



FIELDS OS 6700 6722 AND 5200 MUSTON LANE, EASTHORPE -

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Appendix 3 to Proof of Evidence of
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Prepared for Melton Borough Council
and



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FOREWORD

This Appendix 3 to S. Higson's Proof of Evidence presents context photographs taken by Mr Higson during fieldwork between April and July 2024.

They were taken with an iphone and have not been scaled within this document. Their approximate position is indicated on S. Higson's mark up of Figure 2-4 Viewpoint Location Plan, from the Landscape and Visual Impact Assessment submitted with the planning application.

They are intended as an *aide memoir* and indicate the appearance or context of the Appeal Site and its local landscape setting, with specific points of detail as noted.

They are not intended to be 'Technical Visualisations' as defined by the Landscape Institute's Technical Guidance Note 06/19 Visual Representation of Development Proposals, which confirms in Clause 1.2.4, that context photographs may be effective ways to communicate to stakeholders, although they will not be used to explain design proposals within the planning process. Such illustrations, sketches and photographs are not the subject of the Technical Guidance.

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Context Photograph 1 - Viewpoint 2a - PRow F82, looking north-west

- Elevated position, looking over gently undulating topography of Appeal Site
 - Expansive and rural patchwork of fields
 - Arable with grassland field margins
 - Tightly clipped hedgerows (c1.5-2m in height)
- View of Church of St Mary's spire on skyline, distinctive landmark

(S. Higson – taken with iphone on 8th May 2024)



Context Photograph 2 - Viewpoint 2a - PRoW F82, looking south

- Elevated position, looking over gently undulating topography of Appeal Site
 - Expansive and rural patchwork of fields
 - Arable with grassland field margins
 - Tightly clipped hedgerows (c1.5-2m in height)
 - Occasional hedgerow trees
 - Belvoir Castle on skyline, distinctive landmark
 - Overhead Powerlines

(S. Higson – taken with iphone on 8th May 2024)



Context Photograph 3 – Viewpoint 2b – PRoW F82, looking south-east

- Gently undulating topography
- Expansive and rural patchwork of fields
 - Tightly clipped hedgerows
 - Occasional hedgerow trees
 - Overhead Powerlines

(S. Higson – taken with iphone on 24th July 2024)



Context Photograph 4 – Viewpoint 4a - Muston Meadows SSSI and Nature Reserve on PRoW F89

- Gently undulating topography of Appeal Site
 - Expansive and rural patchwork of fields
- Ridge and furrow meadow in foreground, arable in background
 - Tightly clipped hedgerows (c1.5-2m in height)
 - Occasional hedgerow trees and small tree blocks
- View of Church of St Mary's spire on skyline, distinctive landmark
 - Overhead Powerlines

(S. Higson – taken with iphone on 29th April 2024)



Context Photograph 5 – Viewpoint 4b – Longore Bridge on PRoW F85c, by Grantham Canal

- Slightly elevated position on canal bridge
 - Gently undulating topography
- Expansive and rural patchwork of fields
 - Tightly clipped hedgerows
- Occasional hedgerows trees and small tree blocks
 - Tranquil waterbody / canal
 - Overhead Powerlines

This view is included on page 12 of the National Character Area 48 Trent and Belvoir Vales which describes *“The Grantham Canal alongside the remnant flower-rich meadow land of Muston Meadows National Nature Reserve which contains medieval ridge and furrow cultivation features. The canal was built primarily to transport energy in the form of coal from Nottingham. Nowadays energy is transported across it via modern electricity pylons.”*

(S. Higson – taken with iphone on 24th July 2024)



Context Photograph 6 – Viewpoint 4b – Longore Bridge on PRoW F85c, by Grantham Canal

- Slightly elevated position on canal bridge
 - Gently undulating topography
- Expansive and rural patchwork of fields
 - Tightly clipped hedgerows
 - Occasional hedgerows trees
- View of Church of St Mary's spire on skyline, distinctive landmark
 - Overhead Powerlines

(S. Higson – taken with iphone on 24th July 2024)



Context Photograph 7 – Viewpoint 5a – Grantham Canal, looking north

- Elevated position on canal bridge
- Gently undulating topography of Appeal Site
- Tightly clipped hedgerows (c1.5-2m in height)
- Occasional hedgerows trees and small tree blocks
 - Expansive and rural patchwork of fields
 - Tranquil waterbody / canal
 - Overhead Powerlines

(S. Higson – taken with iphone on 29th April 2024)



Context Photograph 8 – Viewpoint 5b – PRoW F90, looking north

- Gently undulating topography of Appeal Site
 - Expansive and rural patchwork of fields
 - Arable with grassland field margins
 - Tightly clipped hedgerows
- Occasional hedgerow trees and small tree blocks
- View of Church of St John the Baptist, Muston
 - Overhead Powerlines

(S. Higson – taken with iphone on 8th May 2024)



Context Photograph 9 – Viewpoint 5b – PRow F90, looking south

- Gently undulating topography of Appeal Site
 - Expansive and rural patchwork of fields
 - Arable with grassland field margins
 - Tightly clipped hedgerows
 - Occasional hedgerow trees and small tree blocks
- View of Belvoir Castle on escarpment and skyline, distinctive landmark

(S. Higson – taken with iphone on 8th May 2024)



Context Photograph 10 – Neighbourhood Plan Key View 6 – Easthorpe Lane

- Gently undulating topography
- Expansive and rural patchwork of fields
 - Tightly clipped hedgerows
 - Occasional hedgerow trees
- View of Church of St Peter's spire, at Redmile on skyline

(S. Higson – taken with iphone on 4th July 2024)



Context Photograph 11 – Viewpoint 9a – Engine Yard Belvoir Animal Park and Glamping Site

- Elevated position, overlooking lower, gently undulating topography of Appeal Site and Vale around Bottesford
 - Expansive and rural patchwork of fields
 - Tightly clipped hedgerows
 - Occasional hedgerow trees and tree blocks
 - View of Church of St Mary's spire
 - Grey panels of Lodge Farm Solar Farm visible

(S. Higson – taken with iphone on 24th July 2024)



Context Photograph 12 – Viewpoint 9b – Belvoir Castle Terrace

- Elevated position, overlooking lower, gently undulating topography of Appeal Site and Vale around Bottesford
- Deciduous trees on escarpment slopes, including ash and oak providing some screening when in foliage
 - Expansive and rural patchwork of fields
 - Tightly clipped hedgerows
 - Occasional hedgerow trees
- New development on edge of Bottesford (reddish tiles and bricks)

(S. Higson – taken with iphone on 24th July 2024)



Context Photograph 13 – Viewpoint 15a – Beacon Hill Natural Burial Ground Bench

- Elevated location, with lower, gently undulating topography of Appeal Site
- Rural patchwork of fields within Appeal Site (dark green and lime green of different arable crops)
 - Tightly clipped hedgerows
 - Hedgerow trees and tree blocks
- Foreground of wildflower meadow and mown grass paths
 - Belvoir Castle on skyline, with wooded escarpment
- Bottesford, set down amongst vegetation - Church of St Marys not in picture frame, located off to the right of picture

(S. Higson – taken with iphone on 26th July 2024)

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