

This drawing is the property of FPCR Environment and Design Ltd and is issued on the condition it is not reproduced, retained or disclosed to any unauthorised person, either wholly or in part without written consent of FPCR Environment and Design Ltd.

Ordnance Survey material - Crown Copyright. All rights reserved. Licence Number: 100019980 (Centremapslive.com)

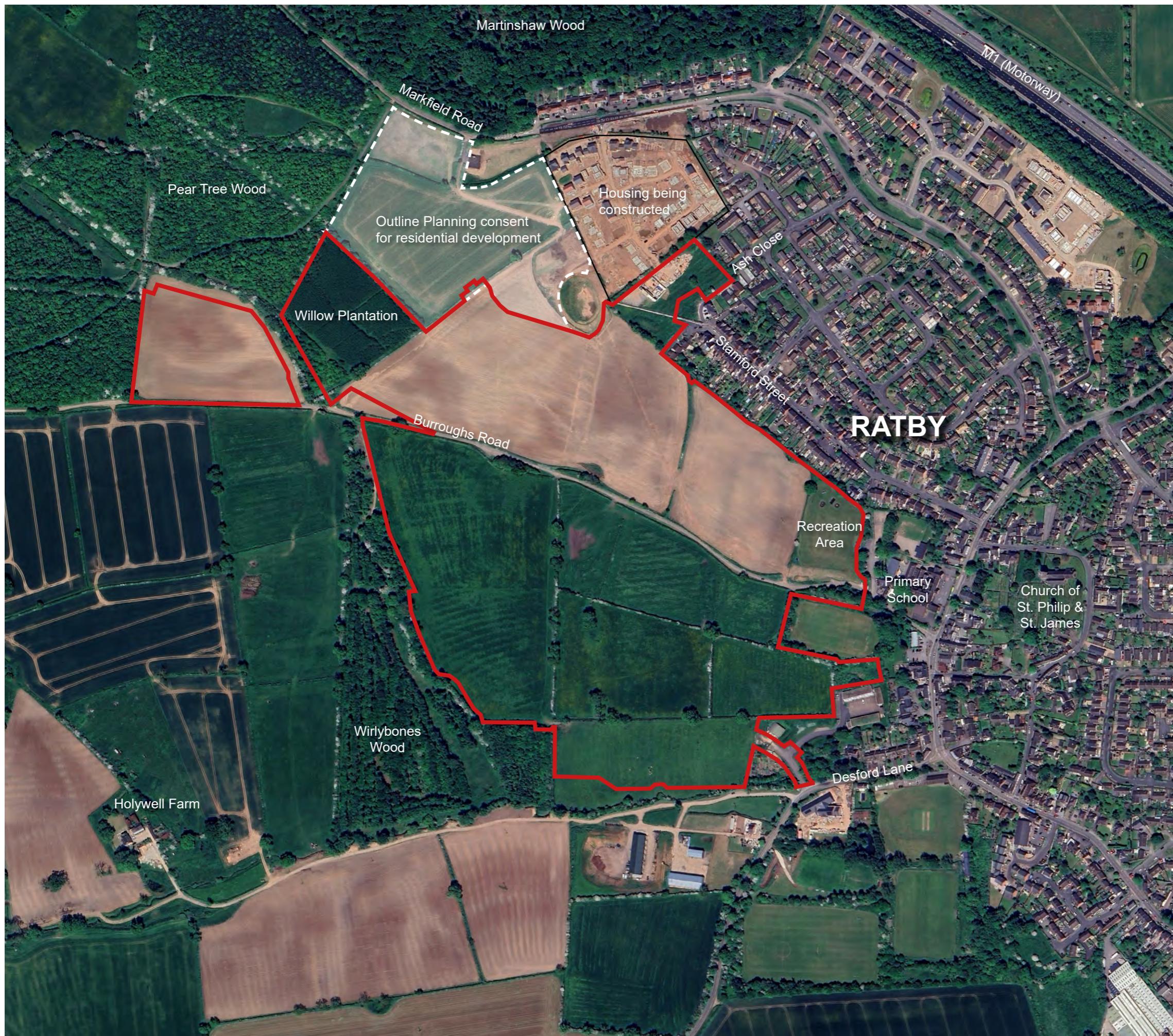
- Site Boundary
- Housing being constructed
- Outline Planning consent for residential development

client  
Lagan Homes Ltd  
project  
(Burrough Field) Land West of Ratby,  
Leicestershire

