

APPENDIX 6M - Visual Effects Table

The Visual Impact Assessment is based upon the Parameters Plans and Illustrative Masterplan

VP Ref	Photo Ref	Closest Distance from Application Boundary	Location and Nature of Receptor/Viewpoint	Sensitivity of Receptor/Viewpoint H=High M=Medium L=Low	Nature and Principal Visible part of the Project	OUTLINE APPLICATION Parameters Plans and Illustrative Masterplan						Description and comments
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1	1	At application site boundary (east)	Lubbesthorpe Bridle Road, eastern site boundary	M	Residential development (R22) west of Hopyard Farm	LA-MA	SLA-MOA	LB	SLB	LB	SLB	Representative of Lubbesthorpe Bridle Road and Abbey Cottages. It is anticipated that these properties would experience 1 st floor views of the development and only of rooflines and possibly first floor windows. This is due to existing landform and intervening vegetation, the proposed structural landscaping and the distance of the development from this receptor. The overall effect is considered to be beneficial in the long term since existing views of pylons would be significantly reduced.
2	2	Within application site	Bridleway W118 and footpath W4 intersection / Abbey Farm	H	Secondary school (southern section) SM and setting (GI) New woodland (NW1, NW3)	NC-L	NE-SL	NC-L	NE-SLB	NC-L	NE-SLB	In terms of the secondary school it is probable that only the playing fields on higher ground would be distantly visible from this location. Floodlighting associated with the pitches may cause potential adverse night time effects however these are considered to be slight adverse at most when assessed in the context of the urban backdrop to the north and east. Proposed residential development would be tucked behind the existing Arrington woodland block and new structure planting. This and existing topography would render any built development out of sight from this viewpoint. Existing views of commercial and industrial development east of the M1 would be screened by the proposed mitigation resulting in a beneficial effect.
3	3	Within application site	Footpath W4, adjacent to the eastern site boundary	M	Residential development south of the secondary school and Arrington woodland (R24) and west of Hopyard Farm (R22) New woodland (NW1, NW3)	MA	MOA	LA	SLA	LB	SLB	Proposed residential properties would be distantly visible on completion of the Project. However, proposed structure planting would mitigate any adverse effects in the longer term, resulting in a slight beneficial effect overall. This would be due to the development and mitigation screening the existing view of pylons and buildings (some commercial) in the far distance. It is unlikely that proposed built development in the SES would be visible on completion due to the landscaped earth bund proposed along the M69 southern boundary. Development at Warren Farm would be single storey and domestic in scale to be sympathetic to the retained farm buildings.
4	4	Within application site	Footpath W4 at the eastern site boundary	M	Residential development (R17) in the east of the application site New woodland (NW1)	HA	SA	MA	MOA	LA	SLA	In the longer term, once planting is well established it is considered that there would be a slight visual effect resulting from the proposed residential housing which would be limited in extent. Although medium distance views towards the existing field boundary would essentially be lost, views along the footpath would remain.

