



# **Dunton Road, Broughton Astley**

## **Initial Landscape and Visual Appraisal**

On behalf of **The Trustees of the Crane Estate**

## Document Control Sheet

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<b>For and on behalf of Stantec UK Limited</b>				

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# 1 Introduction

- 1.1.1 Stantec Landscape Planning and Design team were instructed by The Trustees of the Crane Estate in January 2024 to provide an initial landscape and visual assessment for potential residential development (hereafter referred to as 'the Development') of Land South off Dunton Road, Broughton Astley, Leicestershire (hereafter referred to as 'the Site').
- 1.1.2 This document provides a Landscape and Visual Appraisal that considers the potential effects arising from the development of the Site and is part of a series of documents which will support the promotion of the Site through the Local Plan. This LVA should be read in combination with the figures and photographic material provided. A site visit was undertaken 13<sup>th</sup> February 2024 during which a series of panoramic photographs were captured. These are included in the representative Site Photographs pack and are not intended to be a comprehensive site or visual appraisal record. At this initial stage they are intended to provide an illustrative overview of the character of the Site and its vicinity, as well as the nature of key representative views towards the Site from the surrounding area.
- 1.1.3 The LVA considers in brief the Site's physical context; relevant planning policy and published character assessments, the existing features and character of the Site and visual amenity and then sets out a series of landscape and visual opportunities and constraints to inform any emerging Development.
- 1.1.4 The LVA has been carried out in line with the principles of good practice in Guidelines for Landscape and Visual Impact Assessment, 3rd Edition (Landscape Institute and Institute of Environmental Management and Assessment, 2013).

## 2 Landscape and Visual Appraisal

### 2.1 Site Location

2.1.1 The Site is located on the south-eastern edge of the settlement of Broughton Astley, Harborough. The settlement of Broughton Astley lies in the south-western corner of the county of Leicestershire and is surrounded by the small villages of Primethorpe (north-west), Dunton Bassett (south-east) and Leire (south) all within 1km of the Site. Larger settlements such as the market-town of Hinckley is situated approximately 9.8km west and 13.8km south-west of Leicester City Centre.

### 2.2 Land Use and Settlement

2.2.1 Broughton Astley originates from three villages which became linked along Main Street and Station Road into a single community. The settlement edge is defined for the majority by rear or side garden boundaries to residential development that turns its back on the local landscape and / or contained by roads, most notably Broughton Way to the north west. This results in the transition between built form and the local rural landscape being in places abrupt. There are numerous farmsteads within the surrounding areas, and a large number of smaller settlements.

### 2.3 Topography

2.3.1 The Site is based on and around Clump Hill, which falls from a high point in the south-eastern portion of the Site at 121m AOD (Above Ordnance Datum) to a lower point of 102m AOD along Dunton Road at the north-eastern boundary. Clump Hill forms part of a local ridgeline running east-west along the southern edge of Broughton Astley. To the south and west of the ridgeline, the land falls towards Broughton Brook valley. The Brook flows northwards through Broughton Astley to the west, passing approximately 600m to the south-west of the Site at Stemborough Mill and Valley View Farm.

2.3.2 The local and wider area consists of a series of hills where the landform gently slopes. In the wider area, the landform gently rises from the north of the Site which has a relatively flat nature to the South of the Site where the landform peaks at 150m AOD south of Ashby Magna to the south-west of the Site; **see Figure 2: Topography Plan.**

### 2.4 Vegetation

2.4.1 The Site itself is formed of approximately 5 arable field parcels varying in size and form. The field parcels are defined in part by native hedgerows, hedgerow trees or woodland, however, there are places where the historic field boundaries have been lost resulting in little to no demarcation of the fields. There are also a number of individual or small groups of trees scattered within the field parcels.

2.4.2 The landscape surrounding the Site comprises mixed arable and pasture fields with small to medium sized fields enclosed by hedgerows with occasional canopy trees (**Site Context Photograph 1 to 3**). Significant structural vegetation in the vicinity of the Site includes linear woodland and tree belts along the river corridor and disused railway line, woodland within the former sand pit and infrequent woodland blocks (Dunton Gorse to the north-east) and remnants along on Dunton Road. The woodland remnant on Dunton Road to the east of the Site is locally designated as 'Open Space, Sport and Recreation Sites (GI2)<sup>i</sup>.

