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-  Site Boundary
-  Housing being constructed
-  Outline Planning consent for residential development



client  
Lagan Homes Ltd

project  
(Burrough Field) Land West of Ratby,  
Leicestershire

drawing title  
**SITE LOCATION PLAN**

scale  
1:10,000 @ A3

drawn  
TGE / BC

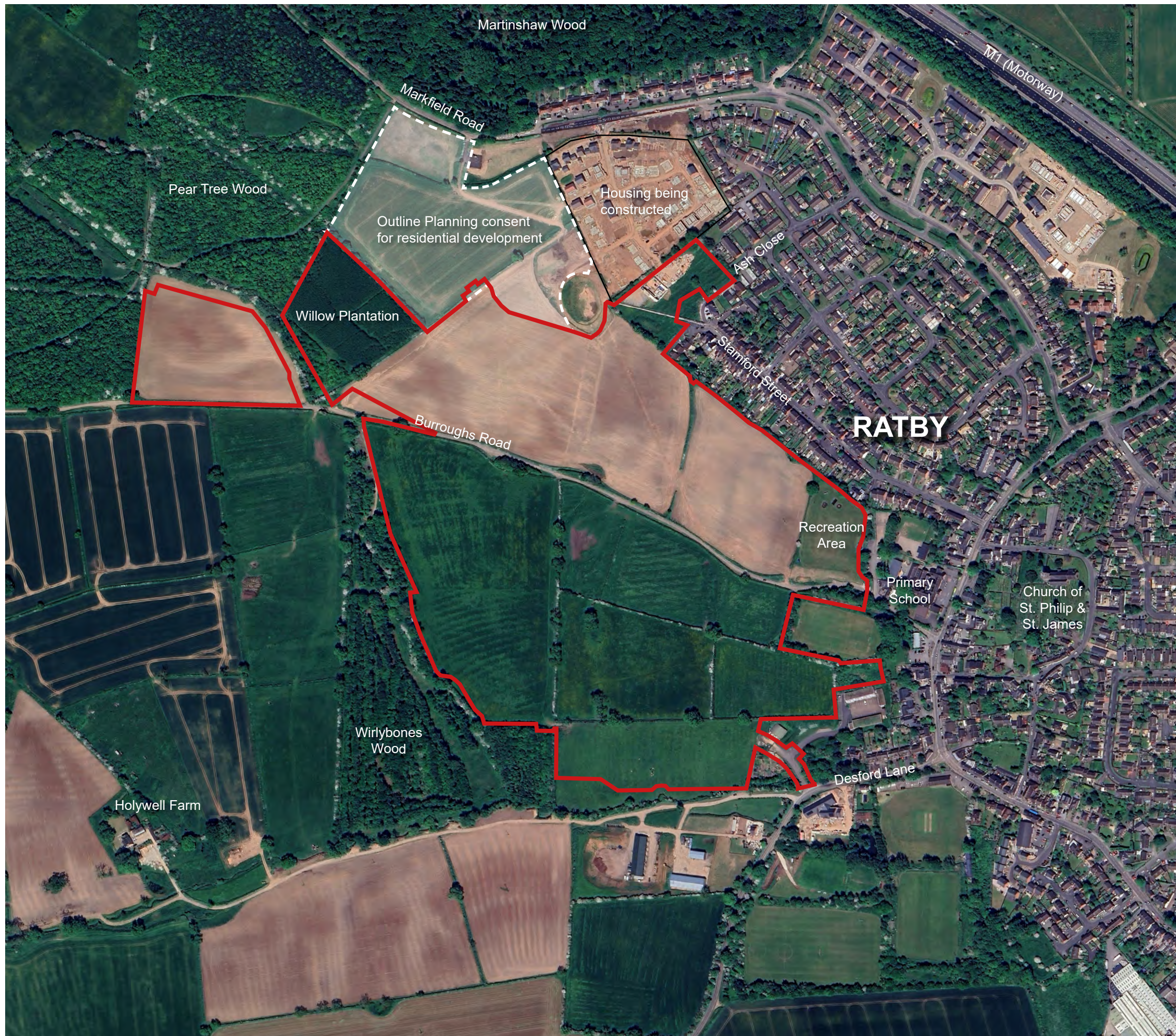
issue date  
16 July 2024

rev  
