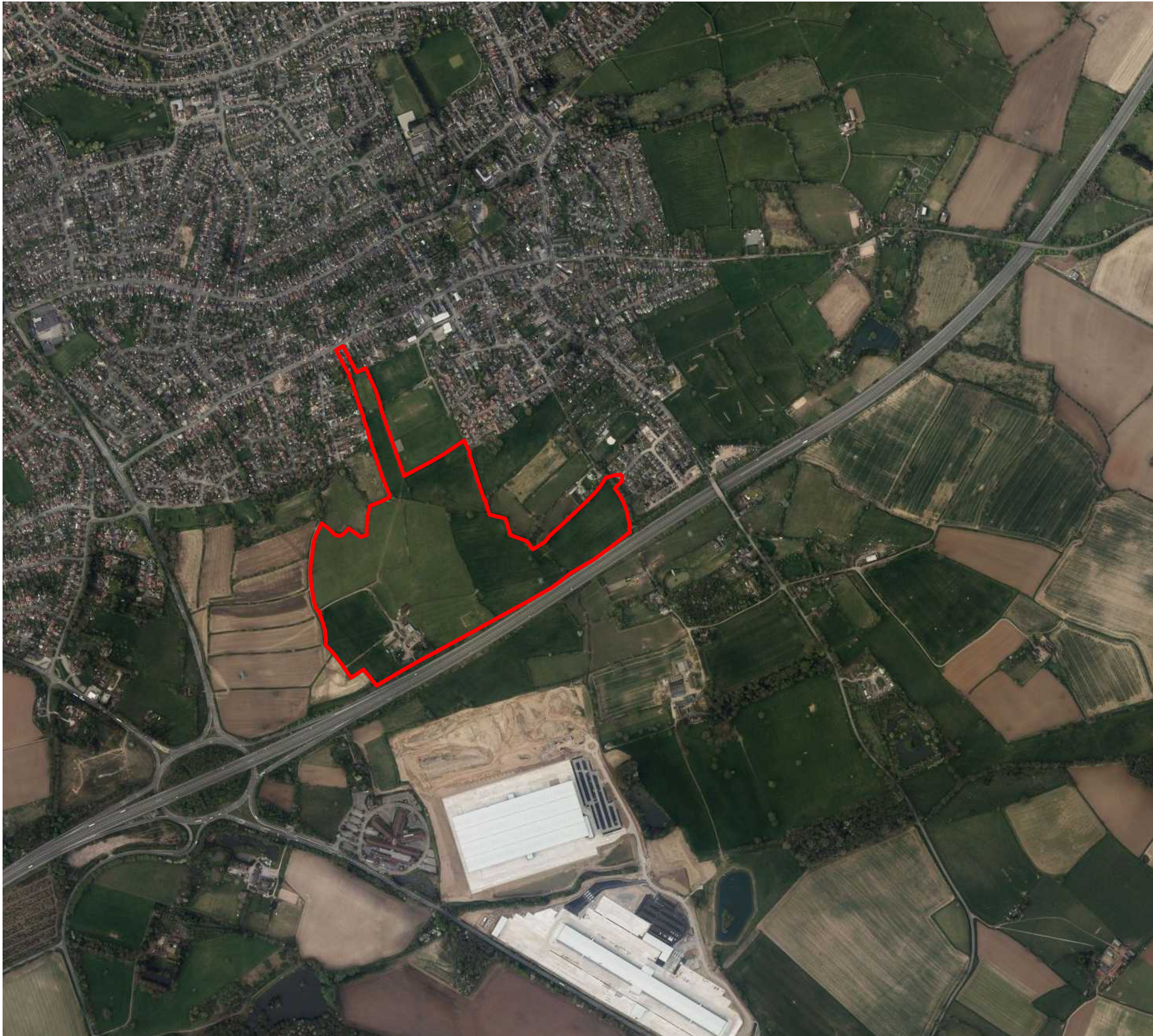




KEY



Site Boundary

|            |    |                  |
|------------|----|------------------|
| 06/01/2023 | A  | First Issue - JC |
| DATE       | NO | REVISION NOTE    |

Fig 1. Site Location

Land at Burbage Fields Farm, Burbage

CLIENT  
Redrow Homes Midlands



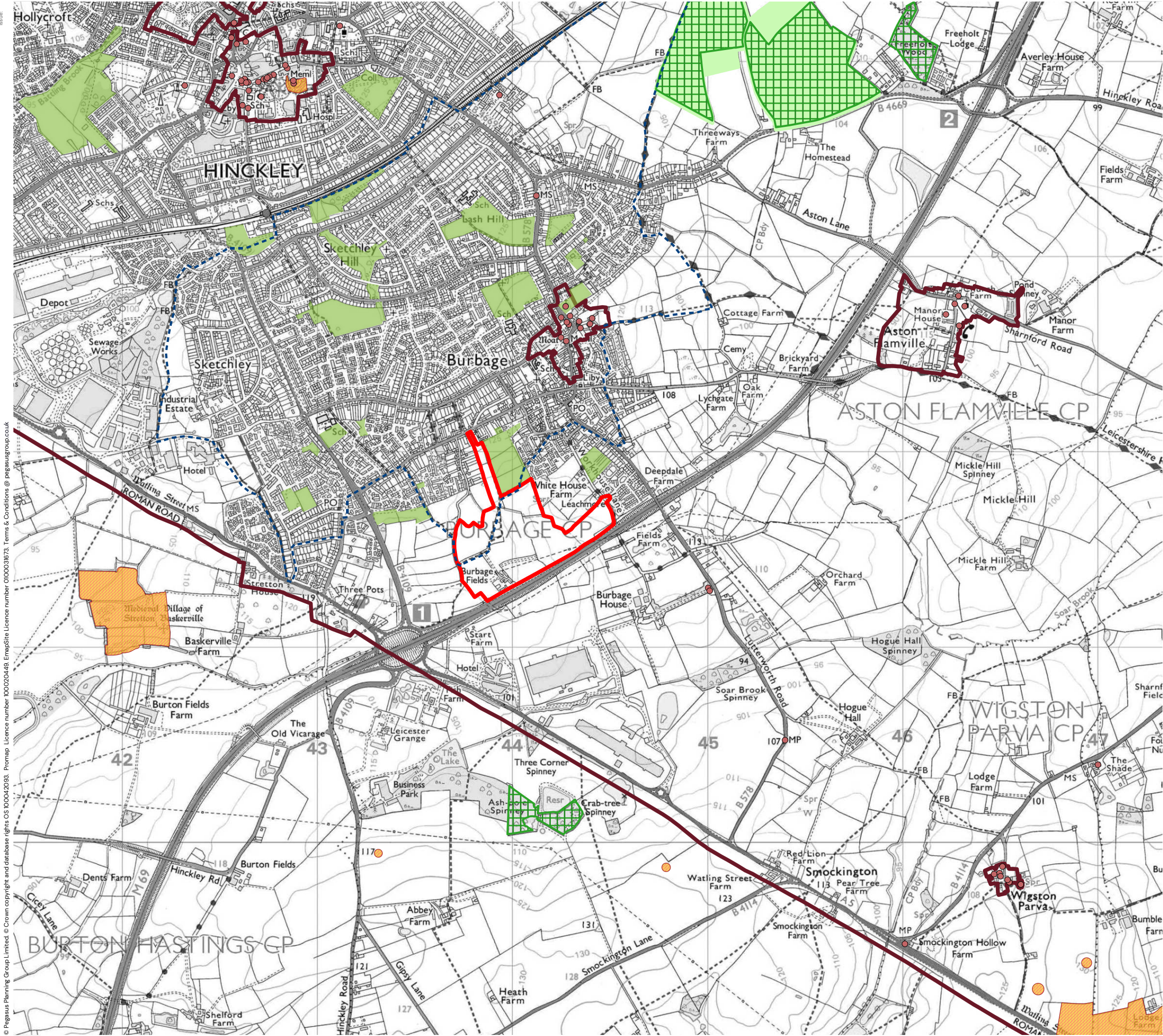
|            |              |      |        |
|------------|--------------|------|--------|
| DATE       | SCALE        | TEAM | APPRVD |
| 06/01/2023 | 1:10,000 @A3 | JC   | KM     |

