visual amenity.
Magnitude of Visual Change – Construction	Medium	Construction activity would be clearly perceptible at approximately 220m. The works would introduce noticeable movement and activity on the existing settlement edge, although the proposal would remain viewed in the context of existing residential development.
Magnitude of Visual Change – Year 1	Medium	The completed dwelling would represent a noticeable addition to the settlement edge owing to the relatively close viewing distance. However, it would be seen as part of the existing village frontage and would not appear isolated within the wider agricultural landscape. Existing boundary vegetation would provide some filtering.
Magnitude of Visual Change – Year 15	Low	As the proposed planting matures, the development would become increasingly integrated with the existing vegetation and settlement edge, reducing its prominence within the view.
Significance of Visual Effect – Construction	Moderate Adverse	Temporary construction activity would be clearly perceptible to high sensitivity receptors, resulting in a moderate adverse effect during the construction period.
Significance of Visual Effect – Year 1	Moderate Adverse	The proposal would introduce a noticeable but localised alteration to the existing view. Although apparent, it would remain visually associated with the existing settlement edge and would not fundamentally alter the character of the wider landscape.
Significance of Visual Effect – Year 15	Minor Adverse	Following the establishment of the proposed landscape mitigation, the development would become more effectively assimilated into the existing village edge, reducing the residual visual effect to minor adverse.

Viewpoint Summary

This viewpoint provides one of the closest publicly accessible views of the appeal site from the Leicestershire Round Public Right of Way. The site is experienced across an open arable field in the foreground, with the existing southern edge of Carlton forming the backdrop to the view. Mature trees, hedgerows and garden vegetation already soften the settlement edge and provide a degree of visual containment.

The proposed dwelling would introduce a noticeable addition to the existing built frontage and would be clearly perceptible from this location, particularly during the early years following construction. However, it would be viewed in direct association with the existing settlement and would reinforce the established village edge rather than appearing as an isolated feature extending into the countryside. The wider agricultural landscape would remain the dominant component of the view, and the proposal would not interrupt important skyline features or materially alter the appreciation of the surrounding landscape.

As the proposed structural planting matures, the development would become increasingly integrated with the existing vegetation along the settlement edge, reducing its visual prominence. **Overall, the proposal would result in a Moderate Adverse visual effect at Year 1, reducing to a Minor Adverse residual visual effect by Year 15 following the establishment of the proposed landscape mitigation.**

Full Panorama

The Site



Camera location



View 4 From Leicestershire Round Public Right of Way

Location and Description

From Public Right of Way directly east of the site.

Distance from site:	0.0km
Approx elevation:	110.72m
Approx camera location:	52°38'25.76"N 1°25'5.60"W
Height of camera	Approx 1.6m
Camera used	Apple Iphone 17pro max 50mm equivalent
Location	Public Right of Way
Assessment Type	01
Date Taken :	18th July 2026
Time of Day	11.40
Weather	Dry, clear, with some high cloud

Site covered by 50mm lens



View 4 From Leicestershire Round Public Right of Way

Existing View

This viewpoint is taken from the Public Right of Way immediately east of the application site, looking west towards the southern edge of Carlton. The foreground comprises rough grassland enclosed by hedgerows and boundary vegetation, with existing residential development forming the backdrop to the view. The appeal site occupies part of the open field between the Public Right of Way and the existing village edge.The proposed dwelling would be located approximately halfway across the field, where it would be experienced in direct association with the existing residential properties. The existing hedgerows and garden vegetation surrounding the village create a well-defined and vegetated settlement edge. There is also significant opportunity to reinforce this landscape framework through additional native tree and hedgerow planting along the western boundary of the Public Right of Way.

Landscape Analysis

- **Landscape Character:** Predominantly agricultural landscape characteristic of the Barton Village Farmlands Landscape Character Area, comprising pastoral grassland enclosed by mature hedgerows with the southern edge of Carlton forming a strong visual backdrop. Although rural in character, the immediate relationship with the village is readily apparent.
- **Enclosure: Medium.** The field is relatively open, although mature hedgerows bordering the Public Right of Way and vegetation associated with adjacent residential properties provide a moderate degree of enclosure and define the transition between the settlement and surrounding farmland.
- **Vegetation:** Mature native hedgerows, scrub and scattered trees provide a robust landscape framework around the site. Existing garden vegetation contributes to the well-vegetated settlement edge. The opportunity for additional native hedgerow and tree planting along the Public Right of Way would significantly strengthen this landscape structure.
- **Built Form:** Existing detached dwellings are clearly visible beyond the site and are set within generous plots containing mature trees and garden planting. The proposed dwelling would be viewed against this established built form and would be perceived as part of the existing settlement edge rather than as an isolated feature within the wider countryside.
- **Visual Receptors:** Recreational users of the Public Right of Way, including walkers and dog walkers, together with occasional local residents using the route.
- **Sensitivity: High.**

Effect of Construction Activities

Construction activity would be highly conspicuous from this location owing to the immediate proximity of the Public Right of Way. Plant, machinery, temporary compounds and construction operations would fundamentally alter the existing view across the open paddock, replacing a simple pastoral foreground with active construction works. Although temporary, these changes would be experienced by high sensitivity recreational receptors and would represent a **High magnitude of visual change**, resulting in a **Major Adverse** visual effect during the construction period.