## 2.5 Transport Infrastructure

- 2.5.1 The Site is directly adjacent to Dunton Road (B581) which travels through Broughton Astley north-west of the Site and travels south-east where it passes Dunton Bassett and joins the M1 motorway. Road connections to the west also provide access to the M69.
- 2.5.2 There are relatively few designated features present in the landscape surrounding the Site. Public footpath W55/1 runs through the centre of the Site from north to south and beyond in the direction of Valley View Farm where it meets Leicestershire Round Recreational Route, Public footpath W105/2 also runs through the Site from the settlement of Broughton Astley to the north and travel south-east along field boundaries in the north-eastern portion of the Site. The public footpath extends beyond the Site to the east into the local area where it also meets Leicestershire Round Recreational Route. The recreational route lies ca.205m south of the Site where it travels from the south-west through Frolesworth to the east where it passes through the settlement of Dunton Bassett and beyond. There are some public footpaths in the local and wider area generally situated along field boundaries and through settlements; Broughton Astley, Frolesworth, Leire, Dunston Bassett and Ashby Magna.

## 2.6 Designations

- 2.6.1 As demonstrated by **Figure 1 Site Context**, there are very few designations in the study area:
- There are few Scheduled Monuments in the wider area, south-east of the Site. The closest is Moated site with fishpond at Dunton Bassett approximately 1.3km from the Site;
  - There is one Conservation Area in the study area in the settlement of Leire approximately 2km south-west of the Site; and
  - There are a number of listed buildings situated within the settlements of Broughton Astley Dunston Bassett, Ashby Magna, Leire and Frolesworth. There is a Grade II\* Church of All Saints Listed Building in Dunton Bassett.

## 2.7 Landscape Character

- 2.7.1 The Site's immediate setting and local area have been subject to published assessment at national, county and settlement level. In this initial Landscape and Visual Appraisal, focus has been given to the more localised assessments. Key characteristics of the landscape, including the following:
- *“Gently undulating lowlands, dissected by stream valleys with localised steep slopes and alluvial floodplains;*
  - *Mixed agricultural regime, predominantly pastoral but with a proportion of arable;*
  - *Small and moderately sized broadleaved woodlands and copses, often on sloping land;*
  - *Hedgerows and frequent oak and ash trees along hedgelines and streams contribute to well treed character of landscape;*
  - *Geometric pattern of small to medium sized fields with well maintained hedged fields across rolling landform create patchwork landscape of contrasting colours and textures;*
  - *Variable pattern of hedgerows with some left tall;*
  - *Extensive ridge and furrow and small historic villages linked by winding lanes contribute to historic and rural character of the landscape;*

- *Visible influences from outside character areas;*
- *Urban influence apparent in particular around Broughton Astley;*
- *A series of prominent hills;*
- *Panoramic views afforded from higher ground;*
- *A number of springs issues becoming Brooks; and*
- *Localised areas of high recreational use adjacent to urban edge.*

2.7.2 Key considerations for future development within the area include:

- *Lack of woodland management and loss of hedgerow and hedgerow trees.*
- *The wide, open landscape which lacks large scale woodland cover is vulnerable to the adverse visual impacts of development. Appropriate mitigation measures as part of the design process would be important to the successful integration of new development into the landscape.*
- *Rural landscape characteristics are affected by increasing urban influences towards the north of the character area closer to the urban fringe of Leicester. Development pressures may impact on landscape character and appropriate design and mitigation measures are key.*
- *Care should be taken to conserve remaining landscape features and elements which otherwise could be lost to inappropriate development”.*

#### **Lutterworth and Broughton Astley Landscape Character Assessment and Landscape Capacity Study (2011)<sup>ii</sup>**

2.7.3 At district level, the Site is identified as being within *Upper Soar – Broughton Astley Rolling Farmland* that is considered to have moderate sensitivity due to the moderate condition of the landscape and a moderate strength of character. Within the vicinity of the Site, Clump Hill, the allotment gardens on Dunton Road, Stemborough Mill and the dismantled railway line and the strong belt of associated vegetation are identified as distinctive features of the landscape character.

2.7.4 Overall Landscape Capacity of the Site was calculated by assessing the land parcel's (of which the Site lies in) overall landscape sensitivity and landscape value to provide an Overall Landscape Capacity value (see source for further information). The Site lies in 'Land Parcel No = 2 – Broughton Astley' which has an Overall Landscape Capacity value of 36. As a result, the land parcel has a medium to high capacity to accommodate development, with residential or commercial development considered appropriate. Mitigation measures proposed for any new development on the Site include:

#### ***“Retention of existing landscape features and vegetation***

***The existing mature hedgerows on the south and east boundaries should be retained where possible for screening for any development proposals. The woodland belt surrounding the open space to the northwest of the parcel should also be considered in the design process to ensure its viability is not effected by any proposed development.***

#### ***Important views to be retained***

*Enclosure of the site may need to be improved to mitigate views to the new development from housing to the north-west and the public right of way to the south, but there are no specific views that need to be retained.*

#### **Retention of existing routes through the site**

*There are no existing rights of way or routes through the site to be retained, but the right of way running adjacent to the south and west boundary would need to be considered.*