**A**






**Figure 1**

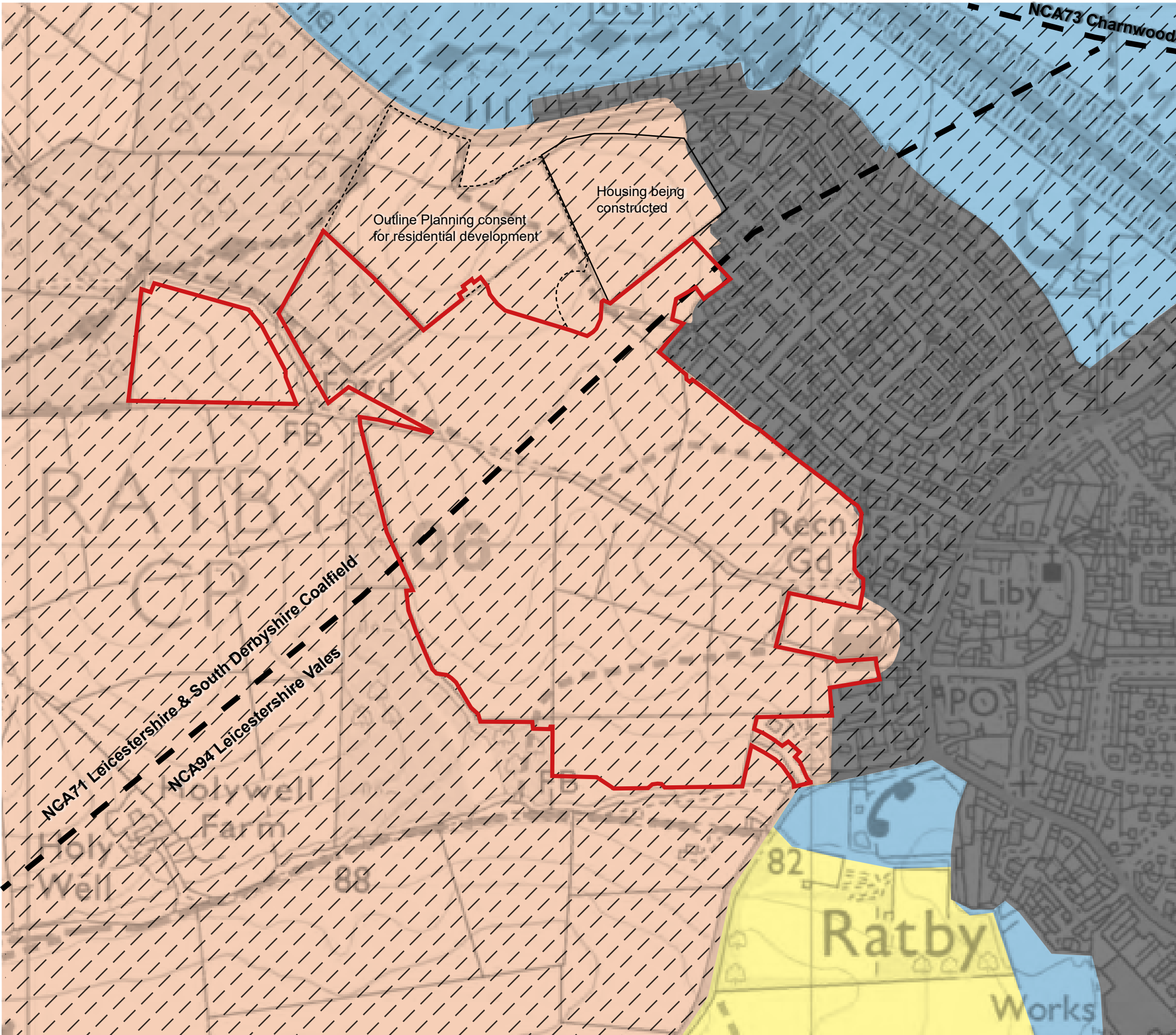




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- Site Boundary
- Housing being constructed
- Outline Planning consent for residential development
- Natural England National Character Area Boundary

Hinckley and Bosworth Landscape Character Assessment (2017)

- A - Charnwood Forest Settled Forest Hills
- B - Charnwood Fringe Settled Forest Hills
