



Viewpoint details:

Approx. grid reference:
SP 46640 93652

Approx. elevation:
105m AOD

Distance to site:
2.8km

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 open views across an arable field enclosure in the foreground. The local topography dips in the middle distance towards the small settlement of Aston Flamville, which is filtered in part by intervening field boundary vegetation.

Description of change:

Given the distance between receptors here (ca. 2.8 km) and the site, combined with the intervening vegetation, which includes mature hedgerows and tree belts, 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 10: View looking south-west from public right of way close to M69 Junction 2.

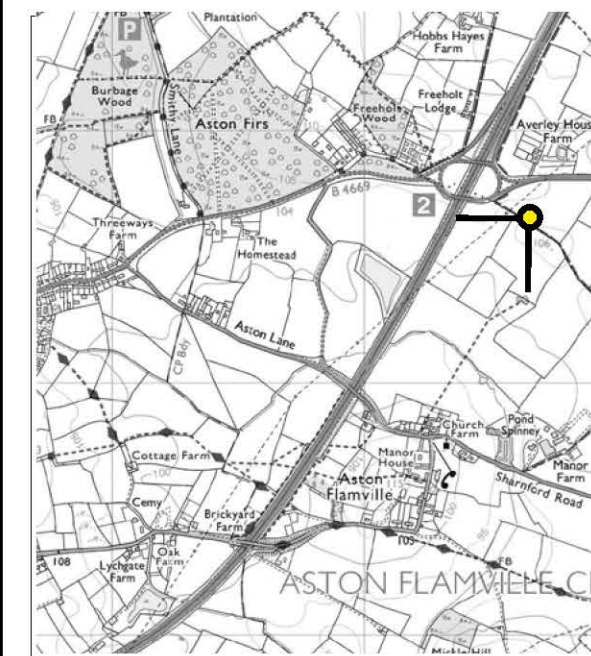


Figure 6: Viewpoint Photographs
Land at Burbage Fields Farm, Burbage



Approximate direction of site



Viewpoint details:

Approx. grid reference:
SP 46480 92283
Approx. elevation:
94m AOD
Distance to site:
1.9km
Camera type:
Canon EOS 6D (50mm lens)
Date:
22nd November 2022
Approx. H FoV:
60°
Sensitivity of receptor:
High

Baseline description:

From this location, the foreground is characterised by a large field enclosure and rising landform to the north-west. The wider vegetated field pattern of rectilinear fields south of Aston Flamville serves to limit views further south.

Description of change:

Given the distance between receptors here (ca. 1.9 km) and the site, combined with the intervening vegetation, which includes mature hedgerows and tree belts, 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 11: View looking south-west from the Leicestershire Round recreational route, east of Aston Flamville.

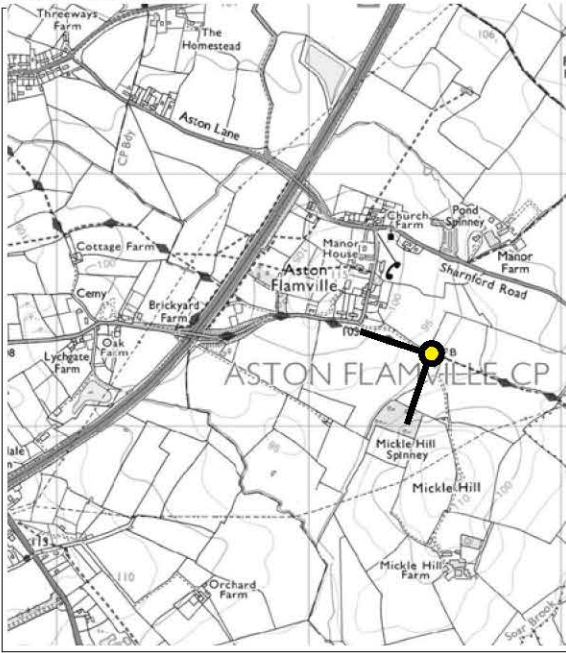


Figure 6: Viewpoint Photographs
Land at Burbage Fields Farm, Burbage





Viewpoint details:

Approx. grid reference:
SP 47036 90483

Approx. elevation:
95m AOD

Distance to site:
2.8km

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

Date:
27th December 2022

Approx. H FoV:
60°

Sensitivity of receptor:
Medium

Baseline description:

From this location, there are open views across several agricultural field enclosures. To the north-west an area of woodland forms a wooded horizon, and to the north-east the landform in the middle-distance falls towards the Soar Brook.