Development at Completion

At completion, the proposed dwelling would occupy a prominent position within the existing paddock and would become a defining component of the foreground view. The proposal would fundamentally alter the present composition of the view by replacing part of the open grassland with built development. Whilst the dwelling would be viewed in association with the existing southern edge of Carlton and would not appear as isolated development within the wider countryside, the appreciation of the existing open character of the paddock would be substantially reduced. The magnitude of visual change would therefore be **High**, resulting in a **Major Adverse** visual effect.

Residual Effects

As the proposed native hedgerow and tree planting matures, together with the retention of the eastern paddock, the development would become progressively integrated with the existing vegetated settlement edge. The retained part of the paddock would preserve part of the site's existing open pastoral character adjacent to the Public Right of Way, whilst the new planting would soften and partially filter views of the proposed dwelling. Although the existing view would be permanently altered by the introduction of built development, the combined mitigation would maintain a stronger sense of openness than would otherwise be the case and reinforce the transition between the settlement edge and the surrounding countryside. The magnitude of visual change would reduce to **Medium**, resulting in a **Moderate Adverse** residual visual effect.

LVIA Commentary

This viewpoint represents the closest publicly accessible view of the appeal site and, consequently, the location from which the proposed development would give rise to the greatest visual effect. The existing view is characterised by an open paddock in the foreground, enclosed by mature hedgerows and experienced against the established southern edge of Carlton. The openness of the field contributes positively to the immediate rural setting and provides a visual transition between the settlement and the surrounding agricultural landscape.

The proposed development would fundamentally alter this view by introducing built form into the existing paddock, resulting in the loss of part of its existing open character. Whilst the dwelling would be experienced in direct association with the established village edge and would not appear as an isolated encroachment into the wider countryside, the appreciation of the existing open foreground would be substantially reduced. Consequently, the proposal would give rise to a **Major Adverse** visual effect at completion.

The proposed landscape strategy would, however, retain an area of paddock adjacent to the Public Right of Way, preserving part of the existing open character of the site. New native hedgerow and tree planting along the western edge of the retained paddock would strengthen the existing landscape framework, provide a softer transition between the development and the surrounding countryside, and progressively filter views of the proposed dwelling. Whilst the development would permanently alter the composition of the existing view, the retention of part of the paddock, combined with the establishment of the proposed planting, would maintain an appreciation of the site's existing pastoral character and reduce the visual prominence of the development over time. Accordingly, the residual visual effect would reduce to **Moderate Adverse** following the establishment of the proposed landscape mitigation.

View 4 From Leicestershire Round Public Right of Way		
Assessment	Judgement	Reason
Visual Receptor Sensitivity	High	Recreational users of the Public Right of Way are primarily engaged in appreciating the surrounding landscape and therefore have a high susceptibility to changes in visual amenity.
Magnitude of Visual Change – Construction	High	Construction activity would be highly conspicuous due to the immediate proximity of the viewpoint. Temporary works would fundamentally alter the existing view across the paddock, replacing the open pastoral foreground with construction activity, plant and machinery.
Magnitude of Visual Change – Year 1	High	The completed dwelling would occupy a prominent position within the existing paddock and would substantially alter the composition of the view. Whilst viewed in association with the existing settlement edge, the proposal would permanently replace part of the open pasture with built development, significantly reducing the appreciation of the existing open foreground.
Magnitude of Visual Change – Year 15	Medium	The retention of the eastern paddock, together with the establishment of new native hedgerow and tree planting along its western boundary, would soften and partially filter views of the development whilst retaining part of the site's existing pastoral character adjacent to the Public Right of Way. However, the permanent introduction of built form would remain evident and the original openness of the paddock would not be fully restored.
Significance of Visual Effect – Construction	Major Adverse	The combination of high sensitivity receptors and a high magnitude of temporary visual change would result in a major adverse visual effect during the construction period.
Significance of Visual Effect – Year 1	Major Adverse	The proposal would fundamentally alter the foreground of the view by replacing part of the existing paddock with built development. Although experienced as part of the existing village edge, the change would be substantial and clearly perceptible to recreational users of the Public Right of Way.
Significance of Visual Effect – Year 15	Moderate Adverse	The proposed mitigation would substantially reduce the prominence of the development through landscape integration and the retention of part of the existing paddock. Nevertheless, the permanent loss of part of the open field would remain evident, resulting in a moderate adverse residual visual effect.
Viewpoint Summary		
This viewpoint represents the closest view from a public right of way of the appeal site and consequently the location where the proposed development would have its greatest visual influence. The existing view is characterised by an open paddock enclosed by mature hedgerows and experienced against the established southern edge of Carlton. The paddock provides an attractive pastoral foreground that contributes positively to the rural setting and forms an important transition between the village and the surrounding agricultural landscape.		
The proposed development would fundamentally alter this view by introducing built form into the existing paddock, resulting in the permanent loss of part of its open pastoral character. Although the dwelling would be viewed in direct association with the established settlement edge and would not appear as an isolated encroachment into the wider countryside, the foreground composition of the view would be substantially changed and the appreciation of the existing open paddock would be reduced. Consequently, the proposal would give rise to a Major Adverse visual effect at completion.		
The proposed landscape strategy would, however, retain an area of paddock adjacent to the Public Right of Way, preserving part of the site's existing pastoral character and maintaining a degree of openness between the development and the route. New native hedgerow and tree planting along the western edge of the retained paddock would reinforce the existing landscape framework, soften views of the proposed dwelling and provide a more gradual transition between the settlement edge and the surrounding countryside. Whilst these measures would not fully offset the permanent loss of part of the paddock, they would significantly reduce the prominence of the development over time and maintain an appreciation of the site's pastoral setting. Overall, the proposal would result in a Major Adverse visual effect at Year 1, reducing to a Moderate Adverse residual visual effect following the establishment of the proposed landscape mitigation.		