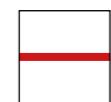
fpcr  
drawing title  
SITE LOCATION PLAN

scale  
1:10,000 @ A3  
drawn  
TGE / BC  
drawing / figure number  
issue date  
16 July 2024  
rev  
A

Figure 1



This drawing is the property of FPCR Environment and Design Ltd and is issued on the condition it is not reproduced, retained or disclosed to any unauthorised person, either wholly or in part without written consent of FPCR Environment and Design Ltd.

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

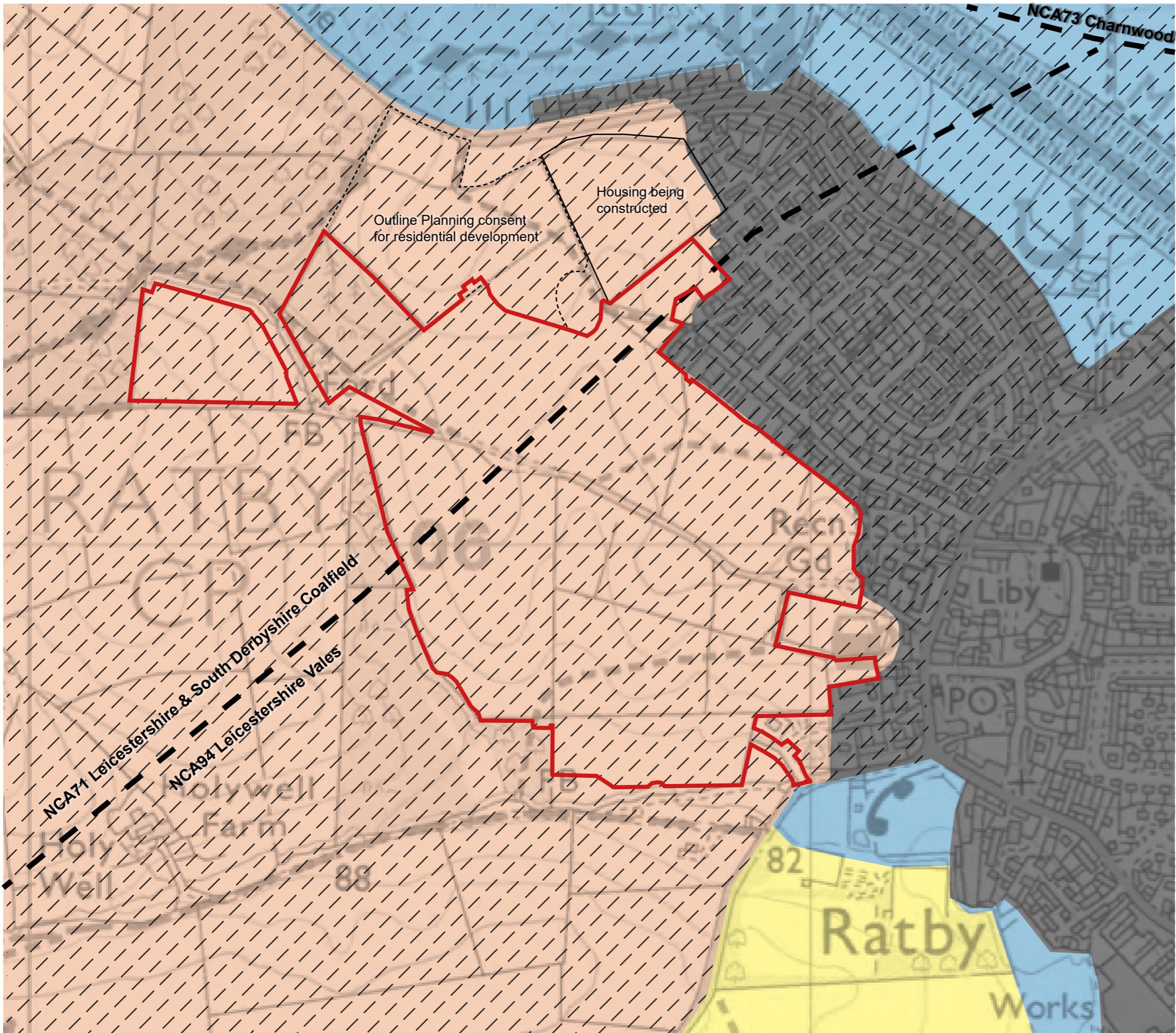
client  
Lagan Homes Ltd  
project  
(Burrough Field) Land West of Ratby,  
Leicestershire