Description of change:

Given the distance between receptors here (ca. 2.8 km) and the site, combined with intervening vegetation and topography, 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 12: View looking north-west from Coventry Road north of Wigston Parva.

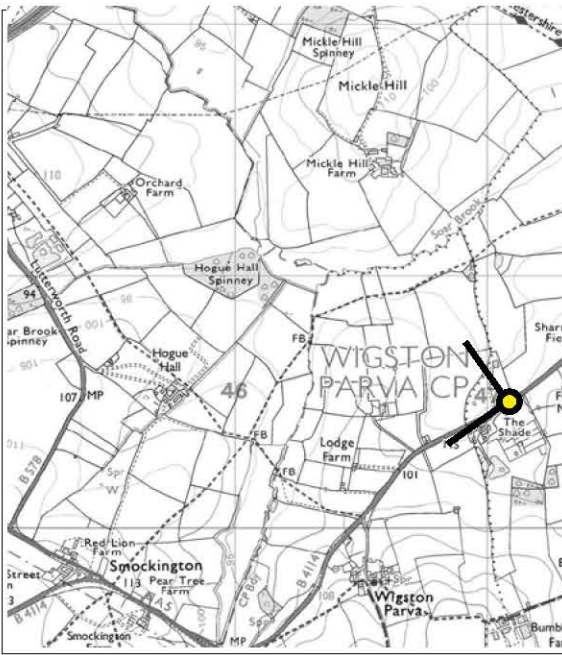
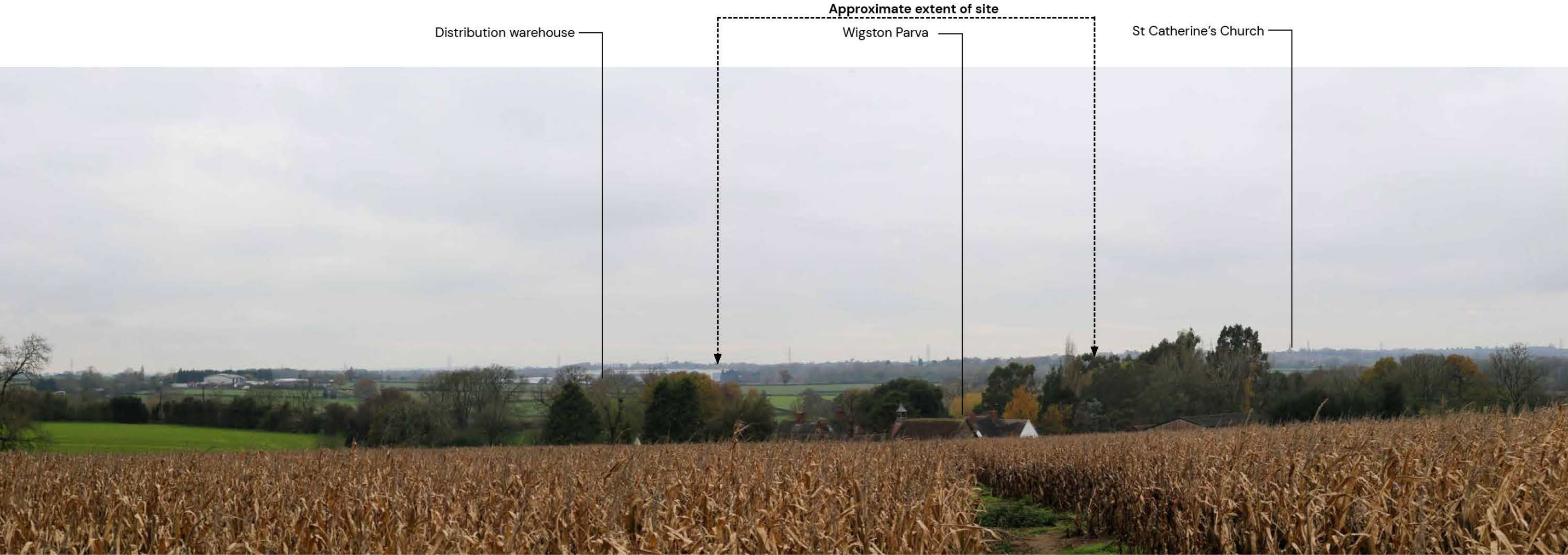