Full Panorama



The Site beyond hedge

Camera location



View 5 From Main Street, Carlton approaching site from the east

Location and Description

From public highway. View is a mixture of views across countryside and residential dwellings in a mature landscape setting.

Distance from site:	0.06km
Approx elevation:	110.25m
Approx camera location:	52°38'26.80"N 1°25'5.65"W
Height of camera	Approx 1.6m
Camera used	Apple Iphone 17pro max 50mm equivalent
Location	Public Right of Way
Assessment Type	01
Date Taken :	18th July 2026
Time of Day	11.42
Weather	Dry, clear, with some high cloud

Site covered by 50mm lens



View 5 From Main Street, Carlton

Existing View

This viewpoint is taken from Main Street approximately 60m east of the application site, looking west towards the northern boundary of the site. The foreground comprises the public highway, roadside verge and mature native hedgerow defining the site frontage. Beyond the hedgerow, glimpsed views are available across the existing paddock towards the wider countryside, whilst existing residential properties define the eastern southern of the village.

The application site is largely screened by the existing roadside hedgerow, with only intermittent views available into the field beyond. The site is therefore experienced as part of a vegetated village edge where mature boundary vegetation forms a strong and characteristic feature of the streetscene.

Landscape Analysis

- **Landscape Character:** Transitional landscape between the built form of Carlton and the surrounding agricultural countryside. The existing roadside hedgerow is a defining characteristic of the village edge and contributes positively to the rural approach into the settlement.
- **Enclosure: High.** Mature roadside hedgerows create a strong sense of enclosure along Main Street, partially limiting views into the application site and reinforcing the vegetated character of the village edge.
- **Vegetation:** Mature native hedgerows dominate the foreground and provide an attractive green frontage to the site. Existing trees and garden planting associated with neighbouring residential properties contribute to the verdant character of this part of Main Street.
- **Built Form:** Existing detached dwellings are visible to the northern edge of Main Street, and form an established village frontage. The application site is experienced between the existing residential properties and the open countryside beyond, although views into the site are partially filtered by the roadside hedgerow.
- **Visual Receptors:** Users of Main Street, including pedestrians, cyclists and motorists approaching the village.
- **Sensitivity: Medium.** Whilst pedestrians are relatively sensitive to changes in visual amenity, motorists experience transient views. Taking account of the mixed receptor group, an overall medium sensitivity is considered appropriate.

Effect of Construction Activities

Construction activity would be partially visible through gaps above and within the existing roadside hedgerow. The mature hedge would continue to provide partial visual screening, limiting the extent of construction activity visible from Main Street. Temporary effects would therefore be localised and filtered by existing vegetation. The magnitude of visual change would be **Low**, resulting in a **Minor Adverse** visual effect during construction.

Development at Completion

Following completion, the proposed dwelling would remain largely screened by the retained roadside hedgerow and proposed landscape planting. The creation of the new access would necessitate the removal of a short section of the existing hedgerow, introducing a localised opening within the frontage. Nevertheless, the majority of the hedgerow would be retained and would continue to define the streetscene, with only limited views of the proposed dwelling available beyond the new access. The proposal would remain visually associated with the existing village edge and would not materially alter the overall character of Main Street. The magnitude of visual change would be Low, resulting in a Minor Adverse visual effect.

Residual Effects

As the proposed native hedgerow and tree planting establishes, together with the retention and enhancement of the existing roadside vegetation, the development would become further integrated within the established landscape framework. Additional planting would reinforce the verdant character of the village edge and further filter views of the proposed dwelling. The magnitude of visual change would reduce to **Negligible**, resulting in a **Negligible Adverse** residual visual effect.

LVIA Commentary

This viewpoint represents the approach to the appeal site from the east along Main Street, where the existing roadside hedgerow forms a strong and characteristic feature of the village edge. The mature hedgerow partially restricts views into the site, allowing only intermittent glimpses of the existing paddock beyond. Consequently, the site is experienced as part of a well-vegetated settlement edge rather than as an open or exposed parcel of countryside.

The proposed development would require the removal of a short section of the existing roadside hedgerow to facilitate the new vehicular access. This would locally increase views into the site and introduce a noticeable change to the existing frontage. However, the majority of the existing hedgerow would be retained, preserving the established vegetated character of Main Street and continuing to provide effective screening of the proposed dwelling. The development would be experienced in association with the existing residential properties and would not appear as an isolated encroachment into the surrounding countryside.