DRAWING NUMBER

P22-2560\_EN\_0001\_A\_0001\_SL







KEY

- Site Boundary
- Conservation Areas
- Scheduled Monuments \*\*
- Site of Special Scientific Interest (SSSI) \*\*
- Ancient Woodland\*\*
- Local Green Space\*
- Listed Buildings \*\*\*
- Round Burbage Walk

Sources:

- \* Hinkley and Bosworth Borough Council
- \*\* <https://magic.defra.gov.uk/MagicMap.aspx>
- \*\*\* [www.historicengland.co.uk/listings/the-list/map\\_search](http://www.historicengland.co.uk/listings/the-list/map_search)

16/03/2023 A First Issue - JC

DATE NO REVISION NOTE

Fig 2. Planning Designations

Land at Burbage Fields Farm, Burbage

CLIENT  
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DATE  
16/03/2023

SCALE  
1:20000 @A3

TEAM  
JC

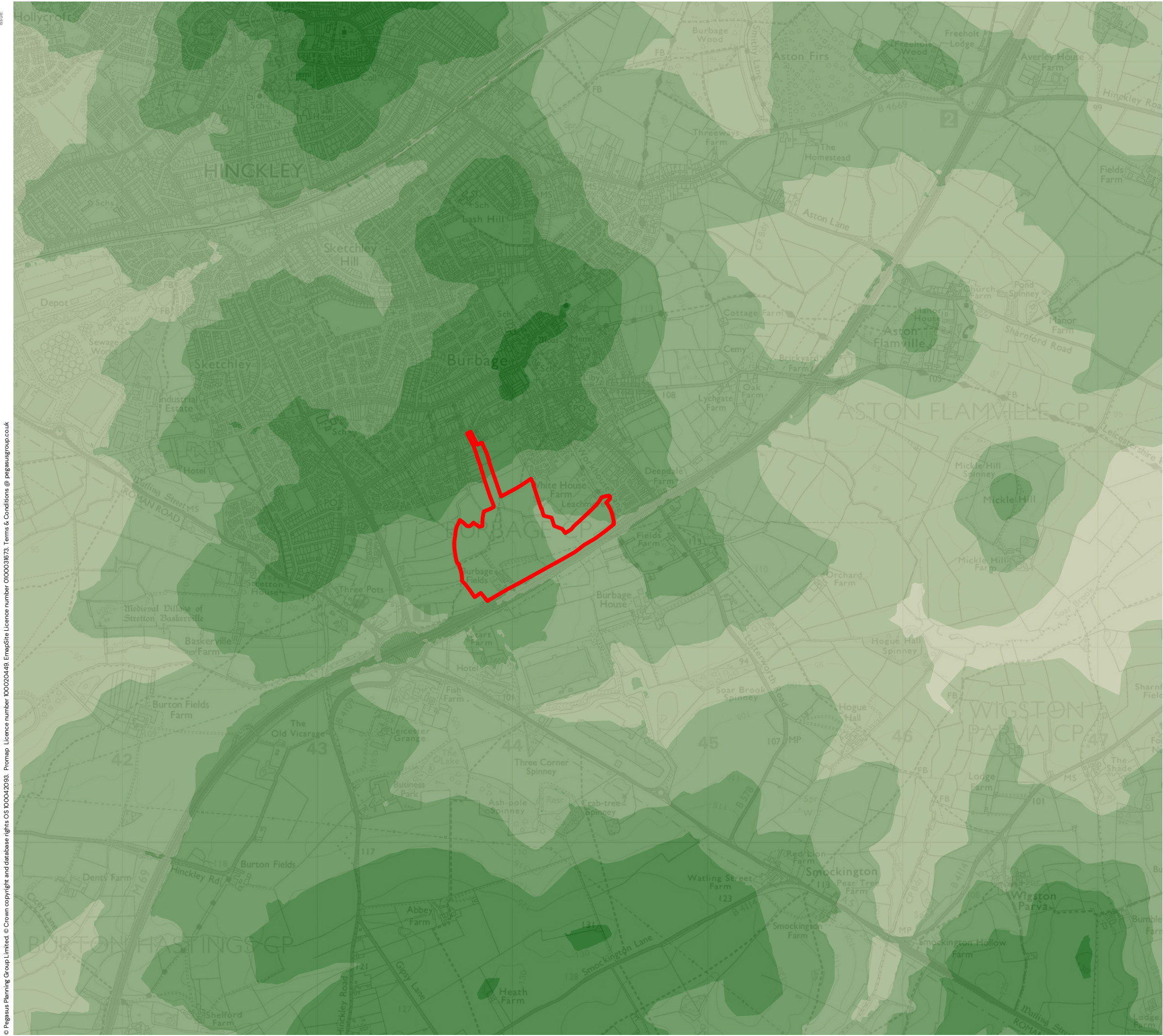
APPRVD  
KM

DRAWING NUMBER

P22-2560\_EN\_0002\_A\_0001\_PD

PEGASUS  
GROUP





KEY

Site Boundary

70–80m AOD

80–90m AOD

90–100m AOD

100–110m AOD

110–120m AOD

120–130m AOD

06/01/2023 A First Issue – JC

DATE NO REVISION NOTE

Fig 3. Topography

Land at Burbage Fields Farm, Burbage

CLIENT

Redrow Homes Midlands

N

0250500 m

DATE

06/01/2023

SCALE

1:20000 @A3

TEAM

JC

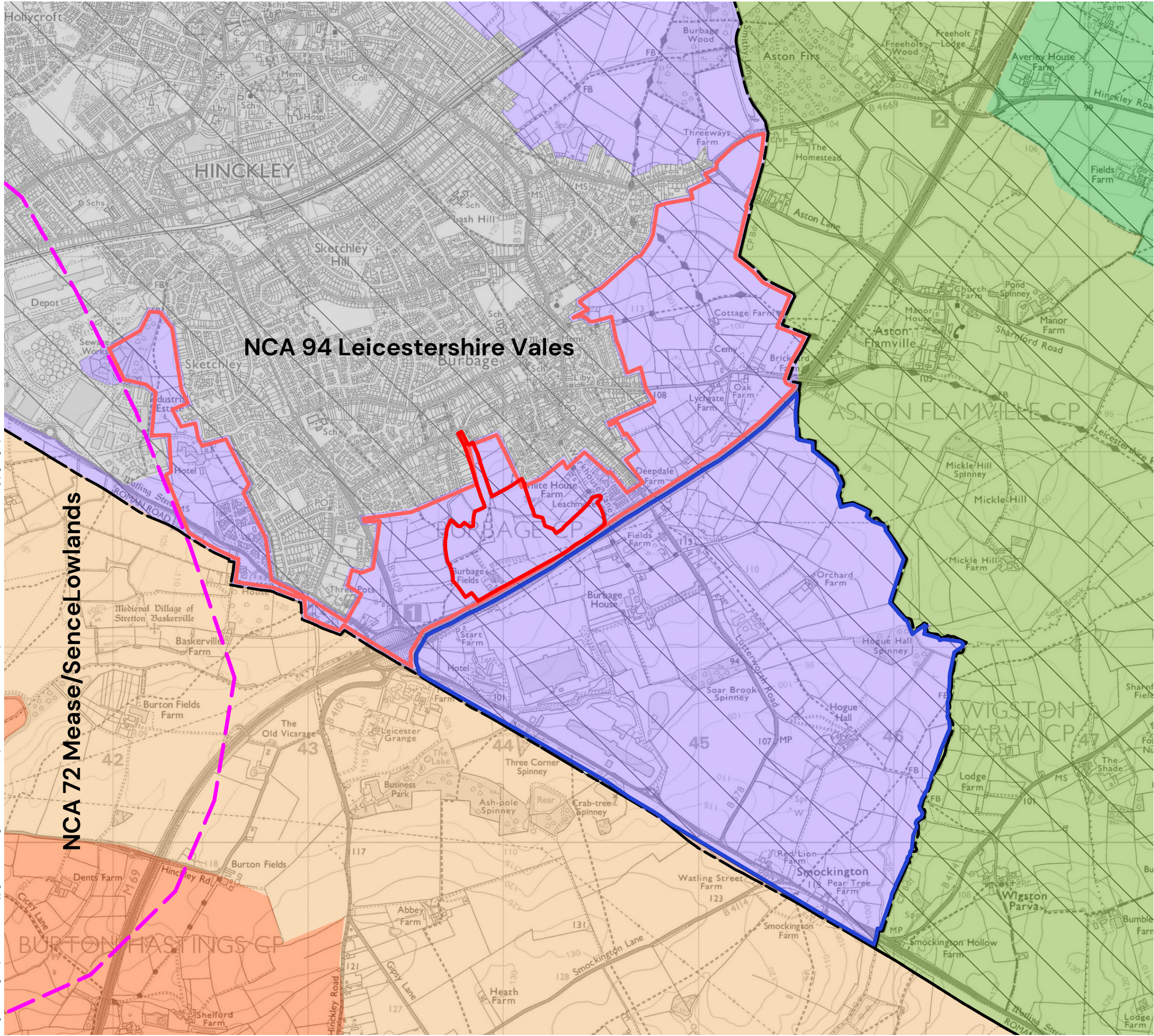
APPRVD

KM

DRAWING NUMBER

P22-2560\_EN\_0003\_A\_0001\_TO





KEY

- Site Boundary
- National Character Area boundary
- Local Authority Boundary
- Urban Area

Leicester, Leicestershire, and Rutland Landscape Character 2001

- Upper Soar

Hinckley & Bosworth Landscape Character Assessment 2017

- Burbage Common Rolling Farmlands

Hinckley & Bosworth Landscape Sensitivity Assessment 2017

- 8: Burbage south and east
- 9: Land south of M69