#### **Ground modelling**

*Ground modelling would not be necessary or appropriate in this location.*

#### **Additional planting**

*Additional planting would be required to infill gaps in the hedges along the southern boundary. It may also be required along the other boundaries to contain any proposed development.*

#### **Maximum building heights**

*Existing buildings in this locality are generally 2 storeys high. Proposals in this Land Parcel should be of a similar height.*

#### **Development layout**

*Any development in this location would need to be accessed from the B581 Dunton Road. Any development within this Parcel would need to pay careful attention to the interface with the existing properties in Foxglove Close and Orchid Place.*

#### **Open space provision and green infrastructure**

*Any development in this parcel should provide a green access route to Land Parcel 3 as a valuable open space provision. Existing hedgerows within the parcel could also form green infrastructure through the design.”*

## **2.8 Landscape Planning Policy**

2.8.1 A number of the policies in the Harborough Local Plan 2011 to 2031 (adopted 2019)<sup>iii</sup> are of relevance to landscape and visual considerations for the Site include:

- SS1 The spatial strategy
- GD5 Landscape Character
- GD8 Good Design in development
- G11 Green Infrastructure
- G12 Open space, sport and recreation
- G14 Local Green Space
- G15 Biodiversity and geodiversity

- HC1 Build Heritage
- H1 Provision of New Housing

2.8.2 The Broughton Astley Neighbourhood Plan (2013-2028)<sup>iv</sup> sets out the following Policy Statement EH1 'Environment Heritage and Open Spaces for Protection':

- *"Working with the Highway Authority, developers and local environmental groups improved access to the countryside will be sought by improving the network of existing public rights of way;*
- *The green spaces at Frolesworth Road Recreation Ground, War Memorial, Cottage Lane and the disused railway, which have been demonstrated to be of significance to the local community, are designated as 'Local Green Spaces' in order to protect their identity;*
- *Existing areas of public open space and Local Green Spaces will be preserved in order to promote social interaction, community activity and active play;*
- *New public open space, including formal open space, walking routes and spaces for informal/formal community activities will be created at Site 1B and Site 2;*
- *Broughton Astleys Listed buildings - St Marys Church, Sutton in the Elms Baptist Church, Quaker Cottage and the Stone House - will be protected in line with national policy;*
- *Liaison will take place with appropriate authorities to provide support to community groups to maintain and improve the brook through the village; and*
- *The use of renewable energy solutions as part of new developments will be encouraged".*

## 2.9 Site Appraisal

- 2.9.1 To illustrate the visibility of the Site, a selection of views were chosen (Site Photographs 1-10) to illustrate the character and visibility of the Site, see **Appendix 1: Site Context Photographs**.
- 2.9.2 The Site comprises of approximately 5 irregular shaped arable field parcels comprising a total area of approximately 22 hectares (ha). The Site is defined by native hedgerows of variable condition with occasional outgrown trees (Ash, Elm and Crabapple) forming canopy trees along the eastern, southern and western boundaries. This provides partial screening of the adjacent residential properties.
- 2.9.3 The northern Site boundary is defined by garden boundaries to residential development to the north and north-west. Further residential development has extended along the northern edge of Dunton Road with emerging development located adjacent to the north-eastern corner of the parcel. Building setbacks vary along Dunton Road, with varied streetscape treatments including garden walls, ornamental garden planting and limited mature street trees. Existing structural vegetation, including hedgerows with canopy trees, tree belts and woodland provide some softening of the settlement edge to the south-east. The western Site boundary is strongly defined by a woodland belt which was formerly a railway line extending to Ullesthorpe (south-west of the Site) and Countesthorpe (north-east of the Site) and beyond.
- 2.9.4 The northern boundary adjacent to Dunton Road boundary is defined by a mature hedgerow. Hedgerow remnants are present within the north-eastern and north-western field parcels where the internal division between the fields has deteriorated. A pocket of emerging residential properties lies to the east of the Site, on Dunton Road. Public footpaths W55/1 and W/105/2 run through the Site along field boundaries from the settlement of Broughton Astley towards the south (W55/1) and south-east (W/105/2) of the Site and into the local area. There is also an informal network of footpaths within the pastoral fields on Clump Hill have

developed and appear to be used by residents for informal recreation and dog walking, although off-lead dog walking is restricted by rotational cattle grazing (see **Site Context Photographs 1 to 3**).

- 2.9.5 To the north-west and west, residential development and a well-wooded former sand pit define the boundaries, demarcated by fencing and hedgerows. There are no notable landscape features within the Site, which contains poor quality grassland, and occasional hedgerow remnants and trees. However, the Site boundary is strongly defined with native hedgerows and hedgerow trees. The eastern and south-eastern boundaries in particular are strongly defined with a dense woodland belt which was formerly a railway line extending into the wider area from Countesthorpe in the north-east down to the south-west in Ullesthorpe. The southern and south-western boundaries are defined by a gapped hedgerows and hedgerow trees.

