



Viewpoint details:

Approx. grid reference:

SP 44326 91980

Approx. elevation:

118m AOD

Distance to site:

261m

Camera type:

Canon EOS 6D (50mm lens)

Date:

22nd November 2022

Approx. H FoV:

60°

Sensitivity of receptor:

High

Baseline description:

From this location there are views across the agricultural landscape to the west of the site. The site itself is defined by a mix of boundary vegetation in the middle distance. Burbage Fields Farm is visible in the background of the view, and the large-scale Amazon distribution warehouse is also visible beyond intervening vegetation.

Description of change:

There will be direct views of the proposed development from this location, albeit set back in part from the existing field boundary in the middle distance, as well as the proposed combined SuDS/landscape planting strategy along the eastern extent of the site.

This planting strategy will allow for additional tree planting and structural shrub planting which will over time serve to soften views of the proposed development, reducing the magnitude of impact.

Magnitude of impact:

Operation

High

Year 15

Medium to high

Significance of effect:

Operation

Moderate to major adverse

Year 15

Moderate adverse

Viewpoint 1: View looking south-west from Workhouse Lane close to properties off Jubilee Way.

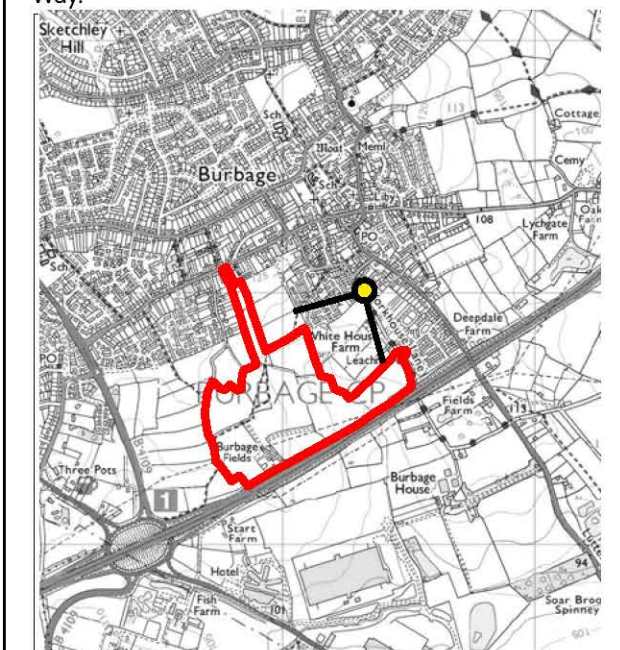


Figure 6: Viewpoint Photographs
Land at Burbage Fields Farm, Burbage

Client | Redrow Homes Midlands

Drawing number | P22-2560_EN_006_B_0001

Date | 15/11/2023

Team | SRE

App | JWA





Viewpoint details:

Approx. grid reference:

SP 44458 91763

Approx. elevation:

114m AOD

Distance to site:

Site Boundary

Camera type:

Canon EOS 6D (50mm lens)

Date:

22nd November 2022

Approx. H FoV:

60°

Sensitivity of receptor:

High

Baseline description:

From this location there are views of the site at close proximity from Workhouse Lane. An electricity pylon and associated overhead cables dominate the skyline, and the M69 motorway corridor with associated infrastructure is also visible. Beyond this the large-scale Amazon distribution warehouse forms a backdrop to the motorway.

Description of change:

There will be direct views of the proposed development from this location. Changes will include the partial removal of an area of boundary hedgerow to facilitate the proposed access and the introduction of new residential dwellings in very close proximity.

Whilst the existing components of the view, including built development and infrastructure, serve to moderate the change in terms of the degree of contrast between existing and proposed, views will effectively become dominated by new residential built form.

Magnitude of impact:

Operation

Very high

Year 15

Very high

Significance of effect:

Operation

Moderate to major adverse

Year 15

Moderate to major adverse

Viewpoint 2: View looking west from Workhouse Lane.