fpcr  
drawing title  
AERIAL PHOTOGRAPH

scale  
1:5,000 @ A3  
drawn  
TGE / BC  
drawing / figure number  
issue date  
16 July 2024  
rev

**Figure 2**

**A**



This drawing is the property of FPCR Environment and Design Ltd and is issued on the condition it is not reproduced, retained or disclosed to any unauthorised person, either wholly or in part without written consent of FPCR Environment and Design Ltd.

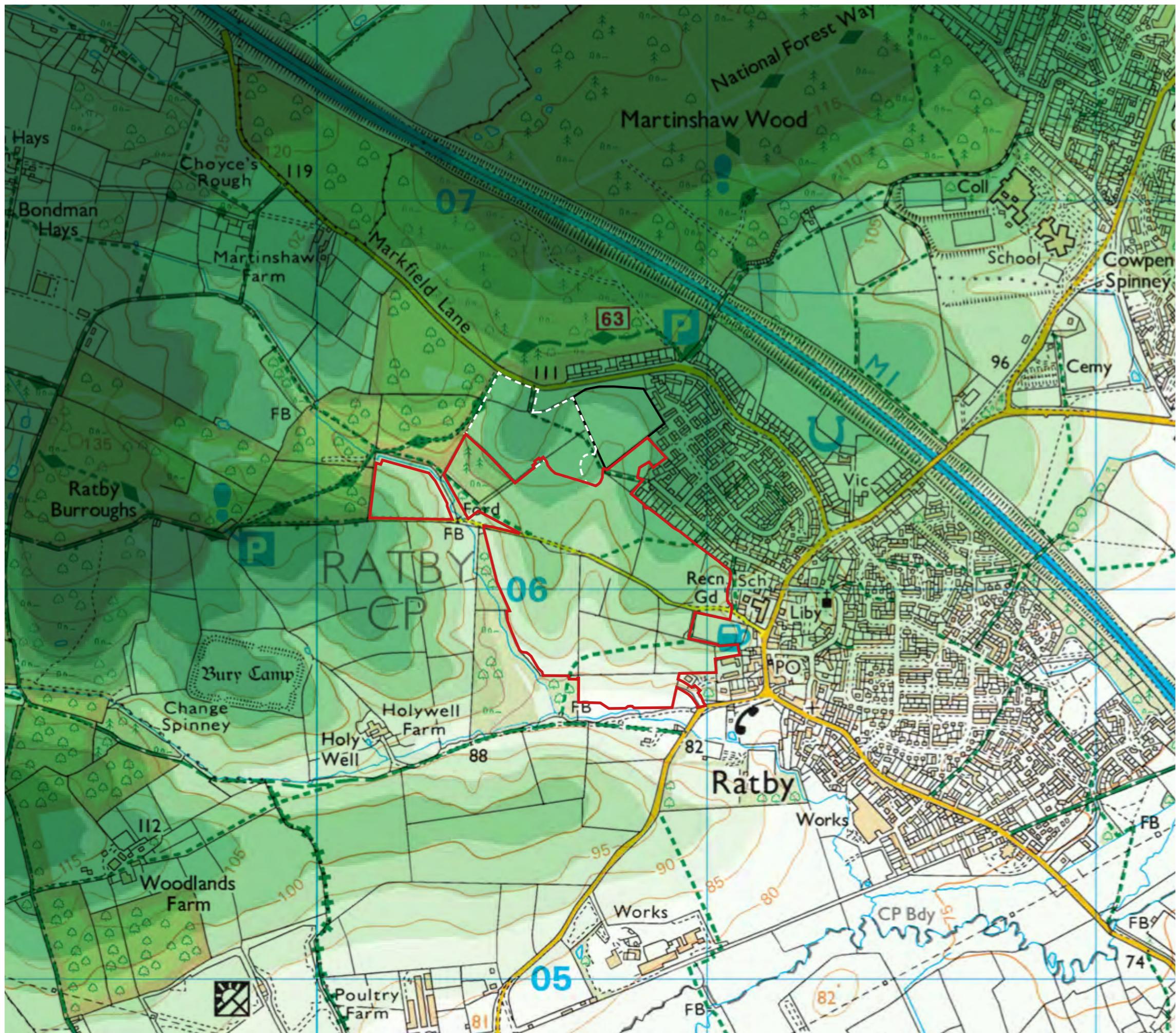
Ordnance Survey material - Crown Copyright. All rights reserved. Licence Number: 100019980 (Centremapslive.com)