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5	5	100M	M1 footbridge (footpath W4), east of the application site boundary	L-M	Residential development (R17) in the east of the application site District centre (DC1)	LA	SLA	LB	SLB	LB	SLB	On completion of the Project, the district centre and development parcel R17 would be in view across the M1, however this is likely to be roof tops only due to the proposed bunding along the eastern boundary. taking this into consideration and the nature of the existing view across the motorway, the visual effect is considered to be a slight adverse in the short term. Once the proposed structural landscaping establishes the effect would become slight beneficial.
6	6	Within application site	Footpath W3a at the eastern site boundary	M	District centre (DC1) Secondary school	HA	SA	MA-HA	MOA-SA	MA	MOA	The district centre would be a dominant component of this view. There may also be oblique views of the secondary school set between the 2 existing woodland blocks (adjacent to the M1 and the Arrington) and part of the road infrastructure. Although distant views would be lost, the proposed tree planting would help to mitigate adverse visual effects of the proposed built development. The existing open view of Leicester Forest East services would be screened by the Project.
7	7	Within application site	Footpath W3a within the north-east of the application site	M	Residential development (R15) within the north-east of the application site	MA	MOA	LA-MA	SLA-MOA	LA-MA	SLA-MOA	Whilst the open aspect of this view would be lost to the proposed development, the existing built edge, comprising Leicester Forest East services and Thorpe Astley housing, along the horizon is unattractive and would be screened from view. Although no structural landscaping is proposed in the vicinity of this receptor, the built form within R15 would be broken up with open spaces and planting. However, the resultant long term effect would be dependant upon the detailed design proposals for R15 and its proposed edge treatment and may therefore reduce.
8	8	Within application site	Footpath W3a within the north-east of the application site	M	District centre (DC1)	MA-HA	MOA-SA	LA-MA	SLA-MOA	LA-MA	SLA-MOA	Views through the proposed built development to the existing woodland blocks beyond, along with open spaces and planting within the district centre would soften and mitigate potential adverse visual effects. The taller part of the district centre would be located adjacent to the M1 against a proposed backdrop of earth bunding and structure planting. Commercial development further east of the application site would be screened by mitigation measures. Although the significance of effect upon this receptor is considered to be moderate to substantial adverse in the short term, the resultant long term effect would be dependant upon the detailed design proposals for the district centre and may therefore reduce.
9	9	Within application site	Footpath W3a within the north-east of the application site	M	Residential development (R14) in the north of the application site Access road from the A47 into the north of the application site	MA	MOA	MA	MOA	MA	MOA	Existing housing at Leicester Forest East is within view along the horizon set behind the existing field boundary. Although this is not unattractive and is dotted with trees it would be screened by the proposed residential development. Again, though no structural landscaping is proposed in the vicinity of this receptor, the built form within R14 would be broken up with open spaces and planting. However, the resultant long term effect would be dependant upon the detailed design proposals for R14 and its proposed edge treatment and may therefore reduce.

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10	10	350M	Housing development at Tuffleys Way, Thorpe Astley, east of the application site	H	Residential development (R15) in the north-east of the application site District centre (DC1) New woodland (NW2) at the north-eastern boundary of the application site	LA-MA	SLA	LA	NE-SLA	LA	NE	This viewpoint demonstrates that the application site lies beyond the horizon and is out of view. However, a small number of existing residential properties on higher ground further north may potentially experience 1 st floor views into the north-east of the application site in the short term. Mitigation would include earth bunding and structural landscape planting along the eastern site boundary/M1, this would reduce any potential visual effects of the proposed residential development and district centre once the Project is completed, resulting in a negligible to slight adverse effect overall.
11	11	At application site boundary (north)	Footpath W7 at the northern site boundary	M	Playing fields (FOS3) in the north of the application site Primary school (PS1) Local centre (LC1) Residential development (R2) in the north of the application site	MA	MOA	LB	SLB	LB	SLB	Views from this receptor would predominantly be across the proposed Old Warren Park towards the primary school, with oblique views of the local centre and housing development further west. Significant woodland planting is proposed along the edge of LFE, landscape planting is also proposed between the park and built development which would soften the built form in the longer term. Mitigation would result in a slight beneficial visual effect overall.
12	12	Within application site	Footpath W7 adjacent to the northern site boundary. Also representative of existing housing edge at Leicester Forest East	M-H	Playing fields (FOS3) in the north of the application site Primary school (PS1) Local centre (LC1) Residential development (R2) in the north of the application site	MA	MOA	LB	SLB	LB	SLB	Residents along the edge of the existing housing development at LFE are likely to experience 1 st floor views of the proposed development across the playing fields; the local centre, primary school and residential development. The proposed park would form a significant and effective landscape buffer to the built development. Due to the landform, views would be limited in extent and proposed landscape planting would help filter views and soften the built form over time as it establishes. The local centre would include retained farm buildings (currently Old Warren Farm), an attractive group of red brick buildings set within the context of the proposed development. Overall, the resultant visual effect is judged to be slight beneficial.
13	13	Within application site	Footpath W7 within the north of the application site Also representative of existing housing edge at Leicester Forest East	M-H	Playing fields (FOS2, FOS3) in the north of the application site Local centre (LS1) in the north of the application site	MA	MOA	LB	SLB	LB	SLB	Residents along the edge of the existing housing development at LFE are likely to experience 1 st floor views of the local centre beyond the proposed park which would include significant woodland planting and wildflower meadows. This and proposed landscaping along the boundary of the local centre would help to mitigate the built edge and provide some containment of it. Again, the resultant visual effect is judged to be slight beneficial.