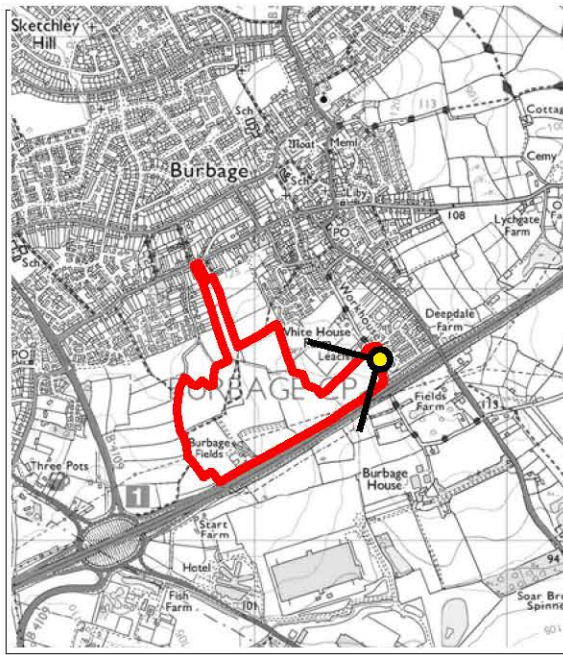


Figure 6: Viewpoint Photographs
Land at Burbage Fields Farm, Burbage





Viewpoint details:

Approx. grid reference:
SP 43938 91706

Approx. elevation:
116m AOD

Distance to site:
Site boundary

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

Date:
22nd November 2022

Approx. H FoV:
60°

Sensitivity of receptor:
High

Baseline description:

From this location there are views across the field network west of the site and south and west of the existing settlement edge of Burbage. There are some references to existing residential built form in the background of the view, including properties recently constructed east of Workhouse Lane.

Description of change:

The public right of way passes through the proposed development at this location and as a result the experience of the receptor will change to one dominated by residential development, including associated road infrastructure. The existing hedgerow network will be retained as far as possible.

Magnitude of impact:

Operation
Very high
Year 15
Very high

Significance of effect:

Operation
Major adverse
Year 15
Major adverse

Viewpoint 3: View looking south-east from public right of way between Burbage fields farm and Coventry Road.

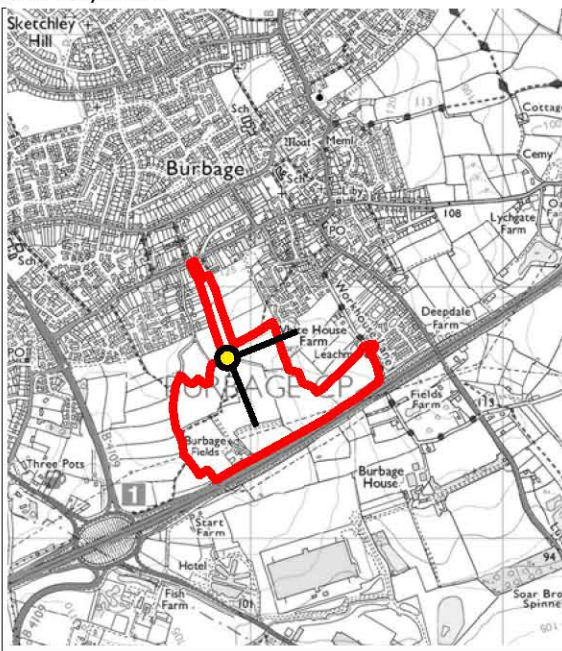


Figure 6: Viewpoint Photographs
Land at Burbage Fields Farm, Burbage





Viewpoint details:

Approx. grid reference:
SP 43701 91233

Approx. elevation:
112m AOD

Distance to site:
91.5m

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

Date:
22nd November 2022

Approx. H FoV:
60°

Sensitivity of receptor:
High

Baseline description:

From this location there are views across an arable field enclosure, defined by well maintained hedgerows and occasional hedgerow trees. The upper extent of other trees and vegetation along Bullfurlong Lane and further east along the eastern extent of the site are also visible. The electricity pylon adjacent to Burbage Fields Farm and its associated cables dominate the skyline from this location.