Blaby Landscape Character Assessment 2020

- Aston Flamville Wooded Farmlands
- Stoney Stanton Rolling Farmlands

Rugby Landscape Character Assessment 2006

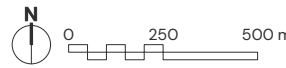
- High Cross Plateau, Open Plateau
- High Cross Plateau, Village Farmlands

16/03/2023 A First Issue - JC  
DATE NO REVISION NOTE

Fig 4. Landscape Character

Land at Burbage Fields Farm, Burbage

CLIENT  
Redrow Homes Midlands

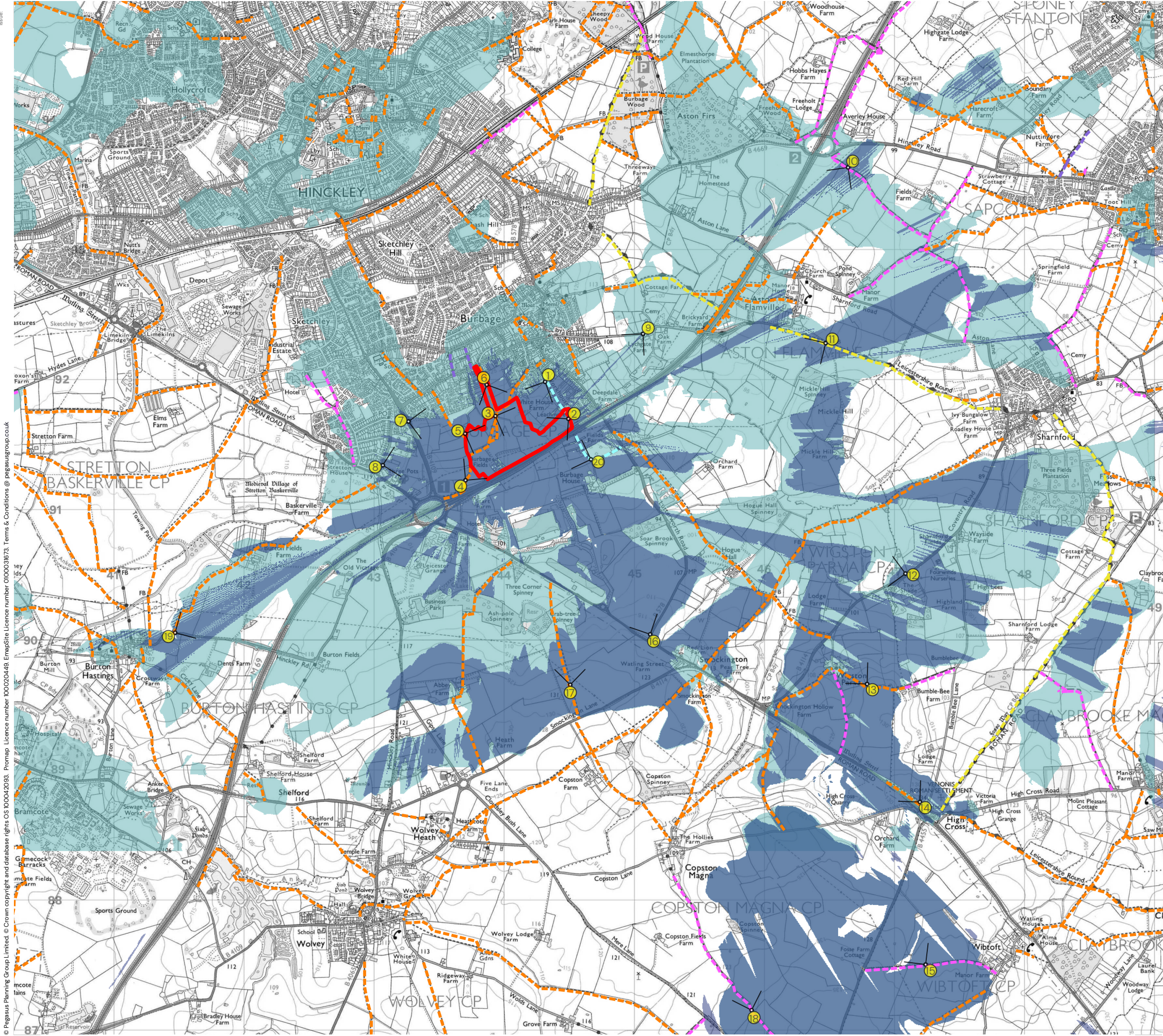


DATE 16/03/2023 SCALE 1:20000 @A3 TEAM JC APPRVD KM

DRAWING NUMBER

P22-2560\_EN\_0004\_A\_0001\_LC





KEY

- Site Boundary
- Representative Viewpoints
- Public Footpath
- Public Bridleway
- Other Routes with Public Access
- Byway Open to all Traffic
- Recreational Route
- Bare Earth Zone of Theoretical Visibility - Maximum 9m
- Screened Zone of Theoretical Visibility - Maximum 9m

**ZTV Production Information -**

- DTM data used in calculations is OS Terrain 5
- Calculations based on a bare earth survey
- Viewer height set at 1.7m
- Calculations include earth curvature and light refraction

N.B. This Zone of Theoretical Visibility (ZTV) image illustrates the theoretical extent of where the development will be visible from, assuming 100% visibility. It is generated using terrain data only and does not account for screening that vegetation or the built environment may provide. It is, as such, 'a worst case' ZTV and the actual extents of visibility are likely to be less extensive.

**Screened ZTV Production Information -**

- DTM data used in calculations is OS Terrain 5 that has been combined with OS Open Map Local data for woodland and buildings to create a Digital Surface Model (DSM).

