

Magna Park Extension: Hybrid Application  
Landscape and Visual Chapter  
Figures 9.1 to 9.6zzr  
ES Volume 3, Technical Appendix F.1

September 2015

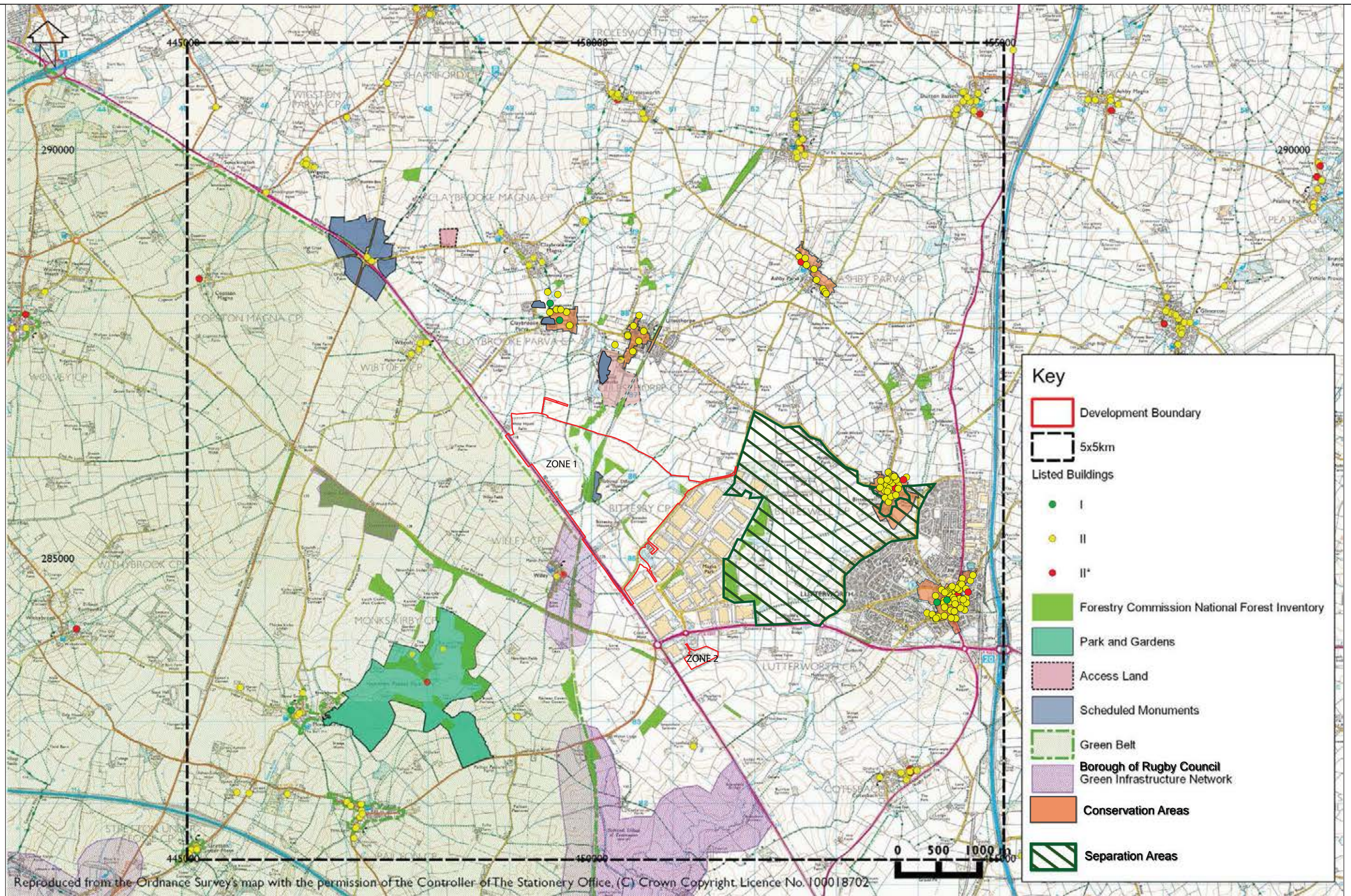


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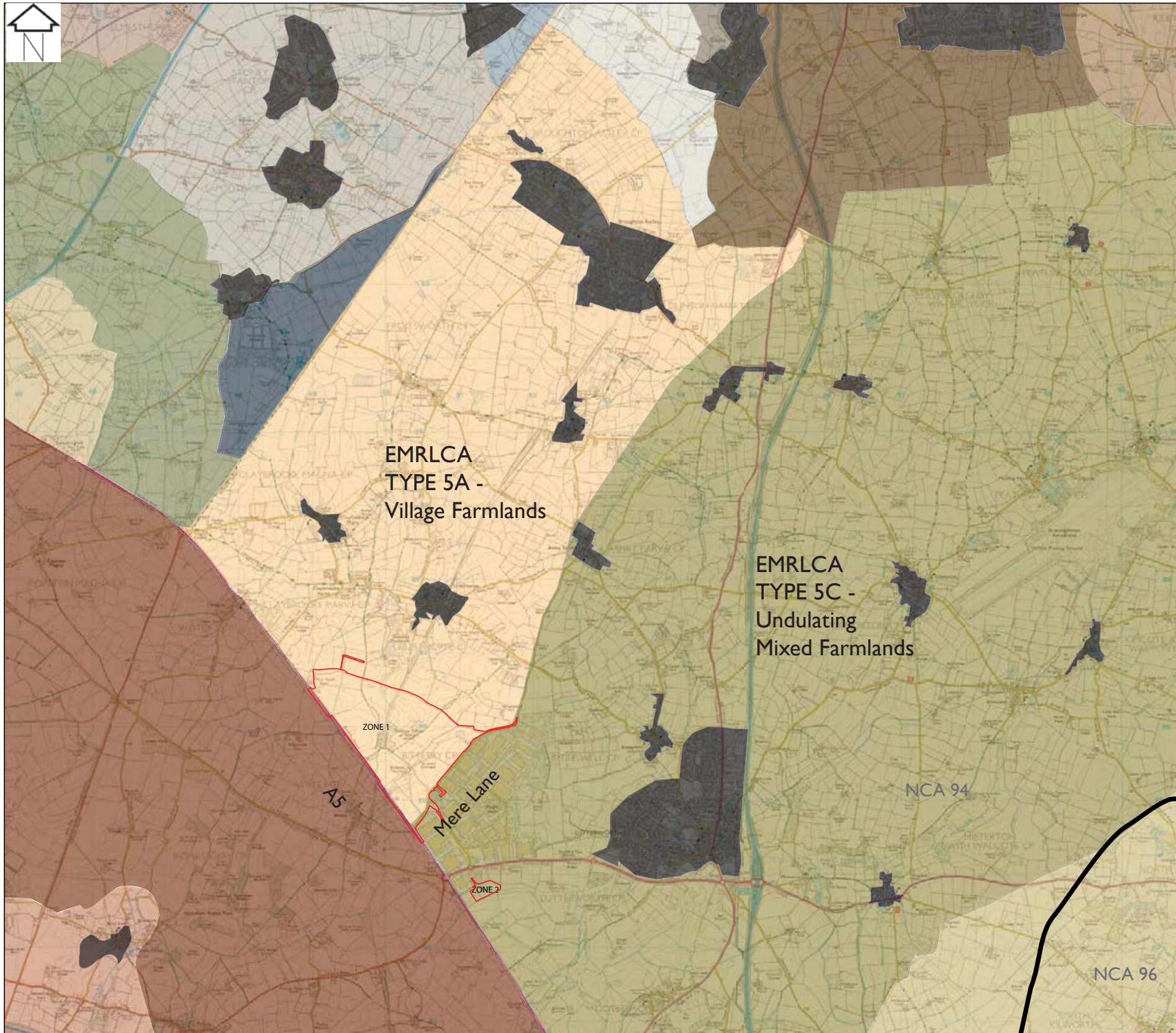


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**Character Areas**

Application Site Boundary

**National Landscape Character Areas**

NCA94 Leicestershire Vales covers the majority of the study area

Boundary of National Countryside Character Area

**East Midlands Regional Character Types**

(locations annotated on plan)

EMRLCA Type 5a: Village Farmland

EMRLCA Type 5c: Undulating mixed farmlands

**Local Landscape Character Areas**

**Harborough DC Landscape Character Areas**

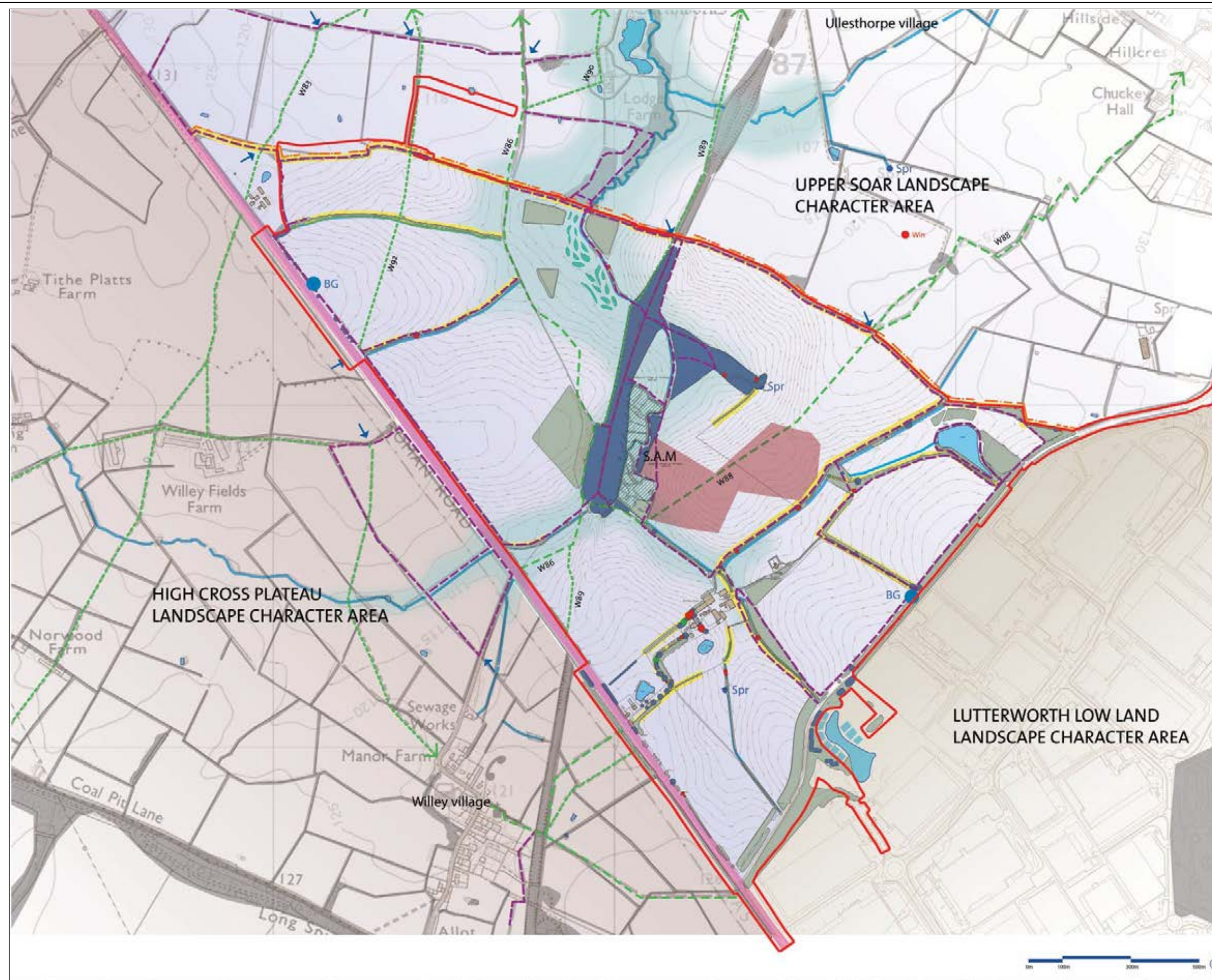
- Laughton Hills
- Lutterworth Lowlands (Landscape Receptor 1 (south-east of Mere Lane))
- Upper Soar (Landscape Receptor 2 (north-west of Mere Lane))

**Rugby Landscape Character Areas**

- High Cross Plateau, Open Plateau (Landscape Receptor 3 (west of the A5))
- High Cross Plateau, Village Farmlands







LEGEND	
	Site boundary
	Parish Council boundary
	Category A trees
	Category B trees
	Category C trees
	Category U trees (Suggested to be removed by tree surveyor)
	Category B hedges
	Category B woodland
	Category C hedges
	Category C woodland
	Trees mixed with hedge or hedgerow along field boundaries dating back to the 1843 Tithe Map
	Hedges outside site boundary
	Woodland outside site boundary
	Existing wetland scrapes
	Pond
	Spring
	Manor Farm wind turbine
	Water course
	Main road
	Permissive bridleway and footpath under stewardship scheme
	Public footpath
	Public bridleway
	Bridleway gate under stewardship scheme
	Entry/exit point under stewardship scheme
	Permissive open access under stewardship scheme
	Medieval + Roman settlement associated with monument
<b>Landscape Character Area:</b>	
	Lutterworth lowland landscape character area
	High cross plateau landscape character area
	Upper Soar landscape character area
<b>Upper Soar Landscape Types:</b>	
	Soar tributary flat floodplain and terrace
	Low lying clay vale farmland with gentle ridges

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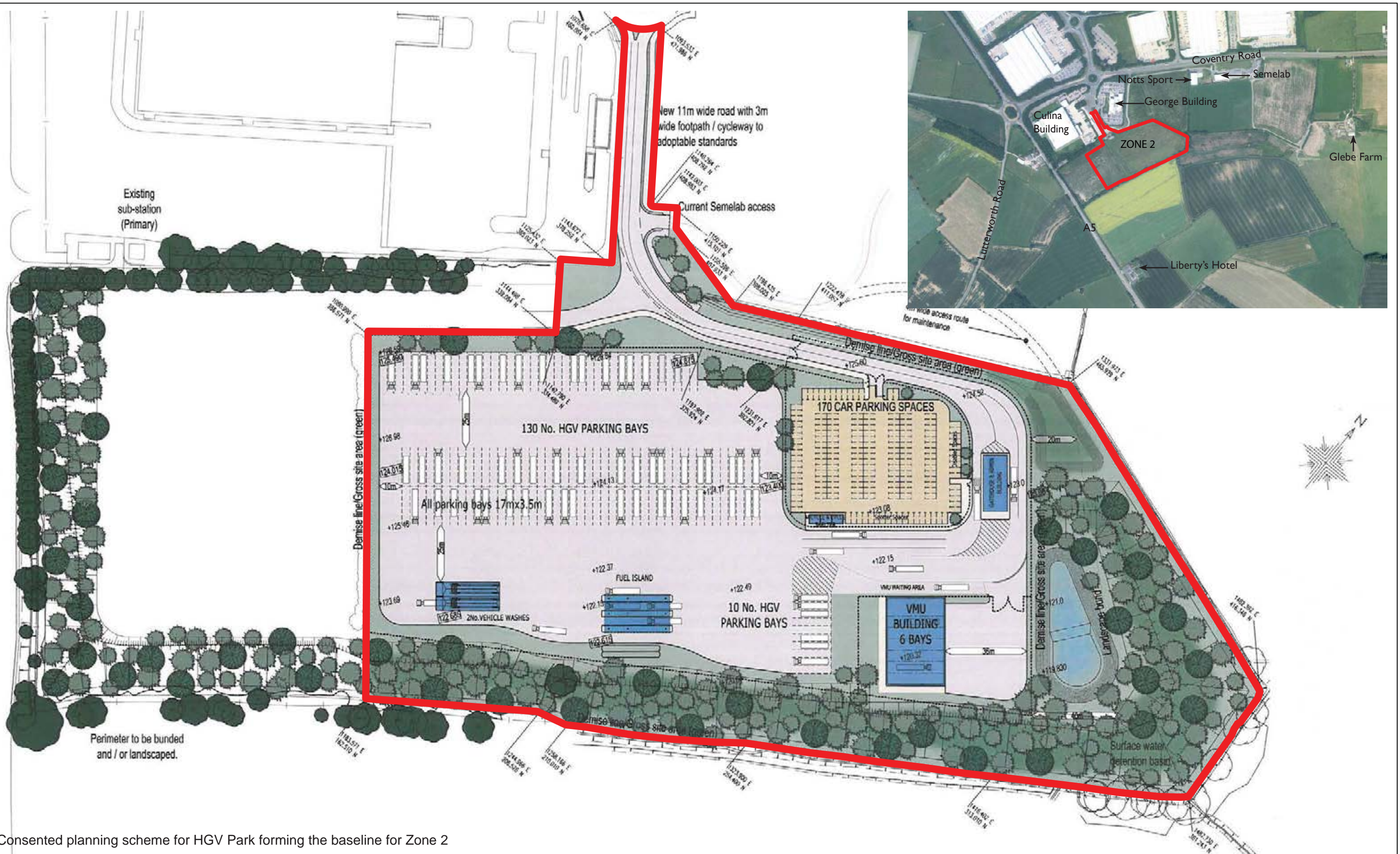
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Magna Park Extension: Hybrid Application  
Appendix F.1  
Site Landscape Character and Features Zone 1  
Drawing provided by Grant Associates

Date	09/09/2015
A3 Scale	See scale bar
Drawn by	SM
Checked by	AJC
Figure Number	9.4a





Consented planning scheme for HGV Park forming the baseline for Zone 2

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**Magna Park Extension: Hybrid Application**

**Appendix F.1**

**Site Landscape Character and Features of Zone 2**

Drawing provided by Chetwoods

Date	09/09/2015
A3 Scale	See scale bar
Drawn by	SM
Checked by	AJC
Figure Number	9.4b



The part of the Application site that falls within the Lutterworth Lowlands (HDC Landscape Character Area) - Landscape Receptor I



Air Photograph focusing on the southern part of the application site south east of Mere Lane, showing the rough grassland, existing tree belts and nearby Magna Park service farm and warehouses forming the local context.



The belt of trees on the edge of Magna Park at the end of Argosy Way.



The tree belt along the edge of Mere Lane.



The Lutterworth Lowlands to the south of Magna Park.

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Magna Park Extension: Hybrid Application  
Appendix F.1  
Site Landscape Character

Date	09/09/2015
A3 Scale	
Drawn by	SM
Checked by	AJC
Figure Number	9.4c



The part of the Application site that falls within the Upper Soar (HDC Landscape Character Area) - Landscape Receptor 2



Air Photograph focusing on the part of the application site to the north east of Mere Lane showing the two large arable fields, smaller arable fields, the Mere Lane Lagoon and the enclosing tree, hedge belts and existing warehouses forming the local context.



The application site shown in its local context, viewed from a bridleway to the north-west.



Large arable field on the western half of the application site.



Smaller flatter enclosed arable fields to the north.



Planting along existing ditches.



The treatment of the south eastern boundary along Mere Lane.



Mere Lane Lagoon.



The arable fields of the application site in the middle distance, shown in the context of Magna Park buildings.



Strong mixed native woody vegetation belts on the southern and eastern boundaries.



The application site to the north east of Magna Park falls largely within the Upper Soar Harborough District Council Local Landscape Character Area

The main part of the application site can be divided into two Landscape types: **the low lying clay vale arable farmland landscape type** and its landscape features/key defining characteristics are illustrated here.



**Air Photograph - showing Clay vale farmland landscape type** (Note: greyed out areas on the photograph represent the Upper soar tributary floodplain and terraces landscape type).



5. Shallow valley sides and more elevated ridges.



6. Flatter large arable fields.



1. Mature avenue trees .



2.Areas of hedgerow loss.



7. More steeply sloping large arable fields .



8. Hedgerows of mixed age and pattern, some with mature hedgerow trees and associated with ditches.



3. Linear roadside tree belts.



4.Wide grass field margins and shores.



9. Recent plantation woodland, fox coverts and spinneys on valley sides and along the disused railway.



The low lying clay vale arable farmland landscape type and its landscape features/key defining characteristics continued.



10. Overgrown pond and spring.



11. Bittesby House, cottages and farm buildings.



15. Off-site farmland forming the rural setting to Claybrooke Parva.



16. Off-site farmland forming the rural setting to Ullsethorpe.



12. A filled former depression pit with recent plantation woodland.



13. Wind turbines.



17. Views to surrounding villages and their churches or windmill landmarks from land off site to the north.



14. Views to Magna Park.



18. Intermittent tree planting along the A5 corridor.



19. The wooded western end of Mere Lane.



The application site falls wholly within the Upper Soar Harborough District Council Local Landscape Character Area

The application site can be divided into two Landscape types– **the upper Soar tributary floodplains and terraces landscape type** and its landscape features/key defining characteristics are illustrated here.



**Air Photograph - showing Upper Soar tributary flood plains and terraces type**  
(Note: greyed out areas on the photograph represent the low lying clay vale arable farmland landscape type).



5a. Heritage features - the deserted medieval village of Bittesby with associated pasture and earthworks.



5b. Heritage feature - offsite to the north west is the Ullesthorpe Manorial earthworks, schedule monument and pasture running alongside the Soar tributary.



1. Heritage features - former disused railway to Ullesthorpe.



2. Recent plantation wet woodland and some mature Poplar trees along the watercourse.



6. Heritage features - Roman Road of Watling Street (A5) to the west.



3. Areas of wetland.



4. Streamside trees and shrubs.



7. Main valley terrace footpaths and bridleway routes.



**Adjacent Character Area of the High Cross Plateau west of the A5 (Borough of Rugby Landscape Character Area) - Landscape Receptor 3**



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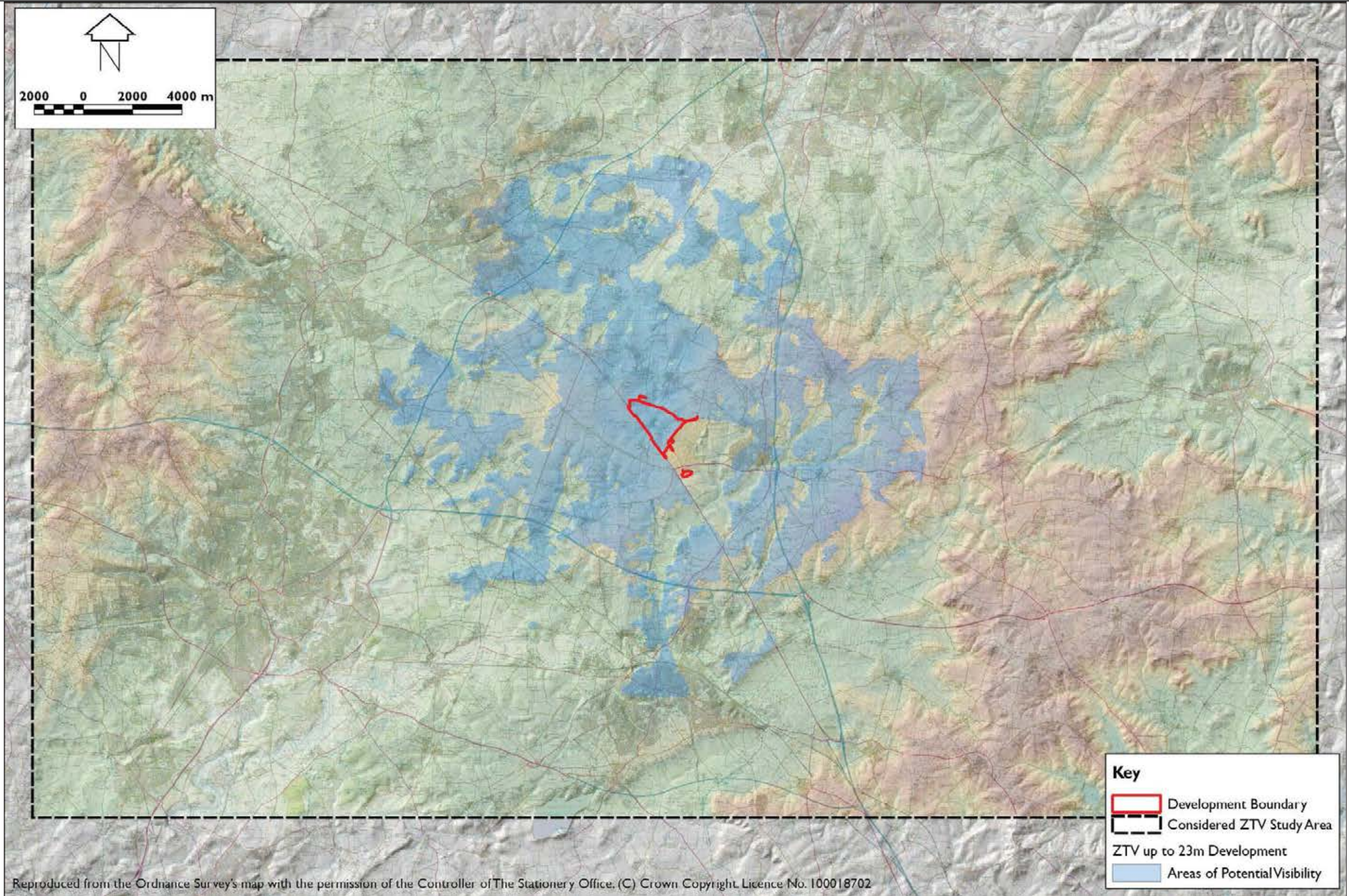
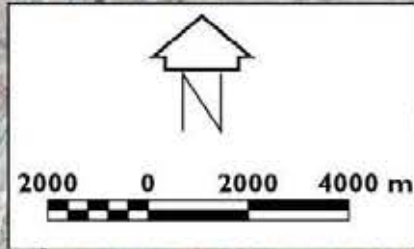
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**Appendix F.1**  
Landscape Character west of the A5 –  
within the High Cross Plateau

Date	09/09/2015
A3 Scale	See scale bar
Drawn by	SM
Checked by	AJC
Figure Number	9.4h





**Key**

- Development Boundary
- Considered ZTV Study Area
- ZTV up to 23m Development
- Areas of Potential Visibility

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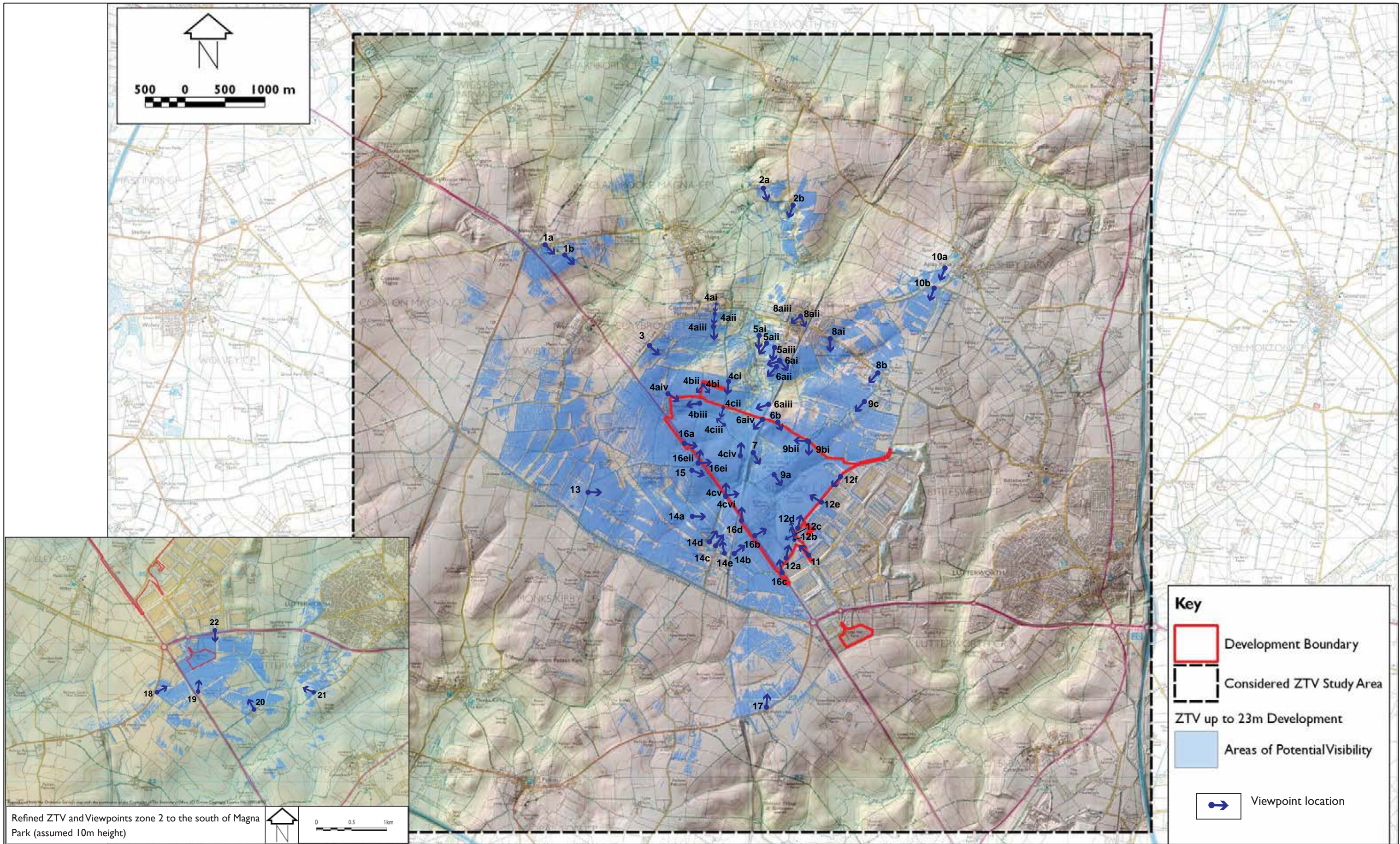
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**Magna Park Extension: Hybrid Application**  
**Appendix F.1**  
Initial Zone of Theoretical Visibility based on Terrain and Magna Park Buildings assuming up to 23m high building

Date	09/09/2015
A3 Scale	See scale bar
Drawn by	SM
Checked by	AJC
Figure Number	9.5a





Refined ZTV and Viewpoints zone 2 to the south of Magna Park (assumed 10m height)

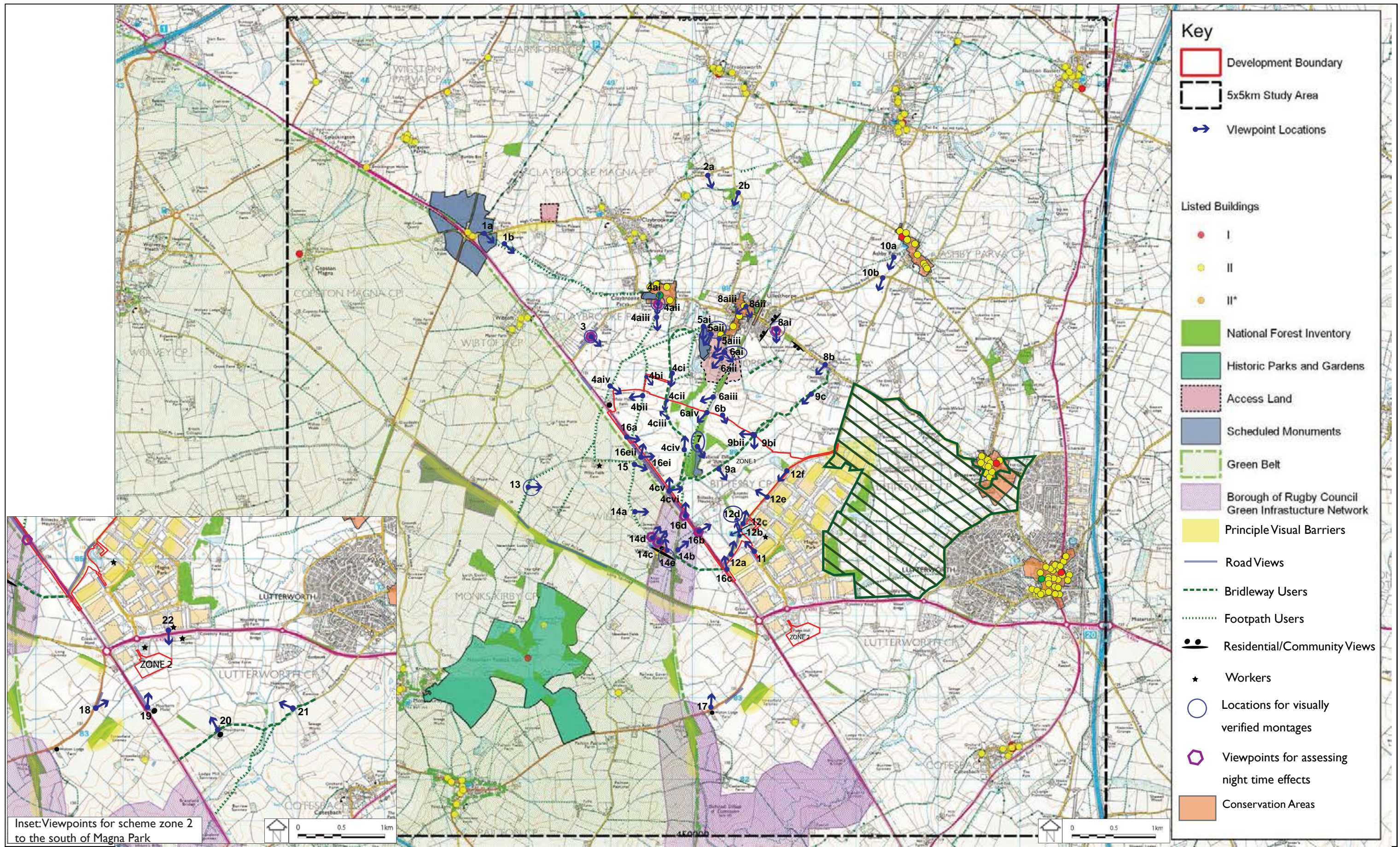
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**Magna Park Extension: Hybrid Application**  
**Appendix F.1**

Refined Zone of Theoretical Visibility and Representative Viewpoints assuming up to 23m high building.