Description of change:

From this location, there will be close, direct views of new residential built form set behind the proposed landscape bund and acoustic barrier. The proportion of the view affected will be extensive.

Whilst the existing components of the view, including electricity infrastructure, serve to moderate the change in terms of the degree of contrast between existing and proposed, views will effectively become dominated by new residential built form.

Magnitude of impact:

Operation

Very high

Year 15

High

Significance of effect:

Operation

Major adverse

Year 15

Moderate to major adverse

Viewpoint 4: View looking north-east from public right of way, west of Burbage Fields Farm.

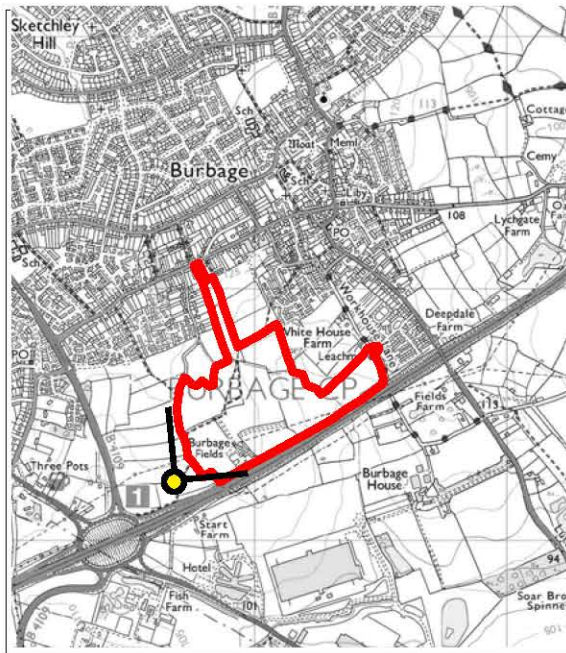
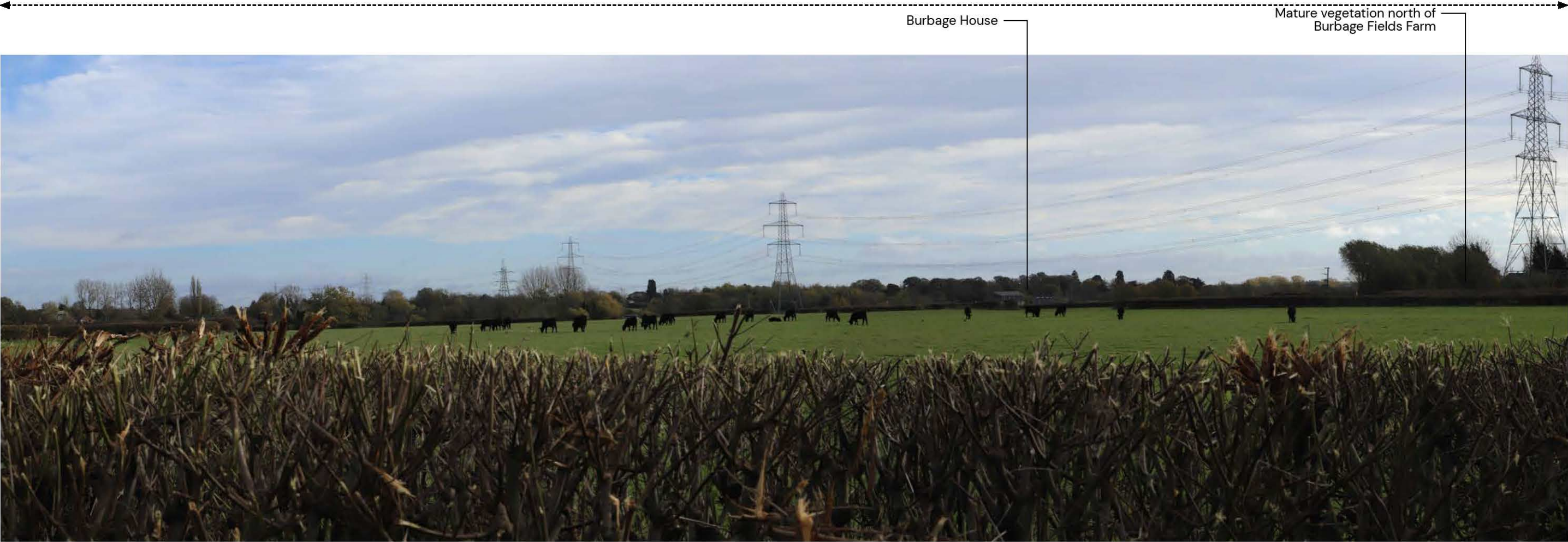