N.B. This Zone of Theoretical Visibility (ZTV) image illustrates the theoretical extent of where the development will be visible from, assuming 100% visibility, and includes the screening effect from vegetation and buildings, based on the assumptions stated above.

|            |    |                  |
|------------|----|------------------|
| 16/03/2023 | A  | First Issue - JC |
| DATE       | NO | REVISION NOTE    |

Fig 5. PRoW, Viewpoints, ZTV

Land at Burbage Fields Farm, Burbage

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Redrow Homes Midlands



|            |            |      |        |
|------------|------------|------|--------|
| DATE       | SCALE      | TEAM | APPRVD |
| 16/03/2023 | 1:30000@A3 | JC   | KM     |

DRAWING NUMBER

P22-2560\_EN\_0005\_A\_0001\_ZTV







**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.

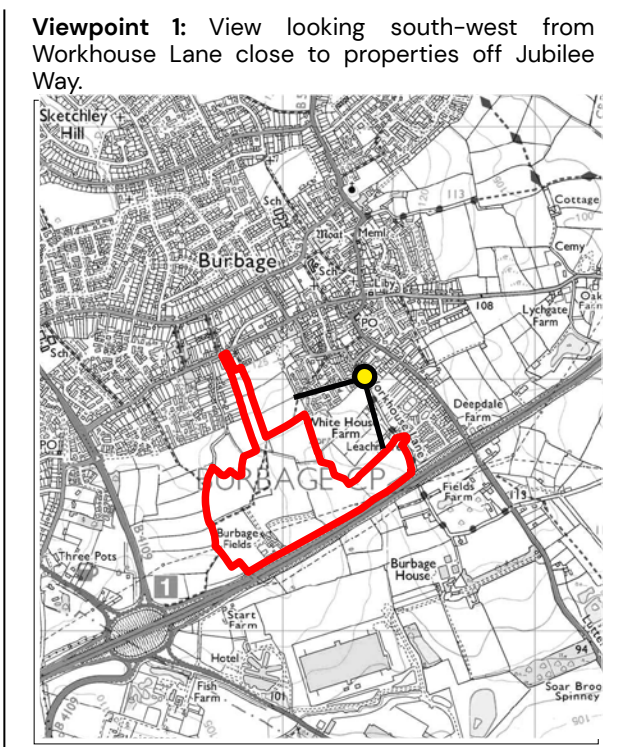
This planting strategy will allow for additional tree planting and structural shrub planting which will over time serve to soften views of the proposed development, reducing the magnitude of impact.

**Magnitude of impact:**

*Operation*  
**High**  
*Year 15*  
**Medium to high**

**Significance of effect:**

*Operation*  
**Moderate to major adverse**  
*Year 15*  
**Moderate adverse**











**Viewpoint 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.

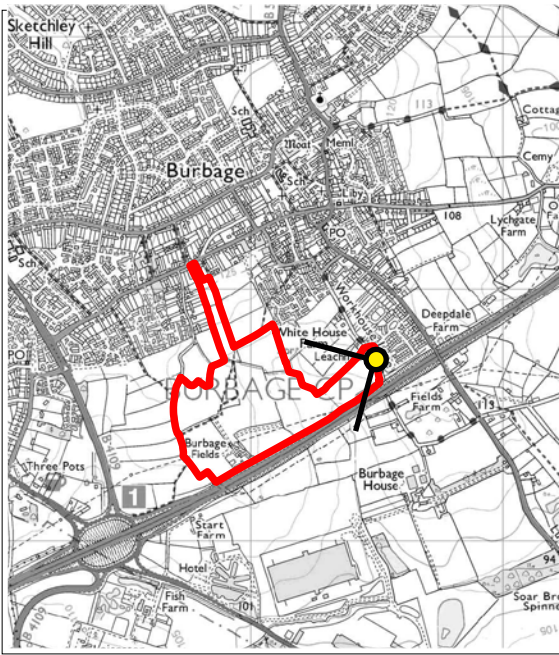
**Magnitude of impact:**

*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.

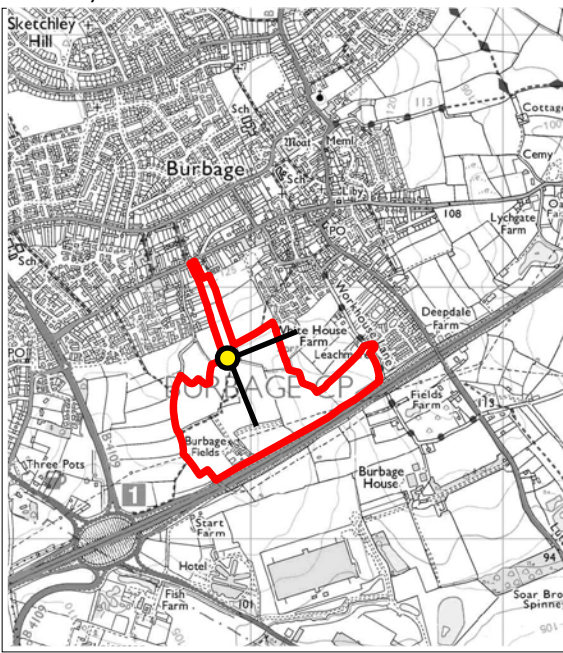


Figure 6: Viewpoint Photographs  
Land at Burbage Fields Farm, Burbage

Client | Redrow Homes Midlands  
Drawing number | P22-2560\_EN\_006\_C\_0001

Date 02/08/2024  
Team SRE  
App JWA











**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 across the panorama, however the immediate agricultural foreground will remain in tact and the landscape buffer on site will set development back.

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 heavily influenced by new residential built form, set beyond a strong framework of green infrastructure.