The proposed landscape strategy includes the reinforcement of the retained hedgerow together with new native hedgerow and tree planting, restoring the continuity of the landscape framework and strengthening the transition between the settlement edge and the surrounding countryside. Whilst the creation of the access would result in the permanent loss of a limited section of the existing hedgerow, this would be offset by the long-term enhancement of the site's landscape structure and the retention of the majority of the existing boundary vegetation. As the proposed planting establishes, the development would become progressively assimilated into the existing settlement edge, reducing its visual prominence from Main Street. Consequently, the proposal would give rise to a **Minor Adverse** visual effect at completion, reducing to **Negligible Adverse** following the establishment of the proposed landscape mitigation.

View 5 From Main Street, Carlton		
Assessment	Judgement	Reason
Visual Receptor Sensitivity medium sensitivity.	Medium	The viewpoint is experienced by a combination of pedestrians, cyclists and motorists. Whilst pedestrians are relatively sensitive, most views are transient, resulting in an overall
Magnitude of Visual Change – Construction	Low	Construction activity would be partially visible through the proposed access opening and above the retained roadside hedgerow. Although the creation of the new access would temporarily increase visibility into the site, the majority of the frontage hedgerow would remain, limiting the over all magnitude of visual change.
Magnitude of Visual Change – Year 1	Low	The proposed access would introduce a permanent opening within the existing roadside hedgerow, allowing greater views into the site than currently exist. However, the majority of the hedgerow would be retained and the proposed dwelling would continue to be viewed within the context of the existing settlement edge. The proposal would alter, but not fundamentally change, the character of the village approach.
Magnitude of Visual Change – Year 15	Negligible	Reinforcement of the retained hedgerow together with new native hedgerow and tree planting would strengthen the existing landscape framework and progressively reduce views of the proposed dwelling. Whilst the access opening would remain, the development would become increasingly assimilated into the vegetated settlement edge.
Significance of Visual Effect – Construction	Minor Adverse	Medium sensitivity receptors combined with a low magnitude of temporary visual change would result in a minor adverse visual effect during construction.
Significance of Visual Effect – Year 1	Minor Adverse	Although the proposed access would create a noticeable change to the existing frontage, the retention of the majority of the roadside hedgerow and the association of the development with the existing village edge would ensure that the overall visual effect remains minor adverse.
Significance of Visual Effect – Year 15	Negligible Adverse	The establishment of the proposed landscape mitigation would substantially reduce the visual prominence of the development and reinforce the vegetated character of the village approach, resulting in a negligible adverse residual visual effect.
Viewpoint Summary This viewpoint represents the approach to the appeal site from the east along Main Street, where the existing roadside hedgerow forms a defining feature of the village edge and substantially restricts views into the site. The proposed development would require the removal of a short section of the hedgerow to facilitate the new vehicular access, creating a localised opening within the frontage and increasing views into the site from this location. Although the creation of the access would result in a permanent alteration to the existing roadside vegetation, the majority of the mature hedgerow would be retained, preserving the established verdant character of Main Street and continuing to provide effective screening of the proposed dwelling. The development would remain visually associated with the existing residential properties and would not appear as an isolated encroachment into the surrounding countryside. The proposed landscape strategy includes the reinforcement of the retained hedgerow together with new native hedgerow and tree planting, strengthening the existing landscape framework and restoring the transition between the settlement edge and the surrounding countryside. As the proposed planting matures, the development would become progressively assimilated into the established village edge, reducing its visual prominence whilst maintaining the characteristic vegetated approach to Carlton. Overall, the proposal would result in a Minor Adverse visual effect at Year 1, reducing to a Negligible Adverse residual visual effect following the establishment of the proposed landscape mitigation.		

Full Panorama

The Site beyond hedge



Camera location



View 6 From Congerstone Lane, west of the site

Location and Description

From public highway approaching village from the west. View is a mixture of views across countryside and residential dwellings in a mature landscape setting.

Distance from site:	0.11km
Approx elevation:	106.94m
Approx camera location:	52°38'24.07"N 1°25'10.05"W
Height of camera	Approx 1.6m
Camera used	Apple Iphone 17pro max 50mm equivalent
Location	Public Right of Way
Assessment Type	01
Date Taken :	18th July 2026
Time of Day	11.44
Weather	Dry, clear, with some high cloud

Site covered by 50mm lens



View 6 From Congerstone Lane, west of the site

Existing View

This viewpoint is taken from Congerstone Lane approximately **110m west** of the application site, looking east towards the western approach to Carlton. The foreground comprises the public highway bordered by mature native hedgerows, rough grassland and roadside vegetation. Beyond the roadside vegetation, intermittent views are available across the northern part of the application site towards the existing residential properties that define the western edge of Carlton.

The application site is experienced as part of the existing settlement edge, with mature hedgerows and roadside vegetation forming a well-defined transition between the village and the surrounding agricultural landscape. The existing boundary vegetation restricts direct views into the site, allowing only filtered glimpses of the paddock beyond.