- Site Boundary:** Red line
- Housing being constructed:** Grey shaded area
- Outline Planning consent for residential development:** Orange shaded area
- Natural England National Character Area Boundary:** Dashed black line
- Hinckley and Bosworth Landscape Character Assessment (2017):**
  - A - Charnwood Forest Settled Forest Hills:** Blue shaded area
  - B - Charnwood Fringe Settled Forest Hills:** Orange shaded area
  - D - Newbold and Desford Rolling Farmland:** Yellow shaded area
  - Urban Character Area 8: Ratby:** Grey shaded area
  - Area 10: Groby/Ratby Wooded Farmland:** Hatched shaded area
- Charnwood Forest Landscape Character Assessment (2019):**
  - A - Charnwood Forest Settled Forest Hills:** Blue shaded area
  - B - Charnwood Fringe Settled Forest Hills:** Orange shaded area
  - D - Newbold and Desford Rolling Farmland:** Yellow shaded area
  - Urban Character Area 8: Ratby:** Grey shaded area
  - Area 10: Groby/Ratby Wooded Farmland:** Hatched shaded area

client  
Lagan Homes Ltd  
project  
(Burrough Field) Land West of Ratby,  
Leicestershire  
drawing title  
LANDSCAPE CHARACTER PLAN  
fpcr

scale  
1:5,000 @ A3  
drawn  
TGE / BC  
drawing / figure number  
issue date  
16 July 2024  
rev  
A

**Figure 3**



This drawing is the property of FPCR Environment and Design Ltd and is issued on the condition it is not reproduced, retained or disclosed to any unauthorised person, either wholly or in part without written consent of FPCR Environment and Design Ltd.

Ordnance Survey material - Crown Copyright. All rights reserved. Licence Number: 100019980 (Centremapslive.com)