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14	14	Within application site	Lubbesthorpe Bridle Road within the north-west of the application site	M	Residential development (R8) in the west of the application site	MA	MOA	LA	SLA	LA	SLA	Proposed residential development would be set back slightly from Lubbesthorpe Bridle Road and proposed landscape planting along its boundary would soften the built form overall. The extent of development visible from this receptor would be limited due to the topography and existing intervening vegetation. Although there would be a reduction in the longer distance views, commercial buildings, including Next, in the distance would be screened by the proposed development as would a number of pylons. Therefore the resulting visual effect is considered to be slight adverse in the long term.
15A	15A	Within application site	Footpath V82 within the north-west of the application site	M	Residential development (R1, R3) in the north-west of the application site	LA-MA	SLA-MOA	LA	SLA	LA	SLA	Proposed residential development would extend up to Lubbesthorpe Bridle Road with higher density development set back from the road edge towards the centre of the view. Proposed avenue planting along the access road would help to break up and soften the resultant view. Due to the nature of the topography the existing view is not extensive and is mostly confined to the parameters of one agricultural field. Views extend towards existing housing at Forest House Lane (LFE) which is partially in view on the skyline and this would ultimately be screened by the proposed housing. Although views of the proposed built development would be close range from this location, they would not be extensive nor would the proposed housing block existing distant views therefore the overall visual effect is deemed to be slight adverse.
15B	15B	Within application site	Footpath V82 within the north-west of the application site	M	Residential development (R8, R9) in the west of the application site Public open space (OS4) in the west of the application site	MA-HA	MOA	LA-MA	SLA-MOA	LA	SLA	Proposed residential development would be set back from Lubbesthorpe Bridle Road beyond a significant buffer of informal open space. Higher density development would be located further back still, fronting the access road proposed near to the existing woodland block. Proposed landscape planting to the edges of the blocks of housing development and avenue planting along the access road would help to assimilate the buildings and infrastructure into the landscape and proposed GI. Due to the existing topography views of the proposed housing would not be extensive. Only a small section of the baseline view is distant (towards the east) the remaining view is relatively short range and stops at existing hedgerow boundaries which limit extensive views. The majority of the existing view is therefore quite contained, particularly to the west. Oblique views towards the east would be retained along the swathe of green infrastructure running through the application site. Large sheds at Warren Lane Industrial Estate and several pylons in the distance are evident in the existing long range view. These elements would ultimately largely be screened by the proposals. The visual effect is judged to be slight adverse in the long term.
16	16	Within application site	Junction of footpath W3a with farm track (leading to Old Warren Farm) within the north of the application site	M	Residential development (R5) in the north of the application site	MA	MOA	MA	MOA	MA	MOA	Rooftops of the existing residential development at the edge of LFE are visible above existing hedgerow planting. Although the existing open views across this part of the application site would be reduced, the relatively flat topography limits the extent of the baseline view and therefore anticipated views of the proposed residential development would be fairly contained from this viewpoint. The resultant visual effect is considered to be moderate adverse.