- D - Newbold and Desford Rolling Farmland
- Urban Character Area 8: Ratby

Charnwood Forest Landscape Character Assessment (2019)

- Area 10: Groby/Ratby Wooded Farmland

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**LANDSCAPE CHARACTER PLAN**

scale  
1:5,000 @ A3  
drawing / figure number

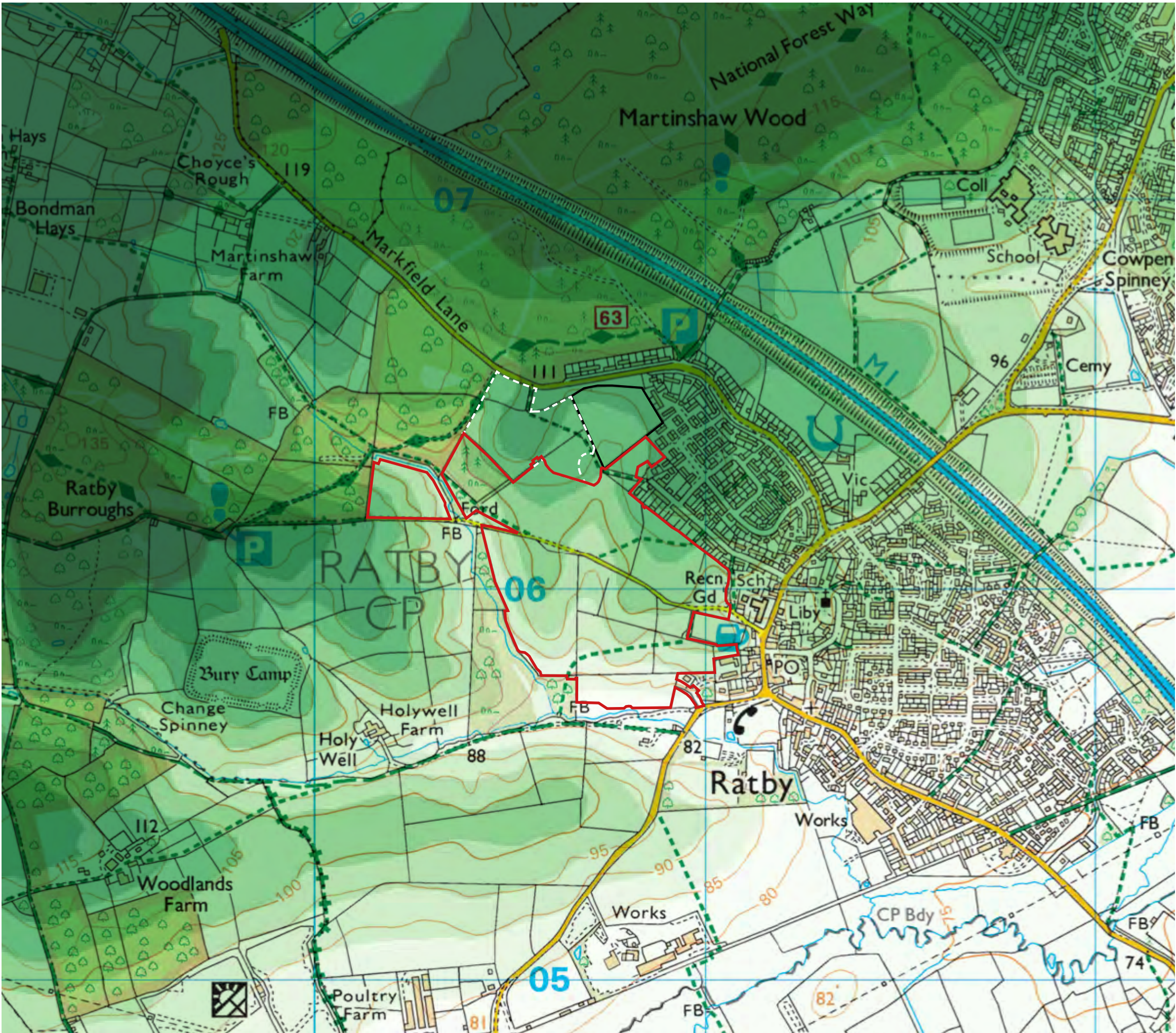
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**Figure 3**