Figure 6: Viewpoint Photographs
Land at Burbage Fields Farm, Burbage



Approximate extent of site



Viewpoint details:

Approx. grid reference:

SP 43696 91577

Approx. elevation:

118m AOD

Distance to site:

Site Boundary

Camera type:

Canon EOS 6D (50mm lens)

Date:

22nd November 2022

Approx. H FoV:

60°

Sensitivity of receptor:

High

Baseline description:

From this location there are views across the field network across the site. There are some limited references to existing residential built form in the background of the view, including that along Lutterworth Road. A series of electricity pylons and associated overhead cables punctuate the skyline.

Description of change:

From this location, there will be close, direct views of new residential built form set behind existing and proposed landscaping. The alteration to the view will be in very close proximity and the proportion of the view affected will be extensive.

Whilst some of the existing components of the view, including electricity infrastructure, serve to moderate the change in terms of the degree of contrast between existing and proposed, views will effectively become dominated by new residential built form from this location.

Magnitude of impact:

Operation

Very high

Year 15

Very high

Significance of effect:

Operation

Major adverse

Year 15

Major adverse

Viewpoint 5: View looking east from junction between public right of way and Bullfurlong Lane.

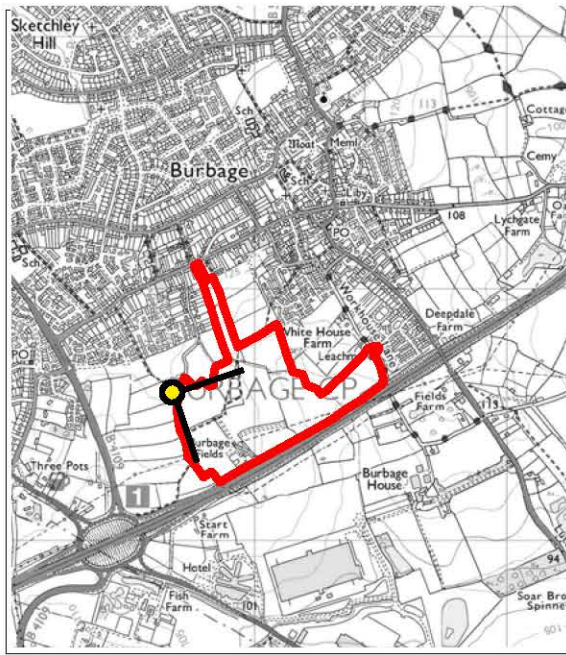


Figure 6: Viewpoint Photographs
Land at Burbage Fields Farm, Burbage





Viewpoint details:

Approx. grid reference:
SP 43869 91943

Approx. elevation:
123m AOD

Distance to site:
Site Boundary

Camera type:
Canon EOS 5D (50mm lens)

Date:
22nd November 2022

Approx. H FoV:
60°

Sensitivity of receptor:
High

Baseline description:

From this location, there are open views from a slightly elevated location adjacent to Britannia Road recreation ground, looking across the recreation ground itself (defined by metal boundary fencing) and the field network north of the motorway corridor. The Amazon large-scale distribution warehouse is visible in the background of the view. To the east, the edge of residential development off Jubilee Way is visible.