Date	09/09/2015
A3 Scale	See scale bar
Drawn by	SM
Checked by	AJC
Figure Number	9.5b





Inset: Viewpoints for scheme zone 2 to the south of Magna Park

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Magna Park Extension: Hybrid Application  
Appendix F.1  
Visual Receptors





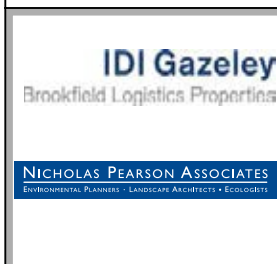
Magna Park visible on the skyline the application site is in the distance in front of this

Photo Viewpoint 1a: At High Cross (Sequential view) on part of the Leicestershire Round long distance footpath route, looking south east. (Winter)

- **Nature of the receptor:** This view will be experienced by walkers, some residents at Victoria Farm, and road users.
- **Nature of the view:** The view experienced is in a south easterly direction from an elevation of 127m AOD and at a distance of 2.8km. The application site at ground and lower levels is concealed by the intervening local ridge and tree planting along Woodway Lane. In the summer, the leaves on trees along Woodway Lane further limit views. The foreground hedge prevents views from car traffic. The application site occupies a small part of the overall panorama and is seen against the backdrop of light coloured, existing Magna Park buildings which are on the skyline.
- **Duration of the view:** The view depicted in the photograph will be transient for road users, part of a sequence of views experienced from walkers the Leicestershire Round, a permanent view experienced by some residents.
- **Importance of the view:** This view is not from a recognised viewpoint, however, it will be experienced from within the Scheduled Ancient Monument of Venonis, from walkers on the Leicestershire Round County long distance path and within countryside of moderate quality with some intrusion from the High Cross Road and adjacent A5.
- **Context of the site within the view:** The application site is seen within the context of the existing Magna Park on the distant skyline and would be partially concealed by foreground ridges and intervening trees along Woodway Lane.



<b>Viewpoint No:</b> 1a	<b>Direction of View:</b> SE	<b>Summary Description Of View:</b> Longer distance view looking south east from alongside the High Cross Road		
<b>Date and Time:</b>	14.30pm 4th February 2015 (Winter)	<b>Visual Receptor Groups represented:</b>	Walkers on the Leicestershire Round and road users.	<b>Distance from Site Boundary:</b> 2.8km
<b>Weather / Lighting conditions:</b>	Cloudy with good visibility	<b>Camera Type:</b>	Canon EOS 450D	<b>Single Frame / Composite:</b> Composite
				<b>Elevation of Viewpoint Location:</b> 127m AOD



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Magna Park Extension: Hybrid Application  
 Appendix F.1  
 Representative Photo viewpoint 1a

Date	09/09/2015
A3 Scale	See scale bar
Drawn by	SM
Checked by	AJC
Figure Number	9.6a





Photo Viewpoint 1b: (Sequential view) taken from the Leicestershire Round footpath to the east of High Cross (Winter)

- **Nature of the receptor:** This view will be experienced by walkers and some residents at High Cross Grange.
- **Nature of the view:** The view experienced is in a south easterly direction from an elevation of 125m AOD and at a distance of 2.254km. There is an open rural farmland foreground to the view with the application site occupying a small part of the scene. The application site at ground and lower levels is concealed by the intervening local ridge and tree planting along Woodway Lane. In the summer, the leaves on trees along Woodway Lane will further limit views. The application site occupies a small part of the overall panorama and is seen against the backdrop of light coloured, existing Magna Park buildings which are on the skyline.
- **Duration of the view:** The view depicted in the photograph is part of a sequence of views experienced from walkers the Leicestershire Round and a permanent view experienced by some residents.
- The view depicted in the photograph will be part of a sequence of views experienced from walkers the Leicestershire Round, a permanent view experienced by some residents.
- **Importance of the view:** This view is not from a recognised viewpoint, however, it will be experienced from walkers on the Leicestershire Round County long distance path and within countryside of moderate quality with some intrusion from the nearby A5.
- **Context of the site within the view:** The application site is seen within the context of the existing Magna Park, the Manor Farm turbine and other wind turbine infrastructure on the distant skyline and would be partially concealed by foreground ridges and intervening trees along Woodway Lane..

<b>Viewpoint No:</b> 1b	<b>Direction of View:</b> SE	<b>Summary Description Of View:</b> Distant view from the Leicestershire Round footpath looking south east		
<b>Date and Time:</b>	14.48pm 4th February 2015	<b>Visual Receptor Groups represented:</b>	Walkers on the Leicestershire Round Footpath route, residents	<b>Distance from Site Boundary:</b> 2.25km
<b>Weather / Lighting conditions:</b>	Cloudy with good visibility	<b>Camera Type:</b>	Canon EOS 5D	<b>Single Frame / Composite:</b> Composite
		<b>Elevation of Viewpoint Location:</b> 125m AOD		

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**Magna Park Extension: Hybrid Application**

**Appendix F.1**

Representative Photo viewpoint 1b

Date	09/09/2015
A3 Scale	See scale bar
Drawn by	SM
Checked by	AJC
Figure Number	9.6b



Denoting Photograph Overlap



Photo Viewpoint 1b: Taken from the Leicestershire Round footpath to the east of High Cross (Winter)



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Magna Park Extension: Hybrid Application  
Appendix F.1  
Representative Photo viewpoint 1b

Date	09/09/2015
A3 Scale	See scale bar
Drawn by	SM
Checked by	AJC
Figure Number	9.6b





Photo Viewpoint 2a: Taken from alongside Claybrooke Grange on Frolesworth Lane.

- **Nature of the receptor:** This view will be experienced by road users on a section of Frolesworth Lane and residents at the Claybrooke Grange.
- **Nature of the view:** The view experienced is in a south-south east direction from an elevation of 107m AOD and at a distance of 2.75km. The foreground of this view comprises arable farmland with a significant amount of trees and woodland spinneys in the scene. There is an interrupted view down the Soar valley between the settlement of Ullesthorpe on the hill top to the left and Claybrooke Parva and the church Tower of St Peter on the right, both in the middle distance. The application site makes up a small part of the view beyond Ullesthorpe and is largely concealed by existing properties in Ullesthorpe and tree belts in the village. The top of one existing Magna Park building can be partially seen on part of the skyline. The leaves on trees in the summer screen the existing Magna Park building and properties in Ullesthorpe leaving the top part of the Manor Farm wind turbine (the top of which, is at circa 188mAOD), visible on the skyline.
- **Duration of the view:** The view experienced is transient for road users and permanent for a resident.
- **Importance of the view:** The view is not from a recognised viewpoint or designated area but is set within a rural landscape of moderate quality.
- **Context of the site within the view:** In winter, the application site is very difficult to perceive and is located within the context of existing buildings in Ullesthorpe and Magna Park and the Manor Farm wind turbine, on the skyline.

<b>Viewpoint No:</b> 2a	<b>Direction of View:</b> SSE	<b>Summary Description Of View:</b> Long distance view from alongside Claybrooke Grange on Frolesworth Lane		
<b>Date and Time:</b>	11.11am 4th February 2015 (Winter)	<b>Visual Receptor Groups represented:</b>	Road users, residents	<b>Distance from Site Boundary:</b> 2.75km
<b>Weather / Lighting conditions:</b>	Cloudy with good visibility	<b>Camera Type:</b>	Canon EOS 5D	<b>Single Frame / Composite:</b> Composite
				<b>Elevation of Viewpoint Location:</b> 107m AOD

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Appendix F.1  
Representative Photo viewpoint 2a

Date	09/09/2015
A3 Scale	See scale bar
Drawn by	SM
Checked by	AJC
Figure Number	9.6c



Denoting Photograph Overlap



Photo Viewpoint 2a: Taken from alongside Claybrooke Grange on Frolesworth Lane.



Summer view







Photo Viewpoint 2b: Distant view from the Frolesworth Road near the scout centre looking south west.

- **Nature of the receptor:** This view will be experienced by road users on a section of Frolesworth Lane and residents at the Claybrooke Grange.
- **Nature of the view:** The view experienced is in a south-south direction from an elevation of 107m AOD and at a distance of 3.7km. The foreground of this view comprises arable farmland with a significant amount of trees and woodland spinneys in the scene. There is an interrupted view down the Soar valley between the settlement of Ullesthorpe on the hill top to the left and Claybrooke Parva and the church Tower of St Peter on the right, both in the middle distance. The application site makes up a small part of the view beyond Ullesthorpe and is largely concealed by existing properties in Ullesthorpe and tree belts in the village. The top of one existing Magna Park building can be partially seen on part of the skyline. The leaves on trees in the summer screen the existing Magna Park building and properties in Ullesthorpe leaving the top part of the Manor Farm wind turbine (the top of which, is at circa 188mAOD), visible on the skyline.
- **Duration of the view:** The view experienced is transient for road users.
- **Importance of the view:** The view is not from a recognised viewpoint or designated area but is set within a rural landscape of moderate quality.
- **Context of the site within the view:** In winter, the application site is very difficult to perceive and is located within the context of some existing buildings in the foreground, and views towards it would be interrupted behind rows of foreground hedges and hedgerow trees crossing the tributary valley.

<b>Viewpoint No:</b> 2b	<b>Direction of View:</b> SSW	<b>Summary Description Of View:</b> Distant view from the Frolesworth Road near the scout centre looking south west		
<b>Date and Time:</b>	11.18 am 4th February 2015	<b>Visual Receptor Groups represented:</b>	Road users	<b>Distance from Site Boundary:</b> 2.7km
<b>Weather / Lighting conditions:</b>	Cloudy but clear	<b>Camera Type:</b>	Canon EOS 5D	<b>Single Frame / Composite:</b> Composite
		<b>Elevation of Viewpoint Location:</b> 107m AOD		

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Representative Photo viewpoint 2b

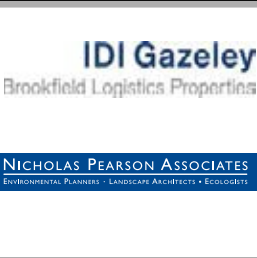
Date	09/09/2015
A3 Scale	See scale bar
Drawn by	SM
Checked by	AJC
Figure Number	9.6d



Denoting Photograph Overlap



Photo Viewpoint 2b: Taken from alongside Claybrooke Grange on Frolesworth Lane.



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Magna Park Extension: Hybrid Application  
 Appendix F.1  
 Representative Photo viewpoint 2b

Date	09/09/2015
A3 Scale	See scale bar
Drawn by	SM
Checked by	AJC
Figure Number	9.6d





Photo Viewpoint 3: Taken from Woodway Lane looking south-east towards Magna Park and the edge of Ullesthorpe.

- **Nature of the receptor:** This view will be experienced by road users and some residents on a section of Woodway Lane.
- **Nature of the view:** The view experienced is in a south east direction from an elevation of 125m AOD and at a distance of 0.9km. The view from motorists will be at an oblique angle away from the road. The foreground of this view is occupied by a strong roadside boundary hedge and arable fields bounded by hedges with hedgerow trees. The application site is seen just to the foreground of existing Magna Park Buildings which together with wind turbine infrastructure occupy the sky line in this view. The lower parts of the application site are partially concealed by the wooded disused railway embankment and a local foreground ridge and streamside trees. The manor Farm wind turbine is also a notable feature to the left of the application site.
- **Duration of the view:** The view represents the static view experienced by residents in properties on Woodway Lane and represents transient views from road users, both of which are permanent.
- **Importance of the view:** The view is not from a recognised viewing point and is not from within a designated landscape, however, it is a view experienced in an area of moderate quality countryside.
- **Context of the site within the view:** The application site is viewed predominantly against the skyline context of the existing Magna Park in the middle and far distance. A significant tranche of undulating farmland occupies the foreground of the view and to the left of the view away from Magna Park.

<b>Viewpoint No:</b> 3	<b>Direction of View:</b> SE	<b>Summary Description Of View:</b> Middle distance view form Woodbury Lane looking south east		
<b>Date and Time:</b>	14.31pm 28th January 2015	<b>Visual Receptor Groups represented:</b>	Residents, Road users, farm workers	<b>Distance from Site Boundary:</b> 900m
<b>Weather / Lighting conditions:</b>	Bright	<b>Camera Type:</b>	Canon EOS 5D	<b>Single Frame / Composite:</b> Composite
		<b>Elevation of Viewpoint Location:</b> 125m AOD		

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**Magna Park Extension: Hybrid Application**

**Appendix F.1**

Representative Photo viewpoint 3

Date	09/09/2015
A3 Scale	See scale bar
Drawn by	SM
Checked by	AJC
Figure Number	9.6e



Denoting Photograph Overlap



Photo Viewpoint 3: Taken from Woodway Lane looking south-east towards Magna Park and the edge of Ullesthorpe.



Summer view



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Magna Park Extension: Hybrid Application  
Appendix F.1  
Representative Photo viewpoint 3

Date	09/09/2015
A3 Scale	See scale bar
Drawn by	SM
Checked by	AJC
Figure Number	9.6e







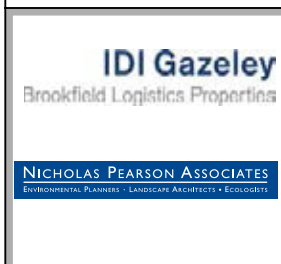


Photo Viewpoint 3: Night-time view taken from slightly further south west along Woodway Lane looking south-west towards Magna Park and the edge of Ullesthorpe.

- **Nature of the receptor:** This view will be experienced by road users and some residents on a section of Woodway Lane.
- **Nature of the view:** The view experienced is in a south east direction from an elevation of 125m AOD and at a distance of 2.5km. The view from motorists will be at an oblique angle away from the road, resident views are more direct. The foreground of the night time view is dark with no street lighting or other light sources noticeable in the foreground of Magna Park. The application site is seen just to the foreground of existing Magna Park Buildings where the facades of buildings are illuminated, where there is some glare from individual lights and there is the presence of an orange sky glow above the existing site on the skyline. In cloudier conditions the effects of this are further exacerbated. Further to the left of the photograph existing Magna Park building facades appear more intensely lit, there are individual lights emitting glare and there is a red light visible at the top of the tower of the Manor Farm wind turbine.
- **Duration of the view:** The view represents the static view experienced by residents in properties on Woodway Lane and represents transient views from road users, both of which are permanent.
- **Importance of the view:** The view is not from a recognised viewing point and is not from within a designated landscape, however, it is a view experienced in an area of moderate quality countryside.
- **Context of the site within the view:** The application site is viewed predominantly against the immediate and background lit context of the existing Magna Park. A significant tranche of unlit, dark undulating farmland occupies the foreground of the view and to the left of the view away from Magna Park.



Viewpoint No: 3	Direction of View: SE	Summary Description Of View: Middle distance view form Woodbury Lane looking south east		
Date and Time: 18.45 24th November 2014	Visual Receptor Groups represented: Residents, Road users, farm workers	Distance from Site Boundary: 900m		
Weather / Lighting conditions: Clear	Camera Type: Canon EOS 5D	Single Frame / Composite: Composite	Elevation of Viewpoint Location: : 125m AOD	



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Magna Park Extension: Hybrid Application  
 Appendix F.1  
 Representative Night-time Photo viewpoint 3

Date	09/09/2015
A3 Scale	See scale bar
Drawn by	SM
Checked by	AJC
Figure Number	9.6f





Photo Viewpoint 4ai: View from St. Peter's Church entrance path looking south west.

- **Nature of the receptor:** This view will be experienced by visitors to the parish church.
- **Nature of the view:** The view experienced is toward part of the application site in the distance in a south west direction from an elevation of 115m AOD and at a distance of 1.2km. The distant view experienced by visitors to the church in this location is limited and interrupted by foreground trees on the edges of intervening pasture and arable fields. The intervening ridge and hedgerow trees in the middle distance interrupt the view in the middle distance. There are existing walls, and some buildings visible in the foreground define the edges of what is a relatively narrow cone of view. In summer, views beyond the foreground meadow would become barely perceptible and the intervening trees come into leaf.
- **Duration of the view:** The view is part of a sequence of views experienced from the access path to the south of the church and is a permanent view.
- **Importance of the view:** This view is not from a recognised viewpoint, however, it is from a location within the Claybrooke Parva Conservation Area and is from an entrance path leading to the Grade I listed St Peters Church. The view would be experienced from a path that is well used.
- **Context of the site within the view:** The application site is viewed within the context of intermittent mature tree cover, foreground fences and beyond rolling hedged arable farmland in the middle ground.

<b>Viewpoint No:</b> 4ai	<b>Direction of View:</b> SSW	<b>Summary Description Of View:</b> View from St. Peter's Church entrance path looking south west		
<b>Date and Time:</b>	28th January 2015, 10:49am (Winter)	<b>Visual Receptor Groups represented:</b>	Visitors to the Church	<b>Distance from Site Boundary:</b> 1.2km
<b>Weather / Lighting conditions:</b>	Overcast	<b>Camera Type:</b> Canon EOS 5D	<b>Single Frame / Composite:</b> Composite	<b>Elevation of Viewpoint Location:</b> 115m AOD

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	Nicholas Pearson Associates			A3 Scale See scale bar
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				Figure Number <b>9.6g</b>



Denoting Photograph Overlap



Photo Viewpoint 4ai: View from St. Peter's Church entrance path looking south west.



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Magna Park Extension: Hybrid Application  
Appendix F.1  
Representative Photo viewpoint 4ai

Date	09/09/2015
A3 Scale	See scale bar
Drawn by	SM
Checked by	AJC
Figure Number	9.6g





Photo Viewpoint 4a:ii: View from the public footpath near the cemetery for Claybrooke Parva church looking south east towards the application site and Magna Park.

- **Nature of the receptor:** This view will be experienced by walkers on a public footpath.
- **Nature of the view:** The view experienced is in a south east direction from an elevation of 113m AOD and at a distance of 1.1km. The view experienced by walkers in this location is dominated by foreground, enclosed pasture fields. Tree belts and some existing buildings within Magna Park are visible on the skyline. However, views toward these and the application site are concealed at lower levels by landform and filtered at upper levels, even in winter, so that any views of buildings are partial. In summer, existing buildings are barely perceptible. The part of application site, where the new building in parcel G would be located, occupies only a very small and largely screened component of the view. Parcel I occupies a small part of the overall scene but is on land in the context of Magna Park but on land that appears slightly elevated and is currently defined by trees. Building parcels to the north west are located beyond a local ridge and hedgeline which interrupts views towards them from the sections of footpath to the immediate south of Claybrooke Parva.
- **Duration of the view:** The view is part of a sequence of views experienced from footpaths to the south of Claybrooke Parva and is a permanent view.
- **Importance of the view:** The view is not from a recognised viewpoint or directly within a designated area, however, this section of public footpath is, just outside of the Claybrooke Parva Conservation Area and will be experienced from a section of public footpath that is well used and is located in pasture land that forms the immediate rural setting to the village and therefore is considered to be valued by the community of Claybrooke Parva, at a local level.
- **Context of the site within the view:** The application site is partly viewed within the context of existing Magna Park buildings and intermittent mature tree cover on the skyline, with the existing Manor Farm wind turbine a notable built component in that part of the scene. The western part of the application site is viewed beyond ridge top hedgerows and trees on the left of the photograph.

<b>Viewpoint No:</b> 4a:ii	<b>Direction of View:</b> S	<b>Summary Description Of View:</b> Middle distance view from the public footpath to the south of St. Peter's Church		
<b>Date and Time:</b>	11.20am 28th January 2015 (Winter)	<b>Visual Receptor Groups represented:</b>	Walkers on a public footpath	<b>Distance from Site Boundary:</b> 1.1km
<b>Weather / Lighting conditions:</b>	Cloudy with good visibility	<b>Camera Type:</b>	Canon EOS 5D	<b>Single Frame / Composite:</b> Composite
		<b>Elevation of Viewpoint Location:</b> 113m AOD		

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Magna Park Extension: Hybrid Application  
Appendix F.1  
Representative Photo viewpoint 4a:ii

Date	09/09/2015
A3 Scale	See scale bar
Drawn by	SM
Checked by	AJC
Figure Number	9.6h



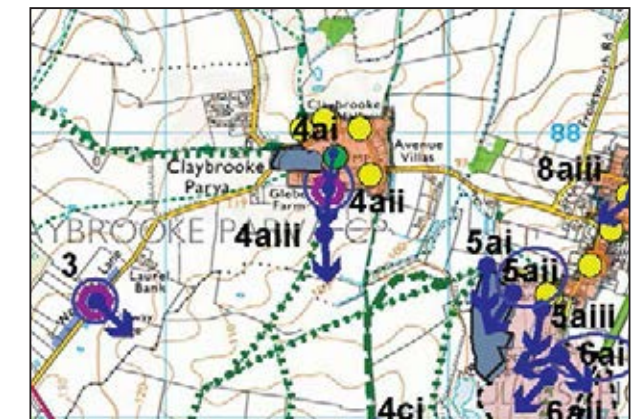
Denoting Photograph Overlap



Photo Viewpoint 4aii: View from the public footpath near the cemetery for Claybrooke Parva church looking south towards the application site and Magna Park.



Summer view



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Magna Park Extension: Hybrid Application  
Appendix F.1  
Representative Photo viewpoint 4aii

Date	09/09/2015
A3 Scale	See scale bar
Drawn by	SM
Checked by	AJC
Figure Number	9.6h





Photo Viewpoint 4a:ii: Night-time view from the public footpath near the cemetery for Claybrooke Parva church looking south east towards the application site and Magna Park.

- **Nature of the receptor:** This view has been selected to be representative of the experience of the community of Claybrooke Parva (receptors that may experience the effects of sky glow arising from the new development).
- **Nature of the view:** The view experienced is in a south east direction from an elevation of 113m AOD and at a distance of 1.1km. The foreground farmland in the view is unlit and dark as are fields to the right of the photograph where there is no street lighting along the A5. Existing Magna Park building facades, illuminated by spot lights, are seen partially through and over foreground rolling landform and vegetation. There is some spot glare from existing lights within Magna Park to the right and far left of the photograph. Existing foreground trees restrict views to existing lit facades in the vicinity of the proposed building on the application site. Otherwise the application site will be seen below the existing orange sky glow above Magna Park.
- **Duration of the view:** This representative view is considered as static and permanent.
- **Importance of the view:** The view is not within the built part of the village, as any direct visual effects of lighting associated with Magna Park are not going to be experienced there. The view has been selected as representative of potential indirect night time effects only. Therefore, this view is considered to be of relatively low importance but necessary to assess and indicate any potential indirect effects.
- **Context of the site within the view:** At night, the southern parts of the application site are viewed within the existing sky glow and spot lit façade context of existing Magna Park buildings and some street lighting, on the skyline, with the partial screening effects of intermittent mature tree cover. The red light of the Manor Farm wind turbine is a further notable lit component in that part of the scene. The western parts of the application site are viewed within an area that continues to be influenced by the sky glow of the existing Magna Park and vehicle headlights alongside the A5. Otherwise, the context is dark of the foreground arable fields is dark.

<b>Viewpoint No:</b> 4a:ii	<b>Direction of View:</b> S	<b>Summary Description Of View:</b> Middle distance view from the public footpath to the south of St. Peter's Church		
<b>Date and Time:</b>	19.04pm 24th November 2014	<b>Visual Receptor Groups represented:</b>	Walkers on a public footpath	<b>Distance from Site Boundary:</b> 1.1 km
<b>Weather / Lighting conditions:</b>	Clear	<b>Camera Type:</b>	Canon EOS 5D	<b>Single Frame / Composite:</b> Composite
		<b>Elevation of Viewpoint Location:</b> 115m AOD		

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	Nicholas Pearson Associates			A3 Scale
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			Figure Number <b>9.6i</b>	





The approximate extent of the application site including the proposed buildings

Photo Viewpoint 4a ii: Night-time view from the public footpath near the cemetery for Claybrooke Parva church looking south east towards the application site and Magna Park.

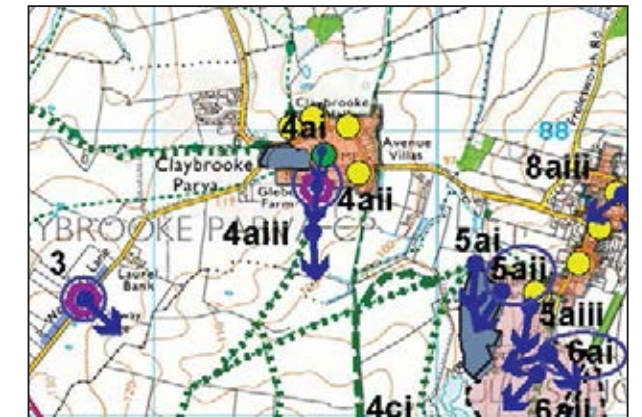
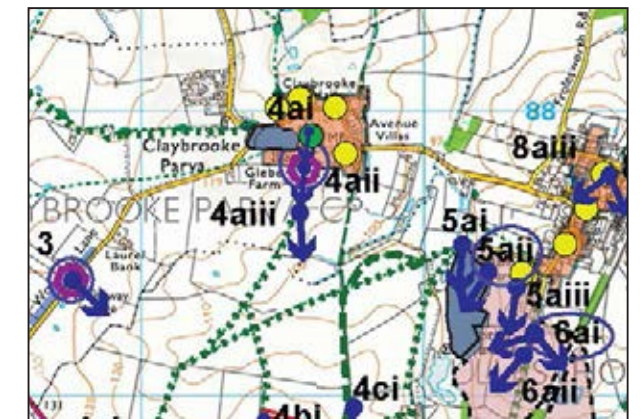




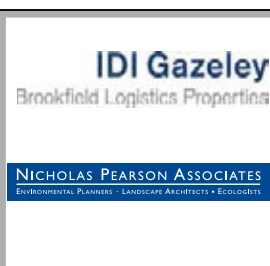


Photo Viewpoint 4aiii: (Sequential) View from public footpath W83 heading south from Claybrooke Parva.

- **Nature of the receptor:** This view will be experienced by walkers on a public footpath.
- **Nature of the view:** The view experienced is in a southerly direction from an elevation of 110m AOD and at a distance of 1km. The view experienced by walkers in this location is dominated by foreground, enclosed sloping arable fields. Hedgerows and hedgerow trees and some existing buildings within Magna Park are visible on the skyline. Views toward the application site are concealed at lower levels by the rolling landform and existing hedgerows, even in winter. The part of application site, where the new buildings would be located, occupies a wide expanse of the view beyond the local horizon.
- **Duration of the view:** The view is part of a sequence of views experienced from a footpath to the south of Claybrooke Parva and is a permanent view.
- **Importance of the view:** The view is not from a recognised viewpoint or directly within a designated area, however, this section of public footpath is, just outside of the Claybrooke Parva Conservation Area and will be experienced from a section of public footpath that is well used and is located in farmland that forms the rural setting to the village and therefore is considered to be valued by the community of Claybrooke Parva, at a local level.
- **Context of the site within the view:** The application site is partly viewed within the context of existing Magna Park buildings and largely beyond a local horizon defined by hedgerows and intermittent hedgerow trees with the existing Manor Farm wind turbine also a notable built component, in part of the scene.



<b>Viewpoint No:</b> 4aiii	<b>Direction of View:</b> S	<b>Summary Description Of View:</b> (Sequential) View from public footpath W83 heading south from Claybrooke Parva.		
<b>Date and Time:</b>	10.56 am 28th January 2015	<b>Visual Receptor Groups represented:</b>	Walkers on the public footpath	<b>Distance from Site Boundary:</b> 1km
<b>Weather / Lighting conditions:</b>	Overcast	<b>Camera Type:</b>	Canon EOS 5D	<b>Single Frame / Composite:</b> Composite
		<b>Elevation of Viewpoint Location:</b> 110m AOD		



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Magna Park Extension: Hybrid Application  
 Appendix F.1  
 Representative Photo viewpoint 4aiii

Date	09/09/2015
A3 Scale	See scale bar
Drawn by	SM
Checked by	AJC
Figure Number	9.6j



Denoting Photograph Overlap



Photo Viewpoint 4aiii: (Sequential) View from a public footpath heading south from Claybrooke Parva.



Summer view

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Magna Park Extension: Hybrid Application  
Appendix F.1  
Representative Photo viewpoint 4aiii

Date	09/09/2015
A3 Scale	See scale bar
Drawn by	SM
Checked by	AJC
Figure Number	9.6j



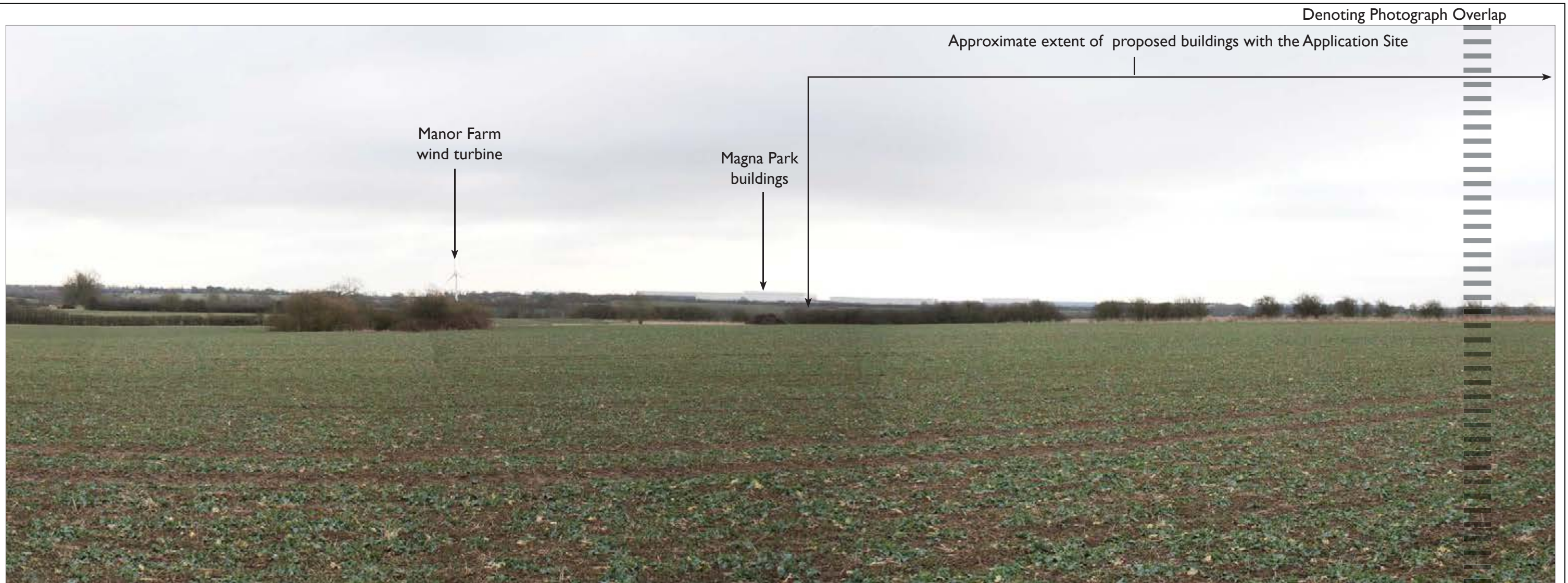


Photo Viewpoint 4aiv: (Sequential) View from public footpath W83 linking to White House Farm, looking south east towards Magna Park.

- **Nature of the receptor:** This view will be experienced by walkers on a public footpath and has also been selected as representative of the view experienced by residents in part of the garden area of White House Farm.
- **Nature of the view:** The view experienced is in a south east direction from an elevation of 123m AOD and at a distance of 0.1km. Large open arable fields dominate the foreground of the view, with a hedge and hedgerow trees occupying the skyline on the right of the photograph. A hedge in the middle ground partially obscures the part of the application site to be occupied by the proposed building. The site is located in front of existing buildings on Magna Park which are visible on the skyline, across the centre of the photograph. Manor Farm wind turbine is also notable in the scene.
- **Duration of the view:** The view is one of some intermittent sequential views experienced along a public footpath and is static from part of the garden of White House Farm, in both cases it is permanent.
- **Importance of the view:** The view is in a moderate to poor quality rural landscape and the view is not from a recognised viewpoint or from within a designated area.
- **Context of the site within the view:** The application site is seen beyond a foreground hedge and partly against the back drop of existing Magna Park buildings and road accesses are largely concealed from view by foreground hedgerows.