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- Site Boundary
- Housing being constructed
- Outline Planning consent for residential development
- 85m AOD
- 90m AOD
- 95m AOD
- 100m AOD
- 105m AOD
- 110m AOD
- 115m AOD
- 120m AOD
- 125m+ AOD



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LANDFORM PLAN

scale  
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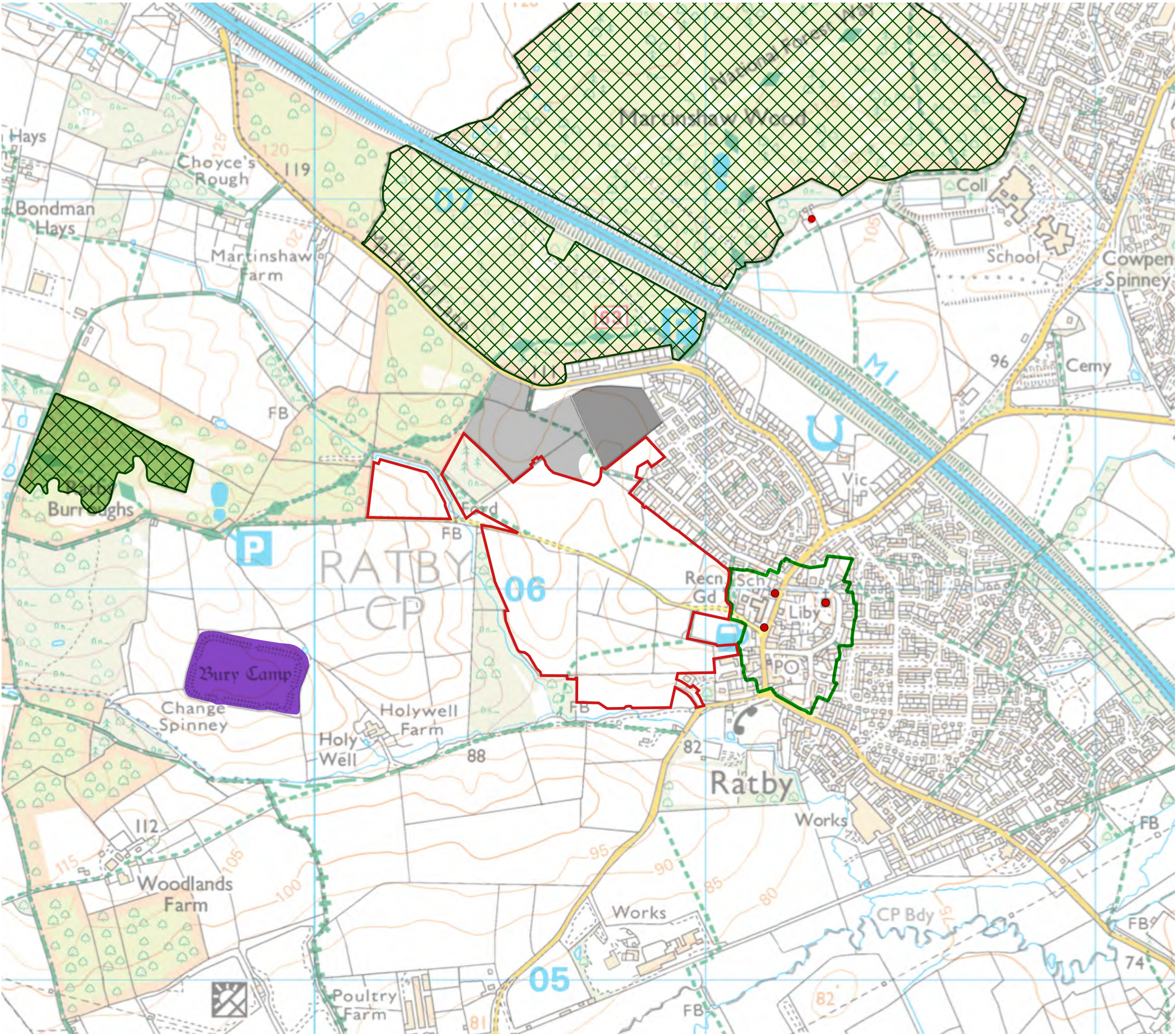
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**Figure 4**