Figure 6: Viewpoint Photographs
Land at Burbage Fields Farm, Burbage





Viewpoint details:

Approx. grid reference:

SP 46787 89646

Approx. elevation:

127m AOD

Distance to site:

3km

Camera type:

Canon EOS 6D (50mm lens)

Date:

27th December 2022

Approx. H FoV:

60°

Sensitivity of receptor:

High

Baseline description:

From this location, there are elevated views from a right of way east of Wigston Parva which appears well vegetated in the middle distance. Further north-west, the landform falls towards the Soar Brook, allowing views towards the settlement edge of Burbage, including the large scale distribution warehouses to the south of the site, and in the background of the view, the existing settlement edge, including the spire of St Catherine's Church.

Description of change:

Whilst a combination of distance, intervening vegetation and built form limits views of the ground plane of the site, there are likely to be very limited views of the rooflines of some of the proposed residential development in the background of the view and potentially views of the upper sections of the care home element on the southern edge of the site.

Magnitude of impact:

Operation

Negligible

Year 15

Negligible

Significance of effect:

Operation

Negligible adverse

Year 15

Negligible adverse

Viewpoint 13: View looking north-west from public right of way, east of Wigston Parva

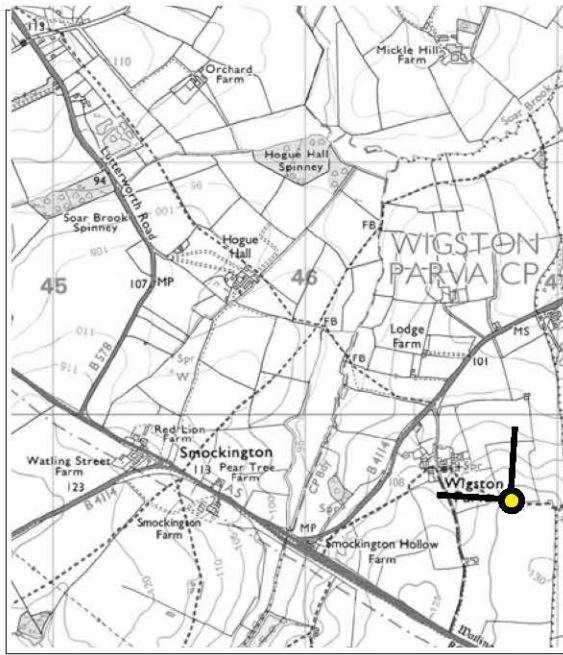


Figure 6: Viewpoint Photographs
Land at Burbage Fields Farm, Burbage



Approximate direction of site

St Catherine's Church,
Burbage

Lodge Farm



Viewpoint details:

Approx. grid reference:

SP 47179 88762

Approx. elevation:

132m AOD

Distance to site:

3.9km

Camera type:

Canon EOS 6D (50mm lens)

Date:

22nd November 2022

Approx. H FoV:

60°

Sensitivity of receptor:

High

Baseline description:

From this location, the foreground is characterised by an access track, post and rail fencing and an undulating field enclosure beyond. There are more distant views of the wider landscape to the north, although these are limited by the undulating topography. The settlement edge of Burbage is just visible; the spire of St Catherine's Church is just perceptible in the distance.

