

20/01021/OUT - Station Road, Market Bosworth

In response to discussions with Sharron Wilkinson (Hinckley & Bosworth Borough Council), the following aims to provide additional clarity and information on the scheme from a landscape and visual perspective.

Site Frontage

As requested, the proposed estate railings along the Station Road frontage have been replaced with native hedgerow. To achieve quick results with more impact on day 1, a single species container grown hedgerow (with 30-40cm spacing and up to 80cm-1m by Year 1) is included and shown within the Photomontages. As shown at Year 15, the hedgerow would be maintained to a 1.5m height to enable visibility across for Secure by Design reasons.

The photomontage shows the hedgerow softens the frontage, adding a characteristic feature of the locality to the site. The hedgerow will cover the site's entire frontage, aside from where access is required and for visibility splays.

Vista 11 and New Vista

Whilst there has been concerns regarding the potential loss of Vista 11, it has been described as a viewpoint - shown indicatively as a view 'cone' on plans. It is worth clarifying that this sensitive view identified within the Neighbourhood Plan serves a purpose, stating '*this vista is important because it gives extensive views of north west Leicestershire*'. The photomontage proves that this long, distant view (the definition of a vista), is retained by the mitigation incorporated into the scheme, with development drawn back from the site's eastern boundary.

As illustrated on the revised Illustrative Masterplan (P20-1243_02D), and the attached New Vista photograph, the addition of a 'New Vista' aims to demonstrate the positive opportunity offered by the scheme. Not only is Vista 11 retained as a distant view from the corner of Godsons Hill and Station Road, but the entire eastern part of the site now presents accessible public open space for new and existing residents with elevated views to the north; an improvement to the existing situation.