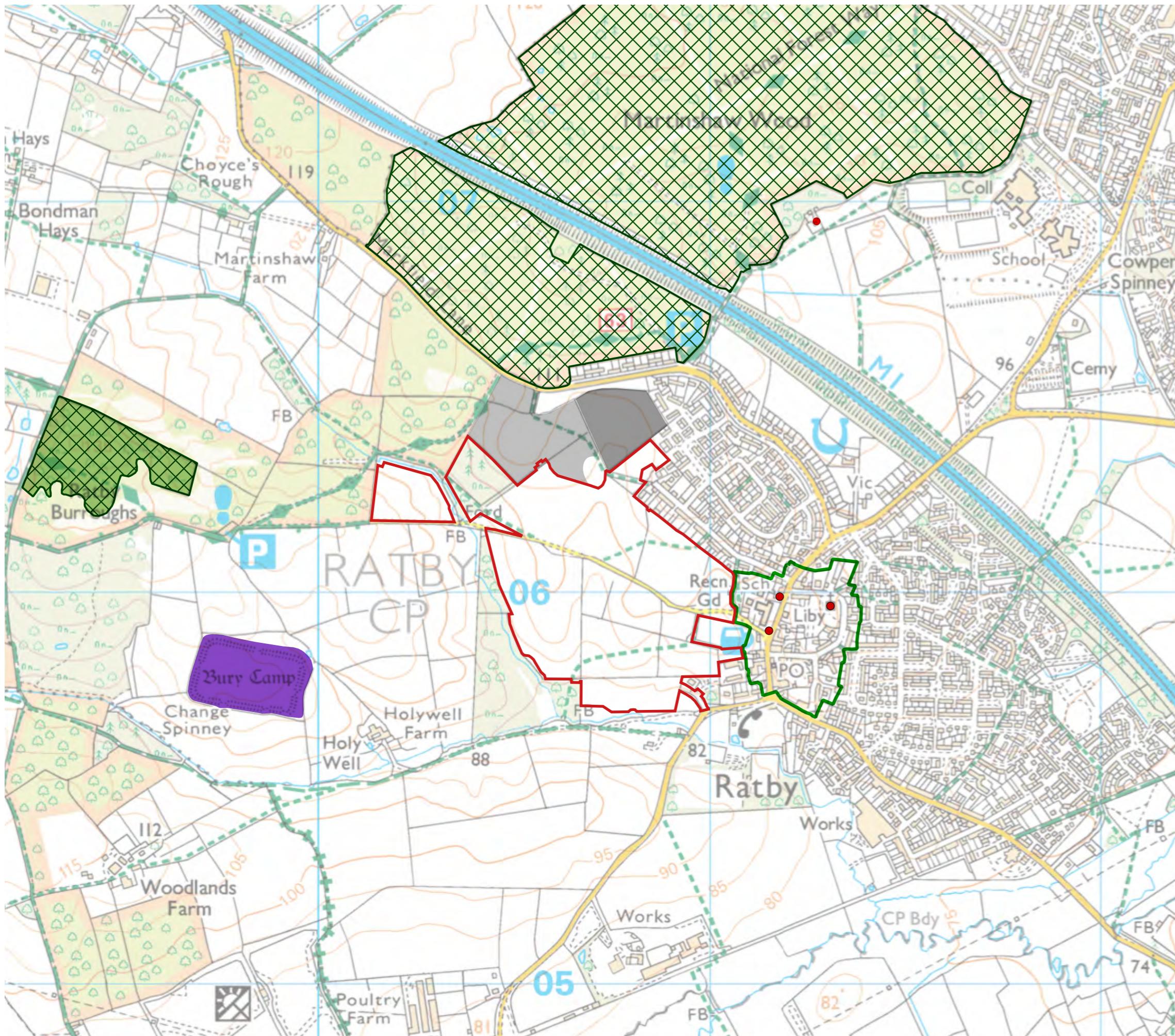
	Site Boundary
	Housing being constructed
	Outline Planning consent for residential development
	85m AOD
	90m AOD
	95m AOD
	100m AOD
	105m AOD
	110m AOD
	115m AOD
	120m AOD
	125m+ AOD

client  
Lagan Homes Ltd  
project  
(Burrough Field) Land West of Ratby,  
Leicestershire

drawing title  
**LANDFORM PLAN**

scale  
1:10,000 @ A3  
drawing / figure number  
N  
drawn  
TGE / BC  
issue date  
16 July 2024  
rev  
**A**

**Figure 4**



This drawing is the property of FPCR Environment and Design Ltd and is issued on the condition it is not reproduced, retained or disclosed to any unauthorised person, either wholly or in part without written consent of FPCR Environment and Design Ltd.