Description of change:

There are unlikely to be views of the proposed development from this location, as a result of intervening topography and vegetation.

Magnitude of impact:

Operation

Nil

Year 15

Nil

Significance of effect:

Operation

Nil

Year 15

Nil

Viewpoint 14: View looking north-west from public right of way, close to High Cross.

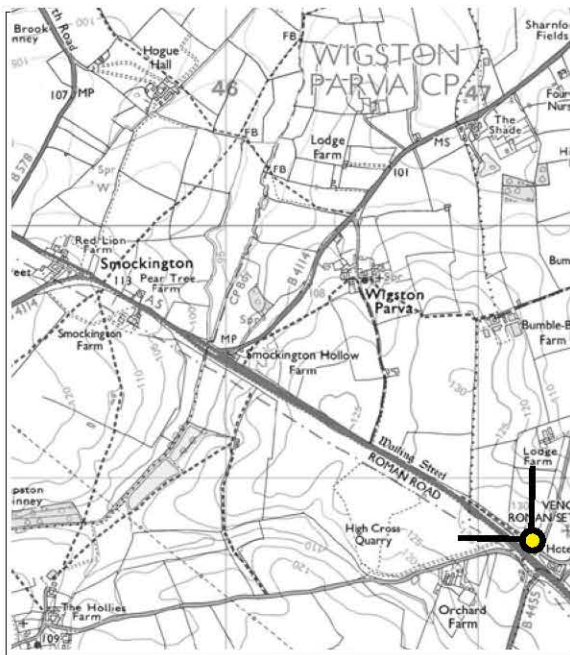


Figure 6: Viewpoint Photographs
Land at Burbage Fields Farm, Burbage





Viewpoint details:

Approx. grid reference:

SP 47190 87501

Approx. elevation:

128m AOD

Distance to site:

4.9km

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 open views across several agricultural field enclosures south-west of Wibtoft. The combination of the local topography reaching a plateau in the middle distance, and the mature field boundary network and tree belts across the horizon, means views further north are very limited.

Description of change:

Given the distance between receptors here (ca. 4.9 km) and the site, combined with intervening vegetation and topography, 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 15: View looking north-west from public right of way, west of Wibtoft.

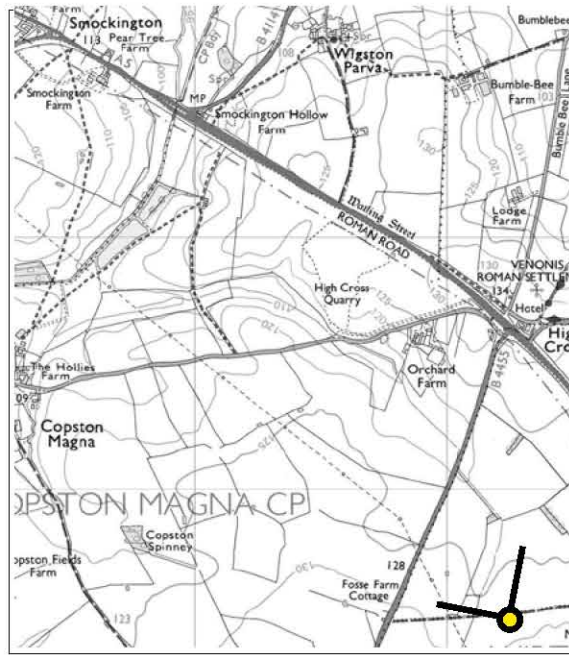


Figure 6: Viewpoint Photographs
Land at Burbage Fields Farm, Burbage



Approximate extent of site

Large scale warehouse

existing residential
edge of Burbage

Recently constructed
residential development

St Catherine's
church spire



Viewpoint details:

Approx. grid reference:

SP 45127 90048

Approx. elevation:

116m AOD

Distance to site:

1.6km

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 open, elevated views across a large-scale field enclosure south of the Amazon distribution warehouse. In the middle distance the landform falls towards the Soar Brook, allowing views of the warehouse, as well as the M69 motorway corridor and the settlement edge of Burbage beyond.