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17	17	Within application site	Lubbesthorpe Bridle Road within the north-west of the application site	M	Residential development (R6, R11) Public open space (OS7) in the centre of the application site	MA-HA	MOA-SA	MA	MOA	MA	MOA	The existing view is generally rural in character. New House Farm is visible at the skyline along with several pylons, and existing commercial development is evident east of the M1, although this is not dominant. Proposed residential development would ultimately block these elements from view. Proposed development south of Lubbesthorpe Bridle Road would be prominent against the roadside whereas development north of the road would be set back beyond proposed informal open space, adjacent to the bridle road. This would soften the built form and lessen the overall visual effect upon this receptor to moderate adverse.
18	18	Within application site	Footpath V82 within the north-west of the application site	M	Residential development (R12) in the west of the application site	MA	MOA	LA-MA	SLA-MOA	LA-MA	SLA-MOA	Existing views from this location comprise mainly of an open field towards a skyline dotted with commercial and industrial elements, including Enderby sub-station, pylons, Next, Warren Lane Industrial Estate and the Enderby Warren Landfill site. Whilst the open character of the view would be lost to residential development, views of these existing commercial elements would be blocked by the new housing. The resultant visual effect is considered to be slight to moderate adverse though this would be dependant upon further design detail for this housing block.
19	19	Within application site	Footpath V82 within the north-west of the application site	M	Residential development (R12) in the west of the application site	MA	MOA	MA	MOA	MA	MOA	Similar to viewpoint 19, existing views from this receptor comprise mostly of open fields with a skyline punctuated by pylons. However, industrial and commercial elements are not so apparent from this viewpoint. Again, the open character would be lost to proposed residential development which would ultimately block existing views of the pylons. The overall resultant visual effect is judged to be moderate adverse though this would be dependant upon further design detail for this housing block.
20A	20A	Within application site	Footpath V82, adjacent to New House Farm	M	Primary school (PS2) Residential development (R11, R18) in the centre of the application site Access roads Local centre (LC2)	MA-HA	MOA-SA	MA	MOA	MA	MOA	The existing view from this receptor is quite rural in character. On completion of the scheme this view would include the proposed primary school, residential development, the local centre and two primary access roads. The local centre would include some retained farm buildings (currently New House Farm) set appropriately within the context of the proposed development. Proposed avenue planting along the access roads in addition to new landscaping associated with the proposed residential development would soften the built form and help reduce the overall visual effect to moderate adverse.

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20B	20B	Within application site	Footpath V82, adjacent to New House Farm	M	Local centre (LC2) Residential development (R12) in the west of the application site	MA-HA	MOA-SA	MA	MOA	MA	MOA	<p>Similarly to viewpoint 21A, the existing view from this receptor is fairly rural and distant, extending towards Yenwoods Farm and Narborough Wood House on the horizon. Traffic along both Beggars Lane and Desford Road (A47) is visible and several pylons punctuate the skyline.</p> <p>On completion of the scheme, the proposed local centre would dominate the majority of this viewpoint, beyond which rooftops of proposed residential development may also be visible. Again, the local centre would include some retained farm buildings (currently New House Farm) set appropriately within the context of the proposed development. The resultant visual effect is considered to be moderate adverse though this would be dependant upon further design detail for the local centre.</p>
21A	21A	Within application site	M69 bridge (bridleway W118)	L-M	<p>Informal public open space (OS16, OS17) and new woodland (NW5) in the south of the application site</p> <p>Residential development (R22) west of Hopyard Farm</p> <p>New woodland (NW7), employment area (E1) in the SES, south of the M69</p> <p>M69 bridge and access road from Leicester Lane into the SES</p>	MA	MOA	LA-MA	MOA	LA	SLA	<p>Proposed informal open space would form much of the view north of the M69 from this location with proposed residential development visible west of Hopyard Farm further in the distance. The proposed bridge link across the M69 is not considered to result in any significant adverse visual effect since it would be obscured largely by existing bunding and vegetation and also proposed bunding and structural planting along the motorway boundaries.</p> <p>The proposed SES south of the M69 would be more prominent than the proposed residential development in the north, due to the proximity of this receptor to the SES. The elevated position of this viewpoint may result in rooftops of buildings within the SES being visible, though the proposed earth bunding and structural woodland planting would heavily reinforce existing landscaping and significantly reduce any potential visual effects, these are considered to be slight adverse in the longer term.</p>
21B	21B	Within application site	M69 bridge (bridleway W118)	L-M	<p>Informal public open space (OS16, OS17) and new woodland (NW6, NW10) in the south of the application site</p> <p>New woodland (NW8) and employment area (E2) in the SES, south of the M69</p>	MA	MOA	LA-MA	MOA	LA	SLA	<p>No built development would be visible north of the M69, only proposed informal open space. Again, due to the elevated position of this receptor, buildings within the SES south of the M69 would potentially be visible, though taking into account the proposed mitigation; earth bunding and structural woodland planting along the motorway boundary, it is likely that rooftops only would be visible. This mitigation would significantly reinforce existing landscaping and woodland blocks, including Freeboard Spinney, reducing any potential visual effects which are deemed to be slight adverse overall.</p>