<b>Viewpoint No:</b> 4aiv				<b>Direction of View:</b> SE		<b>Summary Description Of View:</b> (Sequential) Middle distance public footpath W83 view, near White House Farm							
<b>Date and Time:</b>		12.17pm 4th February 2015		<b>Visual Receptor Groups represented:</b>			Walkers on the public footpath			<b>Distance from Site Boundary:</b> 100m			
<b>Weather / Lighting conditions:</b>		Cloudy with good visibility		<b>Camera Type:</b>		Canon EOS 450D		<b>Single Frame / Composite:</b>		Composite		<b>Elevation of Viewpoint Location:</b> 123m AOD	

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**Magna Park Extension: Hybrid Application**

**Appendix F.1**

Representative Photo viewpoint 4aiv

Date	09/09/2015
A3 Scale	See scale bar
Drawn by	SM
Checked by	AJC
Figure Number	9.6k



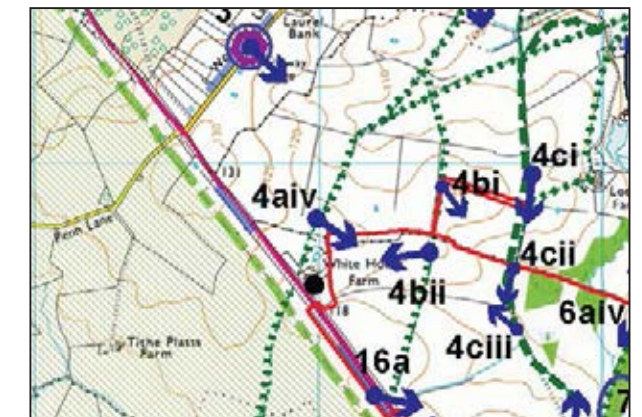
Denoting Photograph Overlap



Photo Viewpoint 4aiv: (Sequential) View from public footpath W83 linking to White House Farm, looking south east towards Magna Park.



Summer view







Viewpoint 4bi- (Sequential) View from the public footpath W92 running between Claybrooke Parva and the A5 looking south-east towards the application site and Magna Park.

- **Nature of the receptor:** This view will be experienced by walkers on a public footpath.
- **Nature of the view:** The view experienced is in a south east direction from an elevation of 118m AOD and at a distance of 200m. The foreground of the existing view is dominated by semi enclosed arable farmland. The application site is seen partly in the foreground of existing Magna Park buildings and partly in front of Long Spinney which occupy the skyline. Views of the application site are partially interrupted foreground hedgerows and beyond this, the wooded embankments of the disused Midland Counties railway line. Existing tree and hedge planting obstructs views toward the A5 to the right of the photograph and the Manor Farm wind turbine is a notable feature in the landscape to the left of the application site.
- **Duration of the view:** The view is a sequential view experienced along a public footpath and is permanent.
- **Importance of the view:** The view is in a moderate quality rural landscape with existing warehouse buildings in the scene and the view is not from a recognised viewpoint or from within a designated area.
- **Context of the site within the view:** The application site will be viewed in close proximity directly along this section of footpath. Otherwise further to the left of the view some parts of the application site would be seen at a greater distance against a backdrop of existing Magna Park buildings located on higher ground.

<b>Viewpoint No:</b> 4bi				<b>Direction of View:</b> SE		<b>Summary Description Of View:</b> Middle distance view from a public footpath W92 between Claybrooke Parva and the A5							
<b>Date and Time:</b>		11:54am 4th February 2015		<b>Visual Receptor Groups represented:</b>			Walkers			<b>Distance from Site Boundary:</b> 200m			
<b>Weather / Lighting conditions:</b>		Cloudy with good visibility		<b>Camera Type:</b>		Canon EOS 5D		<b>Single Frame / Composite:</b>		Composite		<b>Elevation of Viewpoint Location:</b> 118m AOD	

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Magna Park Extension: Hybrid Application  
Appendix F.1  
Representative Photo viewpoint 4bi

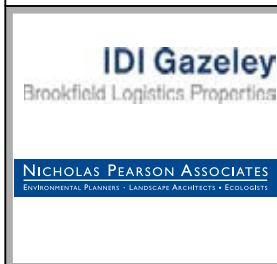
Date	09/09/2015
A3 Scale	See scale bar
Drawn by	SM
Checked by	AJC
Figure Number	9.61



Denoting Photograph Overlap



Viewpoint 4bi- (Sequential) View from the public footpath W92 running between Claybrooke Parva and the A5 looking south-east towards the application site and Magna Park.



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Magna Park Extension: Hybrid Application  
 Appendix F.1  
 Representative Photo viewpoint 4bi

Date	09/09/2015
A3 Scale	See scale bar
Drawn by	SM
Checked by	AJC
Figure Number	9.6I









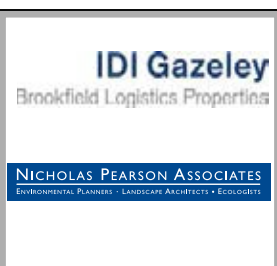
White House Farm properties

Viewpoint 4bii– (Sequential) View from the public footpath W92 running between Claybrooke Parva and the A5 looking west towards White House Farm.

- **Nature of the receptor:** This view will be experienced by walkers on a public footpath and is also selected to represent the view experienced by residents at White House Farm
- **Nature of the view:** The view experienced is in a westerly direction from footpath users at an elevation of 115m AOD and the footpath is within the application site. The views experienced by residents are in an easterly and south easterly direction from an elevation of 118m AOD. The foreground of the existing view from the footpath is dominated by semi enclosed gentle sloping arable farmland. The foreground of the view from the two residential properties on the edge of White House Farm, includes garden area, boundary hedges, with some hedgerow trees and in the case of the southern property an enclosed foreground meadow area, which is outside the application site. Beyond these foreground areas there are longer views across or filtered through existing trees, in the hedge lines over the surrounding arable farmland. Direct views from the single storey property to the east of the White House Farm extend across toward Ullesthorpe and there are some more oblique views toward the disused railway and toward the existing Magna Park beyond. The application site would be seen in close proximity, with views uninterrupted from this section of the public footpath. There would be some direct and more oblique near views of parts of the application site from two properties on the edge of White House Farm over and filtered through their boundary vegetation.
- **Duration of the view:** The view is part of a sequential view experienced along a public footpath and comprises some fixed views from living room windows and garden areas of residential properties both of which would be permanent.
- **Importance of the view:** Whilst the view is not from a recognised viewpoint or from within a designated area, the views experienced are across a moderate quality rural landscape.
- **Context of the site within the view:** Parts of the application site would be viewed in the immediate foreground of the view in the case of footpath users and beyond garden areas in the case of residents.



Viewpoint No: 4bii	Direction of View: W	Summary Description Of View: (Sequential) View from public footpath W92 passing through the application site looking west towards White House Farm.		
Date and Time: 21st May 2014, 14:06 pm	Visual Receptor Groups represented: Walkers on W92 and residents at White House Farm	Distance from Site Boundary: Inside		
Weather / Lighting conditions: Bright	Camera Type: Canon EOS 450D	Single Frame / Composite: Composite	Elevation of Viewpoint Location: 115m AOD	



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Magna Park Extension: Hybrid Application  
 Appendix F.1  
 Representative Photo viewpoint 4bii

Date	09/09/2015
A3 Scale	See scale bar
Drawn by	SM
Checked by	AJC
Figure Number	9.6m





Photo Viewpoint 4ci– (Sequential ) View from public bridleway W86 looking south, from west of Lodge Farm.

- **Nature of the receptor:** This view will be experienced by horse riders and walkers on a public bridleway.
- **Nature of the view:** The view experienced is in a southerly direction from an elevation of 113m AOD and at a distance of 400m. The foreground of the existing view is dominated by semi enclosed arable farmland. The application site would be seen in part of the view beyond the local horizon. Views of the application site are partially interrupted by the hedgerows and hedgerow trees in the foreground and on the local horizon.
- **Duration of the view:** The view is a sequential view experienced along a public bridleway and is permanent.
- **Importance of the view:** The view is in a moderate quality rural landscape and the view is not from a recognised viewpoint or from within a designated area.
- **Context of the site within the view:** The application site would be viewed beyond a local ridge line, with the foreground of the view remaining unchanged.

<b>Viewpoint No:</b> 4ci	<b>Direction of View:</b> N	<b>Summary Description Of View:</b> (Sequential ) View from public bridleway W86 looking south, from west of Lodge Farm.		
<b>Date and Time:</b>	4th February 1.00 pm	<b>Visual Receptor Groups represented:</b>	Horse riders, walkers and cyclists on bridleway	<b>Distance from Site Boundary:</b> 400m
<b>Weather / Lighting conditions:</b>	Overcast	<b>Camera Type:</b>	Canon EOS 450D	<b>Single Frame / Composite:</b> Composite
				<b>Elevation of Viewpoint Location:</b> 113m AOD

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Magna Park Extension: Hybrid Application  
Appendix F.1  
Representative Photo viewpoint 4ci

Date	09/09/2015
A3 Scale	See scale bar
Drawn by	SM
Checked by	AJC
Figure Number	9.6n



Denoting Photograph Overlap

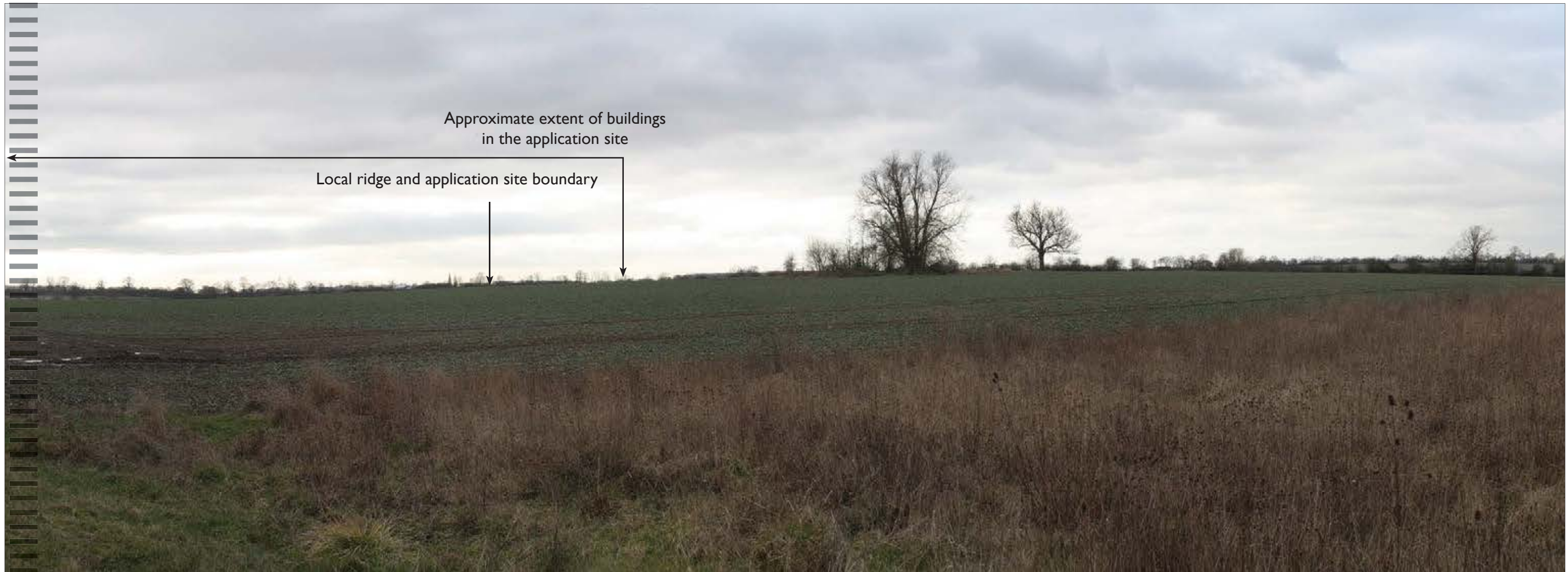


Photo Viewpoint 4ci- ( Sequential ) View from public bridleway W86 looking south, from west of Lodge Farm.



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Magna Park Extension: Hybrid Application  
 Appendix F.1  
 Representative Photo viewpoint 4ci

Date	09/09/2015
A3 Scale	See scale bar
Drawn by	SM
Checked by	AJC
Figure Number	9.6n







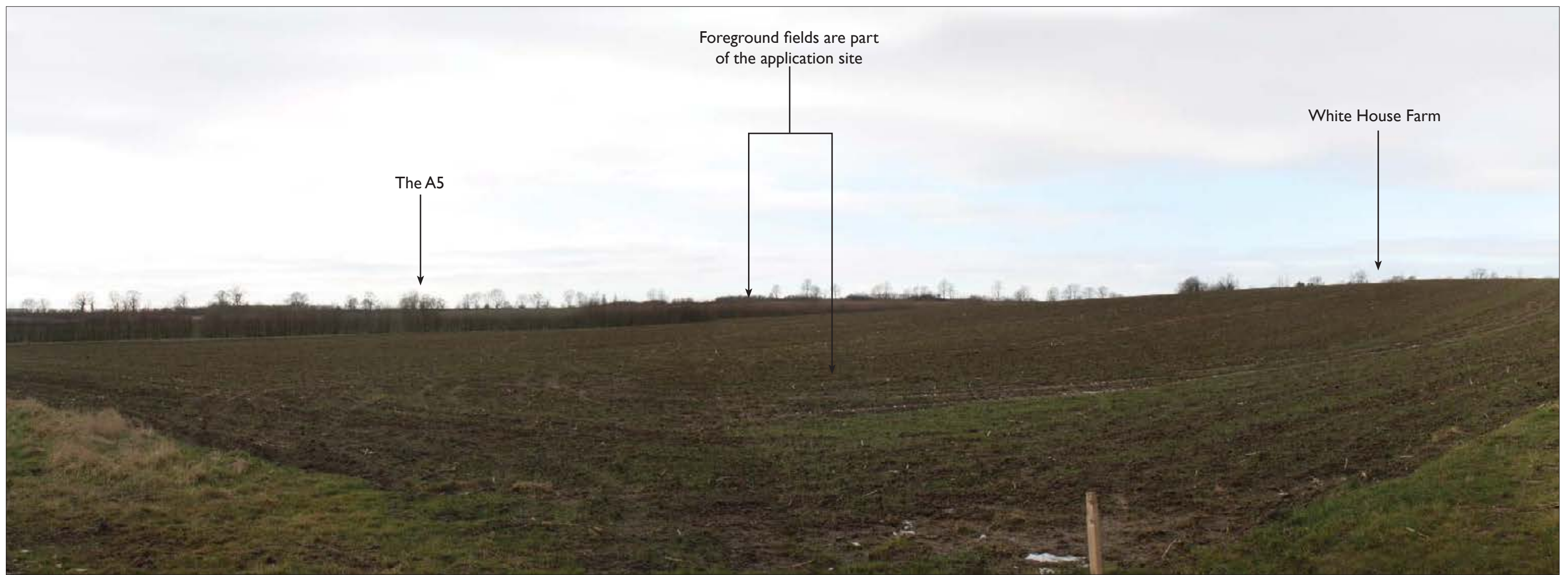
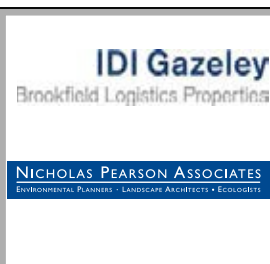


Photo Viewpoint 4cii: (Sequential) View from the public bridleway W86 passing through the application site looking south-west.

- **Nature of the receptor:** This view will be experienced by horse riders and walkers on a public bridleway.
- **Nature of the view:** The view experienced is in a south to south-west direction from an elevation of 105m AOD and from within the application site..The foreground of the existing view is dominated by gently sloping semi enclosed arable farmland.The view over two fields within the application site up to a local horizon and ridge alongside the A5.
- **Duration of the view:** The view is a sequential view experienced along a public bridleway and is permanent.
- **Importance of the view:** The view is in a moderate quality rural landscape and the view is not from a recognised viewpoint or from within a designated area.
- **Context of the site within the view:** The application site would be viewed in the immediate foreground and extend up to the A5 on the local horizon.



<b>Viewpoint No:</b> 4cii	<b>Direction of View:</b> SSW	<b>Summary Description Of View:</b> (Sequential) View from the public bridleway W86 passing through the application site looking south west.		
<b>Date and Time:</b>	4th February 11.39 am	<b>Visual Receptor Groups represented:</b>	Horse riders, walkers and cyclists on the bridleway	<b>Distance from Site Boundary:</b> Inside
<b>Weather / Lighting conditions:</b>	Cloudy	<b>Camera Type:</b>	Canon EOS 450D	<b>Single Frame / Composite:</b> Composite
		<b>Elevation of Viewpoint Location:</b> 105m AOD		



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Magna Park Extension: Hybrid Application  
 Appendix F.1  
 Representative Photo viewpoint 4cii

Date	09/09/2015
A3 Scale	See scale bar
Drawn by	SM
Checked by	AJC
Figure Number	9.60





Photo Viewpoint 4ciii: (Sequential) View from the public bridleway W86 looking north-west.

- **Nature of the receptor:** This view will be experienced by horse riders and walkers on a public bridleway.
- **Nature of the view:** The view experienced is in a north-west direction from an elevation of 105m AOD and from within the application site. The foreground of the existing view is dominated by gently sloping semi enclosed arable farmland to the left of the track and an area of flatter arable and pasture, with some wet woodland blocks, to the right. The extent of the view is restricted to a local ridge line on the horizon and offsite to the north.
- **Duration of the view:** The view is a sequential view experienced along a public bridleway and is permanent.
- **Importance of the view:** The view is in a moderate quality rural landscape and the view is not from a recognised viewpoint or from within a designated area.
- **Context of the site within the view:** The application site will be viewed in the immediate foreground and majority of this view

<b>Viewpoint No:</b> 4ciii		<b>Direction of View:</b> ESE		<b>Summary Description Of View:</b> (Sequential) View from the public bridleway W86 looking north west.	
<b>Date and Time:</b> 21st May 2014 14.25		<b>Visual Receptor Groups represented:</b>			<b>Distance from Site Boundary:</b> Inside
<b>Weather / Lighting conditions:</b> Bright and cloudy		<b>Camera Type:</b> Canon EOS 450D	<b>Single Frame / Composite:</b> Composite		<b>Elevation of Viewpoint Location:</b> 105m AOD

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Magna Park Extension: Hybrid Application  
Appendix F.1  
Representative Photo viewpoint 4ciii

Date	09/09/2015
A3 Scale	See scale bar
Drawn by	SM
Checked by	AJC
Figure Number	9.6p



Denoting Photograph Overlap



Photo Viewpoint 4cii: (Sequential) View from the public bridleway W86 looking north-west.



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Magna Park Extension: Hybrid Application  
Appendix F.1  
Representative Photo viewpoint 4cii

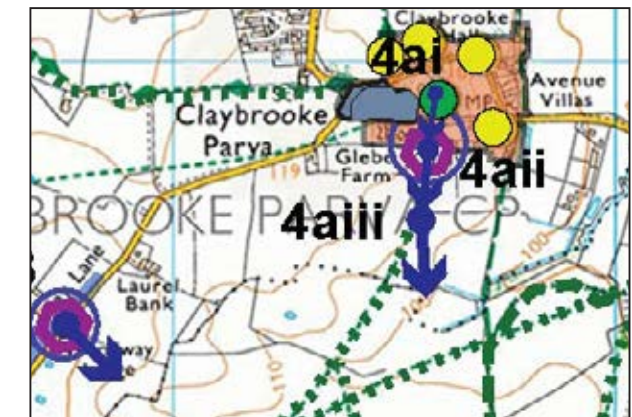
Date	09/09/2015
A3 Scale	See scale bar
Drawn by	SM
Checked by	AJC
Figure Number	9.6p



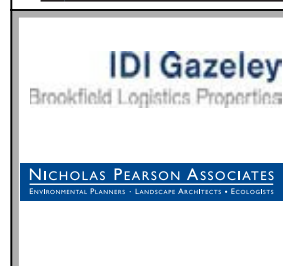


Photo Viewpoint 4civ: View from public bridleway W86 looking north towards Claybrooke Parva (Winter).

- **Nature of the receptor:** This view will be experienced by horse riders and walkers on a public bridleway.
- **Nature of the view:** The view experienced is in a northerly direction from an elevation of 105m AOD and from within the application site. The foreground of the existing view is dominated by gently sloping semi enclosed arable farmland to the left of the track and an area of flatter arable and pasture, with some broadleaf wet woodland blocks, to the right. White House Farm and Claybrooke Parva Church Tower are partially visible on the local horizon outside the application site. Trees also define the local horizon and local ridge lines, in this view.
- **Duration of the view:** The view is a sequential view experienced along a public bridleway and is permanent.
- **Importance of the view:** The view is in a moderate quality rural landscape and the view is not from a recognised viewpoint or from within a designated area.
- **Context of the site within the view:** The application site will be viewed in the majority of the view, in the immediate foreground, longer views across toward Claybrooke Parva Church would be maintained.



Viewpoint No: 4civ	Direction of View: NW	Summary Description Of View: (Sequential) View from the public bridleway W86, looking north toward Claybrooke Parva. (Winter)		
Date and Time:	4th February 2015 1.12 pm	Visual Receptor Groups represented:	Horse riders, walkers and cyclists on the bridleway	Distance from Site Boundary: Inside
Weather / Lighting conditions:	Cloudy	Camera Type:	Canon EOS 450D	Single Frame / Composite: Composite
			Elevation of Viewpoint Location: 113m AOD	



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Magna Park Extension: Hybrid Application  
 Appendix F.1  
 Representative Photo viewpoint 4civ

Date	09/09/2015
A3 Scale	See scale bar
Drawn by	SM
Checked by	AJC
Figure Number	9.6q





Photo Viewpoint 4civ: (Sequential) View from the public bridleway W86, looking north toward Claybrooke Parva. (Summer)

<b>Viewpoint No:</b> 4civ	<b>Direction of View:</b> NW	<b>Summary Description Of View:</b> (Sequential) View from the public bridleway W86 looking north toward Claybrooke Parva. (Summer)		
<b>Date and Time:</b>	21st May 2014 12.30 pm	<b>Visual Receptor Groups represented:</b>	Horse riders, walkers and cyclists on the bridleway	<b>Distance from Site Boundary:</b> Inside
<b>Weather / Lighting conditions:</b>	Bright and sunny	<b>Camera Type:</b>	Canon EOS 450D	<b>Single Frame / Composite:</b> Composite
			<b>Elevation of Viewpoint Location:</b> 113m AOD	

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Magna Park Extension: Hybrid Application  
Appendix F.1  
Representative Photo viewpoint 4civ

Date	09/09/2015
A3 Scale	See scale bar
Drawn by	SM
Checked by	AJC
Figure Number	9.6q





Photo Viewpoint 4cv: (Sequential) View from bridleway W86 where it approaches the A5, looking north-east along the local valley.

- **Nature of the receptor:** This view will be experienced by horse riders and walkers on a public bridleway.
- **Nature of the view:** The view experienced is in a north- east direction from an elevation of 110m AOD and from within the application site. The foreground of the existing view comprises a more gently sloping area of arable field running up to a native tree and shrub lined Soar valley tributary in the middle ground, with an area of more steeply sloping arable farmland rising to form a local horizon, beyond. In summer, views of the rising arable farmland are more filtered. To the right of the view the existing tree and shrub lined watercourse continues alongside the partly wooded and disused former Midland Counties railway line, embankment. Apart from the visible Manor Farm wind turbine, views beyond the embankment along the valley are otherwise restricted and have been truncated.
- **Duration of the view:** The view is a sequential view experienced along a public bridleway and is permanent.
- **Importance of the view:** The view is in a moderate quality rural landscape and the view is not from a recognised viewpoint or from within a designated area.
- **Context of the site within the view:** The application site would be viewed in the immediate foreground of this view and up to and including the local horizon.

<b>Viewpoint No:</b> 4cv	<b>Direction of View:</b> NE	<b>Summary Description Of View:</b> Sequential) View from bridleway W86 linking with Claybrooke Parva alongside the A5, looking north-east.		
<b>Date and Time:</b>	4th February 2015 1.26 pm	<b>Visual Receptor Groups represented:</b>	Horse riders, walkers and cyclists	<b>Distance from Site Boundary:</b> Within
<b>Weather / Lighting conditions:</b>	Overcast	<b>Camera Type:</b>	Canon EOS 5D	<b>Single Frame / Composite:</b> Composite
		<b>Elevation of Viewpoint Location:</b> 110m AOD		

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	Nicholas Pearson Associates			A3 Scale See scale bar
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				Figure Number 9.6r



Denoting Photograph Overlap



Photo Viewpoint 4cv: (Sequential) View from bridleway W86 where it approaches the A5, looking north-east along the local valley.



Summer view



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Magna Park Extension: Hybrid Application  
Appendix F.1  
Representative Photo viewpoint 4cv

Date	09/09/2015
A3 Scale	See scale bar
Drawn by	SM
Checked by	AJC
Figure Number	9.6r





Photo Viewpoint 4cvi: (Sequential) View from bridleway W86, linking with Claybrooke Parva, from a position alongside the A5, looking south-east.

- **Nature of the receptor:** This view will be experienced by horse riders and walkers on a public bridleway.
- **Nature of the view:** The view experienced is in a south-east direction from an elevation of 110m AOD and from within the application site. The foreground of the existing view is dominated by a very large open arable field, rising up to a local horizon defined by the line of the former Midland Counties railway line. Apart from the visible Manor Farm wind turbine, views beyond the embankment along the valley are otherwise restricted and have been truncated. Further to the right the local horizon is defined by lines of trees planted close to a local ridge, north of Bittesby House and Lodge and Emmanuel Cottages. Further to the right still, is a largely open edge to the arable field with views along the A5. Beyond the A5, to the west the road is edged by mature tree belts.
- **Duration of the view:** The view is a sequential view experienced along a public bridleway and is permanent.
- **Importance of the view:** The view is in a moderate quality rural landscape and the view is not from a recognised viewpoint or from within a designated area.
- **Context of the site within the view:** The application site would be viewed in the immediate foreground of this view and up to and including the local horizon.

<b>Viewpoint No:</b> 4cvi	<b>Direction of View:</b> SE	<b>Summary Description Of View:</b> (Sequential) View from bridleway W86 linking with Claybrooke Parva alongside the A5, looking south-east.		
<b>Date and Time:</b>	4th February 2015 1.26 pm	<b>Visual Receptor Groups represented:</b>	Horse riders, walkers and cyclists on the bridleway	<b>Distance from Site Boundary:</b> Within
<b>Weather / Lighting conditions:</b>	Overcast	<b>Camera Type:</b>	Canon EOS 5D	<b>Single Frame / Composite:</b> Composite
		<b>Elevation of Viewpoint Location:</b> 110m AOD		

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Magna Park Extension: Hybrid Application  
Appendix F.1  
Representative Photo viewpoint 4cvi

Date	09/09/2015
A3 Scale	See scale bar
Drawn by	SM
Checked by	AJC
Figure Number	9.6s



Denoting Photograph Overlap

Extent of Application Site including valley park



Photo Viewpoint 4cvi: (Sequential) View from bridleway W86, linking with Claybrooke Parva, from a position alongside the A5, looking south-east.



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Magna Park Extension: Hybrid Application  
Appendix F.1  
Representative Photo viewpoint 4cvi

Date	09/09/2015
A3 Scale	See scale bar
Drawn by	SM
Checked by	AJC
Figure Number	9.6s





Photo Viewpoint 5ai: View from the northern edge of the Ullesthorpe manorial scheduled monument looking south.

- **Nature of the receptor:** This view will be experienced by visitors to the scheduled monument and walkers on an adjacent track.
- **Nature of the view:** The view is in a southerly direction from an elevation of 95m AOD and at a distance of 1.1km. The foreground of the view includes the main concentration of earthworks and the scheduled monument site which is managed as pasture. The listed, Home Farm is visible on the skyline on the left of the photograph and the Manor farm wind turbine is partially visible on the local horizon in the centre of the view. Strong tree lines edge the Soar tributary watercourse on the right of the photograph and the rolling landform, in the middle ground and off site, to the right of the view, prevents any longer distance views in the direction of the application site. The application site is seen in the foreground of existing Magna Park buildings which occupy the skyline. Views of the site are partially interrupted by a local ridge forming part of intervening land beyond the now wooded, disused Midland Counties railway line. Existing tree planting obstructs views toward the A5 to the right of the photograph and the Manor Farm wind turbine is a notable feature in the landscape to the left of the application site. In summer, the leaves on the trees, in combination with the enclosing landform reinforces the sense of visual containment around this scheduled monument site.
- **Duration of the view:** The view is a static view experienced from the scheduled monument and is permanent.
- **Importance of the view:** The view is across and from within a scheduled monument site, set within an area of moderate to high quality, rural landscape, but not from a recognised viewpoint.
- **Context of the site within the view:** The application site would not be visible from this location. However, this view has been included to provide wider appreciation of scheduled monument visual context and visitor experience.

<b>Viewpoint No:</b> 5ai	<b>Direction of View:</b> S	<b>Summary Description Of View:</b> View from the northern edge of the Ullesthorpe manorial scheduled monument looking south.		
<b>Date and Time:</b> 28th January 2015, 12:17:20pm	<b>Visual Receptor Groups represented:</b> Visitors to the scheduled monument/walkers on track	<b>Distance from Site Boundary:</b> 1.1km		
<b>Weather / Lighting conditions:</b> Overcast	<b>Camera Type:</b> Canon EOS 5D	<b>Single Frame / Composite:</b> Composite	<b>Elevation of Viewpoint Location:</b> 95m AOD	

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Magna Park Extension: Hybrid Application  
Appendix F.1  
Representative Photo viewpoint 5ai

Date	09/09/2015
A3 Scale	See scale bar
Drawn by	SM
Checked by	AJC
Figure Number	9.6t



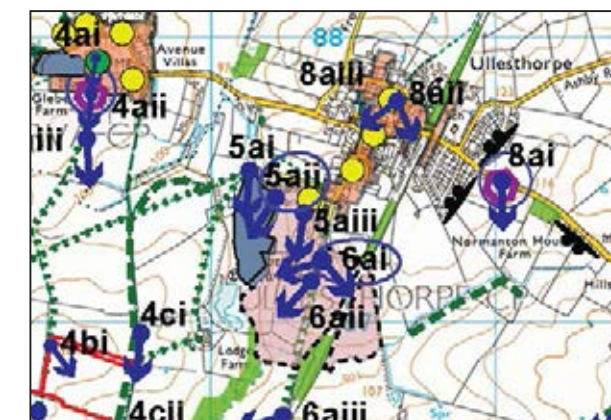
Denoting Photograph Overlap



Photo Viewpoint 5ai: View from the northern edge of the Ullesthorpe manorial scheduled monument looking south.



Summer view



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Magna Park Extension: Hybrid Application  
Appendix F.1  
Representative Photo viewpoint 5ai

Date	09/09/2015
A3 Scale	See scale bar
Drawn by	SM
Checked by	AJC
Figure Number	9.6t





Photo Viewpoint 5a11: View from the edge of the Ullesthorpe moat scheduled monument looking south-west.

- **Nature of the receptor:** This view will be experienced by visitors to the scheduled monument site within open access land
- **Nature of the view:** The view experienced is in a south west direction from an elevation of 102m AOD and at a distance of 1km. The foreground of the existing view is dominated by the scheduled monument earthworks and an immediate pasture and riverside tree setting. Beyond this to the south-west and in the centre and right of the photograph, the middle distance of the view includes rising enclosed arable fields, the disused railway embankment and associated wooded tree cover, the intervening buildings of Lodge Farm and some existing trees and hedges, on the local horizon. There are longer and more open views over arable farmland, toward the ridge along Woodway Lane on the right side of the photograph. In summer, leaves on trees in the foreground and in the middle distance would **interrupt distant views to the south west.**
- **Duration of the view:** The view is a static view experienced from the scheduled monument and is treated as permanent.
- **Importance of the view:** The view is across and from within a scheduled monument site, set within an area of moderate to high quality, rural landscape, but not from a recognised viewpoint.
- **Context of the site within the view:** The application site itself is not visible from this location, however, filtered views of the upper parts of some of the proposed buildings on the application site would be able to be viewed, against the sky, in the distance to the south west beyond Lodge Farm, in winter, from this particular point on the edge of the scheduled monument site.