Landscape Analysis

- **Landscape Character:** Transitional village-edge landscape where mature roadside hedgerows, pasture and existing residential development combine to create a well-defined rural approach into Carlton.
- **Enclosure: Medium.** Although the road corridor is relatively open, mature roadside hedgerows and vegetation provide substantial enclosure and filter views towards the application site.
- **Vegetation:** Mature native hedgerows, roadside scrub and scattered trees dominate the foreground and provide a strong landscape framework. Existing garden planting associated with adjacent residential properties reinforces the well-vegetated character of the settlement edge.
- **Built Form:** Existing detached dwellings form the western edge of Carlton and are experienced as a dispersed settlement frontage set within mature landscape planting. The application site is viewed in association with this established built form.
- **Visual Receptors:** Users of Congerstone Lane, including pedestrians, cyclists and motorists approaching Carlton from the west.
- **Sensitivity: Medium.**

Effect of Construction Activities

Construction activity would be partially visible above and through gaps within the existing roadside hedgerow and vegetation. The removal of a section of frontage hedgerow to create the new access would locally increase visibility during construction. However, the retained vegetation would continue to provide substantial screening, limiting the extent of temporary visual effects. The magnitude of visual change would be **Low**, resulting in a **Minor Adverse** visual effect during construction.

Development at Completion

Following completion, the proposed dwelling would be experienced within the context of the existing western edge of Carlton. The new access would introduce a localised break within the roadside hedgerow, allowing more direct views into the site than currently exist. Nevertheless, the majority of the existing boundary vegetation would be retained and the proposed dwelling would remain partially filtered by the established landscape framework. The proposal would be perceived as part of the existing settlement rather than an isolated feature within the surrounding countryside. The magnitude of visual change would be **Low**, resulting in a **Minor Adverse** visual effect.

Residual Effects

As the proposed native hedgerow and tree planting matures, together with reinforcement of the retained boundary vegetation, the development would become progressively assimilated into the existing landscape framework. The strengthened planting would soften views of the proposed dwelling and reinforce the verdant character of the village approach. Although the access opening would remain evident, the visual prominence of the development would reduce over time. The magnitude of visual change would reduce to **Negligible**, resulting in a **Negligible Adverse** residual visual effect.

LVIA Commentary

This viewpoint represents the approach to the appeal site from the east along Main Street, where the existing roadside hedgerow forms a strong and characteristic feature of the village edge. The mature hedgerow partially restricts views into the site, allowing only intermittent glimpses of the existing paddock beyond. Consequently, the site is experienced as part of a well-vegetated settlement edge rather than as an open or exposed parcel of countryside.

The proposed development would require the removal of a short section of the existing roadside hedgerow to facilitate the new vehicular access. This would locally increase views into the site and introduce a noticeable change to the existing frontage. However, the majority of the existing hedgerow would be retained, preserving the established vegetated character of Main Street and continuing to provide effective screening of the proposed dwelling. The development would be experienced in association with the existing residential properties and would not appear as an isolated encroachment into the surrounding countryside.

The proposed landscape strategy includes the reinforcement of the retained hedgerow together with new native hedgerow and tree planting, restoring the continuity of the landscape framework and strengthening the transition between the settlement edge and the surrounding countryside. Whilst the creation of the access would result in the permanent loss of a limited section of the existing hedgerow, this would be offset by the long-term enhancement of the site's landscape structure and the retention of the majority of the existing boundary vegetation. As the proposed planting establishes, the development would become progressively assimilated into the existing settlement edge, reducing its visual prominence from Main Street. Consequently, the proposal would give rise to a **Minor Adverse** visual effect at completion, reducing to **Negligible Adverse** following the establishment of the proposed landscape mitigation.

View 6 From Congerstone Lane, west of the site		
Assessment	Judgement	Reason
Visual Receptor Sensitivity	Medium	The viewpoint is experienced by pedestrians, cyclists and motorists approaching Carlton. Whilst pedestrians are more sensitive to visual change, the majority of views are transient, resulting in an overall medium sensitivity.
Magnitude of Visual Change – Construction	Low	Construction activity would be filtered by retained roadside hedgerows and vegetation. Temporary visibility would increase locally where the new access is formed, but the majority of the landscape framework would remain intact.
Magnitude of Visual Change – Year 1	Low	The proposed dwelling would be viewed in association with the existing settlement edge and remain partially screened by retained vegetation. The new access would introduce a localised opening within the frontage but would not fundamentally alter the character of the village approach.
Magnitude of Visual Change – Year 15	Negligible	Reinforcement of the retained hedgerow together with additional native planting would further integrate the development into the existing land scape framework, substantially reducing its visual prominence.
Significance of Visual Effect – Construction	Minor Adverse	Medium sensitivity receptors combined with a low magnitude of temporary visual change would result in a minor adverse visual effect.
Significance of Visual Effect – Year 1	Minor Adverse	Although the proposal would introduce a noticeable localised change through the new access and development beyond, it would remain visually contained within the existing village edge and the overall effect would remain minor adverse.
Significance of Visual Effect – Year 15	Negligible Adverse	As mitigation establishes, the proposal would become increasingly integrated into the existing vegetated settlement edge, reducing the residual visual effect to negligible adverse.
Viewpoint Summary		
This viewpoint illustrates the western approach to Carlton, where mature roadside hedgerows and vegetation create a strong landscape framework that defines the transition between the surrounding countryside and the village. Although the application site lies beyond the roadside vegetation, existing boundary planting substantially filters views into the site and contributes positively to the verdant character of the settlement edge.		
The proposed development would require the removal of a limited section of roadside hedgerow to facilitate the new vehicular access, creating a localised opening within the existing frontage. However, the majority of the mature hedgerow would be retained, preserving the established landscape structure and continuing to provide effective screening of the proposed dwelling. The development would be experienced in direct association with the existing residential properties and would reinforce the existing settlement edge rather than appearing as an isolated encroachment into the surrounding countryside.		
The proposed landscape strategy would strengthen the retained boundary vegetation through additional native hedgerow and tree planting, improving the visual transition between the village and the wider countryside. As this planting matures, the development would become progressively assimilated into the existing landscape framework and its visual prominence would reduce further. Consequently, the proposal would give rise to a Minor Adverse visual effect at completion, reducing to Negligible Adverse following the establishment of the proposed landscape mitigation.		