Description of change:

From this location, there are likely to be some views of the proposed development, limited generally to the rooflines of the proposed residential dwellings and upper sections of the care home element (on the southern edge of the site) but partly filtered by intervening vegetation. The extension of the settlement edge will be seen in the context of the existing residential edge of Burbage (including recently constructed new homes to the east of the site), and the large-scale warehouse development seen in the middle distance.

The proposed landscape mitigation strategy includes the planting up of the proposed bund and acoustic barrier that runs along the southern boundary of the proposed development. This planting strategy will over time serve to soften views of the proposed development to some extent, reducing the magnitude of impact.

Magnitude of impact:

Operation

Low to medium

Year 15

Low

Significance of effect:

Operation

Minor adverse

Year 15

Negligible to minor adverse

Viewpoint 16: View looking north-west from Lutterworth Road (B578).

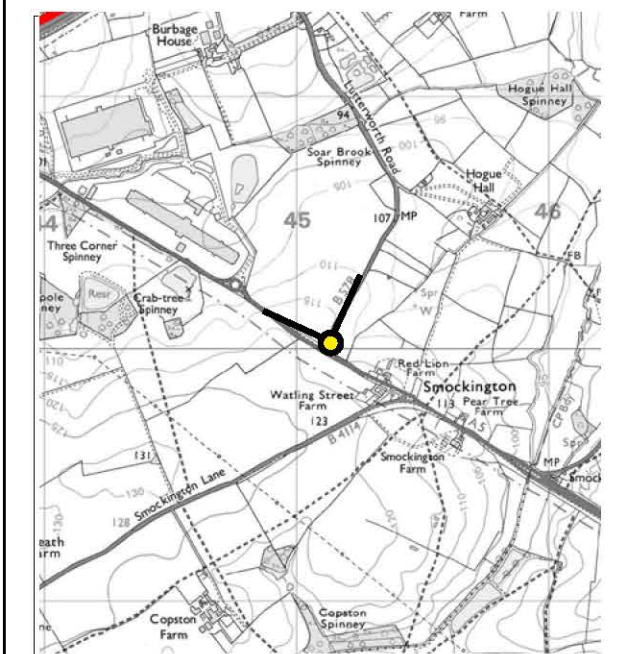


Figure 6: Viewpoint Photographs
Land at Burbage Fields Farm, Burbage

Client | Redrow Homes Midlands

Drawing number | P22-2560_EN_006_B_0001

Date | 15/11/2023

Team | SRE

App | JWA

PEGASUS
GROUP





Viewpoint details:

Approx. grid reference:

SP 44522 89632

Approx. elevation:

129m AOD

Distance to site:

1.7km

Camera type:

Canon EOS 6D (50mm lens)

Date:

27th December 2022

Approx. H FoV:

60°

Sensitivity of receptor:

High

Baseline description:

From this location, there are open views across a field enclosure north of Smockington Lane, towards Burbage. An electricity pylon and associated overhead cables interrupt the skyline from this location. There are views to the large-scale Amazon distribution warehouse south-west of the site, and the existing residential edge of Burbage, albeit views of the settlement are in part screened by the warehouse in the middle distance and in part filtered by intervening field boundary vegetation.

Description of change:

From this location, there are likely to be limited views of the proposed development, which is generally set behind a combination of existing vegetation (providing a screening function even in winter) and large-scale warehouse built form. The extension of the settlement edge will be seen in the context of the existing residential edge of Burbage.

The proposed landscape mitigation strategy includes the planting up of the proposed bund and acoustic barrier that runs along the southern boundary of the proposed development. This planting strategy will over time serve to soften views of the proposed development to some extent, reducing the magnitude of impact.

Magnitude of impact:

Operation

Negligible to low

Year 15

Negligible

Significance of effect:

Operation

Minor adverse

Year 15

Negligible to minor adverse

Viewpoint 17: View looking north from the public right of way, close to Smockington Lane.