<b>Viewpoint No:</b> 5a11	<b>Direction of View:</b> SW	<b>Summary Description Of View:</b> View from the edge of the Ullesthorpe manorial scheduled monument looking south-west.		
<b>Date and Time:</b>	12.11 pm 28th January 2015	<b>Visual Receptor Groups represented:</b>	Visitors to the scheduled monument	<b>Distance from Site Boundary:</b> 1km
<b>Weather / Lighting conditions:</b>	Cloudy	<b>Camera Type:</b>	Canon EOS 5D	<b>Single Frame / Composite:</b> Composite
		<b>Elevation of Viewpoint Location:</b> 102m AOD		

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Magna Park Extension: Hybrid Application  
Appendix F.1  
Representative Photo viewpoint 5a11

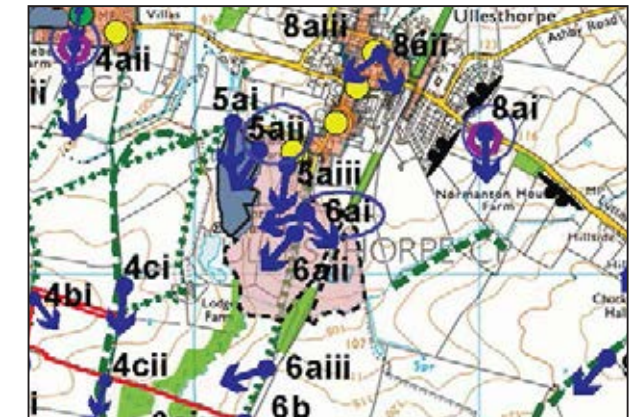
Date	09/09/2015
A3 Scale	See scale bar
Drawn by	SM
Checked by	AJC
Figure Number	9.6u



Denoting Photograph Overlap



Photo Viewpoint 5aii: View from the edge of the Ullesthorpe moat scheduled monument looking south west.



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Magna Park Extension: Hybrid Application  
Appendix F.1  
Representative Photo viewpoint 5aii

Date	09/09/2015
A3 Scale	See scale bar
Drawn by	SM
Checked by	AJC
Figure Number	9.6u





Photo Viewpoint 5aiii: View from open access land to the east of the Ullesthorpe moat scheduled monument looking south-west

- **Nature of the receptor:** This view will be experienced by visitors to open access land.
- **Nature of the view:** The view experienced is in a south-west direction from an elevation of 110m AOD and at a distance of 1km. The foreground of the existing view is dominated by the scheduled monument earthworks and an immediate pasture and riverside tree setting. Beyond this to the south-west and in the centre and right of the photograph, the middle distance of the view includes rising enclosed arable fields, the disused railway embankment and associated wooded tree cover, the intervening buildings of Lodge Farm and some existing trees and hedges, on the local horizon. Willey Fields Farm and Woodway Cottage are also visible on the local horizon, in winter. There are longer and more open views over arable farmland, toward the ridge along Woodway Lane and the church tower of St Peter's Church, Claybrooke Magna, indicated in the centre and on the right side of the photograph. In summer, leaves on trees in the foreground and in the middle distance would interrupt distant views to the south west.
- **Duration of the view:** The view is a static view experienced from the scheduled monument and is treated as permanent.
- **Importance of the view:** The view from open access land, set within an area of moderate to high quality, rural landscape, but not from a recognised viewpoint or within the designated scheduled monument site.
- **Context of the site within the view:** The application site itself is not visible from this location, however, filtered views of the upper parts of some of the proposed buildings on the application site would be able to be viewed, against the sky, in the distance to the south west beyond Lodge Farm, in winter, from this particular point on the edge of the scheduled monument site.

<b>Viewpoint No:</b> 5aiii	<b>Direction of View:</b> SW	<b>Summary Description Of View:</b> View from open access land to the east of the Ullesthorpe moat scheduled monument looking south-west		
<b>Date and Time:</b>	12.23 pm 28th January 2015	<b>Visual Receptor Groups represented:</b>	Visitors to the open access land	<b>Distance from Site Boundary:</b> 1km
<b>Weather / Lighting conditions:</b>	Bright and Cloudy	<b>Camera Type:</b>	Canon EOS 5D	<b>Single Frame / Composite:</b> Composite <b>Elevation of Viewpoint Location:</b> 110m AOD

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Magna Park Extension: Hybrid Application  
Appendix F.1  
Representative Photo viewpoint 5aiii

Date	09/09/2015
A3 Scale	See scale bar
Drawn by	SM
Checked by	AJC
Figure Number	9.6v



Denoting Photograph Overlap



Photo Viewpoint 5aiii: View from open access land to the east of the Ullesthorpe moat scheduled monument looking south-west

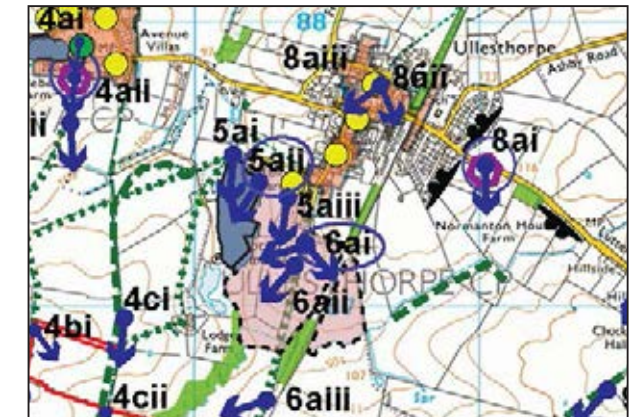






Photo Viewpoint 6ai: (Sequential) Taken from the public footpath south-west of Ullesthorpe alongside the manorial earthworks looking south-east towards Magna Park and down the local valley.

- **Nature of the receptor:** This view will be experienced by walkers on a public footpath and visitors to open access land for informal recreation.
- **Nature of the view:** The view experienced is in a south-south east direction from an elevation of 120m AOD and at a distance of 0.65km. The foreground of the view is occupied by a pasture field with evidence of ridge and furrow. In the middle ground a strong tree belt follows the line of the former line (now disuse of the Midlands Counties Leicester to Rugby Railway beyond this the ground rises to a local ridgeline hedge with some standard trees which follow the line of the parish boundary. On the right of the photograph there are longer views down a tributary valley of the Soar toward the village of Willey and Long Spinney beyond. The main part of the application site, including a new building, is located well beyond the parish boundary ridgeline on the eastern side of a tributary valley. The application site itself is concealed from view in winter. The top sections of existing Magna Park buildings are visible behind and to the left of the site and occupy the skyline. Manor farm wind turbine is notable in the foreground.
- **Duration of the view:** The view is one of some intermittent sequential views experienced along a public footpath and is permanent.
- **Importance of the view:** The view is not from a recognised viewpoint or within the Ullesthorpe Conservation Area or the designated Ullesthorpe Moat Scheduled Ancient Monument (SAM) Site, however, this section of public footpath is, just outside the village and on open access land associated with the SAM and will be experienced from a section of public footpath that is well used and is located in pasture land that forms the immediate rural setting to the village and therefore is considered to be valued by the community of Ullesthorpe, at a local level.
- **Context of the site within the view:** The southern and eastern part of the application site is generally be partly concealed from view by the intervening ridge. The upper parts of some buildings in this part of the site would be seen within the context of existing Magna Park buildings on the existing skyline. The Manor Farm wind turbine provides a notable built feature and a focal point in the foreground of this view. The disused railway embankment interrupts views toward parcel E of the application site. The western part of the application site would be able to be viewed on some middle distance sloping fields beyond Lodge Farm and in the foreground of the A5 and Long Spinney. The view to these fields is partially interrupted by trees along the tributary of the Soar and on field boundaries.

<b>Viewpoint No:</b> 6ai	<b>Direction of View:</b> SE	<b>Summary Description Of View:</b> from public footpath SW of Ullesthorpe alongside manorial earthworks looking SE towards Magna Park and down the local valley		
<b>Date and Time:</b>	11.42 am 28th January 2015	<b>Visual Receptor Groups represented:</b>	Walkers	<b>Distance from Site Boundary:</b> 0.65km
<b>Weather / Lighting conditions:</b>	Cloudy but bright	<b>Camera Type:</b>	Canon EOS 5D	<b>Single Frame / Composite:</b> Composite <b>Elevation of Viewpoint Location:</b> 120m AOD

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Magna Park Extension: Hybrid Application  
Appendix F.1  
Representative Photo viewpoint 6ai

Date	09/09/2015
A3 Scale	See scale bar
Drawn by	SM
Checked by	AJC
Figure Number	9.6w



Denoting Photograph Overlap



Photo Viewpoint 6ai: (Sequential) Taken from the public footpath south-west of Ullesthorpe alongside the manorial earthworks looking south-east towards Magna Park and down the local valley.





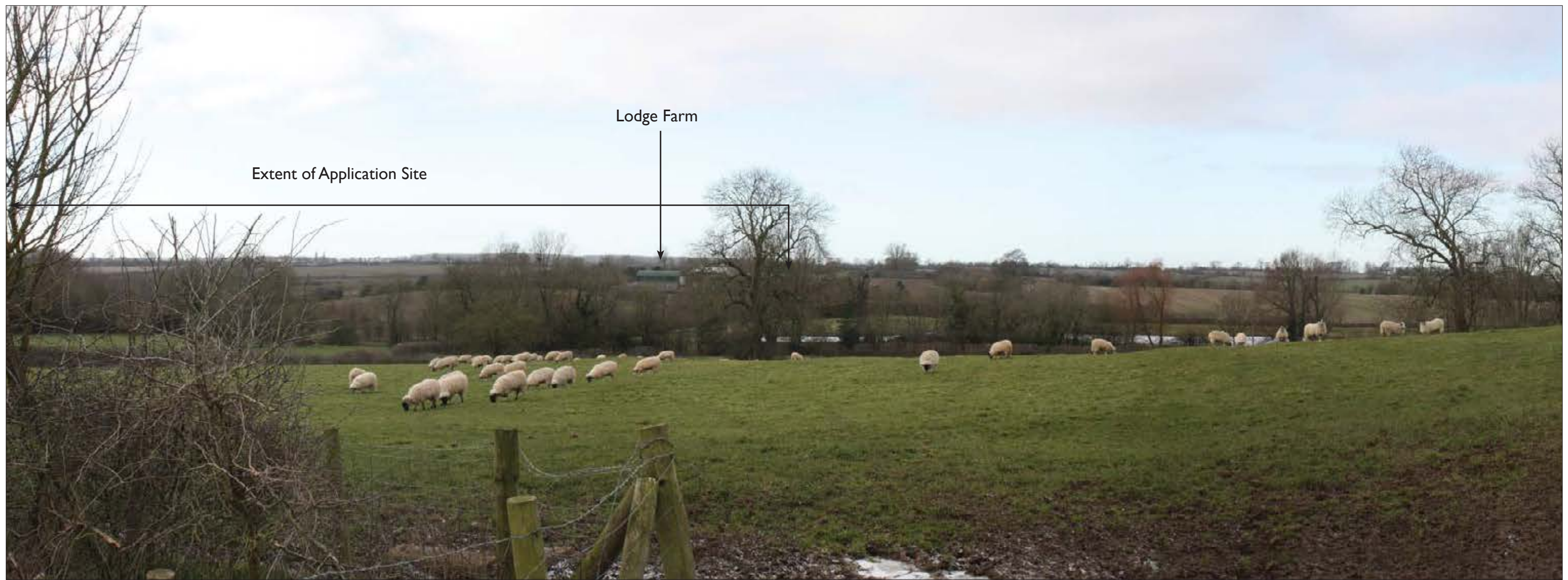
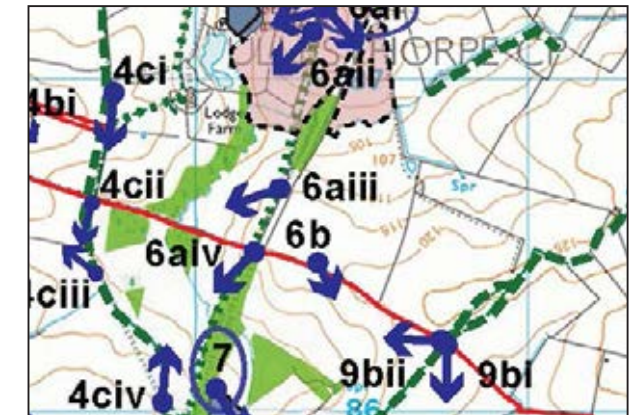
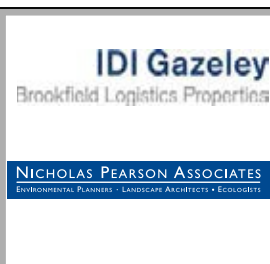


Photo Viewpoint 6aai: (Sequential) Taken from open access land on the edge of the Ullesthorpe looking south west. (Winter)

- **Nature of the receptor:** This view will be experienced by visitors to open access land for informal recreation.
- **Nature of the view:** The view experienced is in a south-west direction from an elevation of 117m AOD and at a distance of 0.6km. The foreground of the view is occupied by a pasture field with some evidence of ridge and furrow. In the middle ground are trees and shrubs and some wet woodland areas following the tributary of the Soar in the valley bottom. Beyond the treed valley bottom enclosed arable fields rise up around Lodge Farm and in the distance continue within the application site up to the A5 on the left side of the photograph. The views toward these arable fields are partial and filtered in winter by the foreground mature trees and in summer views to these fields are further restricted when the trees are in leaf. Long Spinney and trees around Willey Fields Farm, beyond the A5 can be seen on the skyline beyond the application site.
- **Duration of the view:** The view is one of some intermittent sequential views experienced from open access land between public footpath W89 and the scheduled monument site and is considered as permanent.
- **Importance of the view:** The view is not from a recognised viewpoint or from within the Ullesthorpe Conservation Area or the designated Ullesthorpe Moat Scheduled Monument Site, however, this open access land is just outside the Conservation Area, the village and on open access land associated with the SAM and is alongside a section of public footpath that is well used and is located in pasture land that forms the immediate rural setting to the village and therefore is considered to be valued by the community of Ullesthorpe, at a local level.
- **Context of the site within the view:** The western part of the application site would be partially visible in winter and summer in the left half of the view, in the distance, beyond Lodge Farm and arable fields in the middle ground. The foreground, middle ground and the to the right of the photograph, where there are views along the valley toward Claybrooke and the local ridge along Woodway Lane, would be unchanged.



<b>Viewpoint No:</b> 6aai	<b>Direction of View:</b> SW	<b>Summary Description Of View:</b> (Sequential) Taken from open access land on the edge of the Ullesthorpe looking south west. (Winter)		
<b>Date and Time:</b>	10.49 am 4th February 2015	<b>Visual Receptor Groups represented:</b>	Visitors to open access land	<b>Distance from Site Boundary:</b> 0.6km
<b>Weather / Lighting conditions:</b>	Cloudy with good visibility	<b>Camera Type:</b>	Canon EOS 450D	<b>Single Frame / Composite:</b> Composite
		<b>Elevation of Viewpoint Location:</b> 117m AOD		



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Magna Park Extension: Hybrid Application  
 Appendix F.1  
 Representative Photo viewpoint 6aai Winter

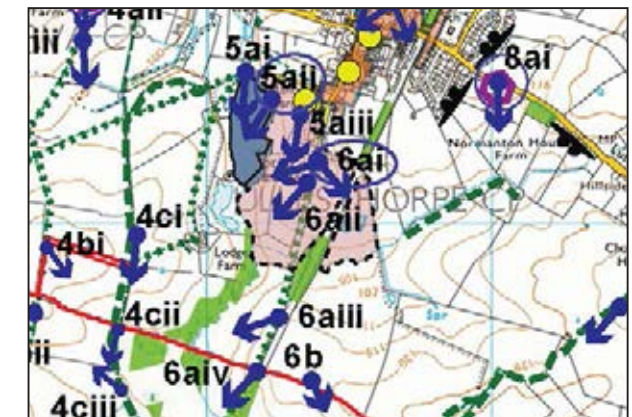
Date	09/09/2015
A3 Scale	See scale bar
Drawn by	SM
Checked by	AJC
Figure Number	9.6x





Photo Viewpoint 6a:ii: (Sequential) Taken from open access land on the edge of the Ullesthorpe looking south west. (Summer)

- **Nature of the receptor:** This view will be experienced by visitors to open access land for informal recreation.
- **Nature of the view:** The view experienced is in a south-west direction from an elevation of 117m AOD and at a distance of 0.6km. The foreground of the view is occupied by a pasture field with some evidence of ridge and furrow. In the middle ground are trees and shrubs and some wet woodland areas following the tributary of the Soar in the valley bottom. Beyond the treed valley bottom enclosed arable fields rise up around Lodge Farm and in the distance continue within the application site up to the A5 on the left side of the photograph. The views toward these arable fields are partial and filtered in winter by the foreground mature trees and in summer views to these fields are further restricted when the trees are in leaf. Long Spinney and trees around Willey Fields Farm, beyond the A5 can be seen on the skyline beyond the application site.
- **Duration of the view:** The view is one of some intermittent sequential views experienced from open access land between public footpath W89 and the scheduled monument site and is considered as permanent.
- **Importance of the view:** The view is not from a recognised viewpoint or from within the Ullesthorpe Conservation Area or the designated Ullesthorpe Moat Scheduled Monument Site, however, this open access land is just outside the Conservation Area, the village and on open access land associated with the SAM and is alongside a section of public footpath that is well used and is located in pasture land that forms the immediate rural setting to the village and therefore is considered to be valued by the community of Ullesthorpe, at a local level.
- **Context of the site within the view:** The western part of the application site would be partially visible in winter and summer in the left half of the view, in the distance, beyond Lodge Farm and arable fields in the middle ground. The foreground, middle ground and the to the right of the photograph, where there are views along the valley toward Claybrooke and the local ridge along Woodway Lane, would be unchanged.



<b>Viewpoint No:</b> 6a:ii		<b>Direction of View:</b> SW		<b>Summary Description Of View:</b> (Sequential) Taken from open access land on the edge of the Ullesthorpe looking south west.	
<b>Date and Time:</b>		21st May 2014 2.54 pm		<b>Visual Receptor Groups represented:</b>	Visitors to open access land
<b>Weather / Lighting conditions:</b>		Bright and clear		<b>Camera Type:</b>	Canon EOS 450D
				<b>Single Frame / Composite:</b>	Composite
				<b>Elevation of Viewpoint Location:</b> 117m AOD	



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Magna Park Extension: Hybrid Application  
 Appendix F.1  
 Representative Photo viewpoint 6a:ii  
 Summer

Date	09/09/2015
A3 Scale	See scale bar
Drawn by	SM
Checked by	AJC
Figure Number	9.6x





Photo Viewpoint 6aiii: (Sequential) View from the public footpath W89 linking with Ullesthorpe at a mid point looking west.

- **Nature of the receptor:** This view will be experienced by walkers on a public footpath.
- **Nature of the view:** The view experienced is in a westerly direction from an elevation of 110m AOD and at a distance of 0.25km. The foreground of the view is dominated by an arable field which is outside the application site. In the middle ground there are trees and wet woodland copses following the course of the Soar valley tributary in the valley bottom. Land within the application site is beyond the tributary valley in the left and centre of the photograph where views are partly limited by the foreground undulating landform and filtered by the existing foreground trees. In summer, views would be restricted further, when the trees are in leaf. On the right hand photograph the arable fields rising from the tributary valley to the left of Lodge Farm and farmland and longer views to the right of the farm would remain unchanged.
- **Duration of the view:** The view is one of some intermittent sequential views experienced along an undulating public footpath and is permanent.
- **Importance of the view:** The view is not from a recognised viewpoint or within the Ullesthorpe Conservation Area or the designated Ullesthorpe Moat Scheduled Ancient Monument (SAM) Site, however, the view would be experienced from a section of public footpath that is well used. This view is located in arable land away from the immediate rural setting to the village and A5 traffic is noticeable in the scene. This view is considered to be valued by the community of Ullesthorpe, at a local level.
- **Context of the site within the view:** The western part of the application site would be partially visible in winter and summer in the central part of the view in arable fields, in the middle distance, beyond tree lined Soar tributary. Middle ground arable fields into the left and right of Lodge Farm (visible on the right side of the photograph) and fields beyond the Farm and to the right are outside the application site and would be unchanged.

<b>Viewpoint No:</b> 6aiii	<b>Direction of View:</b> W	<b>Summary Description Of View:</b> (Sequential) View from the public footpath W89 linking with Ullesthorpe at a mid point looking west.		
<b>Date and Time:</b>	4th February 2015 11.19	<b>Visual Receptor Groups represented:</b>	Walkers	<b>Distance from Site Boundary:</b> 0.25km
<b>Weather / Lighting conditions:</b>	Bright	<b>Camera Type:</b>	Canon EOS 5D	<b>Single Frame / Composite:</b> Composite
		<b>Elevation of Viewpoint Location:</b> 110m AOD		

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Magna Park Extension: Hybrid Application  
Appendix F.1  
Representative Photo viewpoint 6aiii

Date	09/09/2015
A3 Scale	See scale bar
Drawn by	SM
Checked by	AJC
Figure Number	9.6y



Denoting Photograph Overlap



Photo Viewpoint 6aiii: (Sequential) View from the public footpath linking with Ullesthorpe at a mid point looking west.

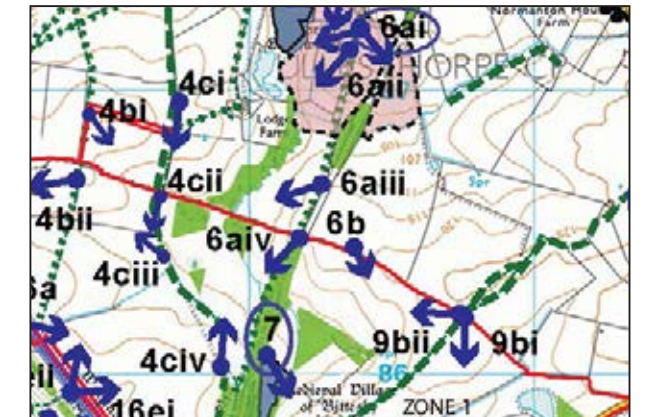
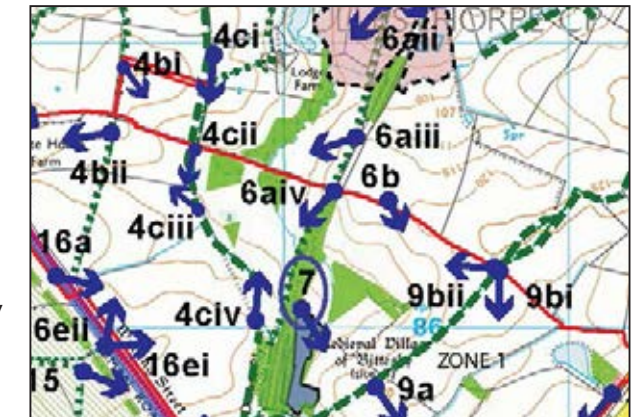




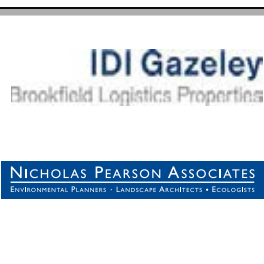


Photo Viewpoint 6aiv: (Sequential) View from a section of the public footpath linking with Ullesthorpe where it meets the disused railway embankment looking south west to west. (Winter view)

- **Nature of the receptor:** This view will be experienced by walkers on a public footpath.
- **Nature of the view:** The view experienced is in a south to south-west direction from an elevation of 115m AOD and from within the application site. The foreground of the view is occupied by an arable field. In the middle ground there are trees and wet woodland areas following the line of the Soar valley tributary. Beyond the watercourse, there is an area of scrapes forming wetlands and alongside this an area of pasture. Beyond these land uses on the lower and flatter ground in the scene, there are relatively open views across to large arable fields that gently rise up toward the A5 which follows the local ridge line in front of Willey Fields Farm. There is a visible presence of A5 traffic beyond the application site. The gable ends of some properties on the edge of White House Farm are partially visible further north alongside the edge of the A5 and Long Spinney and other trees along the A5 and beyond contribute to a wooded skyline.
- **Duration of the view:** The view is one of some intermittent sequential views experienced along an undulating a public footpath and is permanent.
- **Importance of the view:** The view is not from a recognised viewpoint or within the Ullesthorpe Conservation Area or the designated Ullesthorpe Moat Scheduled Ancient Monument (SAM) Site, however, the view would be experienced from a section of public footpath that is well used. This view is located in arable land away from the immediate rural setting to the village and A5 traffic is noticeable in the scene. This view is considered to be valued by the community of Ullesthorpe, at a local level.
- **Context of the site within the view:** The application site including the Bittesby Country Park would occupy the majority of this view.



<b>Viewpoint No:</b> 6aiv	<b>Direction of View:</b> SW-W	<b>Summary Description Of View:</b> View from a section of the public footpath linking with Ullesthorpe where it meets the disused railway embankment looking SW-W		
<b>Date and Time:</b>	4th February 2015 11.03 am	<b>Visual Receptor Groups represented:</b>	Walkers	<b>Distance from Site Boundary:</b> Within
<b>Weather / Lighting conditions:</b>	Bright	<b>Camera Type:</b>	Canon EOS 450D	<b>Single Frame / Composite:</b> Composite
		<b>Elevation of Viewpoint Location:</b> 115m AOD		



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Magna Park Extension: Hybrid Application  
 Appendix F.1  
 Representative Photo viewpoint 6aiv Winter

Date	09/09/2015
A3 Scale	See scale bar
Drawn by	SM
Checked by	AJC
Figure Number	9.6z



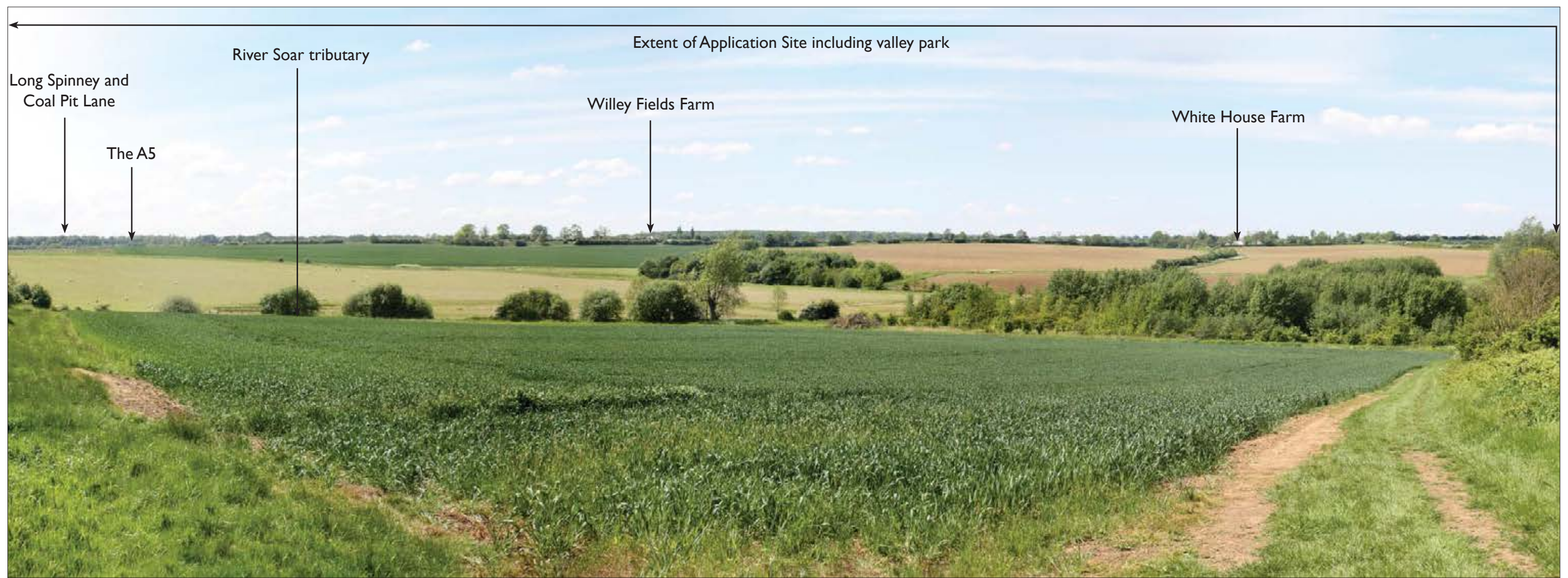


Photo Viewpoint 6aiv: (Sequential) View from a section of the public footpath linking with Ullesthorpe where it meets the disused railway embankment looking south west to west. (Summer view)

<b>Viewpoint No:</b> 6aiv	<b>Direction of View:</b> SW-W	<b>Summary Description Of View:</b> from a section of the public footpath linking with Ullesthorpe where it meets the disused railway embankment looking SW-W		
<b>Date and Time:</b>	21st May 2014 11.58 am	<b>Visual Receptor Groups represented:</b>	Walkers	<b>Distance from Site Boundary:</b> Inside
<b>Weather / Lighting conditions:</b>	Sunny	<b>Camera Type:</b>	Canon EOS 450D	<b>Single Frame / Composite:</b> Composite
				<b>Elevation of Viewpoint Location:</b> 115m AOD

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Magna Park Extension: Hybrid Application  
Appendix F.1  
Representative Photo viewpoint 6aiv Summer

Date	09/09/2015
A3 Scale	See scale bar
Drawn by	SM
Checked by	AJC
Figure Number	9.6z





Photo Viewpoint 6b: (Sequential) View from the a permissive path heading south-west from the W89 footpath route.

- **Nature of the receptor:** This view will be experienced by walkers, horse riders and cyclists, on a permissive right of way.
- **Nature of the view:** The view experienced is in a south-south east direction from an elevation of 117m AOD and from within the application site. The foreground of the view is dominated by relatively steeply sloping arable fields and there are views over the Soar tributary valley and the site of the Bittesby medieval village (SAM) on the right of the photograph, with land rising up to the A5 beyond. To the right of the scheduled monument is the disused Midland Counties railway embankment which truncates the main tributary valley with its developing woodland tree cover. Beyond this the view from this permissive route extends across sloping arable fields, rising to the A5. White House Farm and Long Spinney can be seen on the local Horizon.
- **Duration of the view:** A sequential view which is temporary, in that Higher Level Stewardship granted access ends on the 31st October 2017.
- **Importance of the view:** This is a local view which is not from a recognised viewpoint, from within a designated landscape and access to this location is temporary.
- **Context of the site within the view:** Parcels G and H within the application site are partly viewed within the context of existing Magna Park buildings which occupy the skyline otherwise, Parcels E, J, K and L are viewed in the context of and the A5 which is visible beyond the truncated tributary valley in the centre and to the right of the photograph. The meadow land parcel D and the Bittesby Country Park Parcel C occupy the foreground rolling fields and ridges and the main tributary valley.

Viewpoint 6b			
Viewpoint No: 6b	Direction of View: SSE	Summary Description Of View: (Sequential) View from the a permissive path heading south-west from the W89 footpath route	
Date and Time: 11.25 4th February 2015	Visual Receptor Groups represented: Walkers, horse riders and cyclists	Distance from Site Boundary: Within	
Weather / Lighting conditions: Overcast	Camera Type: Canon EOS 450D	Single Frame / Composite: Composite	Elevation of Viewpoint Location: 117m AOD

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**Magna Park Extension: Hybrid Application**  
**Appendix F.1**  
**Representative Photo viewpoint 6b**

Date	09/09/2015
A3 Scale	See scale bar
Drawn by	SM
Checked by	AJC
Figure Number	<b>9.6za</b>



Denoting Photograph Overlap



Photo Viewpoint 6b: (Sequential) View from the a permissive path heading south-west from the W89 footpath route.