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- Site Boundary
- Housing being constructed
- Outline Planning consent for residential development
- Conservation Area
- Listed Building
- Scheduled Monument
- Ancient & Semi-Natural Woodland
- Ancient Replanted Woodland (Local Wildlife Site)



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DESIGNATIONS PLAN

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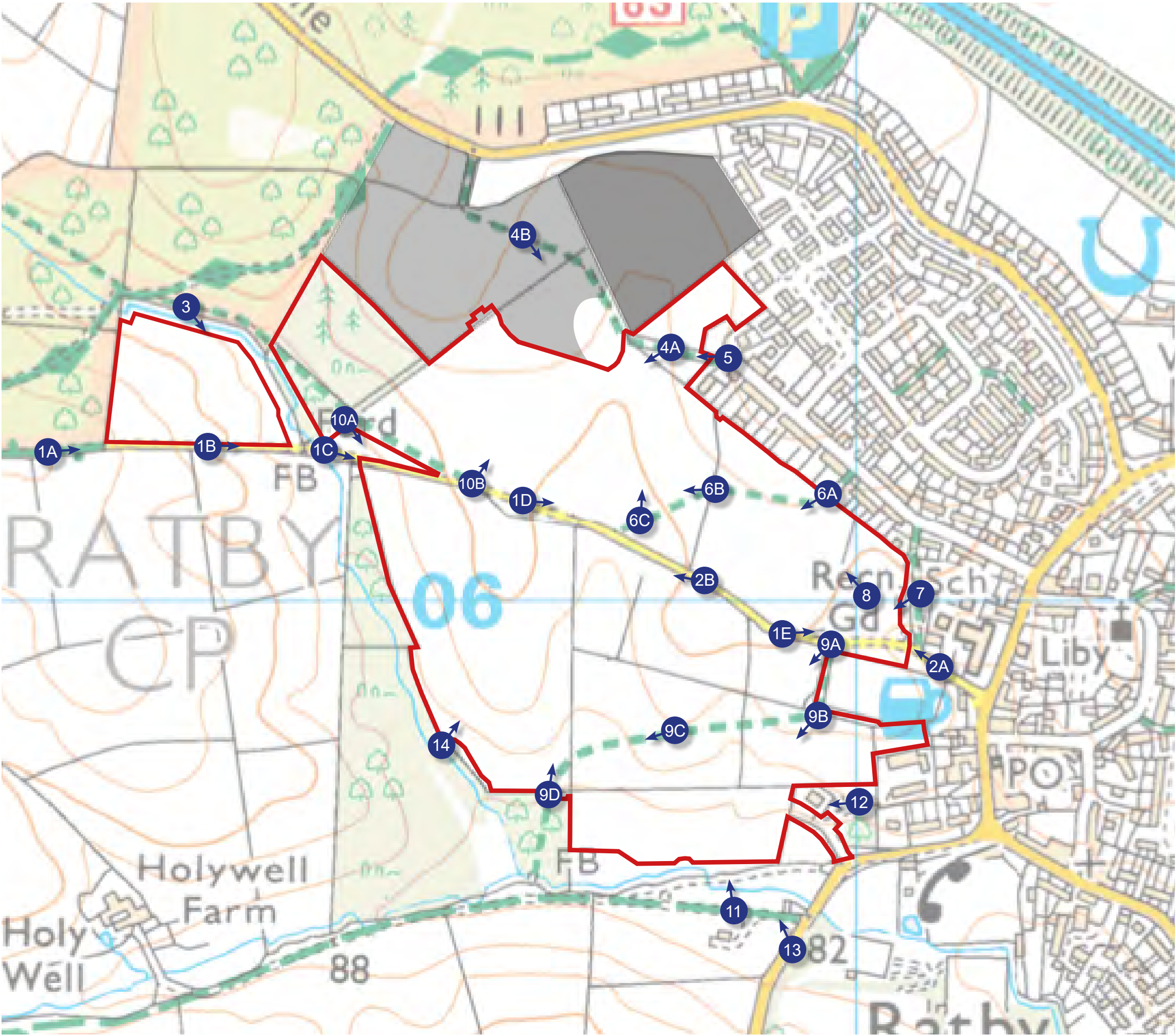
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**Figure 5**

