



Barton Road, Barlestorne
Landscape and Visual Impact Assessment

Appendix 2
Visual Assessment Viewpoints

Project:

Barton Road, Barlestorne

Client:

MyPad

Job No:

25.1929

Report No:

25.1929.R1



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DOCUMENT CHECKING

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Issue	Date	Status	Revision
1	03.06.25	Draft	

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View 1 From A47 Hinckley Road

Direction of Site Existing edge of settlement



Effect of Development:

Views of the development will not be possible from this public right of way due to intervening topography and vegetation.

Construction Effects

There will be no visual impact during the construction phase

Residual Effects

There will be no visual impact in the long term.



Sensitivity of receptor: Low
Magnitude of Change:
At Year 1: Not applicable
At Year 15: Not applicable
Significance of Effect:
At Year 1: Not Applicable
At Year 15: Not applicable

Date Taken : 15th May 2025
Distance to site: 0.46km
Approx elevation: 130m
Approx location: 52°38'34"N
1°22'55"W

Project: Barton Road, Barlestorne
Client: MyPad
Dwn: cjn Date 03.06.25

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View 2 From Bosworth Road south of the site



Effect of Development:

Views of the development will not be possible from this public right of way due to intervening topography and vegetation.

Construction Effects

There will be no visual impact during the construction phase

Residual Effects

There will be no visual impact in the long term.



Sensitivity of receptor: Low
Magnitude of Change:
At Year 1: Not applicable
At Year 15: Not applicable
Significance of Effect:
At Year 1: Not Applicable
At Year 15: Not applicable

Date Taken : 15th May 2025
Distance to site: 0.68km
Approx elevation: 125m
Approx location: 52°38'28"N
1°22'42"W

Project: Barton Road, Barlestoke
Client: MyPad
Dwn: cjn Date 03.06.25

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View 3 From Public Right of Way S40/1 southeast of the site



Effect of Development:

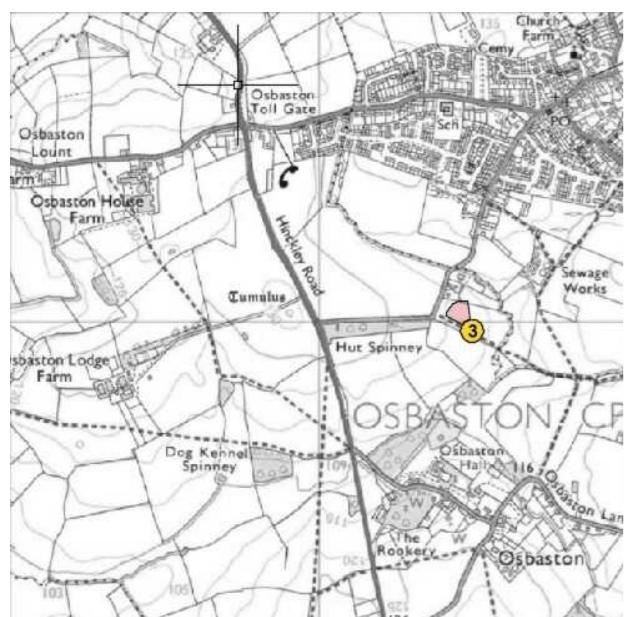
Views of the development will not be possible from this public right of way due to intervening topography and vegetation.

Construction Effects

There will be no visual impact during the construction phase

Residual Effects

There will be no visual impact in the long term.



Sensitivity of receptor: Medium

Magnitude of Change:

At Year 1: Not applicable

At Year 15: Not applicable

Significance of Effect:

At Year 1: Not Applicable

At Year 15: Not applicable

Date Taken : 15th May 2025

Distance to site: 0.85km

Approx elevation: 117m

Approx location: 52°38'27"N 1°22'25"W

Project: Barton Road, Barlestone

Client: MyPad

Dwn: cjn Date 03.06.25

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View 4 From Bosworth Road, southeast of the site

Effect of Development:

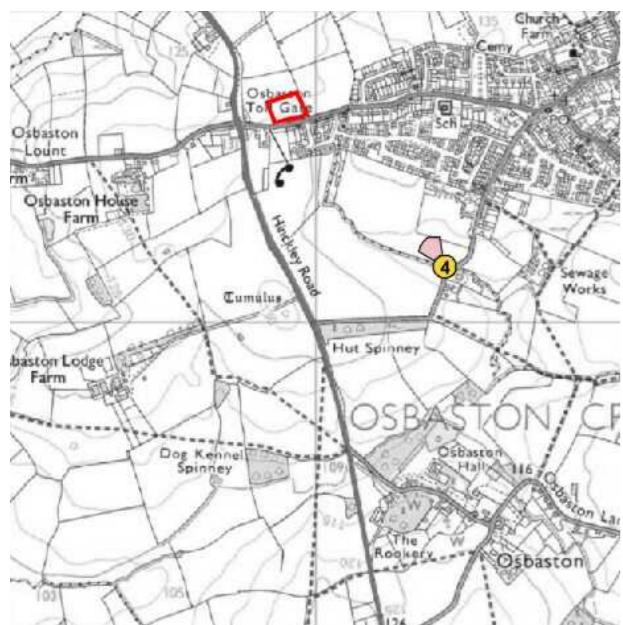
Views of the development will not be possible from this public right of way due to intervening topography and vegetation.

Construction Effects

There will be no visual impact during the construction phase

Residual Effects

There will be no visual impact in the long term.



Sensitivity of receptor: Medium

Date Taken : 15th May 2025

Magnitude of Change:

Distance to site: 0.66km

At Year 1: Not applicable

Approx elevation: 117m

At Year 15:Not applicable

Approx location: 52°38'33"N 1°22'28"W

Significance of Effect:

At Year 1: Not Applicable

At Year 15:Not applicable

Project: Barton Road, Barlestorne

Client: MyPad

Dwn: cjn Date 03.06.25

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Landscape Architects

Landscape Architecture Landscape & Visual Assessment
Arboriculture Ecology



View 5 From Bosworth Road, northeast of the site

Effect of Development:

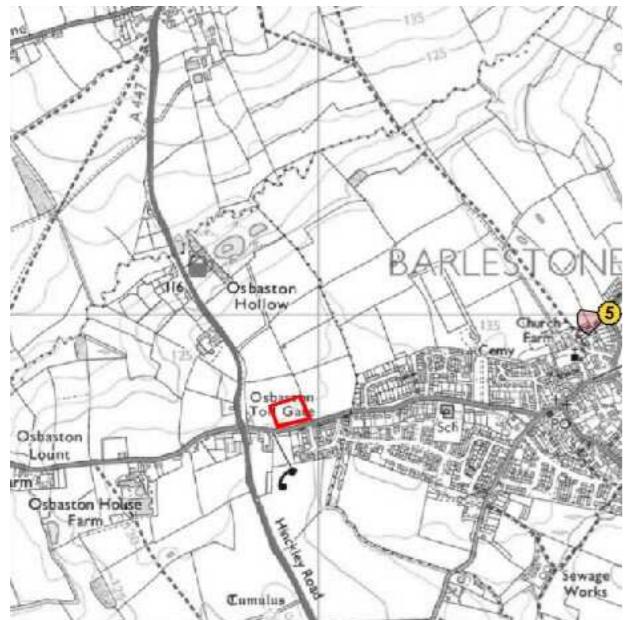
Views of the development will not be possible from this public right of way due to intervening topography and vegetation.

Construction Effects

There will be no visual impact during the construction phase

Residual Effects

There will be no visual impact in the long term.



Sensitivity of receptor: Medium

Date Taken : 15th May 2025

Magnitude of Change:

Approx Distance to site: 1.00km

At Year 1: Not applicable

Approx Elevation: 137m

At Year 15:Not applicable

Approx Location: 52°39'00"N 1°21'59"W

Significance of Effect:

At Year 1: Not Applicable

At Year 15:Not applicable

Project: Barton Road, Barlestorne

Client: MyPad

Dwn: cjn Date 03.06.25

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View 6 From Bosworth Road, northeast of the site

Effect of Development:

Views of the development will not be possible from this public right of way due to intervening topography and vegetation.

Construction Effects

There will be no visual impact during the construction phase

Residual Effects

There will be no visual impact in the long term.



Sensitivity of receptor: Medium

Date Taken : 15th May 2025

Magnitude of Change:

Approx Distance to site: 1.60km

At Year 1: Not applicable

Approx Elevation: 145m

At Year 15:Not applicable

Approx Location: 52°39'19"N 1°21'36"W

Significance of Effect:

At Year 1: Not Applicable

At Year 15:Not applicable

Project: Barton Road, Barlestorne

Client: MyPad

Dwn: cjn Date 03.06.25

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View 7 From Public Right of Way R66/4 at its junction with Bosworth Road, northeast of the site

Effect of Development:

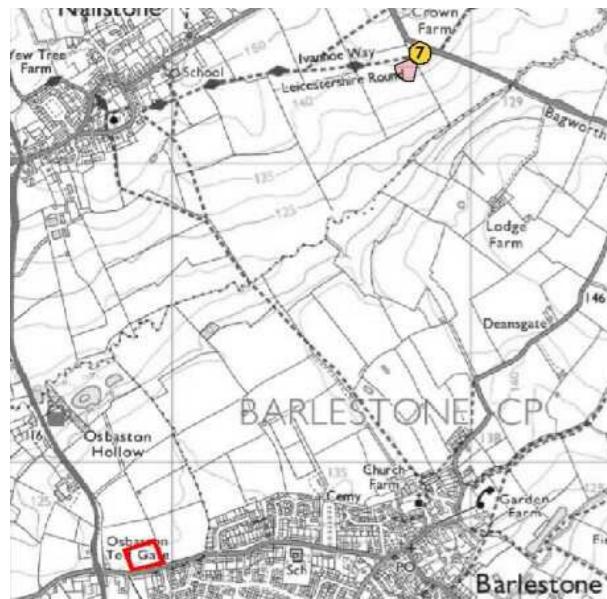
Views of the development will not be possible from this public right of way due to intervening topography and vegetation.

Construction Effects

There will be no visual impact during the construction phase

Residual Effects

There will be no visual impact in the long term.



Sensitivity of receptor: Medium

Date Taken : 15th May 2025

Magnitude of Change:

Approx Distance to site: 1.86km

At Year 1: Not applicable

Approx Elevation: 142m

At Year 15: Not applicable

Approx Location: 52°39'44"N 1°22'02"W

Significance of Effect:

At Year 1: Not Applicable

At Year 15: Not applicable

Project: Barton Road, Barlestorne

Client: MyPad

Dwn: cjn Date 03.06.25

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View 8 From Public Right of Way R66/3, north of the site

Effect of Development:

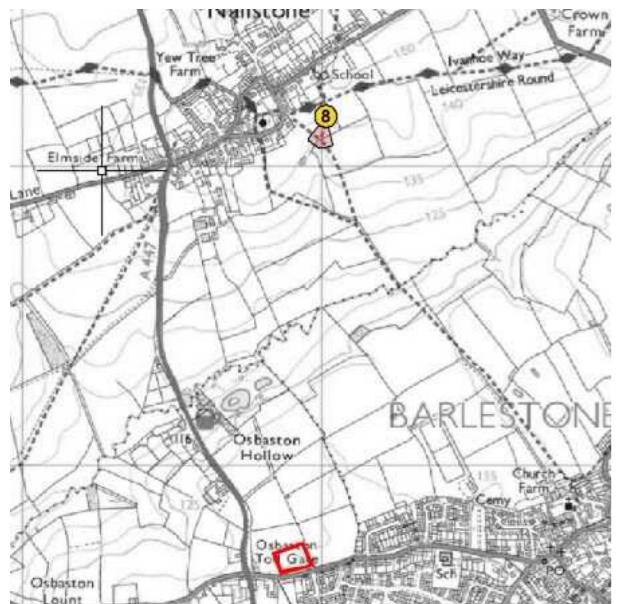
Views of the development will not be possible from this public right of way due to intervening topography and vegetation.

Construction Effects

There will be no visual impact during the construction phase

Residual Effects

There will be no visual impact in the long term.



Sensitivity of receptor: Medium

Date Taken : 15th May 2025

Magnitude of Change:

Approx Distance to site: 1.86km

At Year 1: Not applicable

Approx Elevation: 142m

At Year 15:Not applicable

Approx Location: 52°39'44"N 1°22'02"W

Significance of Effect:

At Year 1: Not Applicable

At Year 15:Not applicable

Project: Barton Road, Barlestorne

Client: MyPad

Dwn: cjn Date 03.06.25

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View 9 From Public Right of Way S29/2, north of the site

Effect of Development:

The landscape between Nailstone and Barlestorne is now dominated by a large solar farm.

Views of the development will not be possible from this public right of way due to intervening topography and vegetation.

Construction Effects

There will be no visual impact during the construction phase

Residual Effects

There will be no visual impact in the long term.



Sensitivity of receptor: Medium

Date Taken : 15th May 2025

Magnitude of Change:

Approx Distance to site: 1.00km

At Year 1: Not applicable

Approx Elevation: 124m

At Year 15:Not applicable

Approx Location: 52°39'24"N 1°22'41"W

Significance of Effect:

At Year 1: Not Applicable

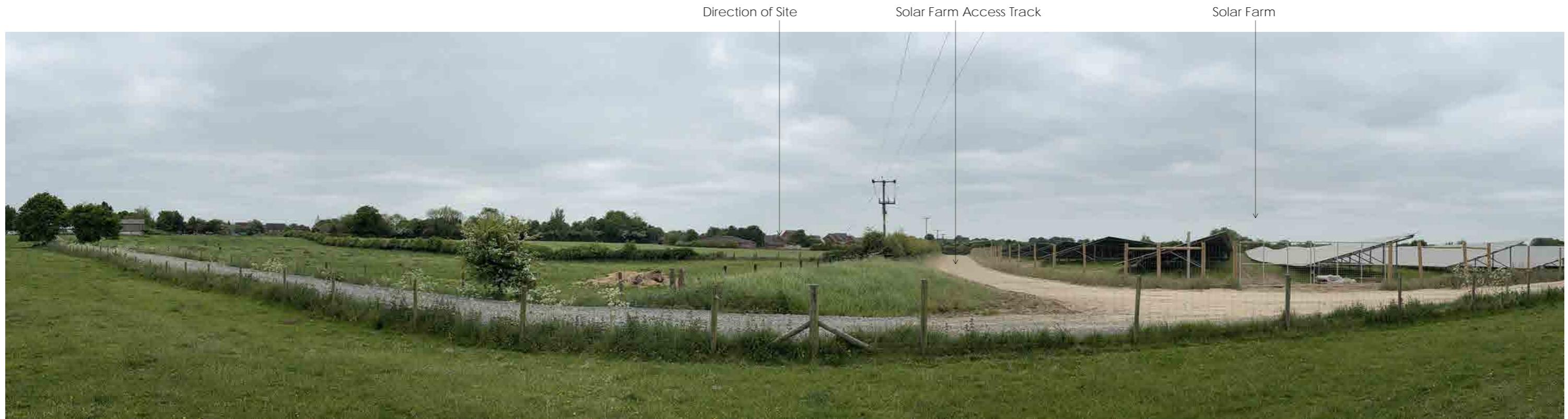
At Year 15:Not applicable

Project: Barton Road, Barlestorne

Client: MyPad

Dwn: cjn Date 03.06.25

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View 10 From Public Right of Way S29/3, northeast of the site

Effect of Development:

The landscape between Nailstone and Barlestorne is now dominated by a large solar farm.

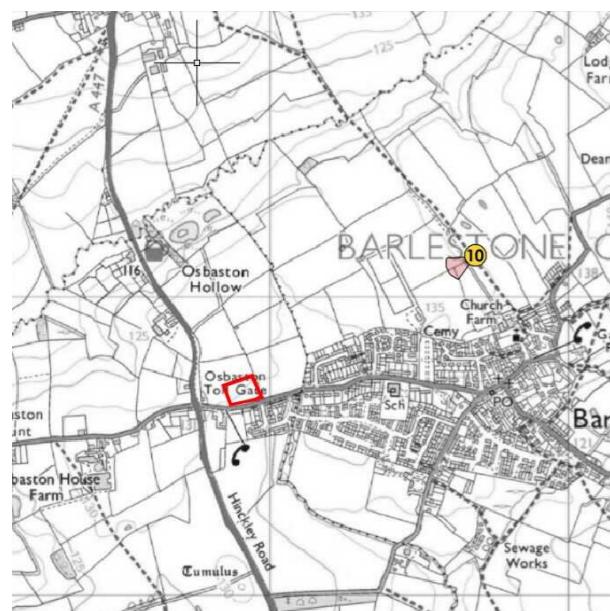
Views of the development will not be possible from this public right of way due to intervening topography and vegetation.

Construction Effects

There will be no visual impact during the construction phase

Residual Effects

There will be no visual impact in the long term.



Sensitivity of receptor: Medium

Date Taken : 15th May 2025

Magnitude of Change:

Approx Distance to site: 0.85km

At Year 1: Not applicable

Approx Elevation: 135m

At Year 15:Not applicable

Approx Location: 52°39'04"N 1°22'14"W

Significance of Effect:

At Year 1: Not Applicable

At Year 15:Not applicable

Project: Barton Road, Barlestorne

Client: MyPad

Dwn: cjn Date 03.06.25

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Direction of Site Phase 1



View 11 From Barton Road, east of the site

Effect of Development:

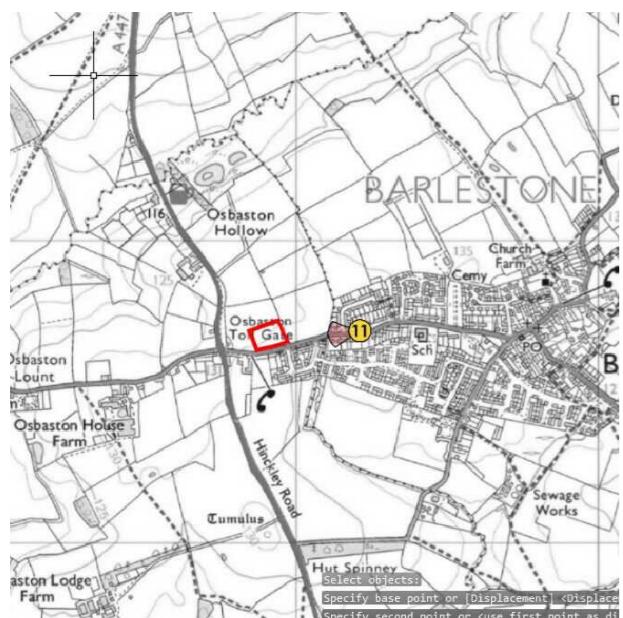
Views of Phase 1 can be seen from approaching from the east and will block any views of Phase 2 development.

Construction Effects

There will be no visual impact during the construction phase

Residual Effects

There will be no visual impact in the long term.



Sensitivity of receptor: Low to High
Magnitude of Change:
At Year 1: Not applicable
At Year 15: Not applicable
Significance of Effect:
At Year 1: Not Applicable
At Year 15: Not applicable

Date Taken : 15th May 2025
Approx Distance to site: 126m
Approx Elevation: 126m
Approx Location: 52°38'50"N 1°22'39"W

Project: Barton Road, Barlestorne
Client: MyPad
Dwn: cjn Date 03.06.25

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View 12 From Barton Road, east of the site

Effect of Development:

Views of Phase 1 can be seen from approaching from the east and will block some of the views of Phase 2 development. Given the presence of existing residential areas on Barton Road and the Phase 1 under construction this is not considered a change from the baseline condition and the visual impact is negligible.

Construction Effects

There will be views of protective fencing, construction machinery and dwellings under construction.

Residual Effects

In the long term, new planting will mitigate some of the visual impact, however views of upper elevations will remain but seen in context of the development as a whole.



Sensitivity of receptor: Low to High

Magnitude of Change:

At Year 1: Negligible

At Year 15:Negligible

Significance of Effect:

At Year 1: Neutral

At Year 15:Neutral

Date Taken : 15th May 2025

Approx Distance to site: 44m

Approx Elevation: 125m

Approx Location: 52°38'50"N 1°22'39"W

Project: Barton Road, Barlestorne

Client: MyPad

Dwn: cjn Date 03.06.25

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Extent of Site



View 13 From Barton Road, adjacent Osbaston Toll Gate, west of the site

Effect of Development:

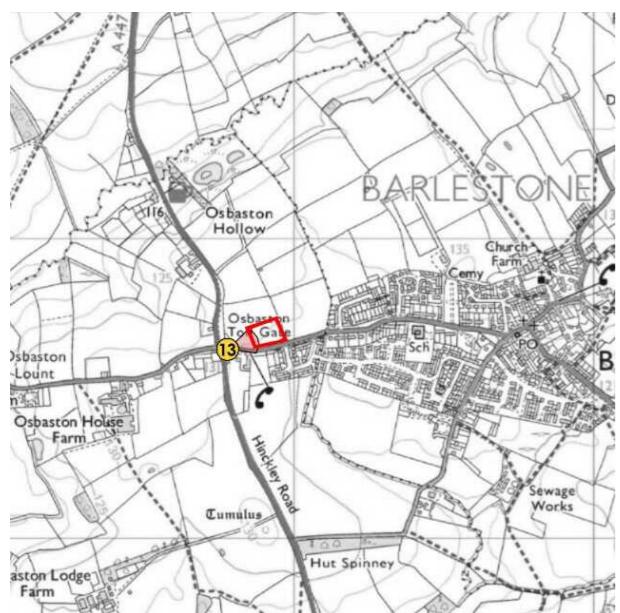
Development of Phase 2 will increase the visual impact of development when approaching from the west, however given the presence of Phase 1 in the field of view as well as existing dwellings on Barton Road, this is considered a minor adverse significance of visual effect. After 15 years the significance of visual effect will be a Neutral

Construction Effects

There will be views of protective fencing, construction machinery and dwellings under construction.

Residual Effects

In the long term, new planting will mitigate some of the visual impact, however views of upper elevations will remain and the significance of the visual effect will be neutral.