Full Panorama



Camera location



View 7 From Public Right of Way southwest of the site

Location and Description

From public right of way. View is predominantly agricultural with glimpse of dwellings along the southern edge of Carlton.

Distance from site:	0.43km
Approx elevation:	99.92m
Approx camera location:	52°38'11.79"N 1°25'10.21"W
Height of camera	Approx 1.6m
Camera used	Apple Iphone 17pro max 50mm equivalent
Location	Public Right of Way
Assessment Type	01
Date Taken :	18th July 2026
Time of Day	11.53
Weather	Dry, clear, with some high cloud

Site covered by 50mm lens



View 7 From Public Right of Way southwest of the site

Existing View

This viewpoint is taken from the Public Right of Way approximately **430m southwest** of the application site, looking northeast towards the southern edge of Carlton. The foreground and middle distance comprise extensive pastoral and arable farmland enclosed by mature hedgerows, with scattered trees and woodland creating a strong landscape framework. Existing residential development is visible in the distance, forming the established southern edge of Carlton.

The application site lies within the direction indicated and is experienced in the context of the existing settlement edge. Owing to the viewing distance and the intervening vegetation, the site is not readily distinguishable from the wider settlement and forms only a very limited component of the overall panorama.

Landscape Analysis

- **Landscape Character:** Predominantly agricultural landscape characteristic of the Barton Village Farmlands Landscape Character Area, comprising open pasture and arable farmland enclosed by mature hedgerows with scattered trees and woodland. The settlement edge of Carlton forms a distant backdrop to the view.
- **Enclosure: Low.** The landscape is predominantly open, allowing expansive views across the surrounding farmland. Mature hedgerows and woodland provide localised enclosure whilst defining the agricultural field pattern.
- **Vegetation:** Mature native hedgerows, scattered hedgerow trees, woodland blocks and field boundary vegetation create a strong and well-established landscape framework, contributing significantly to the rural character of the view.
- **Built Form:** Existing residential development at Carlton forms a small and distant component of the wider panorama. Built form is softened by mature garden vegetation and does not dominate the surrounding agricultural landscape. The application site is experienced within this established settlement edge.
- **Visual Receptors:** Recreational users of the Public Right of Way, including walkers and dog walkers.
- **Sensitivity: High.**

Effect of Construction Activities

Construction activity would be perceptible from this viewpoint but viewed at a distance of approximately **430m** and against the backdrop of the existing settlement edge. Temporary activity would occupy only a very small proportion of the available panorama and would not interrupt the wider appreciation of the surrounding agricultural landscape. The magnitude of visual change would be **Low**, resulting in a **Minor Adverse** visual effect during construction.

Development at Completion

Following completion, the proposed dwelling would be perceived in association with the existing built form of Carlton rather than as an isolated feature within the countryside. Due to the viewing distance, the limited scale of the proposal and the filtering influence of existing vegetation, the development would remain a small component of the overall panorama. The proposal would not materially alter the appreciation of the wider agricultural landscape or the established settlement pattern. The magnitude of visual change would remain **Low**, resulting in a **Minor Adverse** visual effect.

Residual Effects

As the proposed structural planting matures and integrates with the existing vegetation surrounding the settlement edge, the visual influence of the development would reduce further. The proposal would become increasingly assimilated into the existing landscape framework, resulting in a **Negligible** magnitude of visual change and a **Negligible Adverse** residual visual effect.

LVIA Commentary

This viewpoint illustrates the appeal site within its wider landscape setting, where expansive views across the agricultural landscape dominate the visual experience and the southern edge of Carlton forms only a limited component of the overall panorama. The application site is experienced as part of the existing settlement edge rather than as a separate or isolated feature within the surrounding countryside.

The proposed dwelling would introduce a small addition to the existing built form of Carlton but would remain visually associated with the established village edge. Owing to the viewing distance, the limited scale of the proposal and the strong landscape framework provided by mature hedgerows, woodland and existing garden vegetation, the development would not materially alter the wider landscape character or the appreciation of the surrounding agricultural setting.

As the proposed native hedgerow and tree planting establishes, the development would become progressively integrated into the existing vegetated settlement edge, further reducing its visual prominence. Consequently, the proposal would give rise to a **Minor Adverse** visual effect at completion, reducing to **Negligible Adverse** following the establishment of the proposed landscape mitigation.