## 2.10 Visual Appraisal

- 2.10.1 As illustrated in **Appendix 1: Site Context Photographs**, the Site is relatively well contained in views from the surrounding area, due to the local ridgeline curtailing views from the south-west and the layering effect of intervening structural vegetation along field boundaries in the local and wider area. In the immediate context, the north eastern part of the Site is relatively exposed from Dunton Road (B581) due to the gappy nature of existing hedgerows along the northern boundary.
- 2.10.2 In the local area from the north and north-west, views are filtered by existing built form and intervening structural vegetation in Broughton Astley (see **Site Context Photographs 4 and 5**). Views from the east and north-east from Dunton Road (B581) (see **Site Context Photograph 6**) and in the wider area, views are filtered due to the presence of layering effect of existing hedgerows and hedgerow trees in a rolling landform. Albeit views of the Site from the wider area to the east are seen within the context of the urban edge of Broughton Astley (see **Site Context Photographs 6 to 9**).
- 2.10.3 Views from the south and south-east in the local and wider area are filtered by existing structural vegetation defining field boundaries; hedgerows and hedgerow trees (see **Site Context Photograph 10**). Views in the wider area are heavily filtered / barely perceptible due to the rolling nature of the landscape screening views. The woodland belt to the west and south-west of the Site along the former railway line play a role in screening local and wider views of the Site.

## 3 Landscape Strategy

- 3.1.1 In summary, given the extent of existing urbanising influences on the character of the Site and the surrounding area, notably the residential development to the north and north-east of the Site and the nature of the rolling landform and existing structural vegetation in the local and wider landscape, there is potential for development of the Site in landscape and visual terms, that would respond positively to local landscape character and to policy requirements.
- 3.1.2 The Opportunities and Constraints Plan in the Vision Document highlights the landscape and visual sensitivities that need to be considered when developing the Site, particularly during construction, and identifies opportunities for landscape mitigation and potential landscape and biodiversity enhancement. There is potential for landscape features within the Site to be enhanced and secure their future retention. There are a number of key considerations to inform the potential development of the Site. These include the following:

### **Retain existing landscape framework**

- Allow for the inclusion of existing landscape features to be sensitively located within and around the Development as part of the site wide green infrastructure which will provide a mature setting from the outset.
- Retain and strengthen structural vegetation following the contours of the Site, along main streets and green corridors, to assimilate the built form into the landscape.
- Keep the elevated part of the Site (Clump Hill) free from development, which will be back from the south-eastern boundary, to minimise the perception of urbanisation of the landscape to the south-east of the Site as well as maintain views across the Site of this valued feature.

### **Retain the verdant character of the streetscene**

- Use the eastern edge of the Site for low-density housing to create a transition between residential development and the surrounding agricultural landscape and views from Dunton Road.

### **Repair and enhance the existing hedgerow and hedgerow tree network**

- Retain and use local native species to strengthen and reinforce the existing hedgerows and canopy tree boundaries, with additional planting to fill in gaps.
- Restored or new boundaries should reflect the local character, including the planting of a hedgerow, trees, tree belts and woodland. Particularly along the boundary adjacent to PRow W105/2 and Clump Hill, with additional understory and canopy tree planting, to create a transition between residential development and the surrounding agricultural landscape and PRows.

### **Green buffer / corridors**

- Retain a landscape buffer to the existing woodland/groups of trees particularly in the south-west of the Site to safeguard the root protection zones and avoid overshadowing and safety issues.
- Provide sustainable and characteristic green edge between the Development the immediate setting and local landscape. Within this area there should be a network of permissive paths, wildlife and ecologically enhancements to include wildflower / meadow creation and sensitive management.

- Create a positive edge to proposed open space within the development for passive surveillance and active frontages.

**Integration of blue infrastructure**

- Use of sustainable drainage features within the Site to connect and provide enhancement to the local watercourse / field drainage ditches, including developing greater areas of habitat and as part of delivering biodiversity net gain.

## 4 Conclusion: Landscape and Visual opportunities and Constraints

- 4.1.1 On the basis of this analysis of the landscape and visual baseline, it is concluded that there is potential for sensitively located residential development within the Site, subject to a number of opportunities and constraints and strategic design principles outlined in the Landscape Strategy Guidelines in the section above and within the Vision Document.