(Summer View)



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Magna Park Extension: Hybrid Application  
Appendix F.1  
Representative Photo viewpoint 6b

Date	09/09/2015
A3 Scale	See scale bar
Drawn by	SM
Checked by	AJC
Figure Number	9.6za



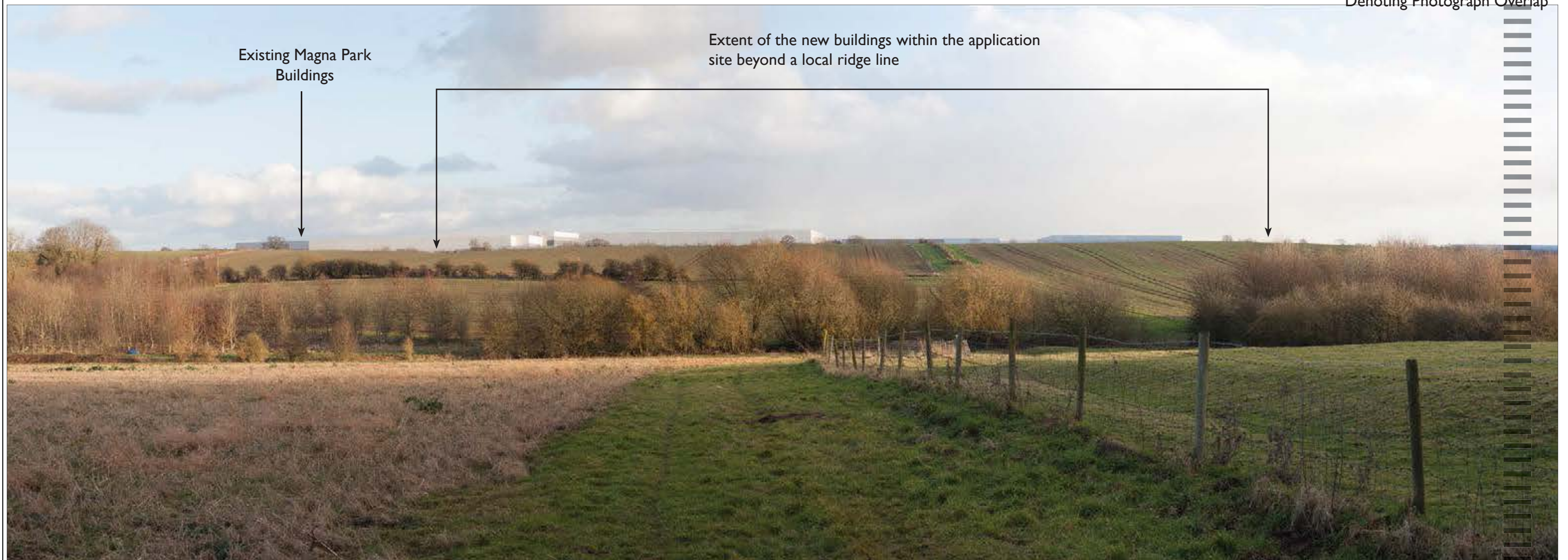


Photo Viewpoint 7: View from a permissive route on the edge of the site of the Bittesby Medieval Village Scheduled Monument looking south-east

- **Nature of the receptor:** This view will be experienced by walkers on a permissive access route. Also by visitors to the site for informal recreation using permissive open access that is provided to the site of the Bittesby Village Scheduled Ancient Monument.
- **Nature of the view:** The view experienced is in an easterly and southerly direction from an elevation of 109m AOD and from within the application site. The foreground is dominated by the pasture and earthworks of the site of the Bittesby village scheduled monument in the valley bottom. Beyond this, there are tree belts along a tributary of the River Soar providing some containment to the site. Arable fields with gappy hedges in places then ascend up a broad valley side to a local ridge in the middle ground. Beyond the more open section of the local ridge, are the visible light coloured existing building facades of Magna Park warehouses. The ridge to the left of the photograph in front of the Manor Farm wind turbine is defined with a hedgerow and hedgerow trees and spinneys. There are otherwise notable views north and south along the valley, with southern views extending towards a tree lined ridge north west of Bittesby House and a piece of more higher ground. Views are otherwise curtailed by existing woodland belts and planting on and extending east from the former Midland Counties railway embankment.
- **Duration of the view:** A static view from an interpretation point, which is temporary, in that Higher Level Stewardship granted access ends on the 31st October 2017.
- **Importance of the view:** A marked information point, on a permissive route, on the edge of a designated Scheduled Ancient Monument, within a landscape context with notable changes to the medieval and post medieval landscape pattern and context.
- **Context of the site within the view:** Parcels G, H, and part of parcel I of the application site will be seen beyond a local ridge where the context is already influenced by the facades of existing buildings within Magna Park which are seen against the skyline. Part of parcel E can be seen beyond the scheduled monument site on the right of the photograph in front of a section of the A5. Parcel C – the Bittesby Country Park and Parcel D – the meadow land in the foreground and ascending the local ridge in the view.

<b>Viewpoint No:</b> 7	<b>Direction of View:</b> SE-S	<b>Summary Description Of View:</b> Middle distance view from an information point alongside the Bittesby Scheduled Monument		
<b>Date and Time:</b>	15.55 28th January 2015	<b>Visual Receptor Groups represented:</b>	Visitors / Walkers	<b>Distance from Site Boundary:</b> 500m
<b>Weather / Lighting conditions:</b>	Sunny with good visibility	<b>Camera Type:</b>	Canon EOS 5D	<b>Single Frame / Composite:</b> Composite
		<b>Elevation of Viewpoint Location:</b> 109m AOD		

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**Magna Park Extension: Hybrid Application**

**Appendix F.1**

**Representative Photo viewpoint 7**

Date	09/09/2015
A3 Scale	See scale bar
Drawn by	SM
Checked by	AJC
Figure Number	9.6zb



Denoting Photograph Overlap



Photo Viewpoint 7: View from a permissive route on the edge of the site of the Bittesby Medieval Village Scheduled Monument looking south-east



Extent of Summer photograph covers viewpoint 7



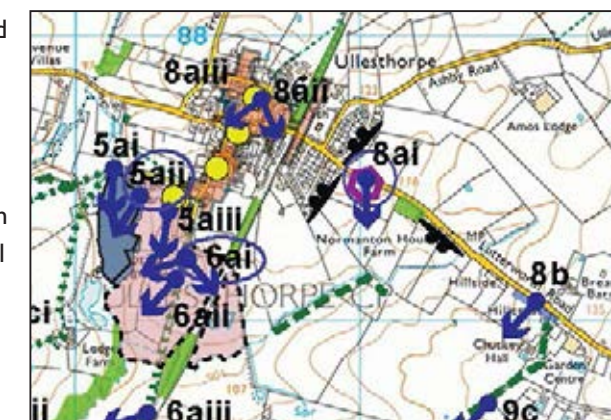
	IDI Gazeley UK Limited Nicholas Pearson Associates	Note: These low resolution versions of the figures have been prepared to allow upload to the planning portal. High resolution versions included on a cd or hard copy versions included in the ES appendices should be consulted for a more accurate representation of the information.	Magna Park Extension: Hybrid Application Appendix F.1 Representative Photo viewpoint 7	Date 09/09/2015 A3 Scale See scale bar Drawn by SM Checked by A.JC
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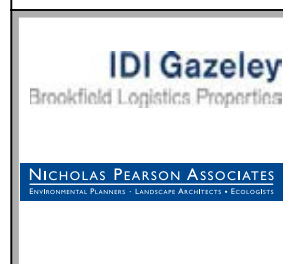


Photo Viewpoint 8ai: View taken from the Lutterworth Road on the edge of Ullesthorpe looking south towards the application site.

- **Nature of the receptor:** This view will be experienced by residents on the eastern edges of Ullesthorpe and road users leaving the village on the Lutterworth Road.
- **Nature of the view:** The view experienced is in a southerly direction from an elevation of 117m AOD and at a distance of 1.5km. The foreground of the view is dominated by hedgerow enclosed pasture fields and a cluster of farm buildings. Beyond this the ground rises to a local ridge line which follows the parish boundary. The parish boundary is defined by a hedge and some standard trees that partially filter views toward existing buildings at Magna Park beyond. The Manor Farm wind turbine is visible in front of the local ridge projecting above the skyline. The application site is largely concealed from view by the local ridge line and hedgerow.
- **Duration of the view:** The view is a static and permanent view for residents and a transient and permanent view experienced by road users.
- **Importance of the view:** The view is not a recognised viewpoint or located in a designated area, however, it represents a view experienced by the Community of Ullesthorpe when leaving the village and this is an angle of view which affects a cluster of residents on the edge of the village. Residents also raised this orientation of view, at public consultation events, and therefore it is considered to be a view location of high local importance, in Ullesthorpe.
- **Context of the site within the view:** The building in parcel G on the application site will be seen in the context of existing buildings in Magna Park which are visible in filtered views beyond the parish boundary ridge and hedge line in the middle ground. Other buildings in parcels H and I would be only partially visible above the intervening parish boundary local ridge, beyond the farm building and the Manor Farm wind turbine which is a notable feature contributing to the context of the site within the view.



<b>Viewpoint No:</b> 8ai	<b>Direction of View:</b> S	<b>Summary Description Of View:</b> View taken from the Lutterworth Road on the edge of Ullesthorpe looking south towards the application site.		
<b>Date and Time:</b>	16th May 2014 12.09 pm	<b>Visual Receptor Groups represented:</b>	Residents, community of Ullesthorpe, road users	<b>Distance from Site Boundary:</b> 1.5km
<b>Weather / Lighting conditions:</b>	Bright	<b>Camera Type:</b>	Canon EOS 450D	<b>Single Frame / Composite:</b> Composite
		<b>Elevation of Viewpoint Location:</b> 117m AOD		



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Magna Park Extension: Hybrid Application  
 Appendix F.1  
 Representative Photo viewpoint 8ai

Date	09/09/2015
A3 Scale	See scale bar
Drawn by	SM
Checked by	AJC
Figure Number	9.6zc

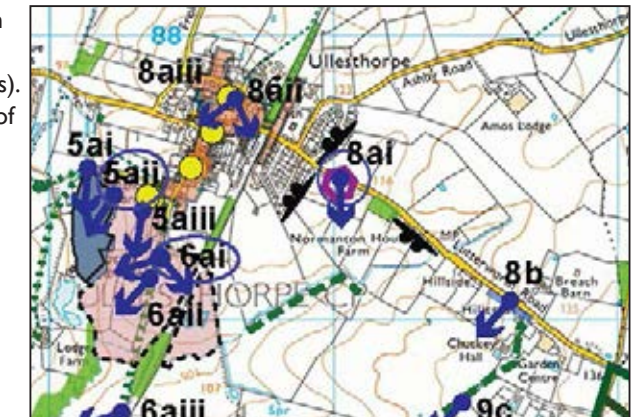




The approximate extent of the application site including the proposed building

Photo Viewpoint 8ai: Night-time view taken from the Lutterworth Road on the edge of Ullesthorpe looking south towards the application site.

- **Nature of the receptor:** The view will be experienced by residents on the eastern edges of Ullesthorpe and road users leaving the village on the Lutterworth Road. For the night time assessment this view is used to represent the community of Ullesthorpe (including other receptors that may experience the effects of sky glow arising from the new development).
- **Nature of the view:** The view experienced is in a southerly direction from an elevation of 117m AOD and at a distance of 1.5km. The farmland in the foreground of this night time view is unlit and dark. Existing lighting is seen beyond the local ridge line in the middle ground, in the form of spot light illuminated building facades, some glare and spill from lighting columns and an orange sky glow generally above Magna Park (an allowance has been made for sky glow to be significantly worse in overcast conditions due to a bounce back effect). The KTA lighting report, in Appendix F.7, indicates the nature of existing Magna Park sky glow effects, further, with additional photographs). The local ridge line conceals lower level lighting. Also, some trees on the ridge line and in the foreground are seen in silhouette and filter views. This filtering is least effective in the centre of the photograph. To the left and right of Magna Park there are sky glow effects but otherwise skies are quite dark including land toward the A5, where there are no existing street lights and where there are only distant lights sources and, on the left of the photograph, looking towards Bitteswell.
- **Duration of the view:** The view is a static and permanent view for residents and a transient and permanent view experienced by road users.
- **Importance of the view:** The view is not a recognised viewpoint or located in a designated area, however, it represents a view experienced by the Community of Ullesthorpe when leaving the village and this is an angle of view which affects a cluster of residents on the edge of the village. Residents also raised this orientation of view, at public consultation events, and therefore it is considered to be a view location of high local importance, in Ullesthorpe. Residents from other parts of the village have raised the issue of sky glow effects and this provides a suitable location to consider these effects on the wider community.
- **Context of the site within the view:** The new building on the application site in parcels G and H will be seen in the night time context of the illuminated facades of existing buildings in Magna Park, associated sky glow from the park and a few lights which create glare, to the left of the photograph. In Parcels I and E, the buildings will be introduced into a darker area influenced to a lesser extent by Magna Park sky glow and the more immediate traffic headlights along the A5 corridor. The local ridge line in the foreground will continue to conceal any lighting effects at a lower level.



<b>Viewpoint No:</b> 8ai	<b>Direction of View:</b> S	<b>Summary Description Of View:</b> Night-time middle distance view from the Lutterworth Road looking south		
<b>Date and Time:</b> 19.18 24th November 2014	<b>Visual Receptor Groups represented:</b> Residents, Community of Ullesthorpe, Road users	<b>Distance from Site Boundary:</b> 1.3km		
<b>Weather / Lighting conditions:</b> Clear	<b>Camera Type:</b> Canon EOS 5D	<b>Single Frame / Composite:</b> Composite	<b>Elevation of Viewpoint Location:</b> 117m AOD	

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Magna Park Extension: Hybrid Application  
Appendix F.1  
Representative Night-time Photo viewpoint 8ai

Date	09/09/2015
A3 Scale	See scale bar
Drawn by	SM
Checked by	AJC
Figure Number	9.6zd



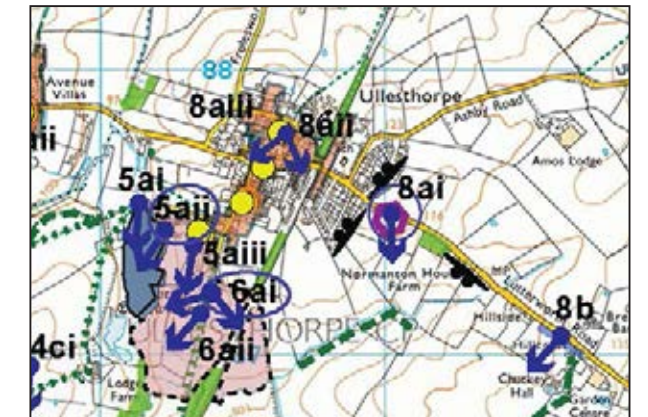
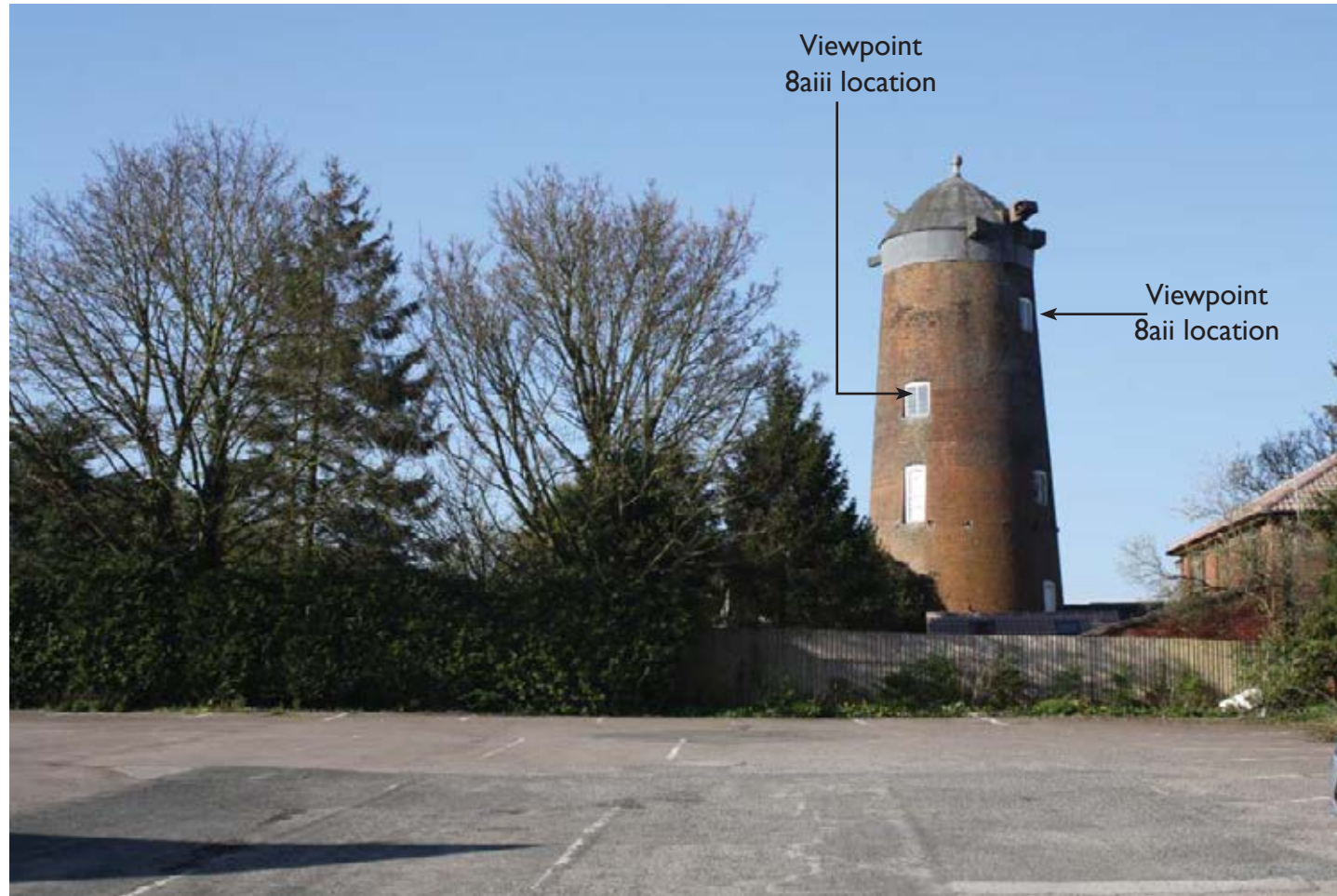






Photo Viewpoint 8a:ii: View taken from the Lutterworth Road on the edge of Ullesthorpe looking south towards the application site.

- **Nature of the receptor:** The view will be experienced by visitors.
- **Nature of the view:** The view experienced is from two windows, in a southerly direction, the upper most window with the clearest view is from an estimated elevation of circa 132m AOD and at a distance of 1.5km. Buildings of relatively recent origin, in the settlement of Ullesthorpe, occupy the foreground of the view together with some woodland following the line of the disused Midland Counties railway. The middle ground comprises farmland with hedges and hedgerow trees including some that follow the alignment of local ridges, including one on a ridge that follows the Ullesthorpe parish boundary. The Manor Farm wind turbine is also a significant built feature in the middle ground. The application site is located beyond the ridge and in front of the tree and hedge lined Mere Lane at the top a gently sloping valley side. Beyond Mere Lane, existing Magna Park buildings which are light in colour, punctuate the skyline.
- **Duration of the view:** One of a sequence of views from within the windmill, on three levels, two through double windows and a third from a door at a lower level, which are permanent and experienced when the building is open to the public or used by visiting interest groups.
- **Importance of the view:** The views experienced are not designed views to take in a vista or specific views, the views are also not recognised viewpoints, however, general views out are something that visitors can be expected to appreciate, in a building of this type. The building has Grade II listed status, as a heritage asset, is located in the Ullesthorpe Conservation Area and is this is a building valued by shareholders and the local community and is as a local landmark, viewed from outside the village.
- **Context of the site within the view:** The application site is located beyond open foreground farmland and a local ridge lines on close to the parish boundary. The new buildings in parcels G and H, within the application site, will be seen in the foreground of Mere Lane and against the backdrop and context of existing Magna Park buildings, which will be at a higher level above ordnance datum, on higher ground and which are visible against the skyline. Parcel I would be visible against a tree back drop on the far right of the view. An open farmland context in the foreground including the Manor Farm wind turbine is unaffected by the application site. Existing foreground woody vegetation restricts views to parts of the application site, and in combination with ridge lines conceals views beyond the ridges at lower levels. The immediate foreground of the view is dominated by existing building the majority of which have been built in more recent times and since the construction of the windmill in 1800.

<b>Viewpoint No:</b> 8a:ii	<b>Direction of View:</b> S	<b>Summary Description Of View:</b> View taken from the Lutterworth Road on the edge of Ullesthorpe looking south towards the application site.		
<b>Date and Time:</b> 14th April 2015, 4.26pm	<b>Visual Receptor Groups represented:</b> Visitors to Ullesthorpe Windmill	<b>Distance from Site Boundary:</b> 1.5 km		
<b>Weather / Lighting conditions:</b> Sunny	<b>Camera Type:</b> Canon EOS 1000D	<b>Single Frame / Composite:</b> Composite	<b>Elevation of Viewpoint Location:</b> Estimated as 132m AOD	

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Magna Park Extension: Hybrid Application  
Appendix F.1  
Representative Photo viewpoint 8a:ii

Date	09/09/2015
A3 Scale	See scale bar
Drawn by	SM
Checked by	AJC
Figure Number	9.6zf



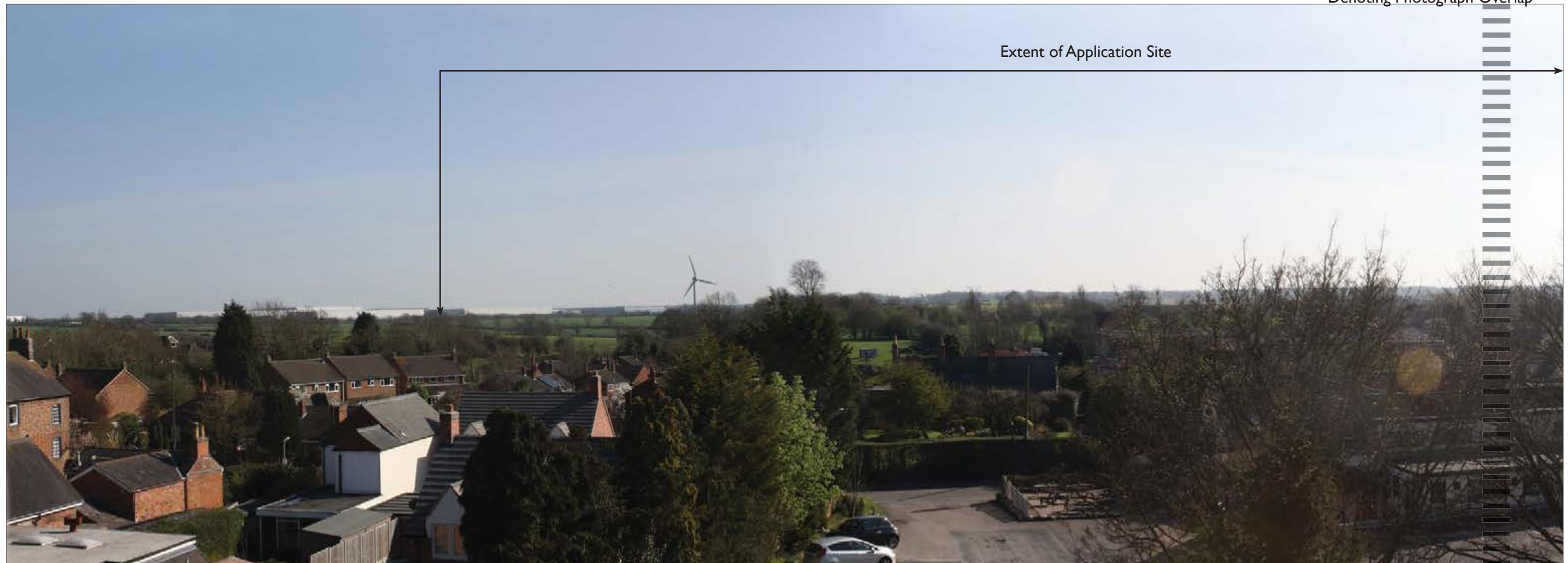


Photo Viewpoint 8aiii: View taken from the middle floor level window of the Ullesthorpe Windmill, looking south-east

- **Nature of the receptor:** The view will be experienced by visitors including the public, shareholders and interest groups.
- **Nature of the view:** This view illustrated is from the middle (Meal) floor, leaded lights, window on the Ullesthorpe Windmill, when held open, and is in a south easterly direction from an elevation of circa 127m AOD and at a distance of 1.5km, at the closest point. There is also a view from a window on the upper floor, below the cap, and more restricted views from a doorway at a lower level. From this view and that from the lower level doorway the application site is viewed at a lower angle than that experienced from the top floor window and the view panorama extends further north as far as St Peter's Church, Claybrooke Parva. Buildings in the settlement of Ullesthorpe dominate the foreground of the view together with some existing trees in the village and woodland following the line of the disused Midland Counties railway. This existing vegetation and farmland hedges and hedgerow trees including some that follow the alignment of local ridges, including one on a ridge that follows the Ullesthorpe parish boundary together restrict the potential to view the application site from this level. The Manor Farm wind turbine is also a significant built feature in the middle ground. On the right of the photograph there are some more open middle and longer distance views toward Woodway Lane, across arable fields which are outside the area of the application site.
- **Duration of the view:** One of a sequence of views from within the windmill, on three levels, from double windows and a door at a lower level which are permanent and experienced when the building is open to the public or for visiting interest groups.
- **Importance of the view:** The view is not an historic, designed view, however, the view out is something that visitors can be expected to appreciate in a building that has a tower form. The building has grade 2 listed status, as a heritage asset and is valued by shareholders and the local community.
- **Context of the site within the view:** On the left of the photograph, the application site is located beyond the parish boundary ridge and in front of the tree and hedge lined Mere Lane at the top a gently sloping valley side. Beyond Mere Lane, existing Magna Park buildings which are light in colour, punctuate the skyline. Other parts of the application site further to the north, in the centre of the photograph are largely obstructed, in winter, and more so in summer by the intervening vegetation. These parts of the application site are also seen against the distant backdrop of Long Spinney.

<b>Viewpoint No:</b> 8aiii		<b>Direction of View:</b> SE		<b>Summary Description Of View:</b> View taken from the middle floor window of the Ullesthorpe windmill looking south east.	
<b>Date and Time:</b> 14th April 2015, 4.26pm		<b>Visual Receptor Groups represented:</b> Visitors to Ullesthorpe Windmill		<b>Distance from Site Boundary:</b> 1.5 km	
<b>Weather / Lighting conditions:</b> Sunny		<b>Camera Type:</b> Canon EOS 1000D		<b>Single Frame / Composite:</b> Composite	
<b>Elevation of Viewpoint Location:</b> Estimated as 127m AOD					

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Magna Park Extension: Hybrid Application

Appendix F.1

Supporting photographs for Representative view 8aiii

Date	09/09/2015
A3 Scale	See scale bar
Drawn by	SM
Checked by	AJC
Figure Number	9.6zg

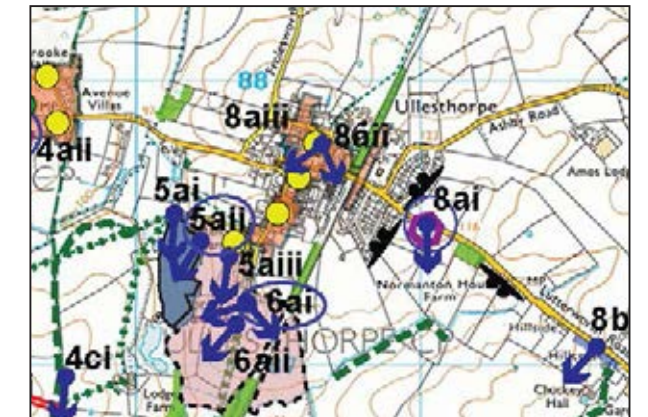


Denoting Photograph Overlap

Extent of Application Site



Photo Viewpoint 8aiii: View taken from the middle floor level window of the Ullesthorpe Windmill, looking south-east.





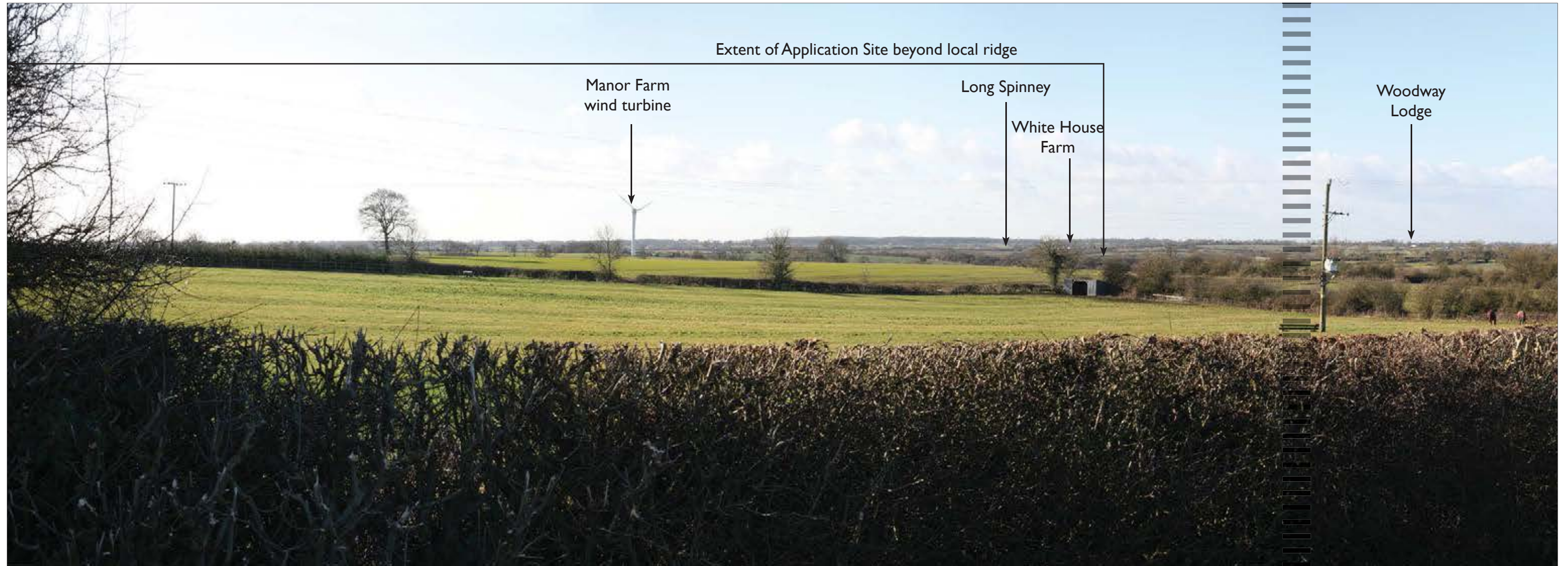
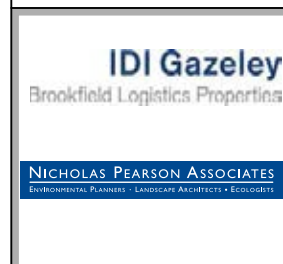


Photo Viewpoint 8b: View from the Lutterworth Road to the north east, looking south west towards the application site.

- **Nature of the receptor:** This view will be experienced by a resident and road users on the Lutterworth Road.
- **Nature of the view:** The view experienced is in a south-westerly direction from an elevation of 132m AOD and at a distance of 1.25km. The foreground of the view is dominated by hedgerow enclosed pasture fields and the Manor Farm wind turbine is a notable feature in the scene. The visible portion of the application site makes up a relatively small part of the overall view. This view extends across to Long Spinney, Woodway Lane and the village of Ullesthorpe in the middle and right of the photograph, forming the distant horizon. Intervening farmland in the middle ground has a strong pattern of hedgerows dividing fields and filtering middle distance views.
- **Duration of the view:** The view is a static and permanent view for residents and a transient and permanent view experienced by road users.
- **Importance of the view:** The view is not a recognised viewpoint or located in a designated area, however, it represents a view experienced by the local community approaching Ullesthorpe village.
- **Context of the site within the view:** On the far left of the photograph, the application site would be concealed from view by the local ridge following the line of the parish boundary just beyond the Manor Farm wind turbine, in the view. To the right of the Manor Farm turbine there would be distant oblique, partial and filtered views through foreground vegetation, (including establishing woodland along the line of the disused railway), toward the western part of the application site where it extends toward White House Farm. This part of the application site would make up a small part of the overall view and would be seen from this elevation against the back drop of Long Spinney, beyond.