Sensitivity of receptor: Low to High

Magnitude of Change:

At Year 1: Low

At Year 15: Negligible

Significance of Effect:

At Year 1: Minor Adverse

At Year 15: Neutral

Date Taken : 15th May 2025

Approx Distance to site: 106m

Approx Elevation: 129m

Approx Location: 52°38'48"N 1°23'01"W

Project: Barton Road, Barlestorne

Client: MyPad

Dwn: cjn Date 03.06.25

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View 14 From Barton Road junction with A47, west of the site

Effect of Development:

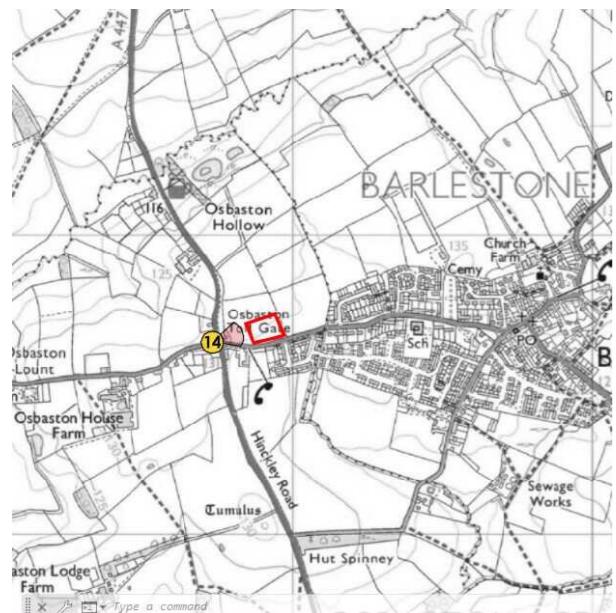
Views of the development will not be possible from this public right of way due to intervening topography and vegetation.

Construction Effects

There will be no visual impact during the construction phase

Residual Effects

There will be no visual impact in the long term.



Sensitivity of receptor: Low to High

Magnitude of Change:

At Year 1: Not applicable

At Year 15: Not applicable

Significance of Effect:

At Year 1: Not applicable

At Year 15: Not applicable

Date Taken : 15th May 2025

Approx Distance to site: 136m

Approx Elevation: 129m

Approx Location: 52°38'49"N 1°23'04"W

Project: Barton Road, Barlestorne

Client: MyPad

Dwn: cjn Date 03.06.25

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View 15 From Barton Road west of the site

Effect of Development:

Views of the development will not be possible from this public right of way due to intervening topography and vegetation.

Construction Effects

There will be no visual impact during the construction phase

Residual Effects

There will be no visual impact in the long term.



Sensitivity of receptor: Low to High

Magnitude of Change:

At Year 1: Not applicable

At Year 15: Not applicable

Significance of Effect:

At Year 1: Not applicable

At Year 15: Not applicable

Date Taken : 15th May 2025

Approx Distance to site: 0.72km

Approx Elevation: 123m

Approx Location: 52°38'44"N 1°23'35"W

Project: Barton Road, Barlestorne

Client: MyPad

Dwn: cjn Date 03.06.25

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View 16 From Public Right of Way S48/4 northwest of the site

Effect of Development:

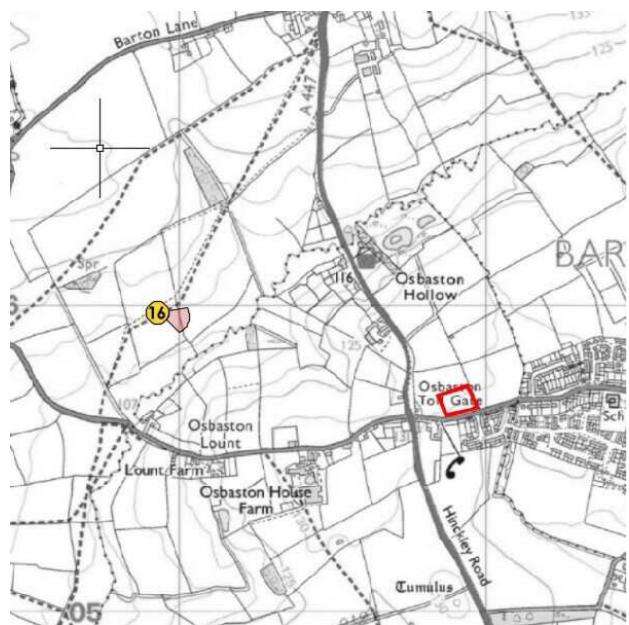
Views of the development will not be possible from this public right of way due to intervening topography and vegetation.

Construction Effects

There will be no visual impact during the construction phase

Residual Effects

There will be no visual impact in the long term.