Ordnance Survey material - Crown Copyright. All rights reserved. Licence Number: 100019980 (Centremapslive.com)

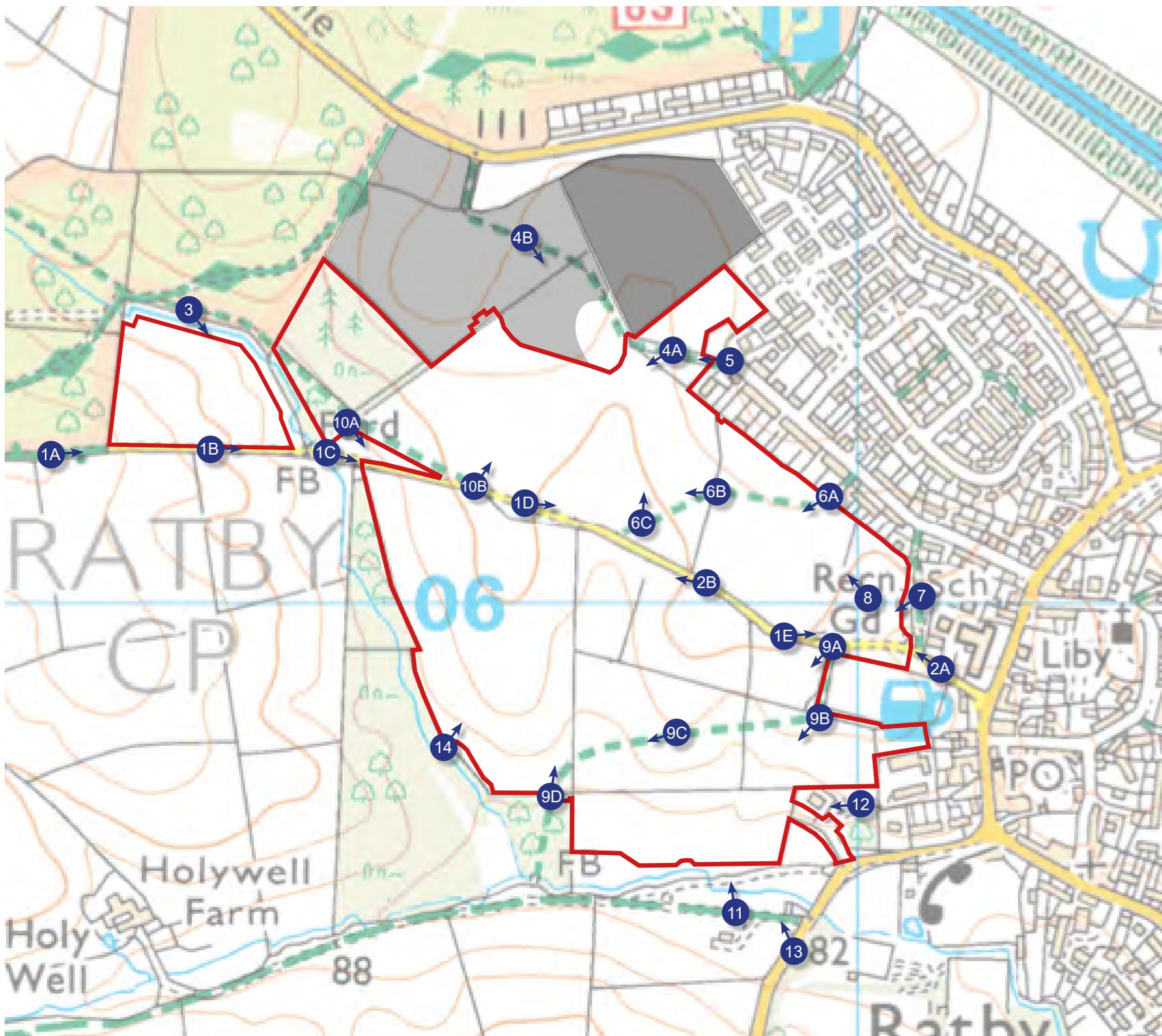
- Site Boundary
- Housing being constructed
- Outline Planning consent for residential development
- Conservation Area
- Listed Building
- Scheduled Monument
- Ancient & Semi-Natural Woodland
- Ancient Replanted Woodland (Local Wildlife Site)