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22	22	Within application site	Bridleway W118, south of the M69	M	Employment area (E1) in the SES, south of the M69 M69 bridge and access road from Leicester Lane into the SES	MA	MOA	LA	SLA	LA	SLA	The existing view from this receptor is relatively short range towards Fox Covert and structural planting along the M69 southern boundary. Pylons are also evident in the distance. Proposed employment buildings and mitigation, including earth bunding and structure planting, would dominate the view on completion of the scheme and would block the pylons and passing traffic from view. The proposed bridge across the M69 and the access road into the SES may be glimpsed between the buildings. Proposed mitigation would also reinforce existing vegetation affording the SES further containment and softening the proposed built form. Overall the resultant visual effect is assessed as slight adverse though this would be dependant upon further design detail for the employment area and may therefore reduce.
23A	23A	Within application site	Bridleway W118 adjacent to Warren Farm	M-H	Employment area (E2) in the SES, south of the M69 Access road from Leicester Lane into the SES	MA	SLA-MOA	LB	SLB	LB	SLB	Proposed employment development would be visible from this receptor, existing views of commercial development east of the M1 and pylons would largely be lost to the proposed SES. Abbey Cottages, north of the M69 just outside the application site, is visible on higher ground. Proposed mitigation measures include earth bunding and structure planting along the northern boundary of the SES (south of the M69) and between Enderby parkland and the SES (east of bridleway W118). This mitigation would screen the employment from Abbey Cottages. On completion of the scheme the visual effect is considered to be slight beneficial though this would be dependant upon further design detail for the employment area. The mitigation would be carried out well in advance of the built development to ensure its establishment.
23B	23B	Within application site	Bridleway W118 adjacent to Warren Farm	M	Employment area (E3) in the SES, south of the M69 Access road from Leicester Lane into the SES	MA	SLA-MOA	LB	SLB	LB	SLB	Existing views are quite far-reaching towards the south and contained by the M1 corridor in the east. Similar to viewpoint 24A, on completion of the scheme the employment would be visible from this receptor although it is likely that this would be tops of buildings only. Earth bunding and landscape structure planting is proposed along the western edge of the employment area (east of bridleway W118). This would provide a significant green buffer between this receptor and the development. The resultant visual effect is considered to be slight beneficial though this would be dependant upon further design detail for the employment area. The mitigation would be carried out well in advance of the built development to ensure its establishment.
24	24	Within application site	Bridleway W118, south of Warren Farm, south of the M69	M	Informal public open space (OS20) and employment area (E3) in the SES, south of the M69 Access road from Leicester Lane into the SES	LA	SLA	LB	SLB	LB	SLB	The proposed employment development would be set back from this receptor beyond proposed earth bunding and structure planting. Although it would inevitably be dominant within the resultant view, existing views of commercial development and pylons east of the M1 would be blocked by the proposed built development which, when combined with the mitigation measures, may potentially have a slight beneficial visual effect overall though this would be dependant upon further design detail for the employment area.