**Magnitude of impact:**

*Operation*

**High**

*Year 15*

**Medium to high**

**Significance of effect:**

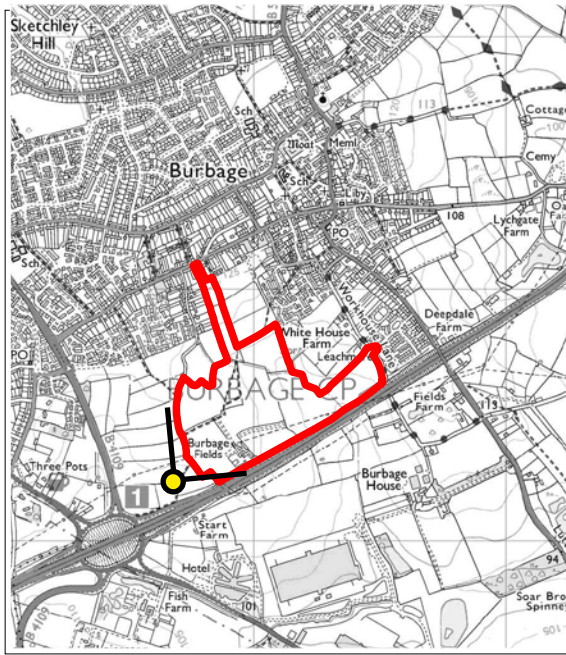
*Operation*

**Moderate to major adverse**

*Year 15*

**Moderate adverse**

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



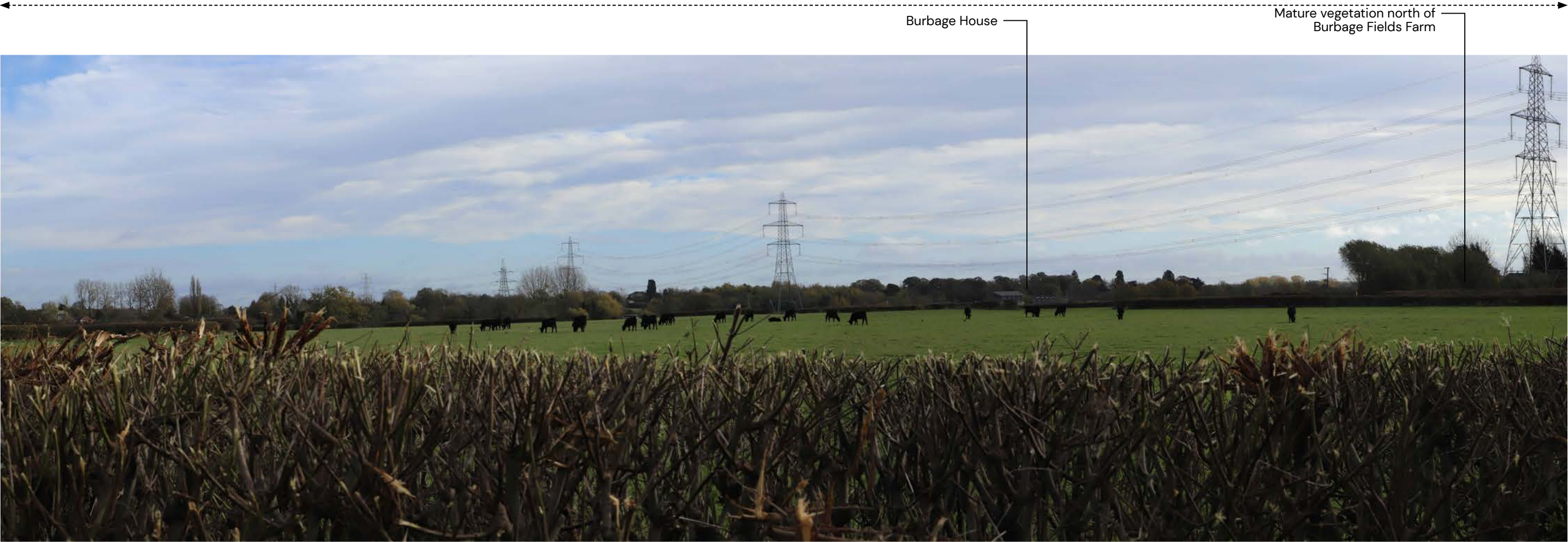
**Figure 6: Viewpoint Photographs**  
Land at Burbage Fields Farm, Burbage







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.

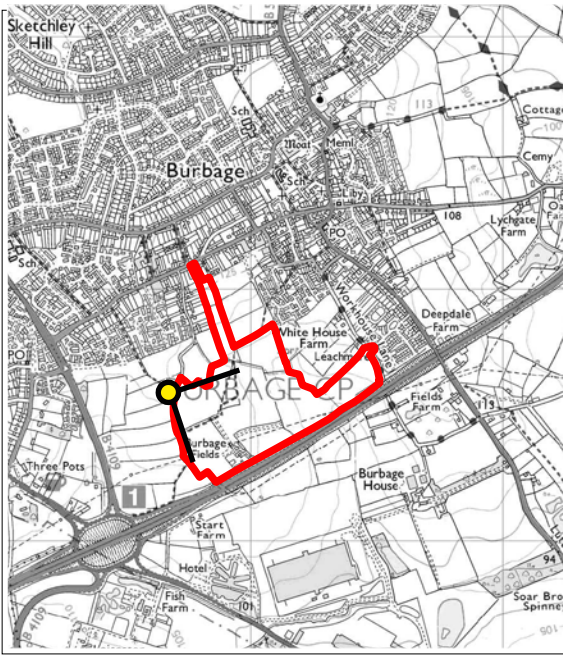


Figure 6: Viewpoint Photographs  
Land at Burbage Fields Farm, Burbage

Client | Redrow Homes Midlands  
Drawing number | P22-2560\_EN\_006\_C\_0001

Date 02/08/2024  
Team SRE  
App JWA











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.

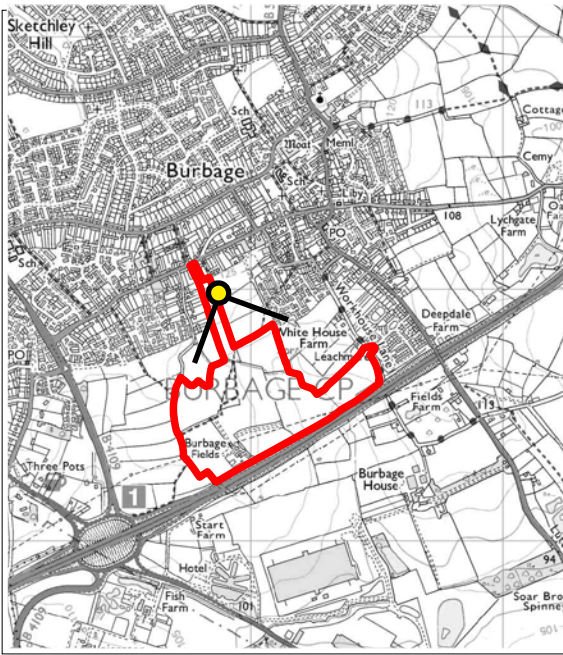


Figure 6: Viewpoint Photographs  
Land at Burbage Fields Farm, Burbage

Client | Redrow Homes Midlands  
Drawing number | P22-2560\_EN\_006\_C\_0001

Date 02/08/2024  
Team SRE  
App JWA









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.

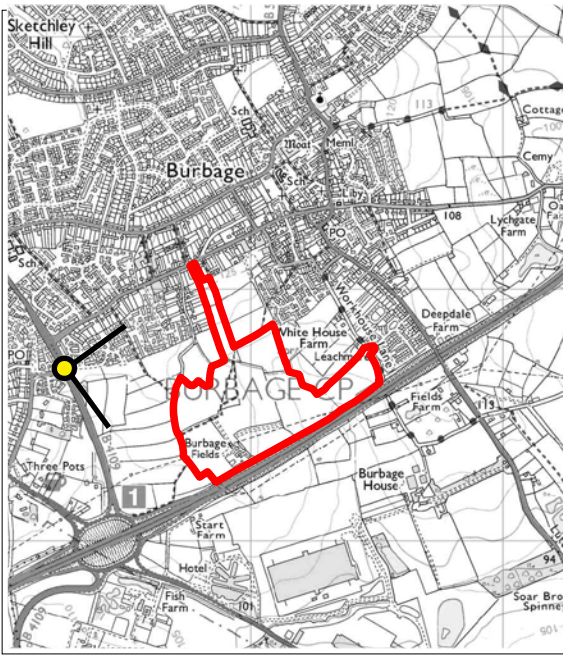


Figure 6: Viewpoint Photographs  
Land at Burbage Fields Farm, Burbage







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:**

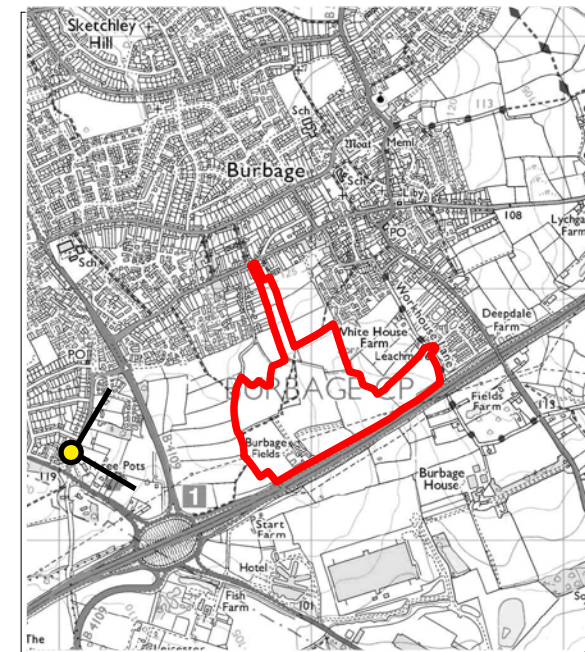
*Operation*

**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\_C\_0001

Date 02/08/2024  
Team SRE  
App JWA

**PEGASUS**  
GROUP







Approximate direction of site



**Viewpoint details:**

*Approx. grid reference:*

SP 45046 92356

*Approx. elevation:*

105m

*Distance to site:*

800m

*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 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:**