Description of change:

The size and scale of change of the experience of receptors using the public right of way is considered to be very substantial as views from this location will be dominated by new road infrastructure and residential built form. The proposed hedgerow along the north-eastern site boundary will also be visible.

Whilst some of the existing components of the view, including electricity infrastructure, serve to moderate the change in terms of the degree of contrast between existing and proposed, views will effectively become dominated by new residential built form from this location.

Magnitude of impact:

Operation
Very high
Year 15
Very high

Significance of effect:

Operation
Major adverse
Year 15
Major adverse

Viewpoint 6: View looking south-east from public right of way, west of sports pitches, Britannia Road Recreation Ground.

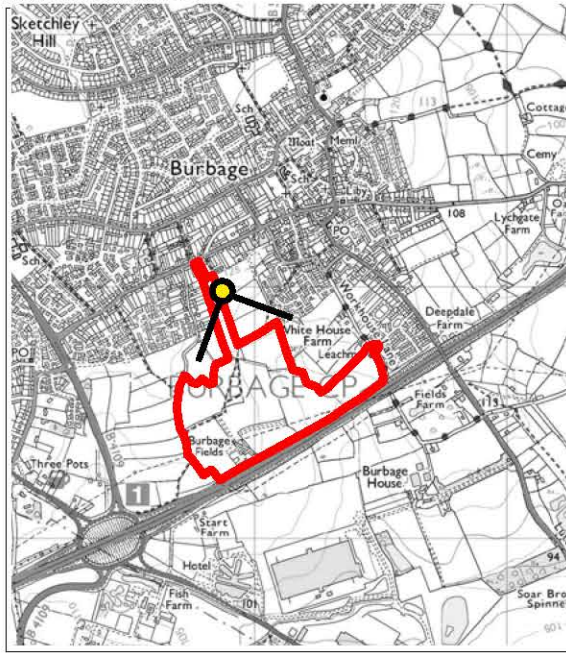


Figure 6: Viewpoint Photographs
Land at Burbage Fields Farm, Burbage



Approximate extent of site



Viewpoint details:

Approx. grid reference:
SP 43286 91674
Approx. elevation:
123m AOD
Distance to site:
445m
Camera type:
Canon EOS 6D (50mm lens)
Date:
22nd November 2022
Approx. H FoV:
60°
Sensitivity of receptor:
High

Baseline description:

From this location, there are short range views of the public open space adjacent to properties off Canberra Way, to the north-west of the site. Intervening vegetation, including tree belts associated with the southern extent of the open space area, serve to limit views towards the site for receptors at this location.

Description of change:

Due to intervening vegetation foreshortening views from this part of the open space off Canberra Way, there will be no view of the proposed development.

Magnitude of impact:

Operation
Nil
Year 15
Nil

Significance of effect:

Operation
Nil
Year 15
Nil

Viewpoint 7: View looking east from an area of public open space near to Canberra Way.

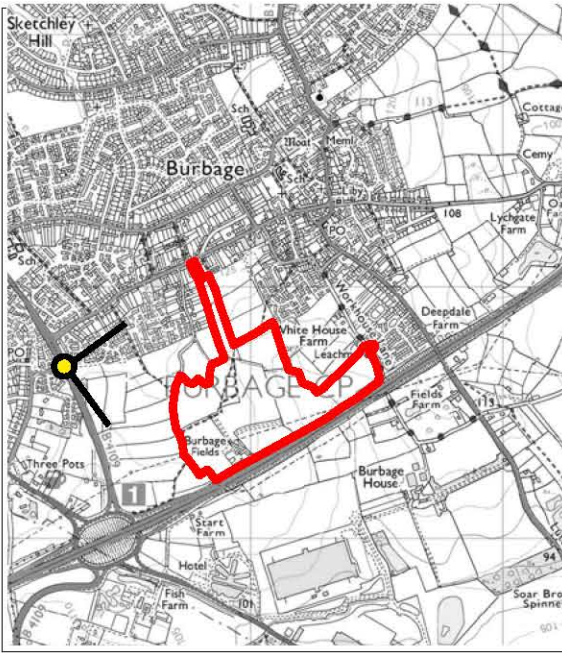


Figure 6: Viewpoint Photographs
Land at Burbage Fields Farm, Burbage



Approximate direction of site



Viewpoint details:

Approx. grid reference:

SP 43064 91342

Approx. elevation:

120m AOD

Distance to site:

664m

Camera type:

Canon EOS 6D (50mm lens)

Date:

22nd November 2022

Approx. H FoV:

60°

Sensitivity of receptor:

Medium

Baseline description:

From this location, there are no views beyond the immediate boundary vegetation along Wolvey Road.

Description of change:

Whilst the ZTV indicates potential visibility of the site from this location, due to intervening vegetation, there will be no view of the proposed development.

Magnitude of impact:

Operation

Nil

Year 15

Nil

Significance of effect:

Operation

Nil

Year 15

Nil

Viewpoint 8: View looking east from Wolvey Road.

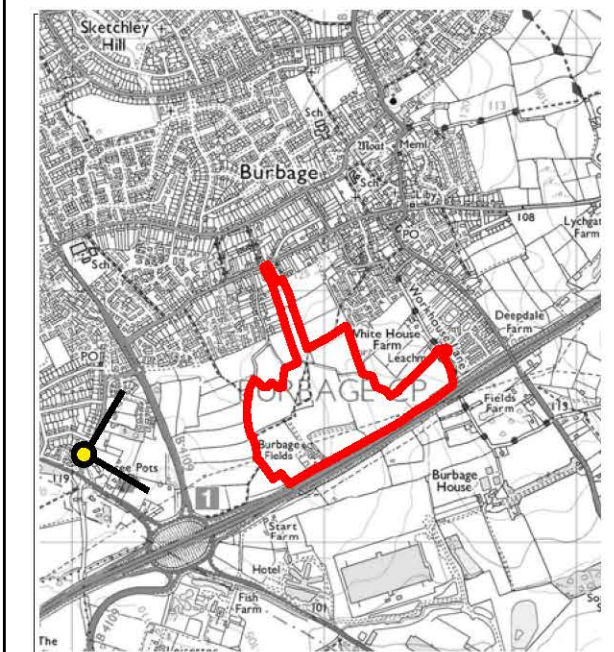


Figure 6: Viewpoint Photographs
Land at Burbage Fields Farm, Burbage

Client | Redrow Homes Midlands

Drawing number | P22-2560_EN_006_B_0001

Date | 15/11/2023

Team | SRE

App | JWA

PEGASUS
GROUP





Viewpoint details: <i>Approx. grid reference:</i> SP 45046 92356 <i>Approx. elevation:</i> 105m <i>Distance to site:</i> 800m <i>Camera type:</i> Canon EOS 6D (50mm lens) <i>Date:</i> 27th December 2022 <i>Approx. H FoV:</i> 60° Sensitivity of receptor: Medium	Baseline description: From this location, there are very limited views beyond the immediate boundary vegetation along Lychgate Lane.	Description of change: Whilst the ZTV indicates potential limited visibility of the site from this location, due to intervening vegetation, there will be no view of the proposed development.	Magnitude of impact: <i>Operation</i> Nil <i>Year 15</i> Nil Significance of effect: <i>Operation</i> Nil <i>Year 15</i> Nil	Viewpoint 9: View looking south-west on Lychgate Lane close to Lychgate Farm. Figure 6: Viewpoint Photographs Land at Burbage Fields Farm, Burbage Client Redrow Homes Midlands Drawing number P22-2560_EN_006_B_0001 Date 15/11/2023 Team SRE App JWA PEGASUS GROUP
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