<b>Viewpoint No:</b> 8b	<b>Direction of View:</b> SW	<b>Summary Description Of View:</b> View from the Lutterworth Road to the north east, looking south west towards the application site.		
<b>Date and Time:</b>	28th January 2015 1.04 pm	<b>Visual Receptor Groups represented:</b>	Road users and residents	<b>Distance from Site Boundary:</b> 1.25km
<b>Weather / Lighting conditions:</b>	Sunny	<b>Camera Type:</b>	Canon EOS 5D	<b>Single Frame / Composite:</b> Composite
		<b>Elevation of Viewpoint Location:</b> 132m AOD		



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Magna Park Extension: Hybrid Application  
 Appendix F.1  
 Representative Photo viewpoint 8b

Date	09/09/2015
A3 Scale	See scale bar
Drawn by	SM
Checked by	AJC
Figure Number	9.zh



Denoting Photograph Overlap

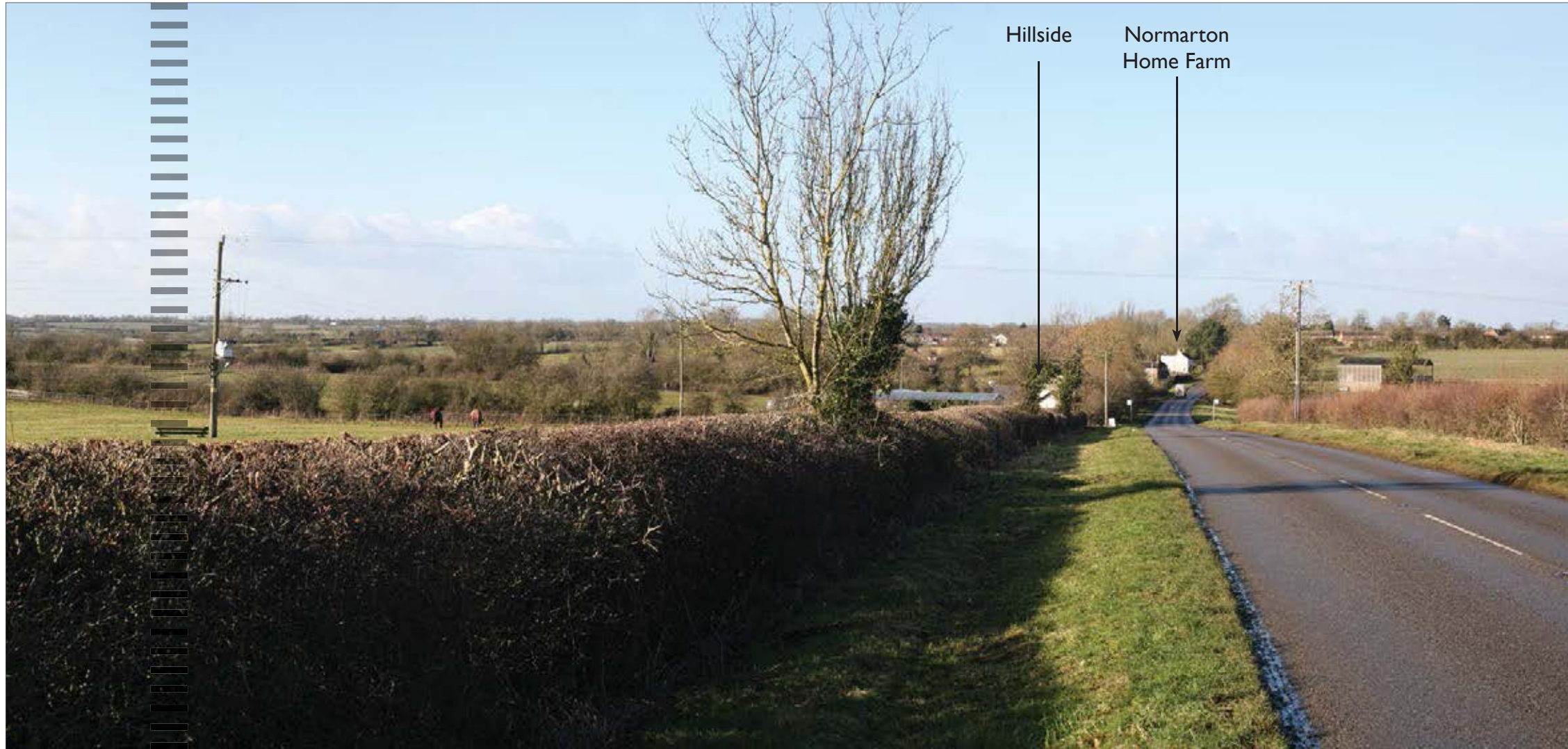


Photo Viewpoint 8b: View from the Lutterworth Road to the north east, looking south west towards the application site.



Summer view



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Magna Park Extension: Hybrid Application  
Appendix F.1  
Representative Photo viewpoint 8b

Date	09/09/2015
A3 Scale	See scale bar
Drawn by	SM
Checked by	AJC
Figure Number	9.zh







Denoting Photograph Overlap



Photo Viewpoint 9a: (Sequential) View taken from a midway section of a public bridleway running between Willey and Chuckey Hall looking east.



Summer views





Photo Viewpoint 9bi: View from the bridleway W88 from a location further to the north east on the parish boundary and an intersection with a permissive bridleway route looking south.

- **Nature of the receptor:** The view will be experienced by horse riders and walkers on a public bridleway.
- **Nature of the view:** The view experienced is in a southerly direction from an elevation of 123m AOD and from within the application site. Large arable fields occupy the foreground of the view. The landform slopes down into a broad shallow valley, to the left of the photograph, with a tree and hedge lined ditch/stream marking the valley bottom. Parcels F, G and H within the application site are located beyond ditches and in front of the tree and hedge lined Mere Lane at the top of the gently sloping valley side. Beyond Mere Lane and its wooded edges the existing Magna Park buildings which are light in colour, punctuate the skyline. There are distant views toward the west and directly along the bridleway toward Long Spinney across parcel D- meadow land, which is the foreground and over parcel E. The application site otherwise extends up to the A5 where traffic can be seen below the local horizon defined by Long Spinney.
- **Duration of the view:** One of a sequence of views, from this public bridleway, which are transient (at a slow pace) and permanent.
- **Importance of the view:** The view is not a recognised viewing point, is not within a designated area but is on a route which has been identified as locally important for horse riders involved in recreation.
- **Context of the site within the view:** Parcels F, G in the application site would be seen against the background context of Magna Park and its buildings and parcels H, I and E would be seen with road access improvements in the context of the existing A5 and against the local horizon defined by Long Spinney. An open foreground meadow context (parcel d) would be maintained in the foreground of the view, as will open long views to the west and facing the horse rider, in either direction.

<b>Viewpoint No:</b> 9bi	<b>Direction of View:</b> S	<b>Summary Description Of View:</b> View from the bridleway W88 from a location further to the NE on parish boundary and intersection with bridleway looking S.		
<b>Date and Time:</b>	4th February 2015 2.04 pm	<b>Visual Receptor Groups represented:</b>	Horse riders and walkers	<b>Distance from Site Boundary:</b> Within
<b>Weather / Lighting conditions:</b>	Cloudy with good visibility	<b>Camera Type:</b>	Canon EOS 5D	<b>Single Frame / Composite:</b> Composite
				<b>Elevation of Viewpoint Location:</b> 123m AOD

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Magna Park Extension: Hybrid Application  
Appendix F.1  
Representative Photo viewpoint 9bi

Date	09/09/2015
A3 Scale	See scale bar
Drawn by	SM
Checked by	AJC
Figure Number	9.zj



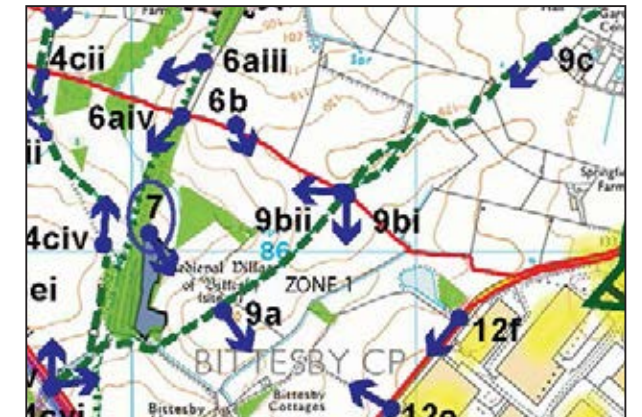
Denoting Photograph Overlap



Photo Viewpoint 9bi: View from the bridleway W88 from a location further to the north east on the parish boundary and an intersection with a permissive bridleway route looking south.



Summer view



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Magna Park Extension: Hybrid Application  
Appendix F.1  
Representative Photo viewpoint 9bi

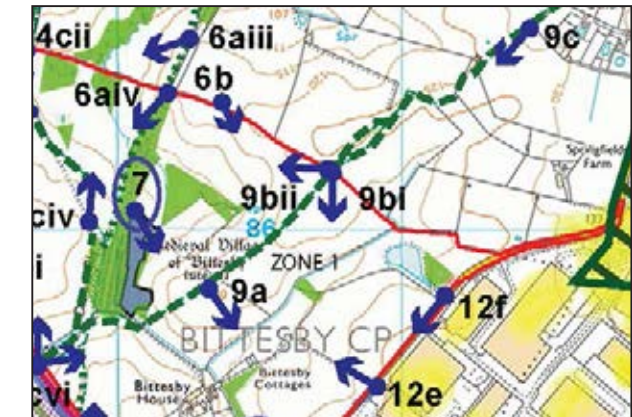
Date	09/09/2015
A3 Scale	See scale bar
Drawn by	SM
Checked by	AJC
Figure Number	9.zj





Photo Viewpoint 9bii: (Sequential) Taken from bridleway W88 on the parish boundary where it intersects with a permissive bridleway route, looking west.

- **Nature of the receptor:** The view will be experienced by horse riders and walkers on a public bridleway and users of the permissive bridleway.
- **Nature of the view:** The view experienced is in a westerly direction from an elevation of 123m AOD and from within the application site. A large arable field occupies the foreground of the view. The landform slopes down into a broad shallow valley, truncated by the former Midland Counties Railway Line in the middle distance. Establishing woodland planting along the railway embankment is a noticeable associated linear feature in the view. Three sloping arable fields beyond the disused railway set in the foreground of Willey Fields Farm and White House Farm, are included in the western part of the application site and are seen against a wooded backdrop and traffic moving along the A5.
- **Duration of the view:** One of a sequence of views, from this public bridleway, which are transient (at a slow pace) and permanent.
- **Importance of the view:** The view is not a recognised viewing point, is not within a designated area but is on a route which has been identified as locally important for horse riders involved in recreation.
- **Context of the site within the view:** Meadow land proposed within the application site would occupy the large field in the foreground of the view. Otherwise, the western section of the application site would be seen beyond the establishing woodland on the disused railway embankment, in the middle ground. This part of the application site includes some sloping arable fields set in the foreground of Willey Fields Farm and White House Farm and against the backdrop of Long Spinney on the local horizon. Longer views to and from Coal Pit Lane and Long Spinney will be maintained across the application site on the left of the photograph.



<b>Viewpoint No:</b> 9bii	<b>Direction of View:</b> W	<b>Summary Description Of View:</b> (Sequential) Taken from bridleway W88 on the parish boundary where it intersects with a permissive bridleway route, looking west.		
<b>Date and Time:</b>	4th February 2015 2.04 pm	<b>Visual Receptor Groups represented:</b>	Horse riders and walkers	<b>Distance from Site Boundary:</b> Within
<b>Weather / Lighting conditions:</b>	Cloudy / clear	<b>Camera Type:</b>	Canon EOS 5D	<b>Single Frame / Composite:</b> Composite
		<b>Elevation of Viewpoint Location:</b> 123m AOD		

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Magna Park Extension: Hybrid Application

Appendix F.1

Representative Photo viewpoint 9bii

Winter

Date	09/09/2015
A3 Scale	See scale bar
Drawn by	SM
Checked by	AJC
Figure Number	9.zk



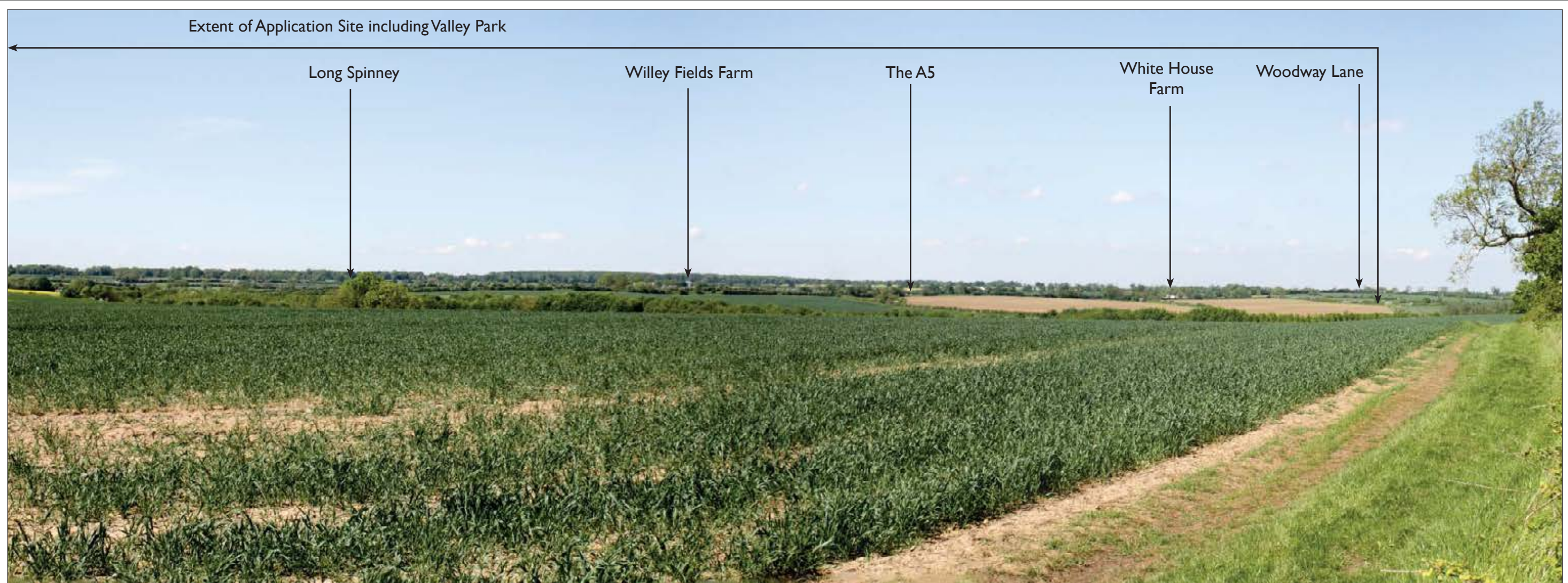
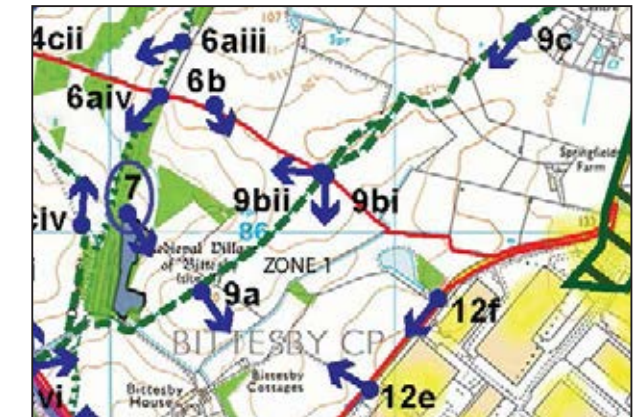
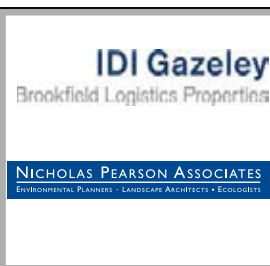


Photo Viewpoint 9bii: (Sequential) Taken from bridleway W88 on the parish boundary where it intersects with a permissive bridleway route, looking west.

- **Nature of the receptor:** The view will be experienced by horse riders and walkers on a public bridleway and users of the permissive bridleway.
- **Nature of the view:** The view experienced is in a westerly direction from an elevation of 123m AOD and from within the application site. A large arable field occupies the foreground of the view. The landform slopes down into a broad shallow valley, truncated by the former Midland Counties Railway Line in the middle distance. Establishing woodland planting along the railway embankment is a noticeable associated linear feature in the view. Three sloping arable fields beyond the disused railway set in the foreground of Willey Fields Farm and White House Farm, are included in the western part of the application site and are seen against a wooded backdrop and traffic moving along the A5.
- **Duration of the view:** One of a sequence of views, from this public bridleway, which are transient (at a slow pace) and permanent.
- **Importance of the view:** The view is not a recognised viewing point, is not within a designated area but is on a route which has been identified as locally important for horse riders involved in recreation.
- **Context of the site within the view:** Meadow land proposed within the application site would occupy the large field in the foreground of the view. Otherwise, the western section of the application site would be seen beyond the establishing woodland on the disused railway embankment, in the middle ground. This part of the application site includes some sloping arable fields set in the foreground of Willey Fields Farm and White House Farm and against the backdrop of Long Spinney on the local horizon. Longer views to and from Coal Pit Lane and Long Spinney will be maintained across the application site on the left of the photograph.



<b>Viewpoint No:</b> 9bii	<b>Direction of View:</b> W	<b>Summary Description Of View:</b> (Sequential) Taken from bridleway W88 on the parish boundary where it intersects with a permissive bridleway route, looking west.		
<b>Date and Time:</b>	21st May 2014 10:34 am	<b>Visual Receptor Groups represented:</b>	Horse riders and walkers	<b>Distance from Site Boundary:</b> Within
<b>Weather / Lighting conditions:</b>	Sunny	<b>Camera Type:</b>	Canon EOS 450D	<b>Single Frame / Composite:</b> Composite
		<b>Elevation of Viewpoint Location:</b> 123m AOD		



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Magna Park Extension: Hybrid Application  
 Appendix F.1  
 Representative Photo viewpoint 9bii  
 Summer

Date	09/09/2015
A3 Scale	See scale bar
Drawn by	SM
Checked by	AJC
Figure Number	9.zk





Photo Viewpoint 9c: (Sequential) Middle distance view from bridleway W88 behind the Palmers Garden Centre looking south towards the application site.

- **Nature of the receptor:** The view will be experienced by horse riders and walkers on a public bridleway.
- **Nature of the view:** The view experienced is in a south-south west direction from an elevation of 132m AOD and at a distance of 750m. Hedge and hedgerow tree enclosed medium sized arable fields dominate the foreground of the view. To the east of the bridleway, there are filtered middle distance views toward the upper parts of existing buildings at Magna Park, which can be seen on the skyline. There are also filtered views toward the A5 and longer distance views to the south west, beyond the Manor Farm wind turbine, where Long Spinney defines the skyline.
- **Duration of the view:** One of a sequence of views, from this public bridleway, which are transient (at a slow pace) and permanent.
- **Importance of the view:** The view is not a recognised viewing point, is not within a designated area but is on a route which has been identified as locally important for horse riders involved in recreation.
- **Context of the site within the view:** The application site will be seen within the context of the existing buildings at Magna Park on the left of the photograph and against the local horizon defined by Long Spinney in centre and to the right of the photograph. Existing trees in the foreground would filter views and hedgerows would conceal views at lower levels toward substantial parts of the application site.

<b>Viewpoint No:</b> 9c	<b>Direction of View:</b> SSW	<b>Summary Description Of View:</b> (Sequential) Middle distance view from bridleway W88 behind the Palmers Garden Centre looking S towards the application site.		
<b>Date and Time:</b>	13.15pm 28th January 2015	<b>Visual Receptor Groups represented:</b>	Horse riders and walkers	<b>Distance from Site Boundary:</b> 750 m
<b>Weather / Lighting conditions:</b>	Cloudy with good visibility	<b>Camera Type:</b>	Canon EOS 5D	<b>Single Frame / Composite:</b> Composite <b>Elevation of Viewpoint Location:</b> 132m AOD

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Magna Park Extension: Hybrid Application  
Appendix F.1  
Representative Photo viewpoint 9c

Date	09/09/2015
A3 Scale	See scale bar
Drawn by	SM
Checked by	AJC
Figure Number	9.zl



Denoting Photograph Overlap



Photo Viewpoint 9c: (Sequential) Middle distance view from the bridleway behind the Palmers Garden Centre looking south towards the application site.



Summer view



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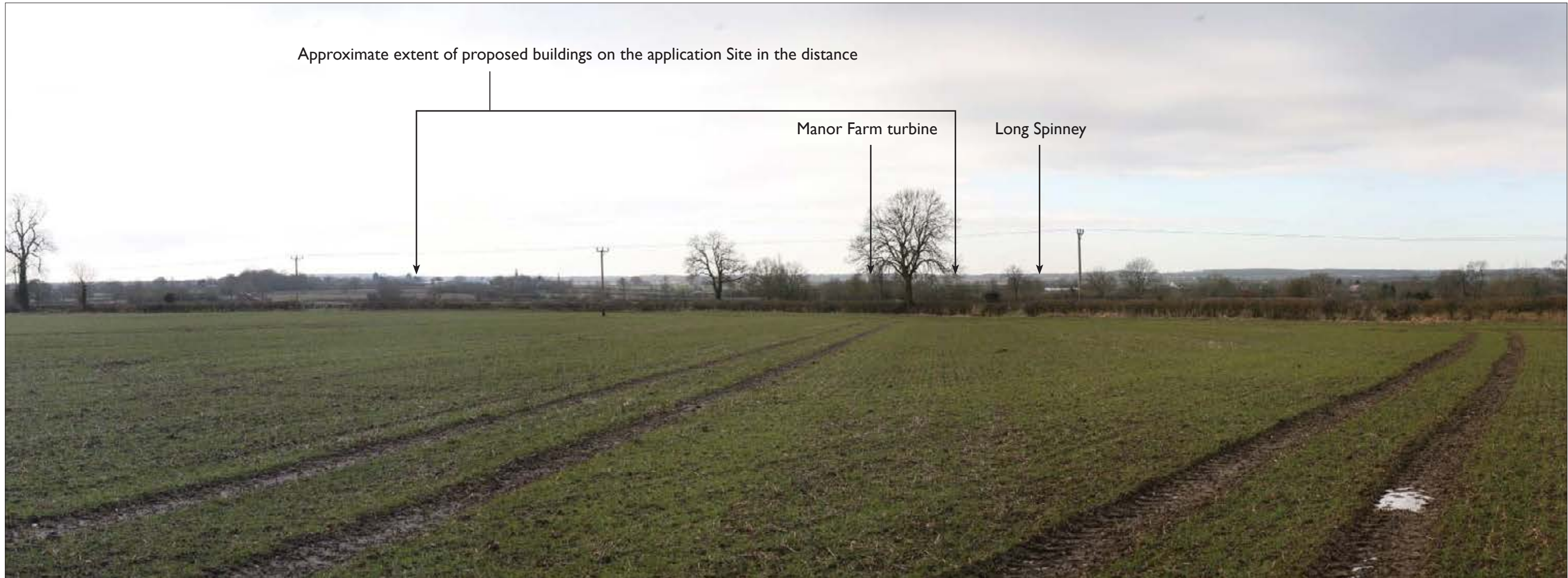
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Magna Park Extension: Hybrid Application  
Appendix F.1  
Representative Photo viewpoint 9c

Date	09/09/2015
A3 Scale	See scale bar
Drawn by	SM
Checked by	AJC
Figure Number	9.zl





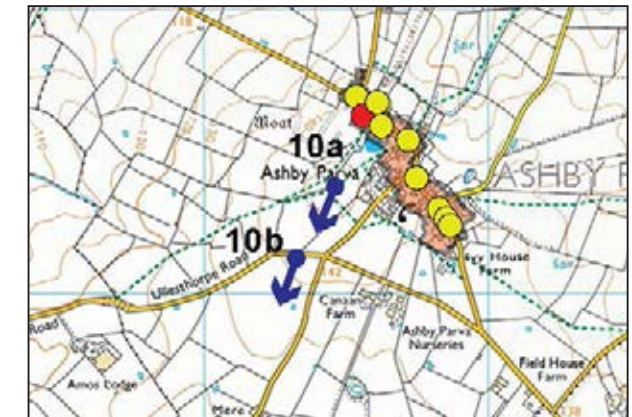
Approximate extent of proposed buildings on the application Site in the distance

Manor Farm turbine

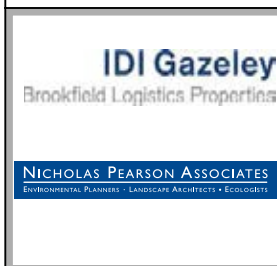
Long Spinney

Photo Viewpoint 10a: Distant view taken from a public footpath south west of Ashby Parva.

- **Nature of the receptor:** The view will be experienced by walkers on a public footpath.
- **Nature of the view:** The view experienced is in a south-south west direction from an elevation of 145m AOD and at a distance of 2.75km. The foreground of the view is dominated by enclosed medium sized arable fields with hedges and hedgerow trees. Some spinneys/groups of trees clustered in the middle ground conceal views toward the application site and restrict views toward existing buildings at Magna Park from this location. Some Magna Park buildings are partially visible to the left of the photograph. The application site occupies a small component part of the view. The Manor Farm wind turbine is a notable feature and orientation point in the centre of the photograph. Long Spinney, is visible on the horizon, further right on the photograph.
- **Duration of the view:** The view is static from one main stretch of the public footpath and permanent.
- **Importance of the view:** This is not a recognised viewpoint, in a designated area or identified as being particularly highly valued at a local level.
- **Context of the site within the view:** Where potentially partially visible, beyond existing foreground tree belts, the buildings within parcels on the application site would be either be seen alongside or predominantly in the foreground of existing partially visible Magna Park buildings or against the backdrop of Long Spinney.



<b>Viewpoint No:</b> 10a	<b>Direction of View:</b> SW	<b>Summary Description Of View:</b> Distant view taken from a public footpath on the edge of Ashby Parva		
<b>Date and Time:</b>	11:40am 4th February 2015	<b>Visual Receptor Groups represented:</b>	Walkers, Residents on the edge of the village	<b>Distance from Site Boundary:</b> 2.75km
<b>Weather / Lighting conditions:</b>	Cloudy with good to average visibility	<b>Camera Type:</b>	Canon EOS 5D	<b>Single Frame / Composite:</b> Composite <b>Elevation of Viewpoint Location:</b> 145m AOD



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Magna Park Extension: Hybrid Application  
Appendix F.1  
Representative Photo viewpoint 10a

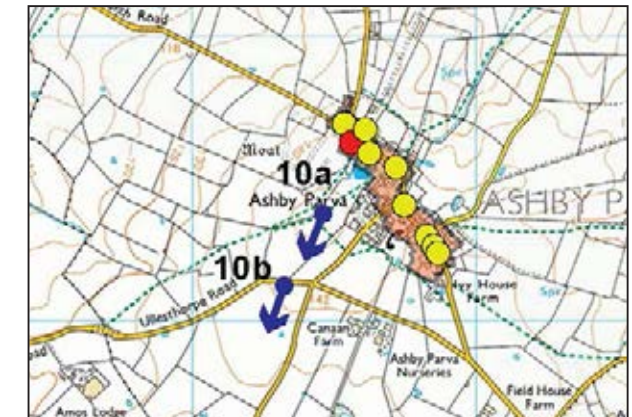
Date	09/09/2015
A3 Scale	See scale bar
Drawn by	SM
Checked by	AJC
Figure Number	9.6zm



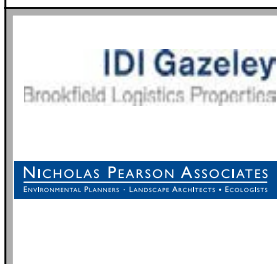


Photo Viewpoint 10b: Taken from the Ullesthorpe Road near Ashby Parva looking south west.

- **Nature of the receptor:** a description of who may experience the view; The view will be experienced by road users.
- **Nature of the view:** The view experienced is in a south-south west direction from an elevation of 141m AOD and at a distance of 2.5km. The foreground of the view is dominated by enclosed large and medium sized arable fields with hedges and hedgerow trees. Some spinneys/ clusters of trees clustered in the middle ground conceal views toward the application site and restrict views toward existing buildings at Magna Park from this location. Some Magna Park buildings are partially visible just left of centre in the photograph. The application site occupies a small component part of the central area of the view. The Manor Farm wind turbine is a notable feature and orientation point on the right of the photograph and alongside it; there are more distant views to Long Spinney, which is on the horizon.
- **Duration of the view:** The view is transient, experienced along a short stretch of the road and permanent.
- **Importance of the view:** This is not a recognised viewpoint, in a designated area or identified as being particularly highly valued at a local level.
- **Context of the site within the view:** Where potentially partially visible, beyond existing foreground tree belts, the building within application site would be seen alongside or predominantly in the foreground of existing partially visible Magna Park buildings.



<b>Viewpoint No:</b> 10b	<b>Direction of View:</b> SW	<b>Summary Description Of View:</b> Distant view from the Ullesthorpe Road near Ashby Parva		
<b>Date and Time:</b>	11:30am 4th February 2015 (Winter)	<b>Visual Receptor Groups represented:</b>	Road users	<b>Distance from Site Boundary:</b> 2.5km
<b>Weather / Lighting conditions:</b>	Cloudy with good visibility	<b>Camera Type:</b>	Canon EOS 5D	<b>Single Frame / Composite:</b> Composite <b>Elevation of Viewpoint Location:</b> 141m AOD



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Magna Park Extension: Hybrid Application  
 Appendix F.1  
 Representative Photo viewpoint 10b

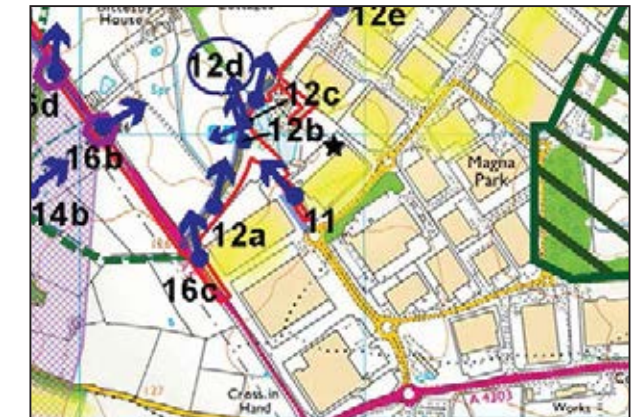
Date	09/09/2015
A3 Scale	See scale bar
Drawn by	SM
Checked by	AJC
Figure Number	9.6zn



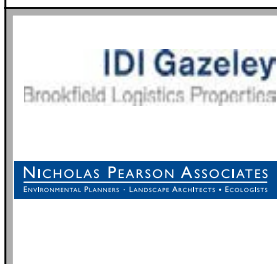


Photo Viewpoint 11: Near view from Hunters Boulevard within Magna Park looking north west.

- **Nature of the receptor:** The view will be experienced by workers in buildings and road users (largely those servicing the logistics park).
- **Nature of the view:** The view experienced is in a north west direction from an elevation of 127m AOD and at a distance of 20m. The existing view is a near view focussed on foreground establishing planting belts which enclose yards and the end of the existing road. Roads have wide grass verges and native hedge defined boundaries which limit views out to the road from service yards and parking areas.
- **Duration of the view:** The view is transient whilst workers and road users access the logistics buildings and is permanent.
- **Importance of the view:** Whilst of some local importance to immediate occupiers, the view is not a recognised viewpoint or within a designated area.
- **Context of the site within the view:** A small part of parcel B – the principal access corridor within the application site would be viewed from within the context of the existing Logistics Park and its road infrastructure, warehouse buildings, car parks and servicing operations.



<b>Viewpoint No:</b> 11	<b>Direction of View:</b> NW	<b>Summary Description Of View:</b> Near view from Agrossy Way within Magna Park north west.		
<b>Date and Time:</b>	12:28pm 4th February 2015	<b>Visual Receptor Groups represented:</b>	Road users, walkers	<b>Distance from Site Boundary:</b> 20m
<b>Weather / Lighting conditions:</b>	Cloudy with good visibility	<b>Camera Type:</b>	Canon EOS 5D	<b>Single Frame / Composite:</b> Composite
		<b>Elevation of Viewpoint Location:</b> 127m AOD		



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Magna Park Extension: Hybrid Application  
 Appendix F.1  
 Representative Photo viewpoint 11

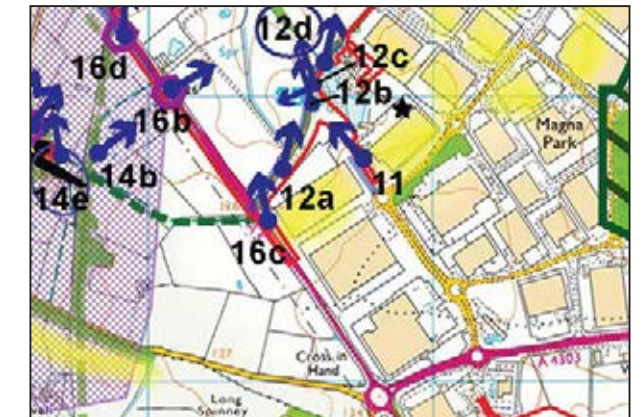
Date	09/09/2015
A3 Scale	See scale bar
Drawn by	SM
Checked by	AJC
Figure Number	9.6zo



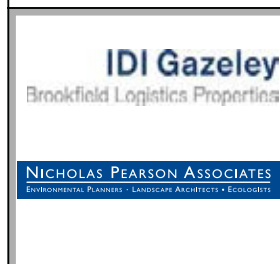


Photo Viewpoint 12a: (Sequential) view taken from the southern end of Mere Lane looking north east.

- **Nature of the receptor:** The view will be experienced by road users and future new bridle way users.
- **Nature of the view:** The view experienced is in a north east direction from an elevation of 123m AOD from within the application site. The existing view includes Mere Lane which has a winding form. This shortens the view. The road corridor is bordered by wide grass verges, hedgerows and woodland edges. Woodland planting to the right of the photograph is planted on an embankment and this conceals views of the adjacent service yards and buildings of Magna Park. The woodland belt on the left of the photograph restricts views to adjacent farmland.
- **Duration of the view:** This view is part of a sequence, is transient and permanent.
- **Importance of the view:** The view is not a recognised viewpoint, nor from within a designated landscape, however, it is well used local road with a positive appearance and therefore likely to be valued at a local level.
- **Context of the site within the view:** This part of Mere Lane, within the application site, is close to a connection with the A5 and has a strong wooded context. Views to existing warehouse buildings on Magna Park are limited by an enclosing bank and established woodland vegetation.