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25	25	At application site boundary (south)	Junction of bridleway W118 and Leicester Lane at southern site boundary	M	Informal public open space (OS20, OS22) and employment area (E3) in the SES, south of the M69 Access road from Leicester Lane into the SES	LA-MA	SLA-MOA	LA	SLA	L	SLB	The existing view from this receptor mostly encompasses Enderby parkland and part of the adjacent arable field to the east. Due to the topography this view is not extensive. From this location the employment development, proposed within the arable field, is unlikely to form a significant part of the view on completion of the scheme. Landform rises sharply to the skyline and so the built development would abruptly disappear from view. In addition, earth bunding and structure planting, proposed along the western edge of the SES adjacent to bridleway W118, would help to block views of existing commercial development east of the M1. The overall visual effect is judged as slight beneficial in the longer term because not only would the proposed built development be limited in its extent and be contained to a relatively small section of the view, it would be largely screened by the proposed mitigation which in turn would help to screen the existing development east of the M1.
26	26	700M	Saint Johns (B4114), south-east of the application site	L	N/A	-	-	-	-	-	-	Although Enderby Warren Landfill site is visible on the horizon, the application site itself is out of view; lying on lower ground and being well screened by existing intervening vegetation. Therefore it is considered that the proposed development will not be seen from this viewpoint.
27	27	180M	Blaby Road (B582), south of the application site	L	Employment area (E3) in the SES, south of the M69	LA	SLA	LA	SLA	LA	SLA	Proposed employment development would be visible although the extent would be extremely limited and is likely to include building rooflines only. Proposed development at Warren Farm would be single storey and domestic in scale to be in keeping with the surrounding retained farm buildings. Existing structure planting along the M1 screens the majority of the SES from this receptor. The potential visual effect is judged to be slight adverse at worst taking into account existing commercial development east of the M1 which is clearly visible. The long term effect would be dependant upon the detailed design proposals for this area of the SES.
28	28	500M	Kirk Lane, south of the application site	L	Informal public open space (OS20, OS22) and employment area (E3) in the SES, south of the M69 Access road from Leicester Lane into the SES	LA-MA	SLA-MOA	L	SLB	L	SLB	Open views across Enderby parkland would be experienced from this location along with the proposed employment development further east. The built development would be visible as it would be sited on ground higher than the adjacent open space. However, in light of the existing context of; industrial development east of the M1 (comprising of large scale utilitarian sheds), the M1, Leicester Lane and several pylons further east towards Leicester city, the resultant visual effect is not judged as significant. The proposed mitigation of earth bunding and structure planting would help to contain the SES both physically and visually and would also screen much of the existing development east of the M1. Combined with reinforcement planting along Leicester Lane, this mitigation would result in a slight beneficial effect in the longer term although this would be dependant upon the detailed design proposals for the SES.
29	29	1500M	Footpath V66 adjacent to M69, south-west of the application site	M	N/A	-	-	-	-	-	-	The application site lies beyond the horizon therefore the proposed development will not be seen from this viewpoint.

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30	30	150M	The Yenwoods, Beggars Lane, south-west of the application site	H	Residential development (R12, R13, R19, R20, R21) in the south-west of the application site Local centre (LC2)	MA-HA	MOA-SA	MA	MOA	MA	MOA	Yenwoods Farm sits on higher ground therefore a large proportion of the application site is in view from this receptor meaning that the proposed residential development would form a significant part of the resultant view. The new housing would be positioned beyond a proposed area of informal open space which would help to soften its appearance and assimilate it into the landscape. Structural planting and pockets of green space within the development layout would also help this. In the short term the overall visual effect is assessed as moderate to substantial adverse, reducing as planting establishes, though this would be dependant upon the detailed design proposals for this area of the development.
31	31	At application site boundary (west)	Beggars Lane at the western site boundary	L	Residential development (R13, R19, R21) in the south and south-west of the application site Local centre (LC2) Access road from Beggars Lane (south-west) Informal public open space (OS12) in the west of the application site M69 bridge and access road serving the SES	HA	MOA	MA	SLA	MA	SLA	Whilst the proposed residential development would be visible from this location, housing in the foreground would block the majority of housing further into the application site limiting its extent. Rooflines, including the local centre, along the ridge would also potentially be evident. Proposed structure planting along Beggars Lane would mitigate views to a degree over time. A swathe of informal open space is proposed south of the housing, alongside Lubbesthorpe Brook and beneath the pylon corridor, retaining part of the existing longer distance view to the south and east. The visual effect is judged to be moderate adverse at the outset becoming slight adverse as proposed planting establishes both along Beggars Lane and throughout the development further integrating it within the landscape.
32	32	830M	Footpath V80a/driveway leading to Narborough Wood Park, off Desford Road, west of the application site boundary	M	N/A	-	-	-	-	-	-	The application site lies beyond the horizon therefore the proposed development will not be seen from this viewpoint.
33	33	330M	Footpath V80a/driveway leading to Narborough Wood Park, off Desford Road, west of the application site boundary Also representative of Narborough Wood House	M	Residential development (R12, R20, R21) in the south and south-west of the application site	LA	SLA	LA	SLA	LA	SLA	An existing continuous hedgerow in the foreground would screen much of the proposed development. Potential views would be limited to proposed residential development close to the new local centre (on the site of New House Farm). Due to a number of factors including; distance, topography, pylons and existing development dotted within the landscape, the resultant visual effect would not be significant and is assessed as slight adverse on completion of the Project.