client  
Lagan Homes Ltd  
project  
(Burrough Field) Land West of Ratby,  
Leicestershire

drawing title  
DESIGNATIONS PLAN

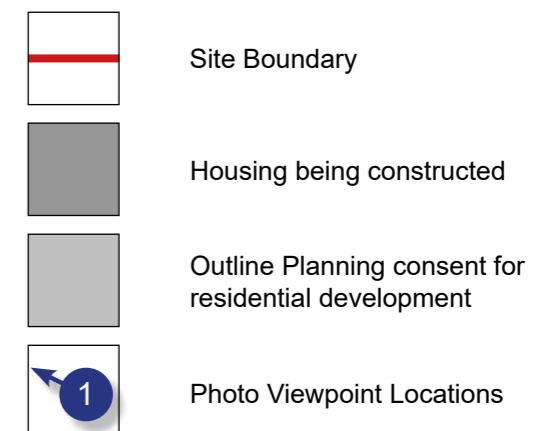
scale  
1:10,000 @ A3  
drawn  
TGE / BC  
drawing / figure number  
issue date  
16 July 2024  
rev  
A

Figure 5



This drawing is the property of FPCR Environment and Design Ltd and is issued on the condition it is not reproduced, retained or disclosed to any unauthorised person, either wholly or in part without written consent of FPCR Environment and Design Ltd.

Ordnance Survey material - Crown Copyright. All rights reserved. Licence Number: 100019980 (Centremapslive.com)



Viewpoint locations on Desford Road, Kirby Muxloe:

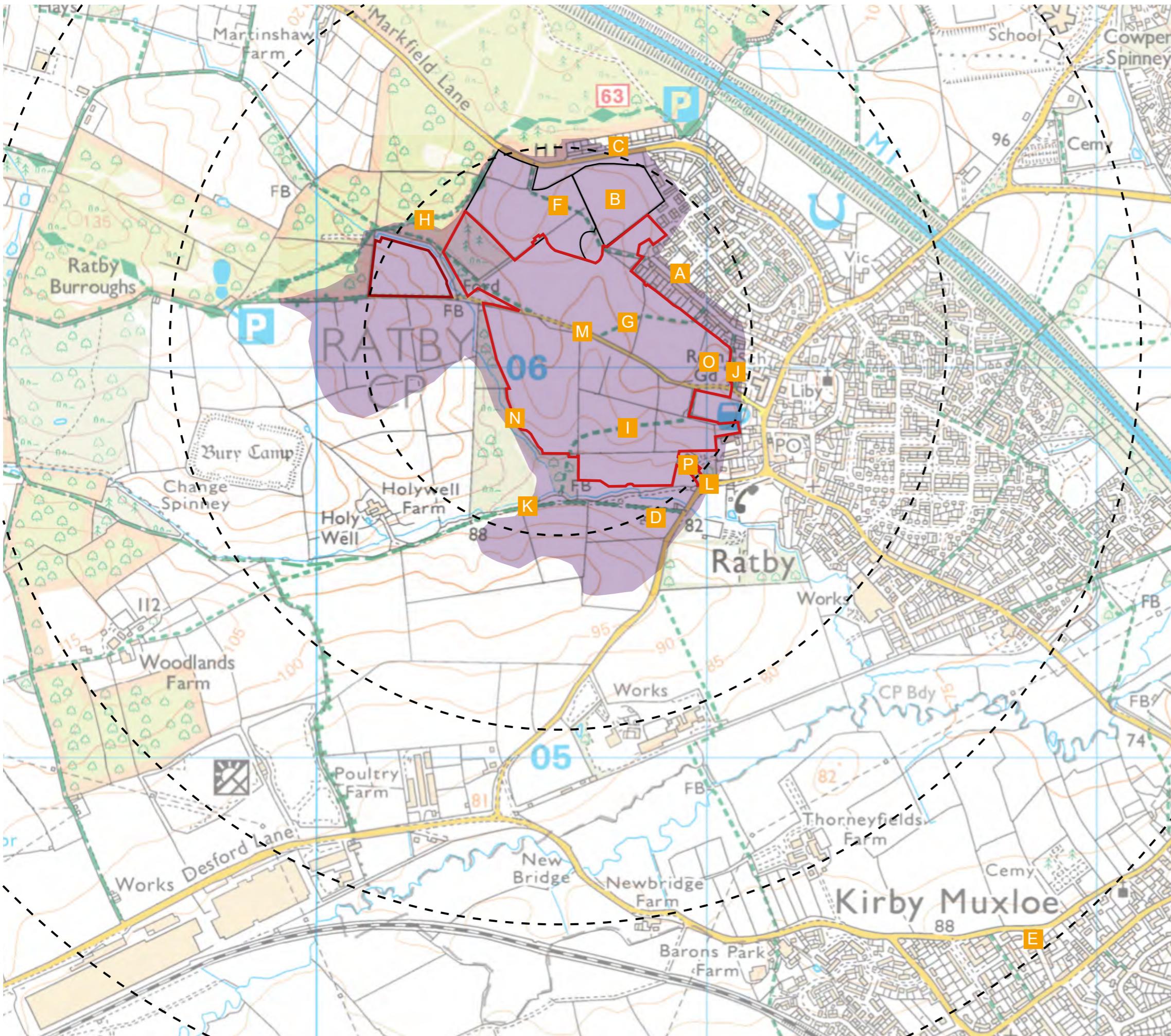


client  
Lagan Homes Ltd  
project  
(Burrough Field) Land West of Ratby,  
Leicestershire

drawing title  
VIEWPOINT LOCATION PLAN

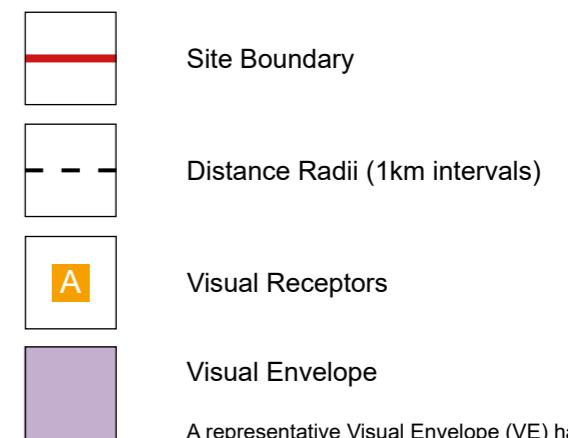
scale  
1:5,000 @ A3  
drawing / figure number  
TGE / BC  
issue date  
16 July 2024  
rev  
A

Figure 6



This drawing is the property of FPCR Environment and Design Ltd and is issued on the condition it is not reproduced, retained or disclosed to any unauthorised person, either wholly or in part without written consent of FPCR Environment and Design Ltd.

Ordnance Survey material - Crown Copyright. All rights reserved. Licence Number: 100019980 (Centremapslive.com)



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.

client  
Lagan Homes Ltd  
project  
(Burrough Field) Land West of Ratby,  
Leicestershire

drawing title  
VISUAL APPRAISAL PLAN

scale  
1:10,000 @ A3  
drawing / figure number  
TGE / BC  
issue date  
16 July 2024  
rev  
A

Figure 7