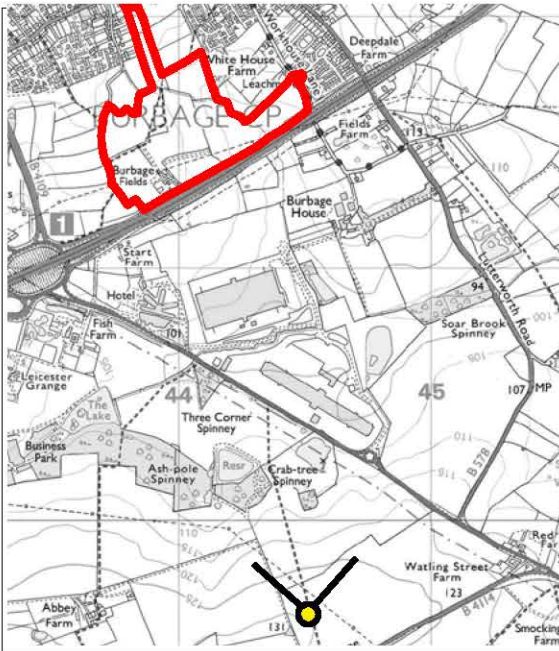


Figure 6: Viewpoint Photographs
Land at Burbage Fields Farm, Burbage





Viewpoint details:

Approx. grid reference:

SP 45911 87129

Approx. elevation:

129m AOD

Distance to site:

4.6km

Camera type:

Canon EOS 6D (50mm lens)

Date:

27th December 2022

Approx. H FoV:

60°

Sensitivity of receptor:

High

Baseline description:

From this location, views are characterised by the generally large-scale field pattern in the foreground and middle distance, defined by hedgerows and regular hedgerow trees. There are no views of the site itself due to the intervening vegetation.

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:

Operation

Nil

Year 15

Nil

Significance of effect:

Operation

Nil

Year 15

Nil

Viewpoint 18: View looking north-west from public right of way, south of Copston Magna.



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





Viewpoint details:

Approx. grid reference:
SP 41445 90081

Approx. elevation:
101m AOD

Distance to site:
2.6km

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

Date:
27th December 2022

Approx. H FoV:
60°

Sensitivity of receptor:
Medium

Baseline description:

From this location, the foreground comprises a large-scale arable field enclosure, defined to the north-east by mature field boundary vegetation. A series of electricity pylons and their associated overhead cables pass across the skyline in this location. In the background of the view, traffic moving along the M69 is visible. There are no views of the site itself due to the intervening vegetation.

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:

Operation
Nil
Year 15
Nil

Significance of effect:

Operation
Nil
Year 15
Nil

Viewpoint 19: View looking north-east from Hinckley Road, west of Burton Hastings.

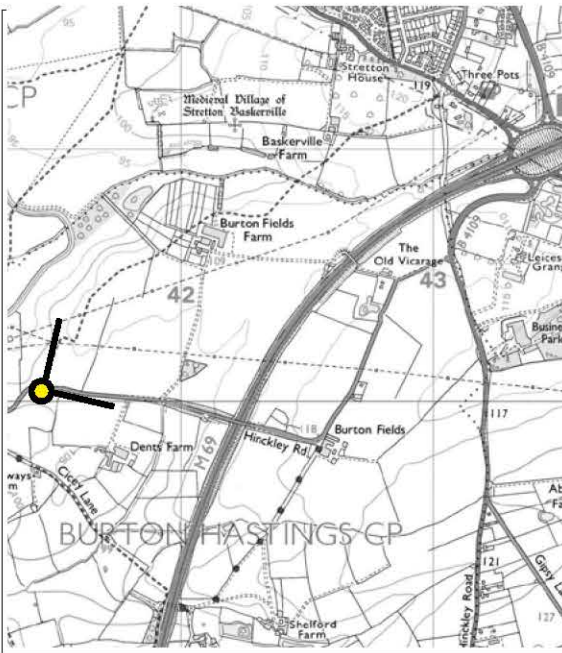


Figure 6: Viewpoint Photographs
Land at Burbage Fields Farm, Burbage