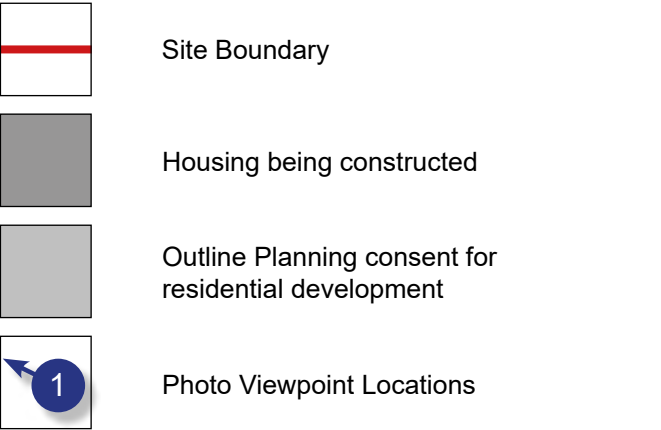
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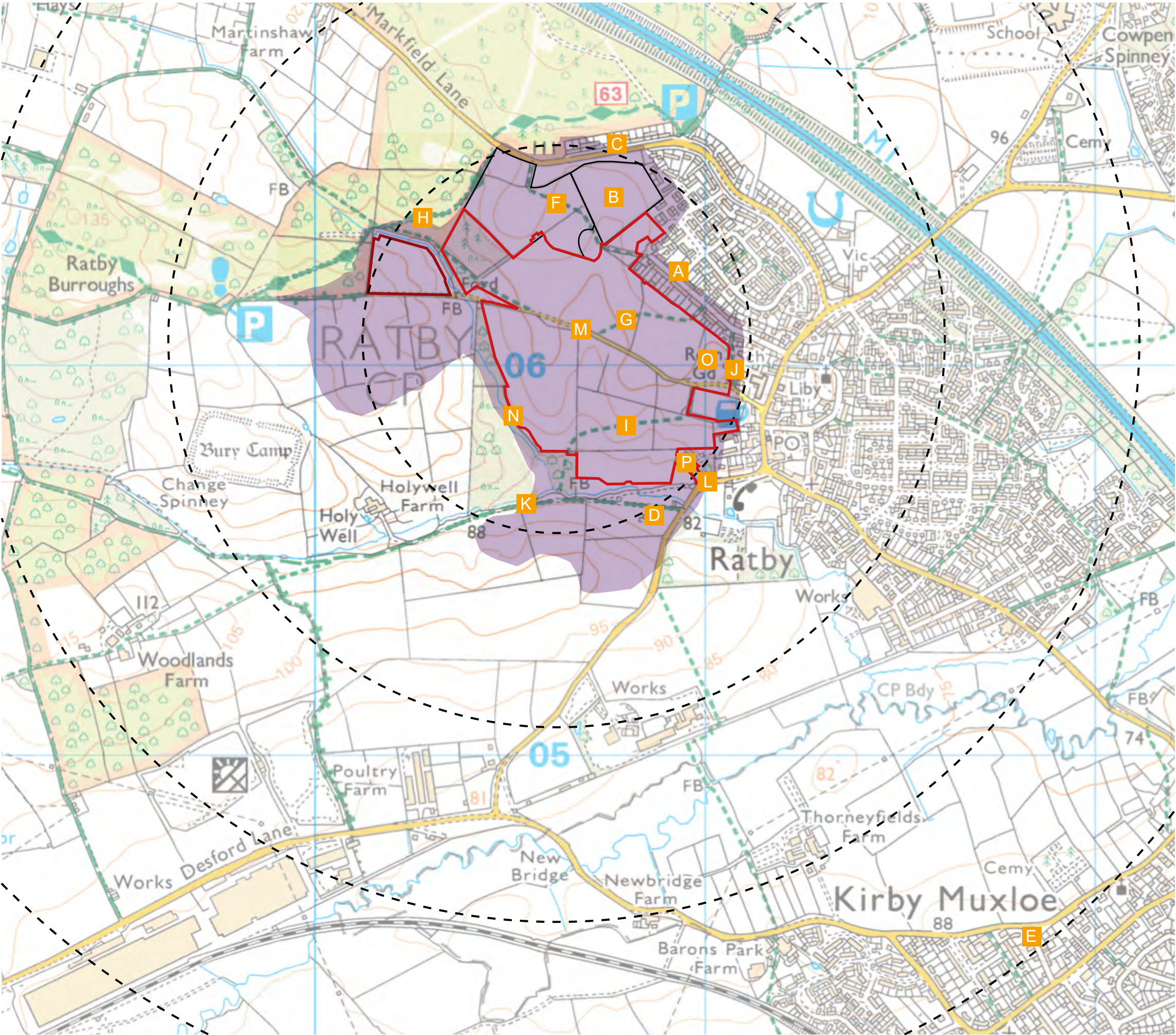
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Viewpoint locations on Desford Road, Kirby Muxloe:







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-  Site Boundary
-  Distance Radii (1km intervals)
-  Visual Receptors
-  Visual Envelope

A representative Visual Envelope (VE) has been prepared. The VE has been determined through the fieldwork analysis and a review of visibility of the site for visual receptors. The VE illustrates the potential area of the landscape in which the built development of the Proposed Development is anticipated to be visible for those visual receptors that are within the VE. Depending on intervening elements such as hedges, tree groups, landform and buildings the extent and nature of views for these receptors will vary. At Year 15, visibility of the built development for those receptors that have views would reduce as a result of the containment created by the maturing GI framework. Further opportunities for views of the Proposed Development may potentially occur outside the VE, although it is concluded that distance would reduce prominence and perceptibility for receptors. Furthermore, views of the built development are expected to be difficult to clearly distinguish because of intervening elements within the landscape.



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VISUAL APPRAISAL PLAN

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**Figure 7**

**A**