Sensitivity of receptor: Medium
 Magnitude of Change:
 At Year 1: Not applicable
 At Year 15: Not applicable
 Significance of Effect:
 At Year 1: Not applicable
 At Year 15: Not applicable

Date Taken : 15th May 2025
 Approx Distance to site: 1.00km
 Approx Elevation: 114m
 Approx Location: 52°39'00"N 1°23'46"W

Project: Barton Road, Barlestone
 Client: MyPad
 Dwn: cjn Date 03.06.25

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View 17 From A47 north of the site

Effect of Development:

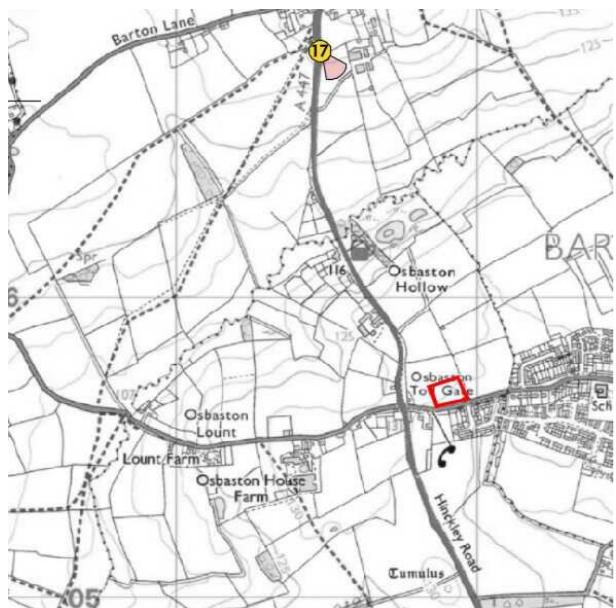
Views of the development will not be possible from this public right of way due to intervening topography and vegetation.

Construction Effects

There will be no visual impact during the construction phase

Residual Effects

There will be no visual impact in the long term.



Sensitivity of receptor: Medium

Magnitude of Change:

At Year 1: Not applicable

At Year 15: Not applicable

Significance of Effect:

At Year 1: Not applicable

At Year 15: Not applicable

Date Taken : 15th May 2025

Approx Distance to site: 1.04km

Approx Elevation: 128m

Approx Location: 52°39'21"N 1°23'18"W

Project: Barton Road, Barlestorne

Client: MyPad

Dwn: cjn Date 03.06.25

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View 18 From A47 north of the site

Effect of Development:

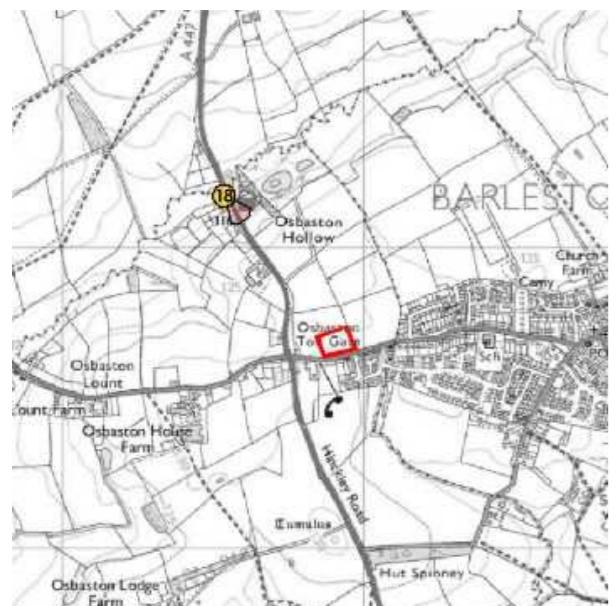
Views of the development will not be possible from this public right of way due to intervening topography and vegetation.

Construction Effects

There will be no visual impact during the construction phase

Residual Effects

There will be no visual impact in the long term.