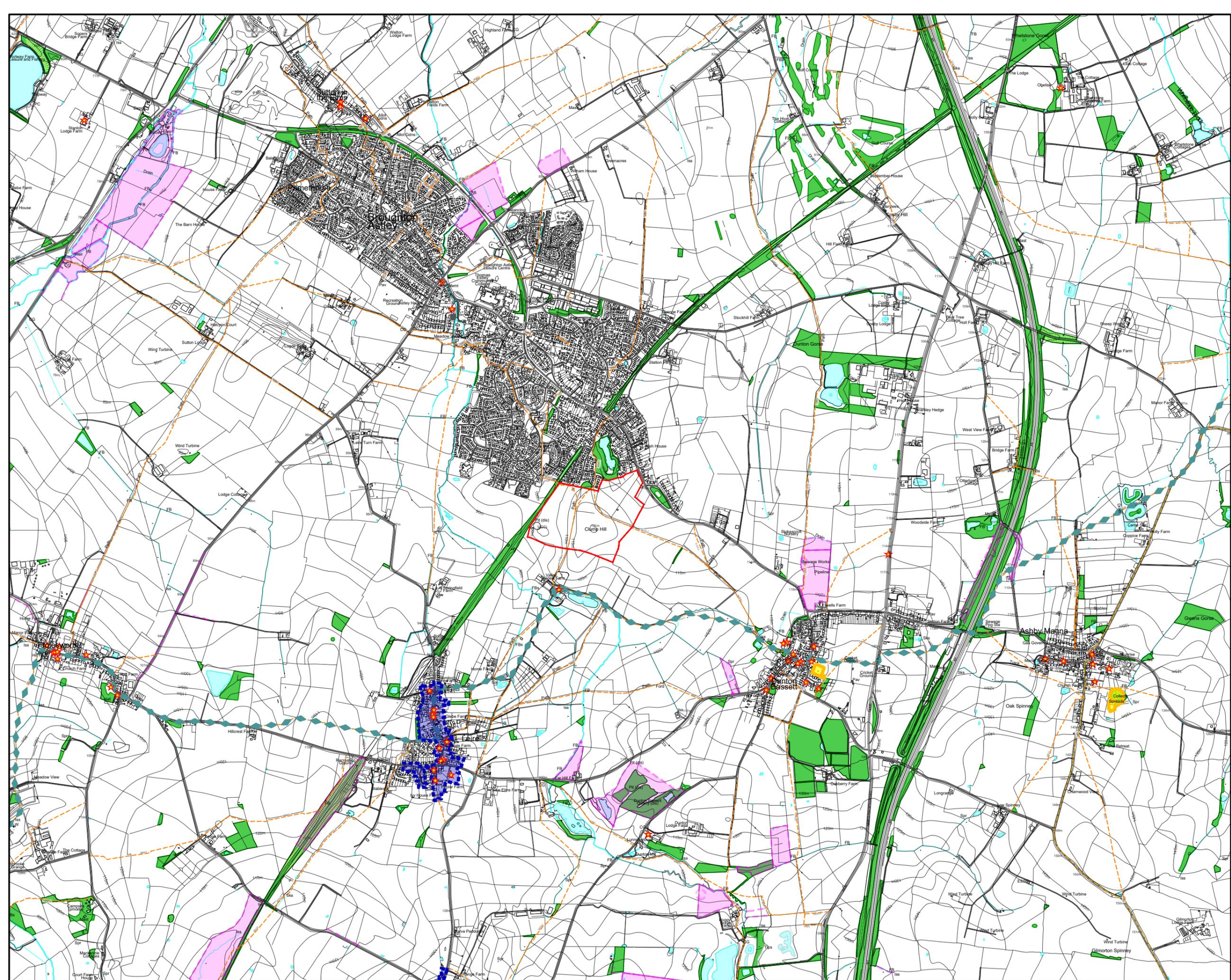
Development of the Site will form a logical extension and provide a sympathetic settlement edge to the existing settlement of Broughton Astley. Development will be set back behind a landscape buffer along the edges of the Site that will be reinforced by additional native landscape planting. Consideration to the nature of the landscape and potential views means the Development has the potential to be locally characteristic with built form set within a robust multi-functional Green Infrastructure framework. Development of the Site has the potential to significantly increase and enhance hedgerow, tree and woodland cover within the Site, notably along historical field boundaries within and to the Site boundaries, in accordance with published character guidance and best practice. Further to this the proposed sustainable urban drainage proposals will introduce a series of waterbodies that will provide new and varied habits and increase the biodiversity of the Site. There is also potential for the built form to respond to the local vernacular which could provide reinforcement of sense of place and local identity.

- 4.1.2 The Landscape Strategy has considered local planning policy in the Harborough Local Plan (Adopted 2019) including Policy GI1: Green Infrastructure Networks which states the Development should not compromise the integrity or value of GI assets, it should improve the quality and multi-functionality as well as add to/contribute to the GI network where possible. It also considers Policy GI2: Open space, sport and recreation where the Development proposes and provides access to New Open Space with access to sustainable urban drainage systems to users can benefit from green and blue infrastructure as well as create a strong habitat network connecting to existing green space adjacent to Dunton Road protected under Policy GI2.
- 4.1.3 It is therefore considered that in landscape and visual terms there is potential for a sensitive and sympathetic development of the Site, that would be a logical extension of the existing settlement in relation to its distinctive topographic setting; would minimise harm to landscape character and views; and would provide potential for extensive locally characteristic and important multi-functional GI.