<b>Viewpoint No:</b> 12a	<b>Direction of View:</b> NE	<b>Summary Description Of View:</b> Near view from the southern end of Mere Lane looking north east.		
<b>Date and Time:</b>	12:19pm 4th February 2015	<b>Visual Receptor Groups represented:</b>	Road users	<b>Distance from Site Boundary:</b> within
<b>Weather / Lighting conditions:</b>	Cloudy with good visibility	<b>Camera Type:</b>	Canon EOS 5D	<b>Single Frame / Composite:</b> Composite
				<b>Elevation of Viewpoint Location:</b> 123m AOD



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Magna Park Extension: Hybrid Application  
 Appendix F.1  
 Representative Photo viewpoint 12a

Date	09/09/2015
A3 Scale	See scale bar
Drawn by	SM
Checked by	AJC
Figure Number	9.6zp

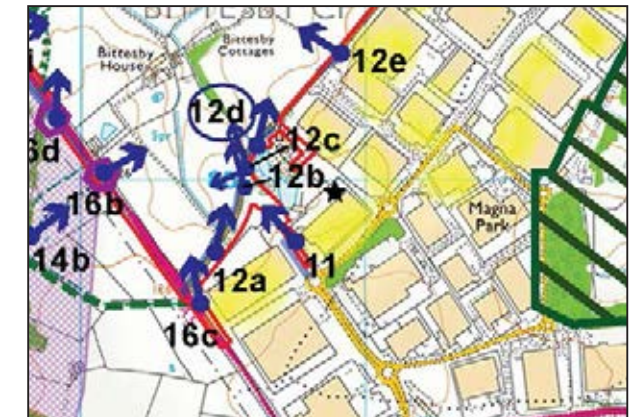




Approximate extent of the new building within the application Site

Photo Viewpoint 12b: (Sequential view) taken from further along Mere Lane looking toward the application site.

- **Nature of the receptor:** The view is currently experienced by road users but would also be experienced by future new bridleway users.
- **Nature of the view:** The view experienced is in a north direction from an elevation of 122m AOD from within the application site. In the view, this section of Mere Lane begins to fall into a shallow valley and wind to the right in the middle ground creating a bend in the road. There is a long view through an establishing woodland belt, toward the Manor Farm wind turbine, in winter. Either side of the road there are wide grass verges and enclosing establishing woodland belts.
- **Duration of the view:** This view is part of a sequence, is transient and permanent.
- **Importance of the view:** The view is not a recognised viewpoint, nor from within a designated landscape, however, it is well used local road with a positive appearance and therefore likely to be valued at a local level.
- **Context of the site within the view:** The application site and proposed buildings in parcels H and G would be partially seen within the developing wooded context of Mere Lane and where an existing wind turbine is already a built element in the view.



<b>Viewpoint No:</b> 12b	<b>Direction of View:</b> N	<b>Summary Description Of View:</b> Near view from Fuller walk east along Mere Lane		
<b>Date and Time:</b>	12.12pm 4th February 2015	<b>Visual Receptor Groups represented:</b>	Road users	<b>Distance from Site Boundary:</b> within
<b>Weather / Lighting conditions:</b>	Cloudy with good visibility	<b>Camera Type:</b>	Canon EOS 5D	<b>Single Frame / Composite:</b> Composite
				<b>Elevation of Viewpoint Location:</b> 122m AOD

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				<p>Drawn by SM</p> <p>Checked by A.J.C</p> <p>Figure Number</p> <p style="text-align: center; font-size: 1.2em;">9.6zq</p>





Photo Viewpoint 12c: (Sequential) View from Mere Lane looking north west to west.

- **Nature of the receptor:** The view is currently experienced by road users and other receptors considered in the vicinity include users of a permissive bridleway within the field on the right side of this part of Mere Lane.
- **Nature of the view:** The view experienced is in a south west direction from an elevation of 117m AOD from within the application site. In the view, Mere Lane is quite straight before bearing of to the left in the middle of the view. The roadway is bordered by grass verges of varying width. The woodland cover on the Magna Park side of the road is strong and continuous but on the right hand side of the road there is a short gap where the field boundary treatment has degraded, opening up a view across adjacent arable fields and wooded field boundaries. These views are more limited in summer when trees are in leaf. Further up the road an establishing tree belt continues the generally wooded character to the road.
- **Duration of the view:** The view experienced by road users is part of a sequence, is transient and permanent. The view experienced by horse rides is also part of a sequence, transient (albeit, at a slower pace) but is temporary (subject to incorporation into the design giving it permanence) in that the access would otherwise be ended in October 2017 when the Higher Level Stewardship Agreement comes to an end.
- **Importance of the view:** The view is not a recognised viewpoint, nor from within a designated landscape, however, it is well used local road with a positive appearance and therefore likely to be valued at a local level.
- **Context of the site within the view:** Parcels B – the principle access corridor and parcels H and I would generally be seen within the existing context of foreground trees along a watercourse in the middle ground and the wooded edges to Mere Lane.



Viewpoint No: 12c	Direction of View: NW-W	Summary Description Of View: Near view from Mere Lane looking south		
Date and Time: 12.08pm 4th February 2015	Visual Receptor Groups represented: Road users	Distance from Site Boundary: within		
Weather / Lighting conditions: Cloudy with good visibility	Camera Type: Canon EOS 5D	Single Frame / Composite: Composite	Elevation of Viewpoint Location: 117m AOD	

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Magna Park Extension: Hybrid Application  
Appendix F.1  
Representative Photo viewpoint 12c

Date	09/09/2015
A3 Scale	See scale bar
Drawn by	SM
Checked by	AJC
Figure Number	9.6zr





Photo Viewpoint 12d: (Sequential) Near view taken from Mere Lane looking north across the application site.

- **Nature of the receptor:** The view is currently experienced by road users and other receptors considered in the vicinity include users of a permissive bridleway within the field on the left side of this part of Mere Lane.
- **Nature of the view:** The view experienced is in a north direction from an elevation of 117m AOD from within the application site. This is a straight section of Mere Lane rising from a shallow valley bottom. The road is bordered by grass verges of varying width. Boundary hedgerows and woodland is strong on the right hand side of the road and gappy for a short section on the left before it becomes a stronger tree/hedge line. Through the gap there is a longer view across part of a large arable field which is within the main part of the application site which will include the new warehouse building. A utility corridor is in the foreground of this view. Horse riders within the edge of the field on the left currently experience a more open arable field context on one side of the permissive path.
- **Duration of the view:** The view experienced by road users is part of a sequence, is transient and permanent. The view experienced by horse rides is also part of a sequence, transient (albeit, at a slower pace) but is temporary (subject to incorporation into the design giving it permanence) in that the access would otherwise be ended in October 2017 when the Higher Level Stewardship Agreement comes to an end).
- **Importance of the view:** The view is not a recognised viewpoint, nor from within a designated landscape, however, it is well used local road with a positive appearance and therefore likely to be valued at a local level.
- **Context of the site within the view:** Parcel G of the application site is only partially visible on a short section of Mere Lane by road users given the generally well defined field boundary vegetation. Beyond Mere lane to the left the context for the application site is more open and the surroundings for horse riders on the permissive path can be expected to be changed markedly.

<b>Viewpoint No:</b> 12d	<b>Direction of View:</b> N	<b>Summary Description Of View:</b> Near view taken from Mere Lane looking north across the application site		
<b>Date and Time:</b>	12.09pm 4th February 2015	<b>Visual Receptor Groups represented:</b>	Road users	<b>Distance from Site Boundary:</b> Within
<b>Weather / Lighting conditions:</b>	Cloudy with good visibility	<b>Camera Type:</b>	Canon EOS 5D	<b>Single Frame / Composite:</b> Composite
				<b>Elevation of Viewpoint Location:</b> 117m AOD



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## Magna Park Extension: Hybrid Application

### Appendix F.1

#### Representative Photo viewpoint 12d

Date	09/09/2015
A3 Scale	See scale bar
Drawn by	SM
Checked by	AJC
Figure Number	9.6zs



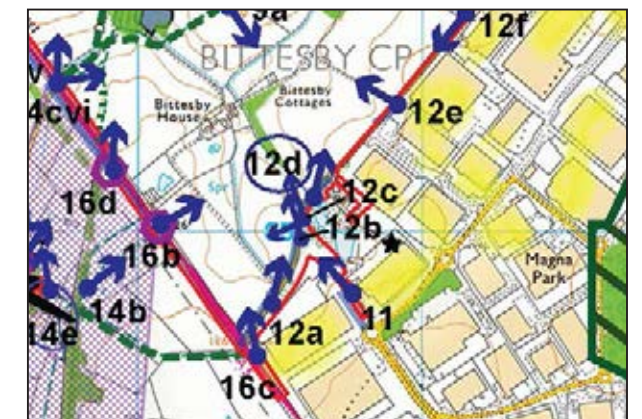
Denoting Photograph Overlap



Photo Viewpoint 12d: (Sequential) Near view taken from Mere Lane looking north across the application site.



Summer View



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Photo Viewpoint 12e: (Sequential) Near view taken from Mere Lane looking north west.

- **Nature of the receptor:** The view is currently experienced by road users and other receptors considered in the vicinity include users of a permissive bridleway within the field on the left side of this part of Mere Lane.
- **Nature of the view:** The view experienced is in a north west direction from an elevation of 122m AOD from a distance of 2m from the application site. This section of Mere Lane is straight and both sides of the road have grass verges of varying width and strong wooded vegetation enclosure. This vegetation restricts views to adjacent land, even in winter. On the left hand side of the road there is an existing access which is hedge defined but where a longer view across the application site down an existing track can be experienced. This opening is also the existing permissive bridle way access gate to a route that follows the edge of the arable field, beyond the roadside planting belt. More open views over arable farmland can be experienced from the permissive bridle way route.
- **Duration of the view:** The view experienced by road users is part of a sequence, is transient and permanent. The view experienced by horse rides is also part of a sequence, transient (albeit, at a slower pace) but is temporary (subject to incorporation into the design giving it permanence) in that the access would otherwise be ended in October 2017 when the Higher Level Stewardship Agreement comes to an end).
- **Importance of the view:** The view is not a recognised viewpoint, nor from within a designated landscape, however, it is well used local road with a positive appearance and therefore likely to be valued at a local level.
- **Context of the site within the view:** Parcel G of the application site is largely concealed or filtered from view along this section of Mere Lane. There is a more open context to the north west of the permissive bridle way route within the application site and the existing driveway opening allows an intermittent more open view across toward parcel G for road users. Other parts of the application site east of the railway would also be visible from the permissive bridleway including the facing rising field and ridge line in parcel D and parcels H and I in the vicinity of Bitesby House.

<b>Viewpoint No:</b> 12e	<b>Direction of View:</b> NW	<b>Summary Description Of View:</b> Near view taken from Mere Lane looking north west.		
<b>Date and Time:</b>	11.58pm 4th February 2015	<b>Visual Receptor Groups represented:</b>	Road users, Permissive bridleway users	<b>Distance from Site Boundary:</b> 2m
<b>Weather / Lighting conditions:</b>	Cloudy with good visibility	<b>Camera Type:</b>	Canon EOS 5D	<b>Single Frame / Composite:</b> Composite
		<b>Elevation of Viewpoint Location:</b> 122m AOD		

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Magna Park Extension: Hybrid Application  
Appendix F.1  
Representative Photo viewpoint 12e

Date	09/09/2015
A3 Scale	See scale bar
Drawn by	SM
Checked by	AJC
Figure Number	9.6zt



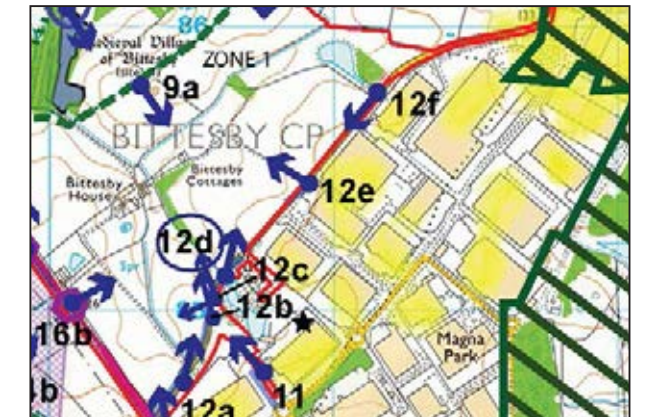
Denoting Photograph Overlap



Photo Viewpoint 12e: (Sequential) Near view taken from Mere Lane looking north west.



Summer view



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Magna Park Extension: Hybrid Application  
Appendix F.1  
Representative Photo viewpoint 12e

Date	09/09/2015
A3 Scale	See scale bar
Drawn by	SM
Checked by	AJC
Figure Number	9.6zt









Extent of Application Site

Photo Viewpoint 12f: (Sequential) Near view from Mere Lane looking south west from a location alongside the access gate to Mere Lane Fisheries lake.

- **Nature of the receptor:** The view is currently experienced by road users and other receptors considered in the vicinity include users of a permissive bridleway within the Mere Lane attenuation lake on the right side of this part of Mere Lane.
- **Nature of the view:** The view experienced is in a south west direction from an elevation of 118m AOD from within the application site. This is a straight section of Mere Lane with a grass verge of varying width and dense hedgerows either side. The hedges and trees on the right of the road bordering the Mere Lane attenuation lake restrict views from users of the road to the foreground verge. On the left hand side of the road establishing woodland behind a boundary fence filters views into service yards and limits views toward warehouse buildings. The top parts of warehouse buildings and lighting are visible above the planting. These buildings are also visible from permissive paths that encircle the Mere lane attenuation pond.
- **Duration of the view:** The view experienced by road users is part of a sequence, is transient and permanent. The view experienced by horse rides is also part of a sequence, transient (albeit, at a slower pace) but is temporary (subject to incorporation into the design giving it permanence) in that the access would otherwise be ended in October 2017 when the Higher Level Stewardship Agreement comes to an end.
- **Importance of the view:** The view is not a recognised viewpoint, nor from within a designated landscape, however, it is well used local road with a positive appearance and therefore likely to be valued at a local level.
- **Context of the site within the view:** Parcels within the application site are largely concealed or filtered from view along this section of Mere Lane. There is an enclosed context around the Mere Lane lagoon, to the north-west of the permissive bridle way route, within the application site, on the right of the road boundary hedgerow. Both from the road and from the permissive routes around the lake existing Magna Park buildings form part of the context to the view.



Viewpoint No: 12f	Direction of View: SW	Summary Description Of View: Near view looking south west from Mere Lane.		
Date and Time: 11:55am 4th February 2015	Visual Receptor Groups represented: Road users	Distance from Site Boundary: Within		
Weather / Lighting conditions: Cloudy with good visibility	Camera Type: Canon EOS 5D	Single Frame / Composite: Composite	Elevation of Viewpoint Location: 118m AOD	

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Magna Park Extension: Hybrid Application  
Appendix F.1  
Representative Photo viewpoint 12f

Date	09/09/2015
A3 Scale	See scale bar
Drawn by	SM
Checked by	AJC
Figure Number	9.6zu





Photo Viewpoint 13: Middle distance view taken from a public footpath to the west of Willey Fields and Norwood Farm. (Also, representative of nearby views from Coal Pit Lane)

- **Nature of the receptor:** The view will be experienced by walkers on a public footpath and also represents the view typically experienced by road users on sections of Coal Pit Lane in the vicinity.
- **Nature of the view:** The view experienced is in an easterly direction from an elevation of 123m AOD from a distance of 1.5km from the application site. The foreground of the view is dominated by enclosed pasture fields with low managed hedgerows and hedgerow trees. The middle ground comprises some trees belts that restrict views toward Magna Park and the application site. There are also some places where a clearer view of Magna Park buildings and application site would be evident, beyond the A5 corridor. In this relatively small part of the overall view, parcels in the eastern part of the application site are located predominantly in the foreground of existing buildings which occupy the skyline. In summer, when leaves are on trees the views are further interrupted.
- **Duration of the view:** The view is one of a sequence of views experienced by walkers along a public footpath which are permanent. There are also some transient views of a similar nature experienced by road users on a section of Coal Pit Lane which are also permanent.
- **Importance of the view:** The view is in a moderate quality rural landscape, in the Rugby green belt. The view is not from a recognised viewpoint or from within a designated landscape area.
- **Context of the site within the view:** The eastern half of the application site would be seen within the context of existing Magna Park buildings which will form a backdrop on higher ground. The western half occupies land beyond the local horizon ridge occupied by the A5 corridor on the left hand photograph where views are also partially interrupted by Willey Fields Farm and foreground hedgerow trees.

<b>Viewpoint No:</b> 13	<b>Direction of View:</b> E	<b>Summary Description Of View:</b> Middle distance view from a public footpath west of Willey Field Farm.		
<b>Date and Time:</b>	14:14pm 28th January 2015	<b>Visual Receptor Groups represented:</b>	Walkers, road users on Coal Pit Lane	<b>Distance from Site Boundary:</b> 1.5 km
<b>Weather / Lighting conditions:</b>	Bright and cloudy with good visibility	<b>Camera Type:</b>	Canon EOS 5D	<b>Single Frame / Composite:</b> Composite
		<b>Elevation of Viewpoint Location:</b> 123m AOD		

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Magna Park Extension: Hybrid Application  
Appendix F.1  
Representative Photo viewpoint 13

Date	09/09/2015
A3 Scale	See scale bar
Drawn by	SM
Checked by	AJC
Figure Number	9.6zv



Denoting Photograph Overlap



Photo Viewpoint 13: Middle distance view taken from a public footpath to the west of Willey Fields, Norwood and Spring Farm. (Also, representative of nearby views from Coal Pit Lane)



Summer view



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Magna Park Extension: Hybrid Application  
Appendix F.1  
Representative Photo viewpoint 13

Date	09/09/2015
A3 Scale	See scale bar
Drawn by	SM
Checked by	AJC
Figure Number	9.6zv





Photo Viewpoint 14a (Sequential) View taken from a public footpath to the north west of Willey looking east.

- **Nature of the receptor:** The view will be experienced by walkers on a public footpath.
- **Nature of the view:** The view experienced is in an easterly direction from an elevation of 115m AOD from a distance of 0.45km from the application site. The foreground of the view is predominantly rural comprising enclosed pasture and arable fields with hedgerow trees. In the middle ground, layers of trees combine to screen views toward the A5 and Magna Park on the right of the photograph. Some buildings within Magna Park are however visible as a small part of a wider scene and are seen against the sky line, as is the Manor Farm wind turbine. On the left of the view the scene is largely rural and rises up to a local ridge that coincides with the A5 corridor.
- **Importance of the view:** The view is in a moderate quality rural landscape, in the Rugby green belt. The view is not from a recognised viewpoint or from within a designated landscape area.
- **Context of the site within the view:** The eastern part of the application site application site is mostly concealed from view by foreground existing trees and the parts of new buildings within the application site that would be visible would be seen against the backdrop of existing Magna Park buildings, which are already in the scene. Long views would be maintained across the middle of the site toward Chuckey Hall. The western part of the application site is located beyond the hedge and tree lined A5 corridor which coincides with a local ridge on part of the left side of the photograph.

<b>Viewpoint No:</b> 14a	<b>Direction of View:</b> E	<b>Summary Description Of View:</b> Middle distance view form a public footpath to the west of Willey looking east.		
<b>Date and Time:</b>	13:40pm 4th February 2015	<b>Visual Receptor Groups represented:</b>	Walkers	<b>Distance from Site Boundary:</b> 450m
<b>Weather / Lighting conditions:</b>	Cloudy with good visibility	<b>Camera Type:</b>	Canon EOS 5D	<b>Single Frame / Composite:</b> Composite
		<b>Elevation of Viewpoint Location:</b> 115m AOD		

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Magna Park Extension: Hybrid Application  
Appendix F.1  
Representative Photo viewpoint 14a

Date	09/09/2015
A3 Scale	See scale bar
Drawn by	SM
Checked by	AJC
Figure Number	9.6zw



Denoting Photograph Overlap



Photo Viewpoint 14a (Sequential) View taken from a public footpath to the north west of Willey looking east.



Summer view



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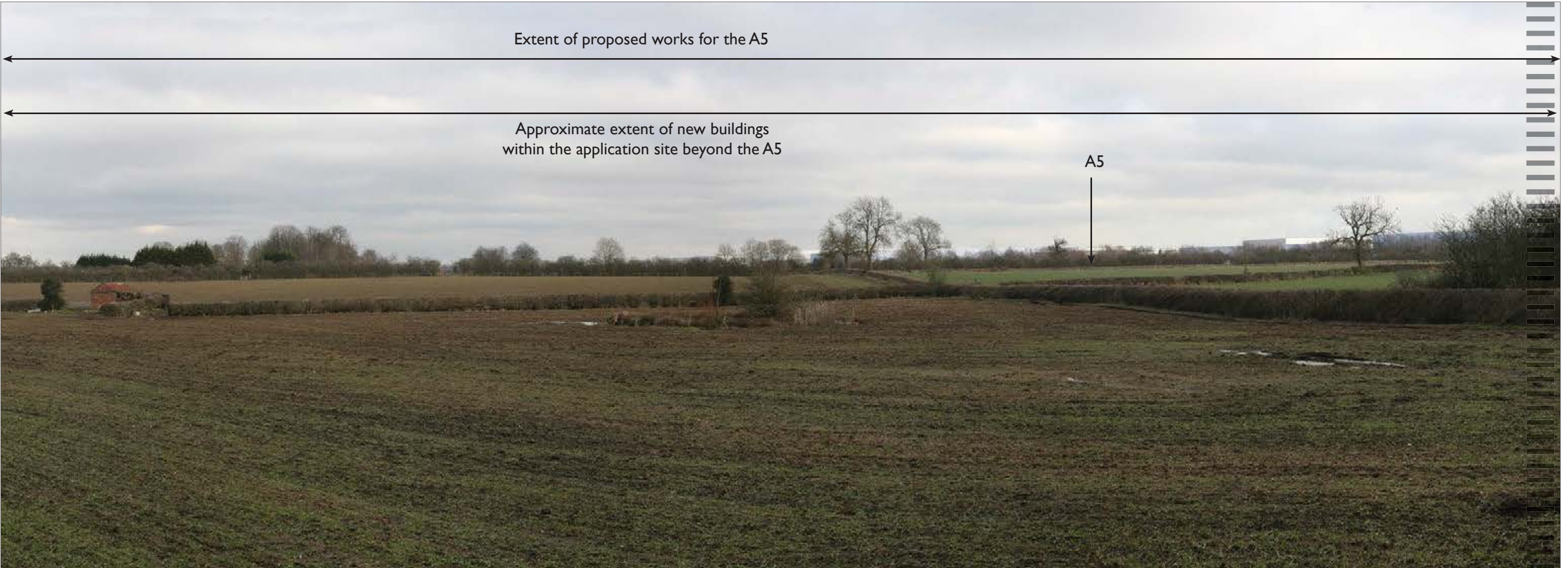


Photo Viewpoint 14b: Near view taken from a public footpath east of the disused railway and to the east of Willey looking north west.

- **Nature of the receptor:** The view will be experienced by walkers on a public footpath.
- **Nature of the view:** The view experienced is in an easterly direction from an elevation of 125m AOD from a distance of 400m from the application site. The foreground of the view is dominated by arable farmland enclosed by hedgerows with some standard trees. A tall existing hedgerow in the middle ground, on the west side of the A5, largely conceals the carriageway and traffic from view. The upper parts of the facades of existing Magna Park buildings are seen above the hedgerow in the middle ground against the skyline. Foreground trees provide some filtering of the existing buildings.
- **Duration of the view:** The view is one of a sequence of views experienced by walkers along a public footpath which are permanent.
- **Importance of the view:** The view is in a moderate quality rural landscape. The view is not from a recognised viewpoint or from within a designated landscape area.
- **Context of the site within the view:** The proposed works to the A5 and the proposed buildings in parcels H and I of the application site would be seen beyond the existing A5 corridor and hedges and in a view that includes existing Magna Park buildings above the boundary hedge to the A5, but would be nearer to the viewer.

<b>Viewpoint No:</b> 14b				<b>Direction of View:</b> NE		<b>Summary Description Of View:</b> Near view from a public footpath to the east of Willey looking north west							
<b>Date and Time:</b>		13:27pm 4th February 2015		<b>Visual Receptor Groups represented:</b>			Walkers			<b>Distance from Site Boundary:</b> 400m			
<b>Weather / Lighting conditions:</b>			Cloudy with good visibility			<b>Camera Type:</b>		Canon EOS 5D		<b>Single Frame / Composite:</b> Composite		<b>Elevation of Viewpoint Location:</b> 125m AOD	

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Magna Park Extension: Hybrid Application  
Appendix F.1  
Representative Photo viewpoint 14b

Date	09/09/2015
A3 Scale	See scale bar
Drawn by	SM
Checked by	AJC
Figure Number	9.6zx



Denoting Photograph Overlap



Photo Viewpoint 14b: Near view taken from a public footpath east of the disused railway and to the east of Willey looking north west.







Photo Viewpoint 14c: Middle distance view from the main road in Willey along a private drive toward and over the central part of the application site.

- **Nature of the receptor:** The view and other similar views will be experienced by some residents on the northern edge of the Main Street, in Willey.
- **Nature of the view:** The view experienced is in a north-easterly direction from an elevation of 117m AOD, at a distance of 500m from the application site. In the photograph, the foreground of the view is dominated by existing farm buildings which interrupt views from the adjacent farm house in a north easterly direction. A tall existing hedgerow and tree belt in the middle ground, on the west side of the A5, largely conceals the carriageway and traffic and otherwise potentially visible parts of the applications site beyond the road, at this position, from view. There is a longer framed view between existing farm buildings toward the Manor Farm wind turbine. Views toward the western part of the application site are limited by dense foreground hedgerows on the left of the photograph, running along Main Street, linking Willey to the A5. Further to the south east along Main Street, there are some other properties with a more open direct outlook to the north west and without the interruption of farm buildings. These properties, at a slightly higher elevation and would have partial views over the central part of the application site but also with views to lower levels restricted by the dense tree planting to the western edge of the A5. Other properties further south east are turned with their gable ends and smaller windows facing north east and/or are orientated more toward the disused railway tree belt to the west of the A5. The end property alongside the Church Yard of St Leonard would have some oblique views toward parcels J and K further west within the application site, however, these views would be partially interrupted by other buildings, garden trees and hedges to predominantly upper level windows (views also represented by Viewpoint 14e).
- **Duration of the view:** The view is representative of static views which would be permanent.
- **Importance of the view:** The view is from a residential area, in a moderate quality rural landscape, in the Rugby Green Belt with some intrusion given its proximity to the A5. The view is not from a recognised viewpoint or from within a designated landscape area.
- **Context of the site within the view:** The direct view will be across the Parcel E (the Magna Park hub of the application site), toward the Manor Farm wind turbine which occupies the skyline in the distance. Farm ,other buildings and existing vegetation ( even in winter), in the foreground, interrupt direct and oblique views toward the applications site and tree belts on the Willey side of the A5, further limit what would be partial views of the application site, at a lower level, even in winter.

<b>Viewpoint No:</b> 14c	<b>Direction of View:</b> NE	<b>Summary Description Of View:</b> Middle distance view from the main road in Willey along a private drive toward and over the central part of the application site.		
<b>Date and Time:</b>	4th February 2015, 13:31pm	<b>Visual Receptor Groups represented:</b>	Residents	<b>Distance from Site Boundary:</b> 500m
<b>Weather / Lighting conditions:</b>	Cloudy with good visibility	<b>Camera Type:</b>	Canon EOS 5D	<b>Single Frame / Composite:</b> Composite <b>Elevation of Viewpoint Location:</b> 117m AOD





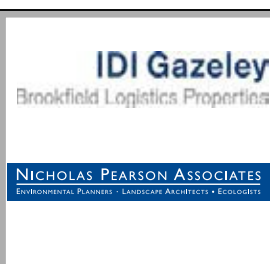
Summer view

Photo Viewpoint 14c: Night-time middle distance view from the main road in Willey along a private drive toward and over the central part of the application site.

- **Nature of the receptor:** The view will be experienced by the community of Willey
- **Nature of the view:** The night time view experienced is in a north easterly direction from an elevation of 117m AOD from a distance of 500m from the application site. The foreground of the view is dark. There is no lighting in the middle ground up to the A5 corridor and due to the density of tree belts alongside the A5 there are no headlights apparent in this angle of view. There is some limited orange sky glow, reflecting off clouds in the distant part of the scene, predominantly from Magna Park and potentially some from Ullesthorpe, and a red spot marks the top of the Manor Farm wind turbine mast.
- **Duration of the view:** The view is representative of static views which would be permanent.
- **Importance of the view:** The view is from a residential area, in a moderate quality rural landscape, in the Rugby Green Belt with some intrusion given its proximity to the A5. The view is not from a recognised viewpoint or from within a designated landscape area.
- **Context of the site within the view:** The direct night time view will be across the Parcel E (the Magna Park hub of the application site), toward the Manor Farm wind turbine which occupies the skyline in the distance. Farm, other buildings and existing vegetation (even in winter), in the foreground, interrupt direct and oblique views toward the applications site and tree belts on the Willey side of the A5, further limit what would be partial views of the application site, at a lower levels, even in winter.



<b>Viewpoint No:</b> 14c	<b>Direction of View:</b> NE	<b>Summary Description Of View:</b> Night-time middle distance view from the main road in Willey along a private drive toward and over central part of application site		
<b>Date and Time:</b>	24th November 2014, 6.14 pm	<b>Visual Receptor Groups represented:</b>	Residents	<b>Distance from Site Boundary:</b> 500m
<b>Weather / Lighting conditions:</b>	Clear light cloud	<b>Camera Type:</b>	Canon EOS 5D	<b>Single Frame / Composite:</b> Composite
				<b>Elevation of Viewpoint Location:</b> 117m AOD



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Magna Park Extension: Hybrid Application  
 Appendix F.1  
 Representative Night-time Photo viewpoint 14c and summer view

Date 09/09/2015  
 A3 Scale See scale bar  
 Drawn by SM  
 Checked by AJC  
 Figure Number  
 9.6zz





Photo Viewpoint 14d: View from the road connecting Willey to the A5 looking north-east.

- **Nature of the receptor:** The view will be experienced by road users and the adjacent community of Willey.
- **Nature of the view:** A night time view experienced is in a north-easterly direction from an elevation of 117m AOD from a distance of 500m from the application site. At night the foreground of the view is dark, with only some sky glow associated with Ullesthorpe to the left of the photograph and some sky glow associated with Magna Park to the right of the view, visible beyond. Headlights on the A5 corridor are not apparent in this view.
- **Duration of the view:** The view is a transient view which would be permanent.
- **Importance of the view:** The view is from a residential area, in a moderate quality rural landscape, in the Rugby Green Belt, with some intrusion given its proximity to the A5. The view is not from a recognised viewpoint or from within a designated landscape area.
- **Context of the site within the view:** Context of the site within the view: The applications site extends across this view, however, night time views would be restricted to the upper level of a building, in parcel in parcel J between and above existing roadside and field hedgerows on the left of the photograph and otherwise would be concealed by existing tree lines, behind buildings which also restrict the potential for view in the direction of the application site, in the foreground.

<b>Viewpoint No:</b> 14d	<b>Direction of View:</b> NE	<b>Summary Description Of View:</b> View from the road connecting Willey to the A5 looking north-east.		
<b>Date and Time:</b>	4th February 2015 1.33 pm	<b>Visual Receptor Groups represented:</b>	Road users	<b>Distance from Site Boundary:</b> 500m
<b>Weather / Lighting conditions:</b>	Clear with some cloud	<b>Camera Type:</b>	Canon EOS 5D	<b>Single Frame / Composite:</b> Composite
		<b>Elevation of Viewpoint Location:</b> 117m AOD		

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Magna Park Extension: Hybrid Application  
Appendix F.1  
Representative Photo viewpoint 14d

Date	09/09/2015
A3 Scale	See scale bar
Drawn by	SM
Checked by	AJC
Figure Number	9.6zza

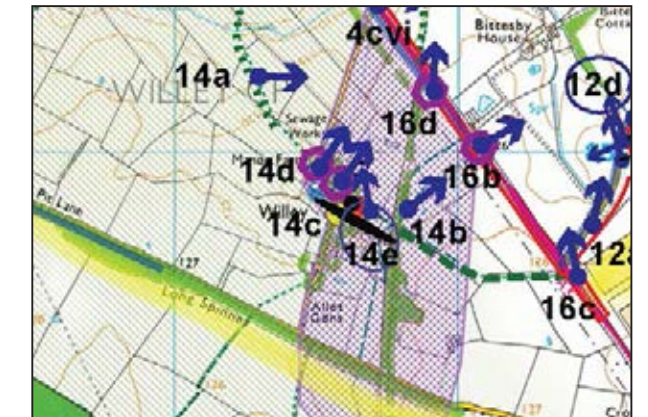


Denoting Photograph Overlap



Extent of Application Site

Photo Viewpoint 14d: View from the road connecting Willey to the A5 looking north-east.