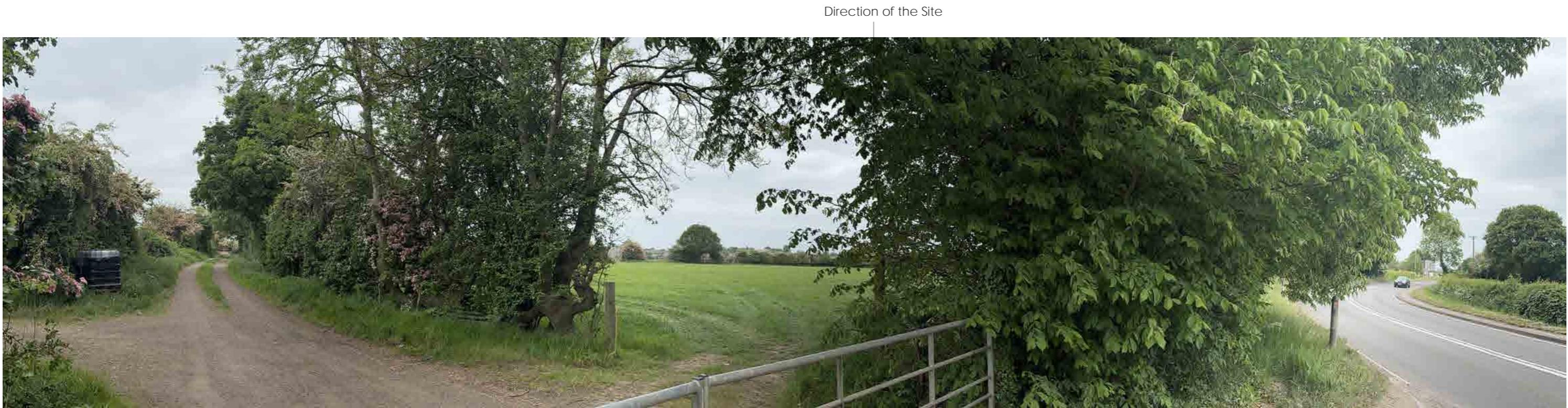


Sensitivity of receptor: Medium
 Magnitude of Change:
 At Year 1: Not applicable
 At Year 15: Not applicable
 Significance of Effect:
 At Year 1: Not applicable
 At Year 15: Not applicable

Date Taken : 15th May 2025
 Approx Distance to site: 0.59km
 Approx Elevation: 114m
 Approx Location: 52°39'06"N 1°23'14"W

Project: Barton Road, Barlestone
 Client: MyPad
 Dwn: cjn Date 03.06.25

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View 19 From A47 northwest of the site

Effect of Development:

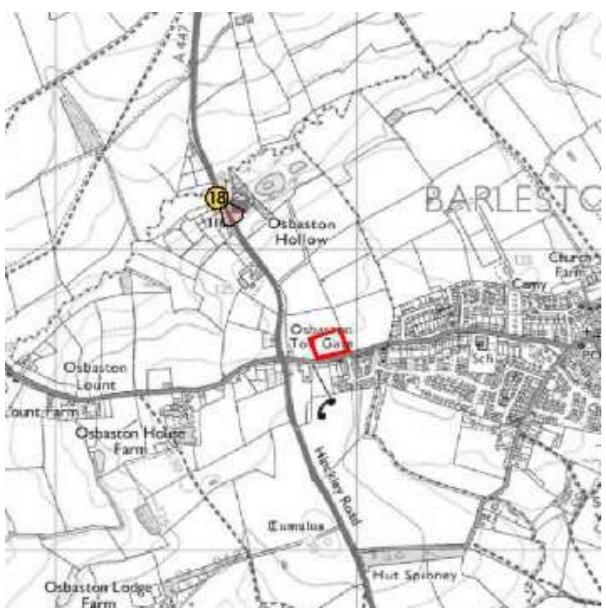
Filtered views of upper elevations may be possible through gaps in hedgerows, however they will be fleeting to receptors in passing vehicles. This would be a negligible magnitude of change and a neutral significance of visual effect.

Construction Effects

Filtered views of dwellings under construction may be possible, site infrastructure and construction machinery will be screened by hedgerow to north of the site.

Residual Effects

After 15 years visual impact will remain negligible and a neutral significance of effect.



Sensitivity of receptor: Medium

Date Taken : 15th May 2025

Magnitude of Change:

Approx Distance to site: 220m

At Year 1: Negligible

Approx Elevation: 114m

At Year 15: Negligible

Approx Location: 52°39'06"N 1°23'14"W

Significance of Effect:

At Year 1: Neutral

At Year 15: Neutral

Project: Barton Road, Barlestow

Client: MyPad

Dwn: cjn Date 03.06.25

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View 20 From A47 west of the site

Effect of Development:

Filtered views of upper elevations may be possible through gaps in and above hedgerows, however they will be fleeting to receptors in passing vehicles. This would be a low magnitude of change and a negligible adverse significance of visual effect.

Construction Effects

Filtered views of dwellings under construction may be possible, site infrastructure and construction machinery will be screened by hedgerows.

Residual Effects

After 15 years, and maturation of proposed tree planting, the magnitude of change will be negligible and a neutral significance of effect.



Sensitivity of receptor: Low to Medium

Date Taken : 15th May 2025

Magnitude of Change:

Approx Distance to site: 120m

At Year 1: Low

Approx Elevation: 114m

At Year 15: Negligible

Approx Location: 52°39'06"N 1°23'14"W

Significance of Effect:

At Year 1: Negligible Adverse

At Year 15: Neutral

Project: Barton Road, Barlestone

Client: MyPad

Dwn: cjn Date 03.06.25

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