## REFERENCES

- 
- <sup>i</sup> Harborough District Council (2019) Harborough Local Plan 2011 – 2031, Broughton Astley Policies Map. Available at: [A2L Broughton Astley \(1\).pdf](#). Accessed on: February 2024.
- <sup>ii</sup> Harborough District Council (2011) Lutterworth and Broughton Astley Landscape Character Assessment and Landscape Capacity Study. Available at: [https://www.harborough.gov.uk/downloads/file/251/lutterworth\\_and\\_broughton\\_astley\\_landscape\\_character\\_assessment\\_and\\_landscape\\_capacity\\_study.pdf](https://www.harborough.gov.uk/downloads/file/251/lutterworth_and_broughton_astley_landscape_character_assessment_and_landscape_capacity_study.pdf) Accessed on: February 2024.
- <sup>iii</sup> Harborough District Council (2019) *Harborough Local Plan 2011 to 2031*. Available at: [https://www.harborough.gov.uk/info/20004/planning\\_strategy/220/harborough\\_local\\_plan\\_2011-2031](https://www.harborough.gov.uk/info/20004/planning_strategy/220/harborough_local_plan_2011-2031). Accessed on: February 2024.
- <sup>iv</sup> Broughton Astley Parish Council (2014) Broughton Astley Neighbourhood Plan 2013 – 2028. Available at: <https://www.broughton-astley.gov.uk/neighbourhood-plan1> Accessed on: February 2024.

## FIGURE 1: SITE CONTEXT PLAN



### LEGEND

- Site Boundary
- Existing Woodlands, Copses and Tree Belts ^
- Existing Water Courses and Features ^
- Contours/Spot Heights (Metres AOD) ^
- Public Rights of Way \*
- Sustrans Cycle Route +
- Leicestershire Round Recreational Route \*
- ★ Listed Buildings ~
- Conservation Area ###
- Scheduled Monument ~
- Local Wildlife Sites Policy G15 ~

Sources:  
 ^ OS Mapping  
 # Natural England GIS Data Set  
 \* Historic England National Monument Record GIS Data Set  
 ~ Leicestershire County Council - Definitive Map  
 + Sustrans National Cycle Network GIS Data  
 \* Leicestershire County Council - Local Plan Proposals Map (March 2015) Adopted  
 ### Harborough District Council - Local Plan Proposals Map (April 2015) Adopted  
 ~ Harborough District Council - Policies Map (April 2015) Adopted

Data collated for constraints and analysis mapping is based on publicly available sources at the time of preparation inserted using the British National Grid and may itself not be accurate. Stantec shall not be liable for the accuracy of data derived from external sources.