*Operation*

Nil

*Year 15*

Nil

**Significance of effect:**

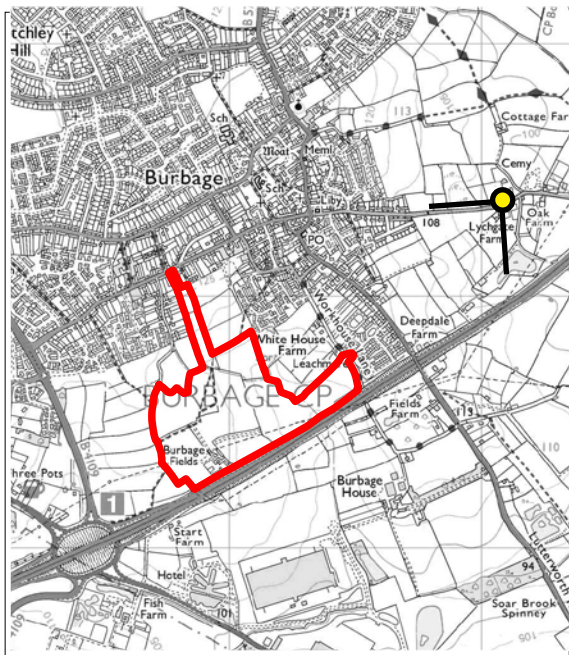
*Operation*

Nil

*Year 15*

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\_C\_0001

Date 02/08/2024  
Team SRE  
App JWA











**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.

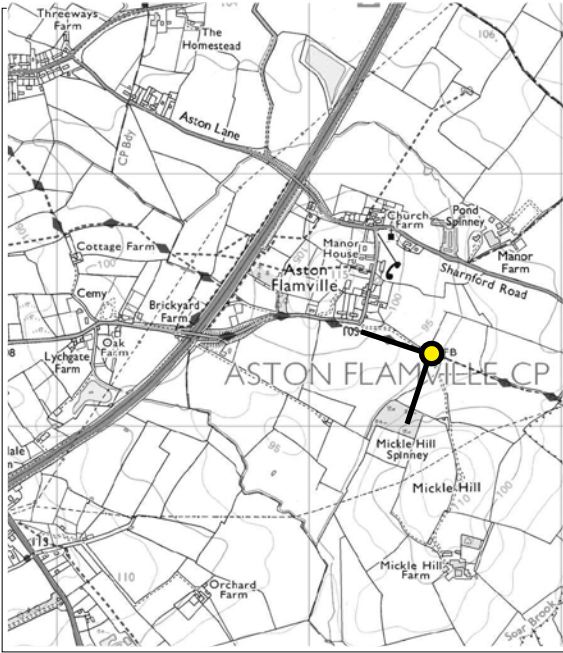


Figure 6: Viewpoint Photographs  
Land at Burbage Fields Farm, Burbage









**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.

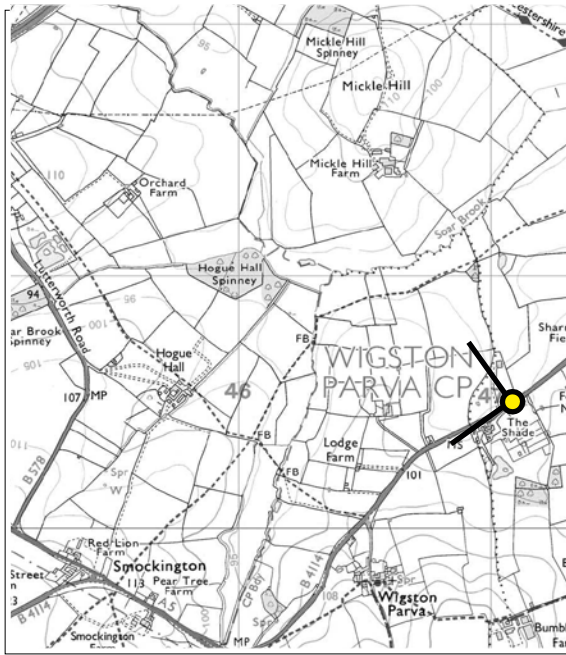
**Magnitude of impact:**

*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.