View 7 From Public Right of Way southwest of the site

Assessment	Judgement	Reason
Visual Receptor Sensitivity bility	High	Recreational users of the Public Right of Way are primarily engaged in appreciating the surrounding landscape and therefore have a high suscepti- to changes in visual amenity.
Magnitude of Visual Change – Construction	Low	Construction activity would be visible but viewed at approximately 430m and against the backdrop of the existing settlement edge. Temporary ac- tivity would occupy only a very small proportion of the available panorama.
Magnitude of Visual Change – Year 1	Low	The completed dwelling would be viewed in association with the existing village edge. Distance, intervening vegetation and the relatively limited scale of the proposal would ensure that it remained a minor component of the wider view.
Magnitude of Visual Change – Year 15	Negligible	As the proposed planting matures, the development would become increasingly integrated with the existing vegetation surrounding the settlement edge, reducing its visual prominence to a barely perceptible level.
Significance of Visual Effect – Construction	Minor Adverse	Although experienced by high sensitivity receptors, the limited magnitude of temporary visual change would result in a minor adverse visual effect.
Significance of Visual Effect – Year 1 tion of the surrounding agricultural landscape.	Minor Adverse	The proposal would introduce a perceptible but localised alteration to the distant settlement edge without materially affecting the wider apprecia-
Significance of Visual Effect – Year 15	Negligible Adverse	Following the establishment of the proposed landscape mitigation, the proposal would be largely assimilated into the existing settlement edge, re- sulting in only a barely perceptible residual visual effect.

Viewpoint Summary

This viewpoint illustrates the appeal site within its wider landscape setting, where expansive views across the agricultural landscape dominate the visual experience and the southern edge of Carlton forms only a limited component of the overall panorama. The application site is experienced as part of the existing settlement edge rather than as a separate or isolated feature within the surrounding countryside.

The proposed dwelling would introduce a small addition to the existing built form of Carlton but would remain visually associated with the established village edge. Owing to the viewing distance, the limited scale of the proposal and the strong landscape framework provided by mature hedgerows, woodland and existing garden vegetation, the development would not materially alter the wider landscape character or the appreciation of the surrounding agricultural setting.

As the proposed native hedgerow and tree planting establishes, the development would become progressively integrated into the existing vegetated settlement edge, further reducing its visual prominence. Consequently, the proposal would give rise to a **Minor Adverse** visual effect at completion, reducing to **Negligible Adverse** following the establishment of the proposed landscape mitigation.

Full Panorama

The Site



Camera location



View 8 From Public Right of Way east of the site

Location and Description

From public right of way. View is predominantly agricultural with glimpse of dwellings along the southern edge of Carlton.

Distance from site:	0.25km
Approx elevation:	114.20
Approx camera location:	52°38'25.64"N 1°24'54.64"W
Height of camera	Approx 1.6m
Camera used	Apple Iphone 17pro max 50mm equivalent
Location	Public Right of Way
Assessment Type	01
Date Taken :	18th July 2026
Time of Day	12.511
Weather	Dry, clear, with some high cloud

Site covered by 50mm lens



View 8 From Public Right of Way east of the site

Existing View

This viewpoint is taken from the Public Right of Way approximately **230m east** of the application site, looking west towards the southern edge of Carlton. The foreground comprises an open pasture enclosed by post-and-wire fencing and mature hedgerows, with scattered trees and established boundary vegetation providing structure to the landscape. Existing residential development forms the southern edge of Carlton and is experienced as a well-vegetated settlement edge beyond the application site.

The appeal site lies within the direction indicated and is viewed in direct association with the existing village edge. Although the site is clearly identifiable, it forms only one component of a wider agricultural landscape where mature hedgerows and trees remain the dominant landscape features.

Landscape Analysis

- **Landscape Character:** Predominantly agricultural landscape characteristic of the Barton Village Farmlands Landscape Character Area, comprising open pasture enclosed by mature hedgerows with scattered trees and established woodland. The existing settlement edge of Carlton forms a contained backdrop to the view.
- **Enclosure: Low.** The foreground is open, allowing extensive views across the pasture towards Carlton. Mature hedgerows and scattered trees define the field pattern whilst providing localised enclosure.
- **Vegetation:** Mature native hedgerows, scattered hedgerow trees and established woodland create a robust landscape framework. Existing garden vegetation associated with the settlement edge softens the appearance of the built form and contributes to the transition between the village and surrounding countryside.
- **Built Form:** Existing residential development forms a well-defined but softened settlement edge. Buildings are interspersed with mature trees and garden planting and do not dominate the wider agricultural landscape. The application site is perceived as part of this established settlement edge.
- **Visual Receptors:** Recreational users of the Public Right of Way, including walkers and dog walkers.
- **Sensitivity: High.**

Effect of Construction Activities

Construction activity would be perceptible from this viewpoint but viewed at a distance of approximately **430m** and against the backdrop of the existing settlement edge. Temporary activity would occupy only a very small proportion of the available panorama and would not interrupt the wider appreciation of the surrounding agricultural landscape. The magnitude of visual change would be **Low**, resulting in a **Minor Adverse** visual effect during construction.