**FIGURE 1**  
 Project  
 Dunton Road,  
 Broughton Astley  
 Drawing Title  
 Site Context Plan

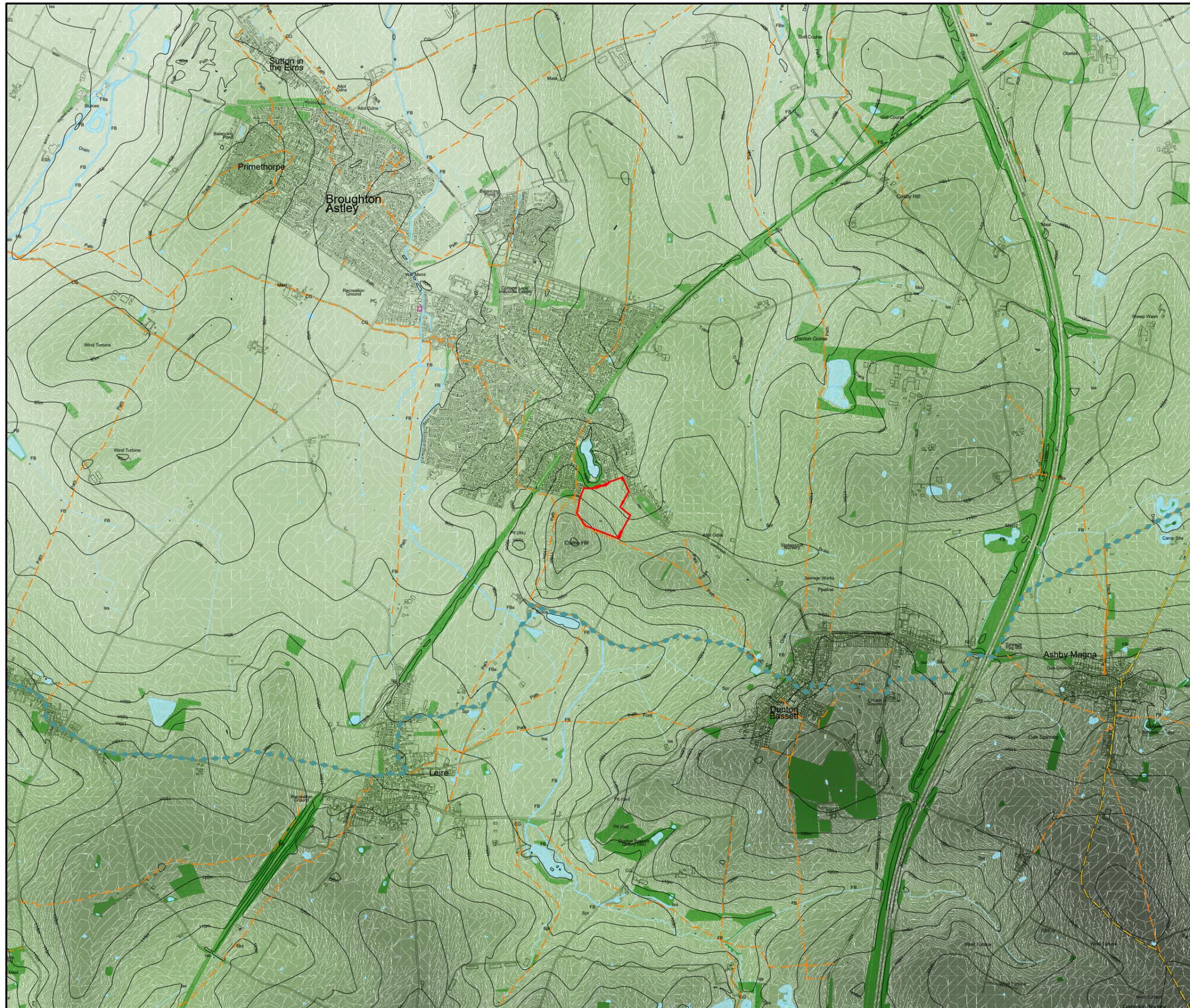


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Project No	Drawing No	Revision	
333100822	LN-LP-01		

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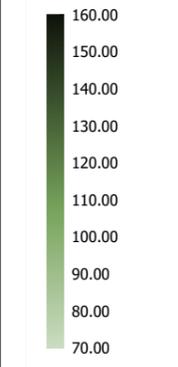
## FIGURE 2: TOPOGRAPHY PLAN



### LEGEND

-  Site Boundary
-  Existing Woodlands, Copses and Tree Belts ^
-  Existing Water Courses ^
-  Contours/Spot Heights (Metres AOD) ^
-  Leicestershire Round Recreational Route \*
-  Public Rights of Way \*
-  Sustrans Cycle Route +

#### Elevation (m AOD)

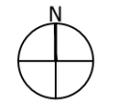


- Sources:
- ^ OS Mapping
  - ~ Historic England National Monument Record GIS Data Set
  - \* <Leicestershire County Council> Definitive Map
  - + Sustrans National Cycle Network GIS Data

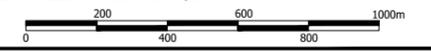
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### FIGURE 2

Project  
**Dunton Road,  
 Broughton Astley**  
 Drawing Title  
**Topography Plan**



Date	Scale	Drawn by	Check by
08.02.2024	1:10000 @A1 1:20000 @A3	SC	AC
Project No	Drawing No	Revision	
333100822	LN-LP-02	-	