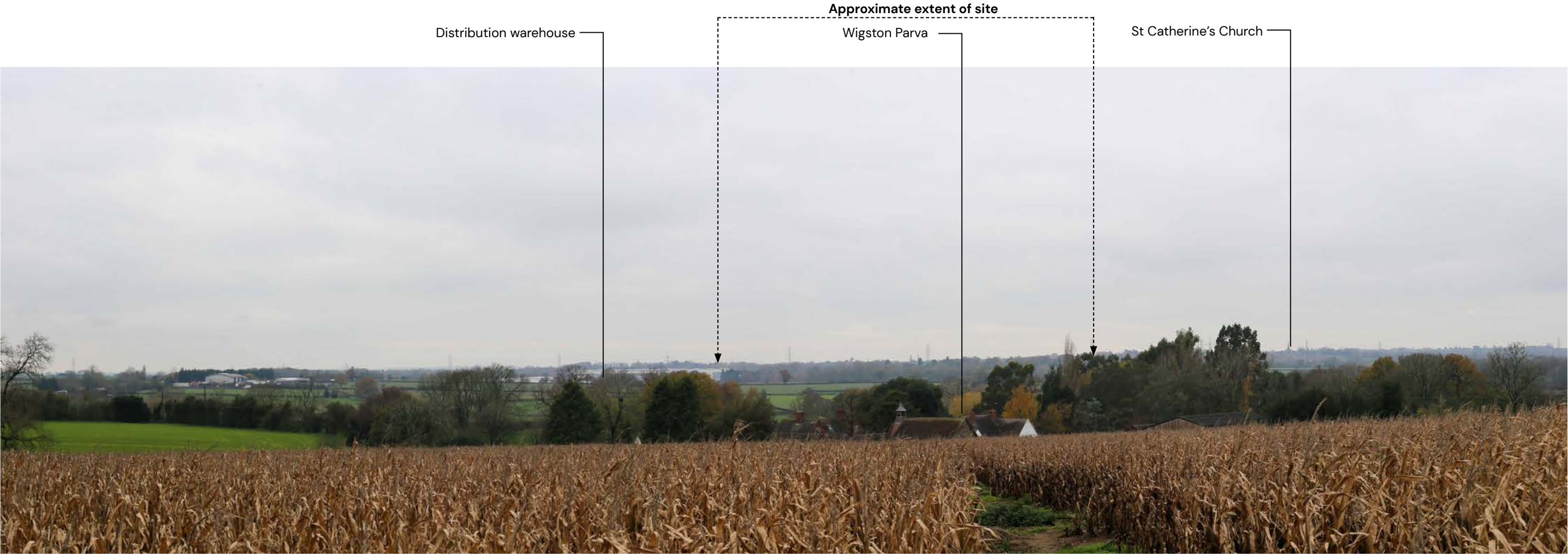


**Figure 6: Viewpoint Photographs**  
Land at Burbage Fields Farm, Burbage









**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.

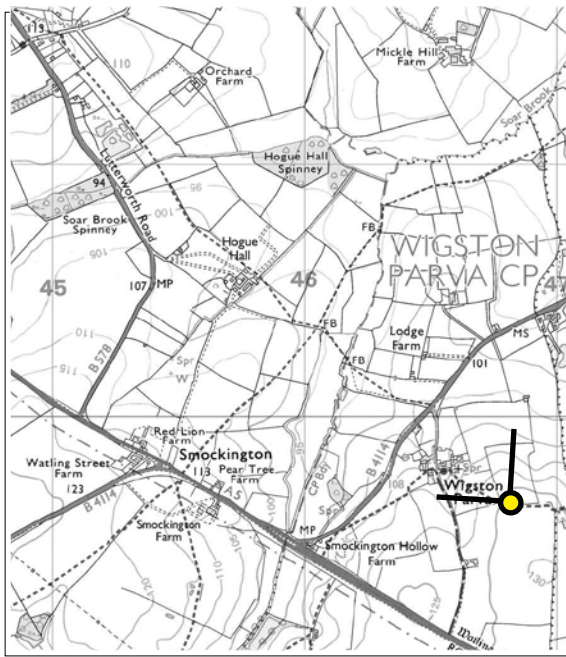
**Magnitude of impact:**

*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

Client | Redrow Homes Midlands  
Drawing number | P22-2560\_EN\_006\_C\_0001

Date 02/08/2024  
Team SRE  
App JWA









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:**

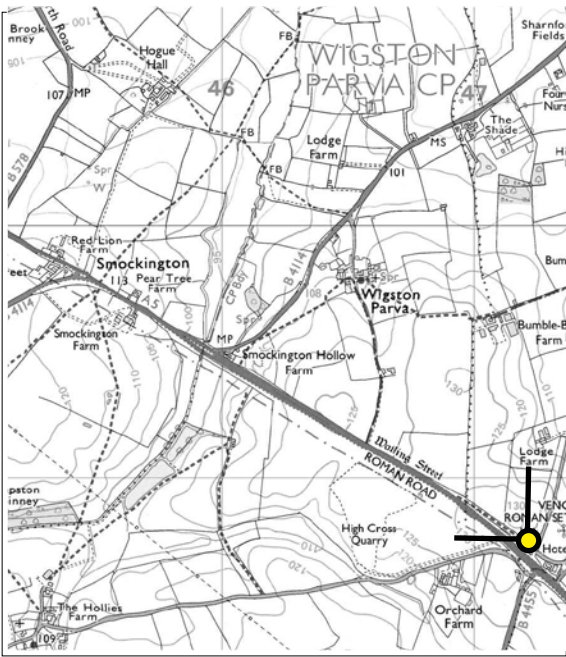
*Operation*

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

Client | Redrow Homes Midlands  
Drawing number | P22-2560\_EN\_006\_C\_0001

Date 02/08/2024  
Team SRE  
App JWA











**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.

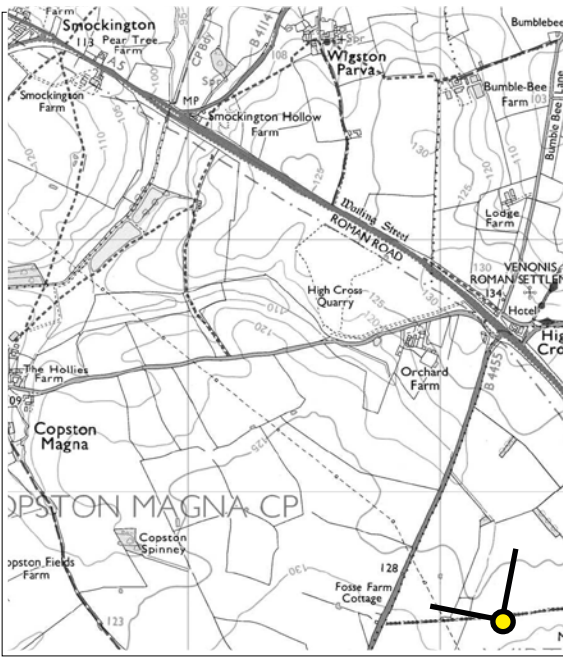
**Magnitude of impact:**

*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).

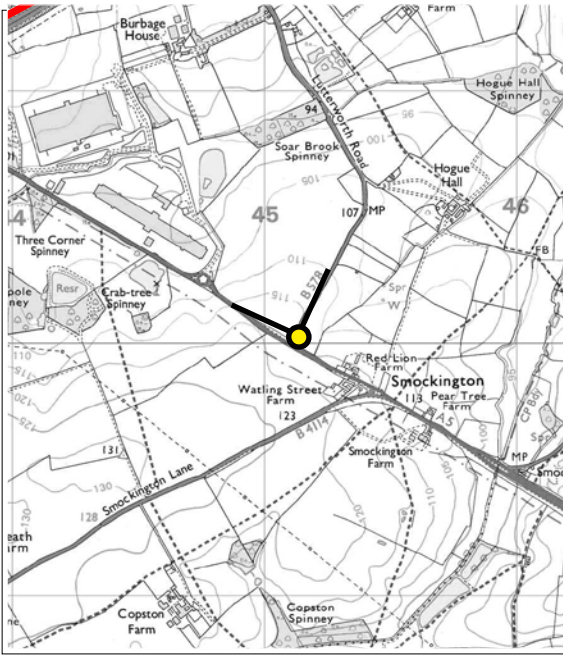


Figure 6: Viewpoint Photographs  
Land at Burbage Fields Farm, Burbage

Client | Redrow Homes Midlands

Drawing number | P22-2560\_EN\_006\_C\_0001

Date 02/08/2024  
Team SRE  
App JWA











**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:**

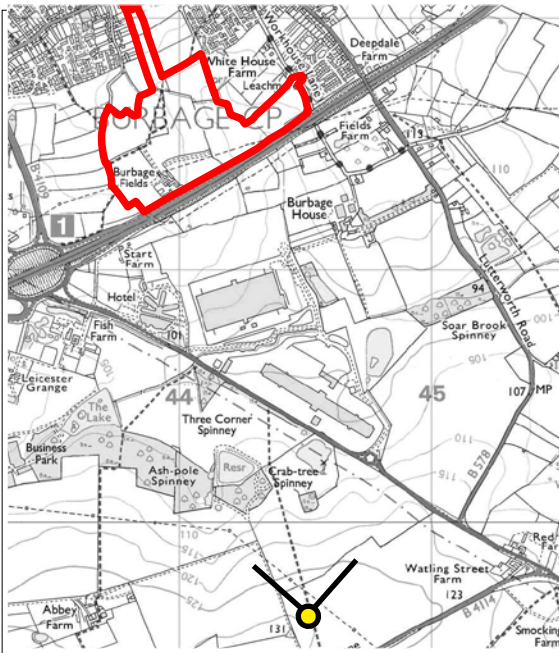
*Operation*

**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

Client | Redrow Homes Midlands  
Drawing number | P22-2560\_EN\_006\_C\_0001

Date 02/08/2024  
Team SRE  
App JWA











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

Client | Redrow Homes Midlands  
Drawing number | P22-2560\_EN\_006\_C\_0001

Date 02/08/2024  
Team SRE  
App JWA











**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.

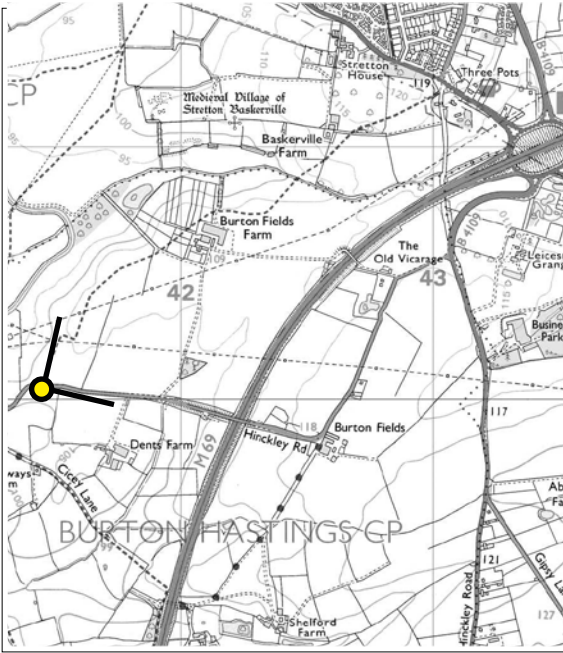
**Magnitude of impact:**

*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

Client | Redrow Homes Midlands  
Drawing number | P22-2560\_EN\_006\_C\_0001

Date 02/08/2024  
Team SRE  
App JWA











**Viewpoint details:**

*Approx. grid reference:*

SP 44674 91381

*Approx. elevation:*

110m AOD

*Distance to site:*

284m

*Camera type:*

Canon EOS 6D (50mm lens)

*Date:*

27th December 2022

*Approx. H FoV:*

60°

**Sensitivity of receptor:**

High

**Baseline description:**

Views from this location comprise the motorway corridor and its associated vegetation, as well as the surrounding agricultural field pattern. Construction activities associated with new employment development on the southern side of the motorway are also visible. A series of electricity pylons and their associated overhead cables pass across the skyline in this location. The site is located in the middle distance, just beyond the vegetated corridor of the motorway.