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34	34	250M	Footpath V80a, linking Beggars Lane with Desford Road Also representative of Enderby Lodge	M-H	Residential development (R8, R9, R10, R12, R13) in the west of the application site	MA-HA	MOA	MA	MOA	MA	SLA-MOA	Proposed residential development would be visible on the north-western slope, however proposed structure planting along Beggars Lane and the western site boundary would heavily screen housing in the foreground resulting in more distant views of the development. Such views of the new build could be further restricted by new landscaping within the development itself. Proposed residential development further south would be visible in the distance, set against the backdrop of an existing woodland block, however this is potentially likely to be just rooftops above new structure planting along the western site boundary. The imposing nature of the pylons in the foreground is likely to detract from this development. Enderby Lodge is reasonably well contained by mature planting and is likely to experience 1 st floor views at worst. Overall the resultant visual effect is considered to be moderate adverse.
35	35	340M	Footpath W6 adjacent to Lawn Farm, west of the application site Also representative of Lawn Farm	M-H	Residential development (R1, R7, R8, R10) in the north-west and west of the application site Access road from Beggars Lane (north-west)	MA	SLA-MOA	LA-MA	SLA-MOA	LA	SLA-NE	This view is largely constrained to the plateau in the north-west of the application site. Existing vegetation would heavily filter potential views of the proposed residential development from this viewpoint. It would benefit from being reinforced along Beggars Lane in places to provide additional screening and further mitigate the level of visibility. The western fringe of existing housing at LFE is in view, and more distantly Warren Lane Industrial Estate in the south. Lawn Cottages are also clearly apparent at the Beggars Lane/Lubbesthorpe Bridle Road junction. The visible extent of the proposed housing would largely be limited to that proposed in the west of the site which would block views of development further east. Taking into account the overall context, this receptor is considered to result in a slight adverse effect overall.
36	36	At application site boundary (north)	Footpath V82 adjacent to Leicester Forest East residential development at the northern site boundary. Also representative of existing housing edge at Leicester Forest East	M-H	Playing fields (FOS1, FOS2) in the north and north-west of the application site Residential development (R1, R2) in the north and north-west of the application site Local centre (LC1)	MA	MOA	LB	SLB	LB	SLB	From this viewpoint existing views are limited, extending across one field only as far as the hedgerow boundary in the west and south. More far reaching views of Leicester city are apparent in the east. A small number of existing residential properties at Forest House Lane (LFE) experience relatively close range views into the site, just one property is subject to ground floor level views. Inevitably these properties would have views of the Project. Proposed Old Warren Park would be the dominant feature from this receptor with a backdrop of proposed residential development and the local centre beyond existing retained vegetation supplemented by new landscaping. Properties further east along Forest House Lane are likely to experience distant 1 st floor views of the built development. The overall visual effect is judged to be slight beneficial once the proposed park and significant woodland planting is established.

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37	37	At application site boundary (north)	Footpath W7 adjacent to Leicester Forest East residential development at the northern site boundary. Also representative of existing housing edge at Leicester Forest East	M-H	Playing fields (FOS2, FOS3) in the north of the application site Local centre (LC1) Residential development (R2) in the north of the application site	MA	MOA	LB	SLB	LB	SLB	Again, existing views are restricted from this location and are contained by the existing residential edge along Forest House Lane (LFE), Old Warren Farm and existing hedgerow field boundaries. On completion of the scheme, views would largely comprise of the proposed Old Warren Park with proposed residential development and the local centre set beyond in the distance. Existing residential properties along the fringes of LFE would experience 1 st floor views of the proposals, though these would be mitigated by the proposed park and woodland planting. The resultant visual effect is considered slight beneficial.
38	38	At application site boundary (north)	Footpath W3 adjacent to Leicester Forest East residential development and Police Station at the northern site boundary. Also representative of existing housing edge at Leicester Forest East	M-H	Public open space (OS2) in the north-east of the application site Residential development (R16) in the north-east of the application site Access road from the A47 into the north of the application site	LA	SLA	LA	SLA	LA	SLA	The proposed bus link would be dominant from this receptor and also visible to residents of existing housing at King's Drive, Webb Close, Forest House Lane and Lancelot Close (LFE) who are likely to experience 1 st floor level views of it. Taking the existing context of this location into account (M1, LFE services, urban fringe development) there would be no fundamental change to the overall landscape character. Therefore the visual effect is considered to be slight adverse at worst.