Development at Completion

Following completion, the proposed dwelling would be experienced in direct association with the existing southern edge of Carlton. Existing boundary hedgerows and vegetation would continue to filter views of the development, with visibility largely limited to the upper storey and roofscape from this location. Whilst the proposal would introduce a noticeable localised change to the existing settlement edge, it would remain visually contained within the established built form and would not materially alter the appreciation of the wider agricultural landscape. The magnitude of visual change would be **Low**, resulting in a **Minor Adverse** visual effect.

Residual Effects

As the proposed native hedgerow and tree planting matures and integrates with the retained boundary vegetation, views of the proposed dwelling would become increasingly filtered and assimilated into the existing vegetated settlement edge. The strengthened landscape framework would soften the appearance of the development and further reduce its visual prominence, leaving only intermittent views of the upper parts of the dwelling. The wider agricultural landscape and existing settlement pattern would continue to dominate the view. The magnitude of visual change would reduce to **Negligible**, resulting in a **Negligible Adverse** residual visual effect.

LVIA Commentary

This viewpoint illustrates the appeal site within the wider agricultural landscape to the east of Carlton, where open pasture, mature hedgerows and scattered trees define the prevailing landscape character. The application site is experienced against the backdrop of the existing village edge and is substantially screened by established boundary vegetation.

During construction, temporary activity and the upper parts of the building under construction would be visible above the existing hedgerows, especially in winter. However, much of the site would remain filtered by retained vegetation and the works would be viewed in the context of the established settlement edge.

Following completion, the proposed dwelling would remain partially screened by the retained hedgerow and existing trees, with views principally limited to the roofscape and upper storey from this location. The proposal would be perceived as a modest extension of the existing village edge rather than as an isolated feature within the surrounding countryside, and the wider agricultural landscape would remain the dominant component of the view.

The proposed landscape strategy, including the retention and reinforcement of existing boundary vegetation together with additional native hedgerow and tree planting, would further strengthen the landscape framework surrounding the site. As this planting matures, the development would become progressively assimilated into the existing vegetated settlement edge, reducing its visual prominence. Consequently, the proposal would give rise to a **Minor Adverse** visual effect at completion, reducing to **Negligible Adverse** following the establishment of the proposed landscape mitigation.

View 8 From Public Right of Way east of the site		
Assessment	Judgement	Reason
Visual Receptor Sensitivity	High	Recreational users of the Public Right of Way are primarily engaged in appreciating the surrounding landscape and therefore have a high susceptibility to changes in visual amenity.
Magnitude of Visual Change – Construction	Low	Construction activity would be partially filtered by the existing hedgerows and vegetation surrounding the site. Whilst cranes, plant and the upper parts of the building under construction would be visible, much of the activity would remain screened and would be experienced against the existing settlement edge.
Magnitude of Visual Change – Year 1	Low	The completed dwelling would be partially screened by existing boundary vegetation, with views principally limited to the upper storey and roofline above the hedgerow. The proposal would be experienced in direct association with the existing settlement edge and would not materially alter the wider agricultural panorama.
Magnitude of Visual Change – Year 15	Negligible	As the proposed native hedgerow and tree planting matures, together with the retention of existing vegetation, views of the development would become increasingly filtered and assimilated into the existing settlement edge, leaving only a barely perceptible change within the wider landscape.
Significance of Visual Effect – Construction	Minor Adverse	High sensitivity receptors combined with a low magnitude of temporary visual change would result in a minor adverse effect.
Significance of Visual Effect – Year 1	Minor Adverse	Although the upper parts of the proposed dwelling would remain visible above the retained vegetation, the proposal would be experienced as a modest addition to the existing village edge rather than a prominent new feature within the wider countryside.
Significance of Visual Effect – Year 15	Negligible Adverse	The establishment of the proposed landscape mitigation would further integrate the development with the existing settlement edge, substantially reducing its visual prominence.
Viewpoint Summary		
This viewpoint illustrates the appeal site within the wider agricultural landscape to the east of Carlton, where open pasture, mature hedgerows and scattered trees define the prevailing rural character. The application site is experienced in the context of the existing southern edge of the village and is partially filtered by established boundary vegetation, with the settlement already forming a noticeable component of the view.		
During construction, temporary activity and the upper parts of the building would be visible above the retained hedgerows, although much of the site would remain screened by the existing landscape framework. Following completion, the proposed dwelling would be viewed principally through filtered views of the upper storey and roofscape, with the lower parts of the development largely contained by the retained boundary vegetation. The proposal would be perceived as a modest addition to the established settlement edge rather than as an isolated feature within the surrounding countryside and would not materially alter the wider appreciation of the agricultural landscape.		
The proposed landscape strategy, including the retention and reinforcement of the existing hedgerows together with additional native hedgerow and tree planting, would further strengthen the vegetated settlement edge and progressively reduce the visibility of the development. As the proposed planting matures, the dwelling would become increasingly integrated within the existing landscape framework, leaving only limited filtered views from this location. Overall, the proposal would result in a Minor Adverse visual effect at Year 1, reducing to a Negligible Adverse residual visual effect following the establishment of the proposed landscape mitigation.		