**Description of change:**

From this location there will be views of the proposed development (including residential parcels and to a lesser extent the care home element), partly filtered by intervening vegetation, extending the settlement pattern of Burbage in this location further west.

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, as well as new woodland and shrub planting north of the barrier. 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*

**Medium**

*Year 15*

**Low to medium**

**Significance of effect:**

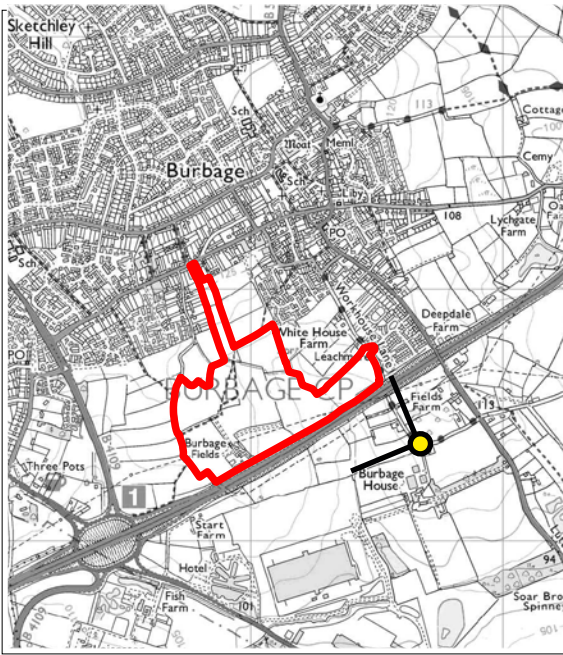
*Operation*

**Moderate adverse**

*Year 15*

**Minor to moderate adverse**

**Viewpoint 20:** View looking north-west from Workhouse Lane, north of Burbage House.



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

Client | Redrow Homes Midlands  
Drawing number | P22-2560\_EN\_006\_C\_0001

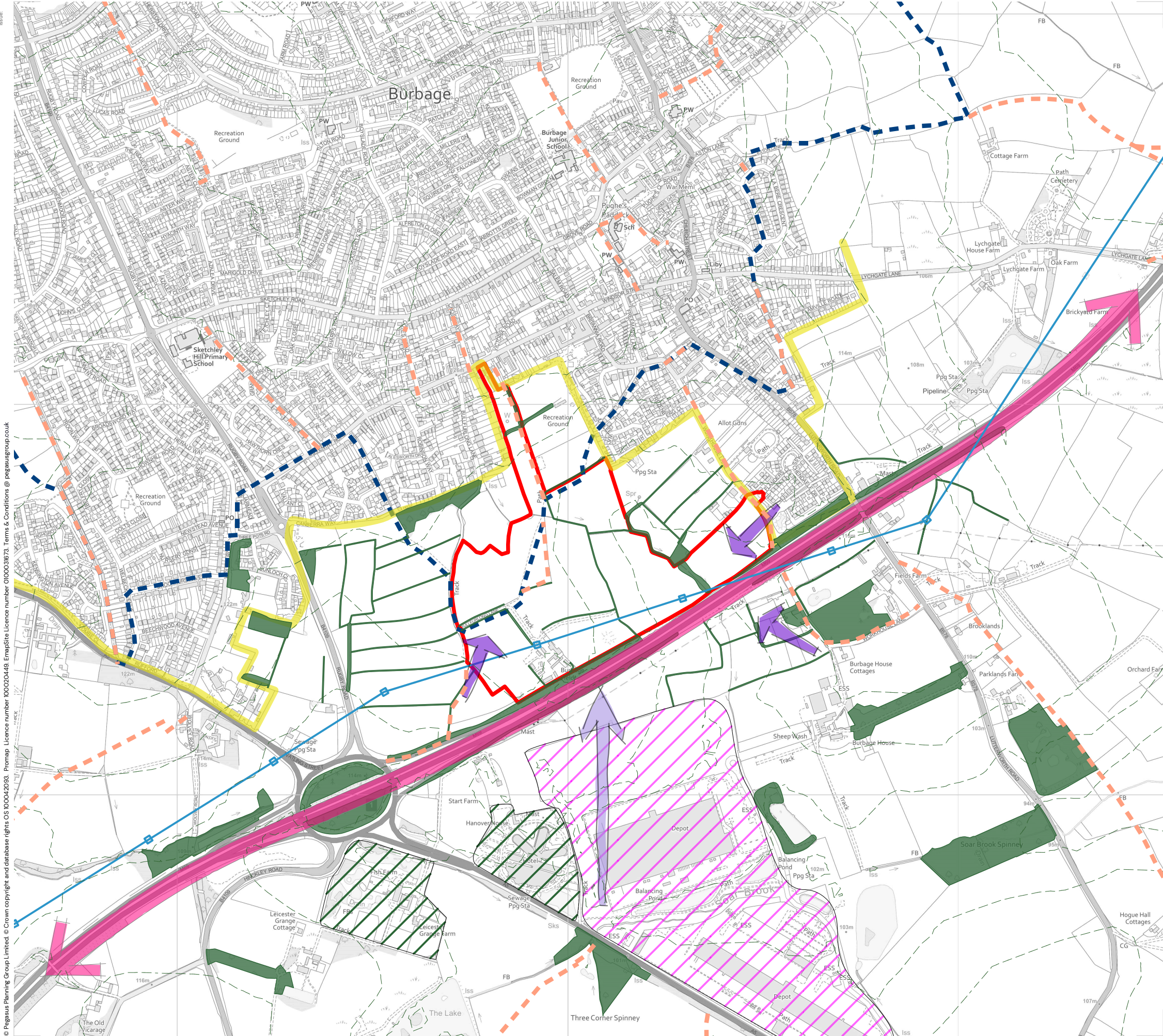
Date 02/08/2024  
Team SRE  
App JWA















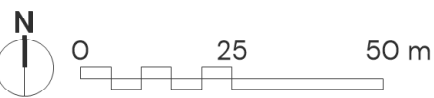
- Site boundary
- Path of existing overhead power lines
- Sewer Pipe Easement
- Route of the Round Burbage Walk
- Existing vegetation to be retained
- Indicative residential layout and road network
- Indicative POS tree planting
- Indicative street trees
- Indicative orchard trees
- Indicative native tree and shrub planting
- Indicative native hedgerow
- Indicative amenity grassland
- Indicative area of enhanced amenity meadow grassland
- Indicative SuDS with species rich wetland grass
- Indicative swales
- Indicative locations of play
- Indicative pedestrian and cycle links
- Indicative mown path
- Indicative acoustic barrier
- Indicative bund

|            |    |                |
|------------|----|----------------|
| 18/07/2024 | E  | Amended Detail |
| DATE       | NO | REVISION NOTE  |

Fig 8: Illustrative Landscape Masterplan

Land at Burbage Fields Farm, Burbage

CLIENT  
Redrow Homes Midlands



|                    |                     |            |               |
|--------------------|---------------------|------------|---------------|
| DATE<br>21/11/2023 | SCALE<br>1:1250 @A0 | TEAM<br>JW | APPRVD<br>JWA |
|--------------------|---------------------|------------|---------------|

DRAWING NUMBER

P22-2560\_EN\_0007\_E\_0001