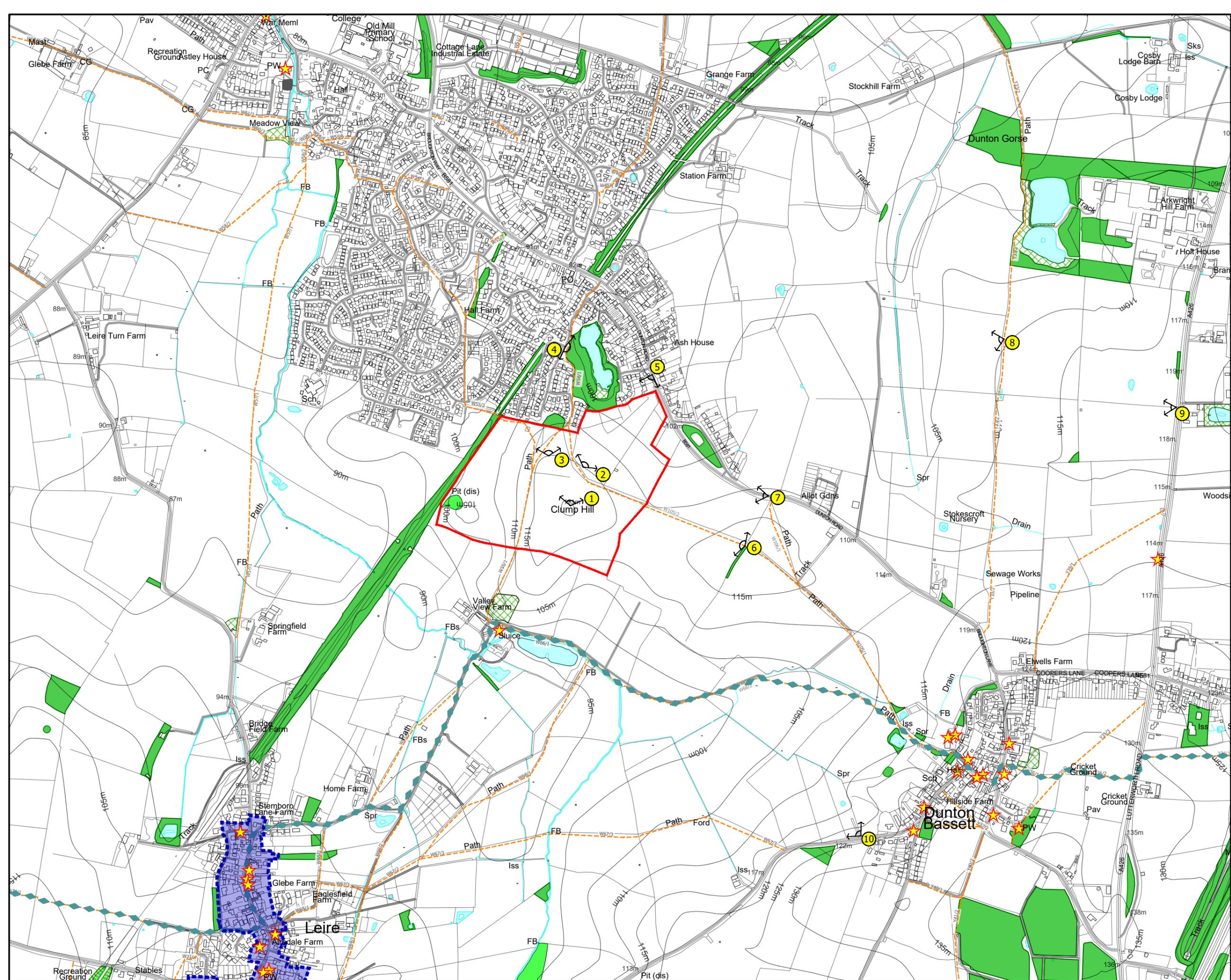



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## **FIGURE 3: VISUAL APPRAISAL PLAN**



- LEGEND**
- Site Boundary
  - Existing Woodlands, Copses and Tree Belts ^
  - Existing Water Courses ^
  - Contours/Spot Heights (Metres AOD) ^
  - Leicestershire Round Recreational Route \*
  - Public Rights of Way \*
  - ★ Listed Buildings ~
  - 1 Location of Photographic Viewpoints

Sources:  
 ^ OS Mapping  
 ~ Historic England National Monument Record GIS Data Set  
 \* Leicestershire County Council - Definitive Map  
 \* Sustrans National Cycle Network GIS Data

Data collated for constraints and analysis mapping is based on publicly available sources at the time of preparation inserted using the British National Grid and may itself not be accurate. Stantec shall not be liable for the accuracy of data derived from external sources.

**FIGURE 3**

Project  
 Dunton Road,  
 Broughton Astley

Drawing Title  
 Visual Appraisal Plan

Date 0.02.2024	Scale 1:5000 @A1 1:10000 @A3	Drawn by AC/SC	Check by MF
Project No 333100822	Drawing No LN-LP-03	Revision	

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## **APPENDIX 1: SITE CONTEXT PHOTOGRAPHS**

Residential dwellings in Broughton Astley

Wind turbines



Site Context Photograph 1: In the Site on Clump Hill .

Residential dwellings in Broughton Astley



Site Context Photograph 2: North-West part of the Site.

Residential dwellings in Broughton Astley



Site Context Photograph 3: North-East part of the Site.



Site Context Photograph 4: View looking South from Coltsfoot Way / public footpath W56/1.



Site Context Photograph 5: View looking South from Dunton Road (B581).



Site Context Photograph 6: View looking West from public footpath W105/2.



Site Context Photograph 7: View looking West from Dunton Road (B581) adjacent to public footpath W106/1.



Site Context Photograph 8: View looking West from public bridleway Y33/2.



Site Context Photograph 9: View looking North-West from Lutterworth Road.



Site Context Photograph 10: View looking North-west from Leire Lane.