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Magna Park Extension: Hybrid Application  
Appendix F.1  
Representative Night-time Photo viewpoint 14d

Date	09/09/2015
A3 Scale	See scale bar
Drawn by	SM
Checked by	AJC
Figure Number	9.6zza

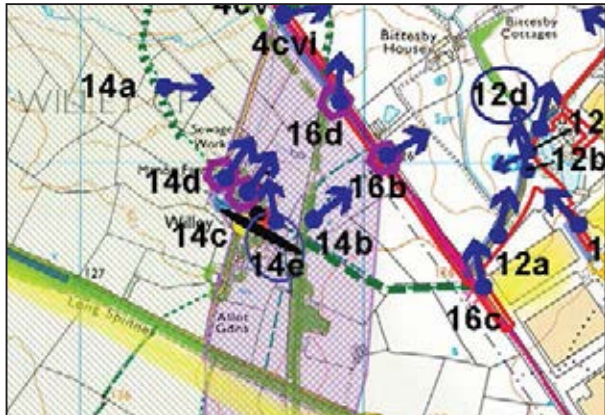




Extent of Application Site

Photo Viewpoint 14d: (Night time) view from the road connecting Willey to the A5 looking north.

- **Nature of the receptor:** The view will be experienced by road users and the adjacent community of Willey.
- **Nature of the view:** A night time view experienced is in a north-easterly direction from an elevation of 117m AOD from a distance of 500m from the application site. At night the foreground of the view is dark, with only some sky glow associated with Ullesthorpe to the left of the photograph and some sky glow associated with Magna Park to the right of the view, visible beyond. Headlights on the A5 corridor are not apparent in this view.
- **Duration of the view:** The view is a transient view which would be permanent.
- **Importance of the view:** The view is from a residential area, in a moderate quality rural landscape, in the Rugby Green Belt, with some intrusion given its proximity to the A5. The view is not from a recognised viewpoint or from within a designated landscape area.
- **Context of the site within the view:** Context of the site within the view: The applications site extends across this view, however, night time views would be restricted to the upper level of a building, in parcel in parcel J between and above existing roadside and field hedgerows on the left of the photograph and otherwise would be concealed by existing tree lines, behind buildings which also restrict the potential for view in the direction of the application site, in the foreground.



<b>Viewpoint No:</b> 14d	<b>Direction of View:</b> NE	<b>Summary Description Of View:</b> View from the road connecting Willey to the A5 looking north.		
<b>Date and Time:</b>	24th November 2014 2015 9.00 pm	<b>Visual Receptor Groups represented:</b>	Road users	<b>Distance from Site Boundary:</b> 500m
<b>Weather / Lighting conditions:</b>	Clear light cloud	<b>Camera Type:</b>	Canon EOS 5D	<b>Single Frame / Composite:</b> Composite
		<b>Elevation of Viewpoint Location:</b> 117m AOD		

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Magna Park Extension: Hybrid Application  
Appendix F.1  
Representative Night-time Photo viewpoint 14d

Date	09/09/2015
A3 Scale	See scale bar
Drawn by	SM
Checked by	AJC
Figure Number	9.6zzb



Extent of Application Site

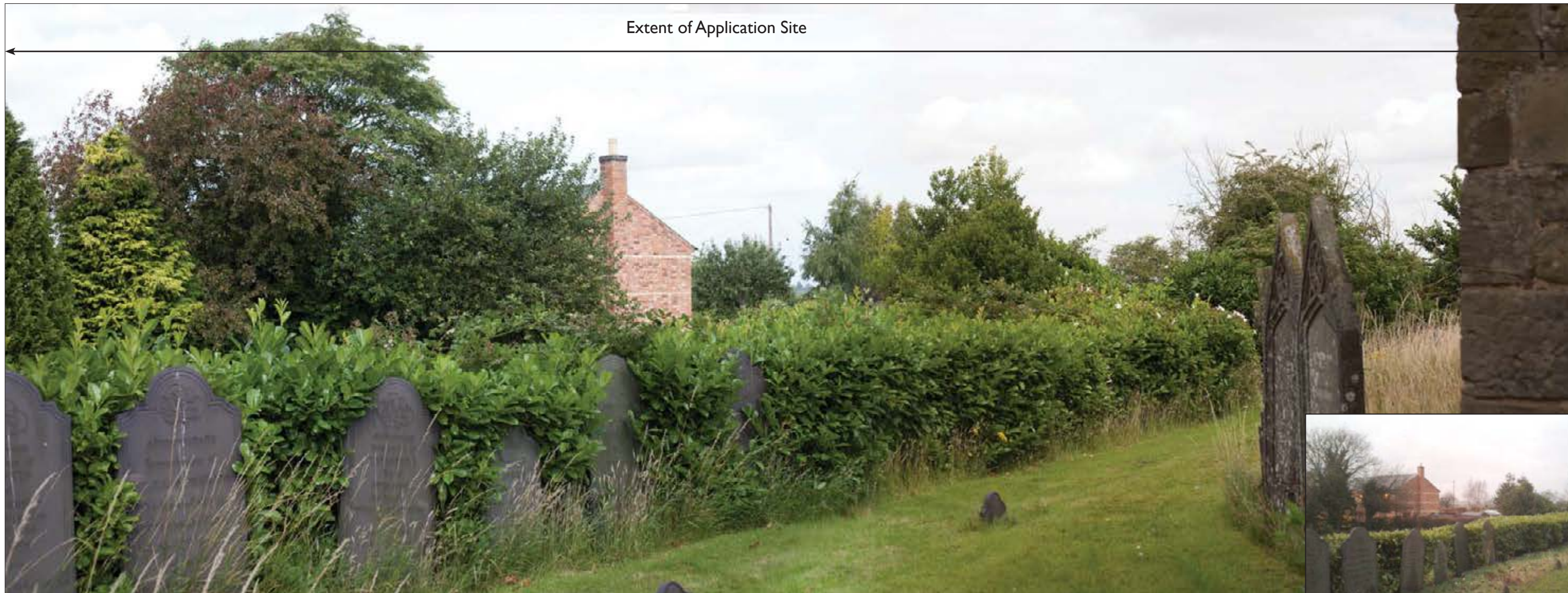
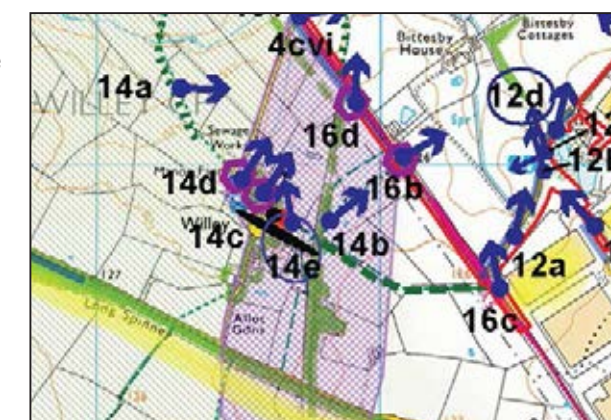


Photo Viewpoint 14e: View from the church yard of St. Leonard's, Willey, looking north.



Winter view

- **Nature of the receptor:** The view will be experienced by visitors to the church.
- **Nature of the view:** The view experienced is in a northerly direction from an elevation of 121m AOD from a distance of 500m from the application site. In winter the foreground of this view is dominated by the cemetery and a dense laurel hedge in the foreground, property in the middle ground and mixed deciduous and evergreen planting on the churchyard boundary. There is a limited, filtered and distant view past the nearest property toward parcels J and K of the application site over the top of garden sheds. Otherwise, the vegetation enclosing the churchyard and the dense tree belt along the disused railway to the east of the church prevent intervisibility with the application site. In summer, the vegetation in the middle ground closes down the limited potential view of the application site further from this point within the cemetery.
- **Duration of the view:** The view is a static view which would be permanent.
- **Importance of the view:** The view is over a moderate to low quality rural setting occupied by some more modern housing and a composting area on the edge of the cemetery. Whilst the area is within the Rugby Green Belt there is some intrusion to this area from traffic on the A5. The view is not from a recognised viewpoint but is from within the setting of a listed building.
- **Context of the site within the view:** Parcels J and K of the application site would be partially visible through deciduous trees, from one location in the church yard, in winter. In summer these views are almost totally screened. Otherwise, views of the application site are prevented by foreground dense deciduous and evergreen existing vegetation.



Viewpoint No: 14e	Direction of View: N	Summary Description Of View: View from the church yard of St. Leonard's, Willey, looking north.		
Date and Time: 5th August 2015 12:00pm	Visual Receptor Groups represented: Visitors to St. Leonards Church	Distance from Site Boundary: 500m		
Weather / Lighting conditions: Clear with light cloud	Camera Type: Canon EOS 5D	Single Frame / Composite: Composite	Elevation of Viewpoint Location: 121m AOD	

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Magna Park Extension: Hybrid Application  
Appendix F.1  
Representative Photo viewpoint 14e

Date	09/09/2015
A3 Scale	See scale bar
Drawn by	SM
Checked by	AJC
Figure Number	9.6zzc



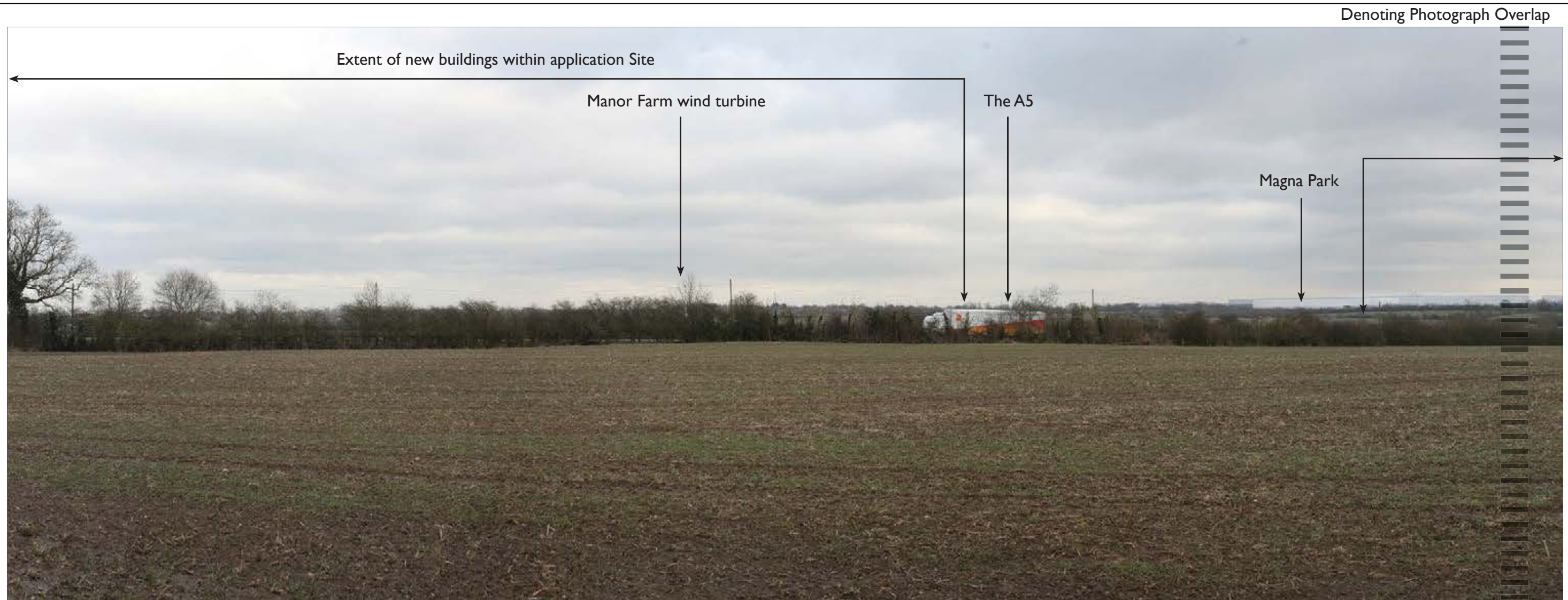


Photo Viewpoint 15: Middle distance view from a public footpath to the east of Willey Fields Farm looking east toward the application site, over the A5.

- **Nature of the receptor:** The view will be experienced by walkers on a public footpath.
- **Nature of the view:** The view experienced is in an east south-east direction from an elevation of 122m AOD from a distance of 0.2km from the application site. The foreground of the view is dominated by arable farmland and partially filtered near views of vehicles, passing along the A5 corridor, where the road rises up to a similar level to the viewpoint. In the centre of the view existing Magna Park buildings occupy the skyline with the application site occupying some fields, below and in the foreground. Further right in the photograph, tree planting around Bittesby House and running up to Bittesby Lodge and Emmanuel Cottages filters views toward other parts of Magna Park, the Magna Park services farm and Mere Lane.
- **Duration of the view:** This view is one of a sequence of views experienced by walkers along a public footpath which are permanent.
- **Importance of the view:** The view is in a moderate quality rural landscape, in the Rugby green belt. The view is not from a recognised viewpoint or from within a designated landscape area.
- **Context of the site within the view:** The new buildings and Parcels G, H, I and E of the application site would be seen in the context of existing Magna Park buildings which are on higher ground. New access roads and the A5 road improvements would be concealed from view by foreground off site trees, hedges and spinneys. The buildings within the western parcels of the application site on the left of the photograph would be set away from and beyond the A5 corridor and enclosing vegetation which would filter views.

<b>Viewpoint No:</b> 15	<b>Direction of View:</b> ESE	<b>Summary Description Of View:</b> Middle distance view from a footpath east of Willey fields Farm looking east		
<b>Date and Time:</b>	3:53pm 4th February 2015	<b>Visual Receptor Groups represented:</b>	Walkers	<b>Distance from Site Boundary:</b> 200m
<b>Weather / Lighting conditions:</b>	Cloudy with good to average visibility	<b>Camera Type:</b>	Canon EOS 5D	<b>Single Frame / Composite:</b> Composite
				<b>Elevation of Viewpoint Location:</b> 122m AOD

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Magna Park Extension: Hybrid Application  
Appendix F.1  
Representative Photo viewpoint 15

Date	09/09/2015
A3 Scale	See scale bar
Drawn by	SM
Checked by	AJC
Figure Number	9.6zzd



Denoting Photograph Overlap



Photo Viewpoint 15: Middle distance view from a public footpath to the east of Willey Fields Farm looking east toward the application site, over the A5.



Summer view



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Magna Park Extension: Hybrid Application  
Appendix F.1  
Representative Photo viewpoint 15

Date	09/09/2015
A3 Scale	See scale bar
Drawn by	SM
Checked by	AJC
Figure Number	9.6zzd







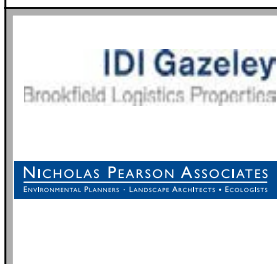


Photo Viewpoint 16a: (Sequential) View from alongside the A5 looking south-east on an existing public footpath.

- **Nature of the receptor:** The view will be experienced by walkers on a public footpath and is also representative of the view experienced from road users on parts of the adjacent A5.
- **Nature of the view:** The view experienced is in a south east direction from an elevation of 116.5m AOD from within the application site. The foreground of the view is dominated by large arable fields with some infrequent intervening hedgerows. The middle ground includes the woodland planted disused railway embankment. The Manor Farm wind turbine and existing Magna Park buildings occupy the skyline beyond.
- **Duration of the view:** The view is one of a sequence of views experienced by walkers along a public footpath which are permanent and views from road users on the A5 that are transient and permanent.
- **Importance of the view:** The view is not from a recognised viewpoint or from within a designated landscape area. The view is from within a moderate to low quality landscape in close proximity to the A5.
- **Context of the site within the view:** The western part of the application site will occupy the foreground of the view, obstructing any views further a field from this location toward the existing Magna Park. Longer views would be maintained parallel to the A5 corridor in the principal access parcel B.



<b>Viewpoint No:</b> 16a	<b>Direction of View:</b> SE	<b>Summary Description Of View:</b> Middle distance view from a public footpath alongside the A5 looking south-east.		
<b>Date and Time:</b>	12:35pm 4th February 2015	<b>Visual Receptor Groups represented:</b>	Road users and walkers	<b>Distance from Site Boundary:</b> Within
<b>Weather / Lighting conditions:</b>	Cloudy with average to good visibility	<b>Camera Type:</b>	Canon EOS 450D	<b>Single Frame / Composite:</b> Composite
				<b>Elevation of Viewpoint Location:</b> 116.5m AOD



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Magna Park Extension: Hybrid Application  
 Appendix F.1  
 Representative Photo viewpoint 16a

Date	09/09/2015
A3 Scale	See scale bar
Drawn by	SM
Checked by	AJC
Figure Number	9.6zze



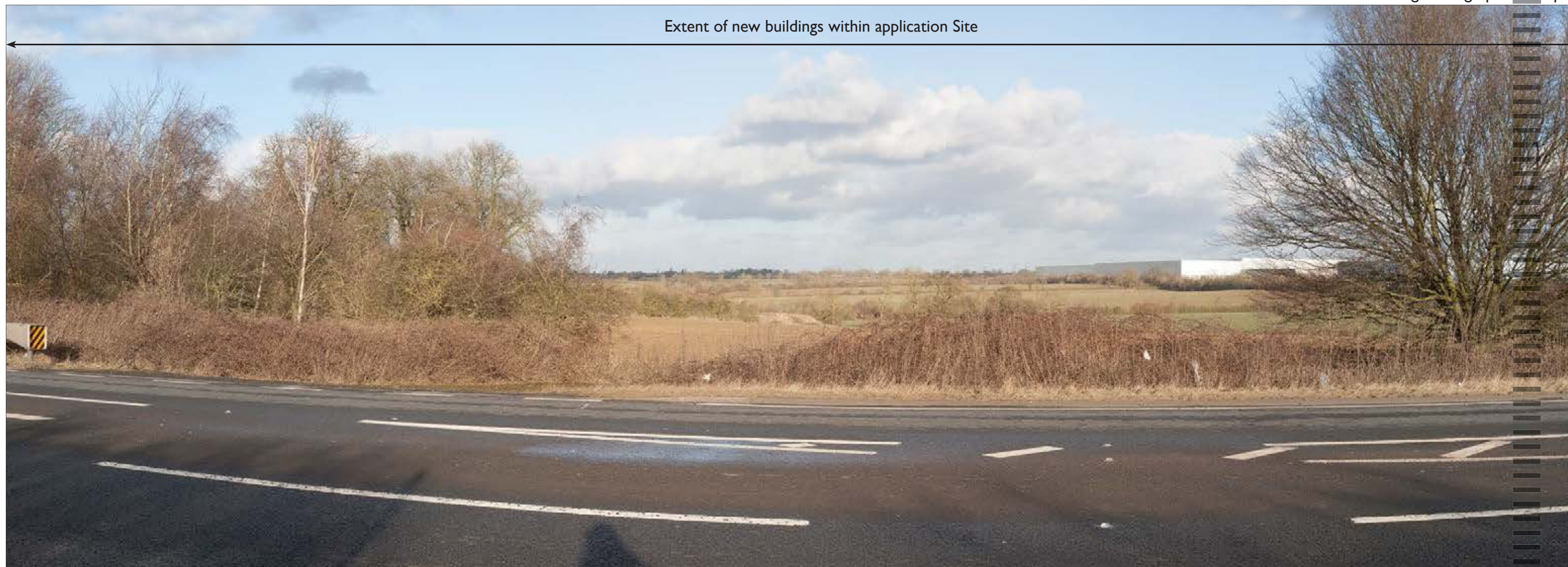


Photo Viewpoint 16b: (Sequential) Near view from the end of a public footpath where it meets the A5, looking east.

- **Nature of the receptor:** The view will be experienced by walkers on a public footpath and is also representative of the view experienced from road users on part of the adjacent A5 and horse riders reaching the end of an existing bridleway. (For the night time assessment this view is used to represent the community of Willey)
- **Nature of the view:** The view experienced is in an east north-east direction from an elevation of 126m AOD from within the application site. The A5 and traffic passing along it, dominates the foreground of the view. On the west side of the A5 carriageway the boundary is defined by two separate tall dense hedgerows combined with some intermittent mature hedgerow trees and set behind a grass verge. To the east, there are then intermittent views over grass verges, through some scattered trees and over large arable fields, in the middle ground. Existing buildings within Magna Park are seen against the skyline in the middle and to the right of the photograph with their bases, service yards and Mere Lane predominantly concealed from view by enclosing establishing woodland belts and banks.
- **Duration of the view:** The view is a static view experienced by walkers along a public footpath as it meets the A5 which is permanent and views from road users on the A5 that are transient and permanent.
- **Importance of the view:** The view is not from a recognised viewpoint or from within a designated landscape area. The view is from within a moderate to low quality landscape intruded upon by its proximity to the A5.
- **Context of the site within the view:** The A5 widening works will be seen alongside the corridor of the existing road and will not be lit away from the approaches to the new A5 junction. New lighting will also be introduced along the approaches to a new access junction on Mere Lane. New buildings and there intervening yards within parcels H and I of the application site would be seen at night in the view in an area that is currently unlit but effected by some light spill and sky glow from Magna Park.

<b>Viewpoint No:</b> 16b	<b>Direction of View:</b> E	<b>Summary Description Of View:</b> Near view from the end of a public footpath where it meets the A5, looking east.		
<b>Date and Time:</b>	15.00pm 28th January 2015	<b>Visual Receptor Groups represented:</b>	Walkers, road users	<b>Distance from Site Boundary:</b> within
<b>Weather / Lighting conditions:</b>	Sunny and cloudy with good visibility	<b>Camera Type:</b>	Canon EOS 5D	<b>Single Frame / Composite:</b> Composite
		<b>Elevation of Viewpoint Location:</b> 126m AOD		

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Magna Park Extension: Hybrid Application  
Appendix F.1  
Representative Photo viewpoint 16b

Date	09/09/2015
A3 Scale	See scale bar
Drawn by	SM
Checked by	AJC
Figure Number	9.6zzf





Photo Viewpoint 16b: (Sequential) Near view taken from the A5, at the end of a public footpath, looking east from just south of Emmanuel and Lodge Cottages









The approximate extent of the application site covered by proposed buildings



Photo Viewpoint 16b: (Sequential) Night-time view taken from the A5 looking south east from just south of Emmanuel and Bittesby Lodge Cottages

- **Nature of the receptor:** This view is representative of the views and effects, at night, experienced by the community of Willey
- **Nature of the view:** The view experienced is in an east north-east direction from an elevation of 126m AOD from within the application site. At night, the foreground of the view is dominated by vehicle headlights (not depicted in the photograph, to allow appreciation of lighting around Magna Park, beyond the carriageway). The existing building facades of Magna Park buildings approaching the A5 are illuminated and there are some lights that are at a lower level that are creating spot glare effects. The illumination of facades further left in the photograph is partially filtered by the existing trees along the edge of the A5, in the foreground. Further left across the photograph the light levels appreciably drop, away from the existing Magna Park buildings. Orange Sky glow effects are apparent above Magna Park (note: that this could be expected to be worse in more overcast conditions where the light reflects back down from clouds).
- **Duration of the view:** The view is treated as a static and permanent view for the purposes of the night time assessment of effects on the community of Willey.
- **Importance of the view:** The view is not from a recognised viewpoint or from within a designated landscape area. The view is from within a moderate to low quality landscape intruded upon by its proximity to the A5.
- **Context of the site within the view:** The A5 widening works will be seen alongside the corridor of the existing road and will not be lit away from the approaches to the new A5 junction. New lighting will also be introduced along the approaches to a new access junction on Mere Lane. Mere Lane is currently not lit. The new building within the application site will be seen at night alongside the existing Magna Park buildings in the centre of the photograph but in an area that is currently unlit but effected by some light spill and sky glow from Magna Park.



Viewpoint No: 16b	Direction of View: ENE	Summary Description Of View: Night-time view taken from the A5 looking south east from just south of Emmanuel and Bittesby Lodge Cottages		
Date and Time: 17.26 24th November 2014	Visual Receptor Groups represented: Walkers, road users	Distance from Site Boundary: Within		
Weather / Lighting conditions: Clear	Camera Type: Canon EOS 5D	Single Frame / Composite: Composite	Elevation of Viewpoint Location: 126m AOD	

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Magna Park Extension: Hybrid Application  
Appendix F.1  
Representative Night-time Photo viewpoint 16b

Date	09/09/2015
A3 Scale	See scale bar
Drawn by	SM
Checked by	AJC
Figure Number	9.6zzg





Photo Viewpoint 16c: (Sequential) Near view taken from the A5 /a bridleway gate looking north west.

- **Nature of the receptor:** The view will be experienced by road users on the A5 and horse riders reaching the end of an existing bridleway
- **Nature of the view:** The view experienced is in a north west direction from an elevation of 126m AOD from within the application site. The foreground of the view is dominated by the A5 carriageway and the junction to Mere Lane. The setting to the roads is characterised by wide grass verges, native boundary hedges, individual hedgerow trees and tree belts on a bank around Magna Park and along Mere Lane. A break in the roadside vegetation permits a partial view of Bittesby House but the foreground of this is interrupted by a variety of damaged signs, which detract. There is a positive view along Mere Lane and down the A5, toward large trees in the vicinity Lodge and Emmanuel Cottages.
- **Duration of the view:** The view is a static view experienced by horse riders at the end of bridleway as it meets the A5 which is permanent and views from road users on the A5 that are transient and permanent.
- **Importance of the view:** The view is not from a recognised viewpoint or from within a designated landscape area. The view is from within a moderate to low quality landscape intruded upon by its proximity to the A5.
- **Context of the site within the view:** The part of the application site that will be seen in the view includes foreground highway and junction improvements to the A5. The existing context is dominated by the foreground highway and the existing junction to Mere Lane set within positive bounding hedges and woodland together with wide grass verges at the road side which contribute toward a semi-rural appearance. There is already existing signage along the road side and timber post and rail roadside fences and this section of the A5 and Mere Lane are currently unlit. Beyond the road corridor there would be a planting strip and buffer on the edge of the application site in Parcel B – the principal access corridor. New buildings in parcel H would then be set back from the road corridor behind the planting strip. Longer views along Mere Lane and along the A5 itself would be retained.

<b>Viewpoint No:</b> 16c	<b>Direction of View:</b> NW	<b>Summary Description Of View:</b> Near view from the end of a public footpath where it meets the A5 looking east.		
<b>Date and Time:</b>	14.00pm 4th February 2015	<b>Visual Receptor Groups represented:</b>	Road users, bridleway users	<b>Distance from Site Boundary:</b> within
<b>Weather / Lighting conditions:</b>	Cloudy with good visibility	<b>Camera Type:</b>	Canon EOS 5D	<b>Single Frame / Composite:</b> Composite
				<b>Elevation of Viewpoint Location:</b> 126m AOD

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Magna Park Extension: Hybrid Application  
Appendix F.1  
Representative Photo viewpoint 16c

Date	09/09/2015
A3 Scale	See scale bar
Drawn by	SM
Checked by	AJC
Figure Number	9.6zzh



Denoting Photograph Overlap

Extent of Application Site (including the new access road and A5 widening)



Photo Viewpoint 16c: (Sequential) Near view taken from the A5 /a brideway gate looking north west.



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Magna Park Extension: Hybrid Application  
Appendix F.1  
Representative Photo viewpoint 16c

Date	09/09/2015
A3 Scale	See scale bar
Drawn by	SM
Checked by	AJC
Figure Number	9.6zzh





Photo Viewpoint 16d: (Sequential) View from public footpath W89, to the north of Bittesby Lodge Cottage (also representative of the view from the A5 in the vicinity).

- **Nature of the receptor:** The view will be experienced by walkers on a public footpath and by road users on part of the adjacent A5 (For the night time assessment this view is also used to represent the community of Willey)
- **Nature of the view:** The view experienced is in a northerly direction from an elevation of 117m AOD and from within the application site. The A5 and traffic passing along it in a southerly direction, dominates the foreground of the view from road users heading north. There are some sparse and intermittent trees and vegetation along the eastern edge of the A5, but views are otherwise largely open across undulating arable fields with more wooded areas in the valley bottom, along the disused railway embankment, in the middle of the view and on local horizons. This view is shared by footpath users on route W89. Claybrooke Parva Church, farm buildings on the edge of Ullesthorpe, the Manor Farm wind turbine and existing Magna Park buildings are noticeable on the skyline in the scene.
- **Duration of the view:** The view is a static view experienced by walkers along a public footpath which is permanent and there are views from road users on the A5 that are transient and permanent.
- **Importance of the view:** The view is not from a recognised viewpoint or from within a designated landscape area. The view is from within a moderate to low quality area of the local landscape intruded upon by its proximity to the A5.
- **Context of the site within the view:** The application site would occupy the full extent scene in the foreground and middle ground. Parcel E the Magna Park Hub and associated sports pitches would occupy the foreground arable field, with Parcels J and K beyond the local valley to the left of the photograph Parcel B, also on the left of the photograph, a new internal road corridor would also be partly visible where it ascends the valley close to the A5. Parcels C and D, the Bittesby Country Park and the meadow land would occupy the middle of the scene beyond the foreground arable field. Parcel I would occupy the far right side of the photograph in the foreground of existing Magna Park buildings.

<b>Viewpoint No:</b> 16d	<b>Direction of View:</b> N	<b>Summary Description Of View:</b> (Sequential) View from public footpath W89, to the north of Bittesby Lodge Cottages (also representative of the view from the A5).		
<b>Date and Time:</b>	4th February 2015 1.36 pm	<b>Visual Receptor Groups represented:</b>	Walkers on a public footpath and road users on the A5	<b>Distance from Site Boundary:</b> Within
<b>Weather / Lighting conditions:</b>	Cloudy with good visibility	<b>Camera Type:</b>	Canon EOS 5D	<b>Single Frame / Composite:</b> Composite
		<b>Elevation of Viewpoint Location:</b> 117m AOD		

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Magna Park Extension: Hybrid Application  
Appendix F.1  
Representative Photo viewpoint 16d

Date	09/09/2015
A3 Scale	See scale bar
Drawn by	SM
Checked by	AJC
Figure Number	9.6zzi



Denoting Photograph Overlap

Extent of Application Site



Photo Viewpoint 16d: – (Sequential) View from public footpath W89, to the north of Bittesby Lodge Cottage (also representative of the view from the A5 in the vicinity).



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Magna Park Extension: Hybrid Application  
Appendix F.1  
Representative Photo viewpoint 16d

Date	09/09/2015
A3 Scale	See scale bar
Drawn by	SM
Checked by	AJC
Figure Number	9.6zzi





Photo Viewpoint 16d: Night time (Sequential) View from public footpath W89, to the north of Bittesby Lodge Cottage (also representative of the view from the A5 in the vicinity).

- **Nature of the receptor:** This view is representative of the views and effects, at night, experienced by the community of Willey and road users on the A5
- **Nature of the view:** This representative view is in a northerly direction from an elevation of 117m AOD and from within the application site to the north-east of Willey. At night, the A5 and traffic headlights passing along it in a southerly direction, would dominate the foreground of the view from road users heading north (Note - headlights are not depicted in the photograph, to allow appreciation of lighting beyond the carriageway). The foreground and middle ground of the scene is otherwise generally dark. There is some filtered glare and sky glow effects present on the right of the photograph arising from existing buildings and yards on the southern edge of the existing Magna Park and there is some slight sky glow above Ullesthorpe and Claybrooke Parva in the centre and left of the photograph. The red light of the Manor Farm wind turbine is also just discernible.
- **Duration of the view:** The view is treated as a static and permanent view for the purposes of the night time assessment of effects on the community of Willey.
- **Importance of the view:** The view is not from a recognised viewpoint or from within a designated landscape area. The view is representative of the effect on the adjacent residential area of Willey and from within a moderate to low quality area of the local landscape intruded upon by its proximity to the A5.
- **Context of the site within the view:** The application site would occupy the full extent scene in the foreground and middle ground. Parcel E the Magna Park Hub and associated sports pitches would occupy the foreground arable field, with Parcels J and K beyond the local valley to the left of the photograph Parcel B, also on the left of the photograph, a new internal road corridor would also be partly visible where it ascends the valley close to the A5. Parcels C and D, the Bittesby Country Park and the meadow land would occupy the middle of the scene beyond the foreground arable field. Parcel I would occupy the far right side of the photograph in the foreground of existing Magna Park buildings.

<b>Viewpoint No:</b> 16d	<b>Direction of View:</b> N	<b>Summary Description Of View:</b> (Sequential) View from public footpath W89, to the north of Bittesby Lodge Cottages (also representative of the view from the A5).		
<b>Date and Time:</b>	4th February 2015 1.36 pm	<b>Visual Receptor Groups represented:</b>	Community of Willey and road users on the A5	<b>Distance from Site Boundary:</b> Within
<b>Weather / Lighting conditions:</b>	Cloudy with good visibility	<b>Camera Type:</b>	Canon EOS 5D	<b>Single Frame / Composite:</b> Composite
		<b>Elevation of Viewpoint Location:</b> 117m AOD		

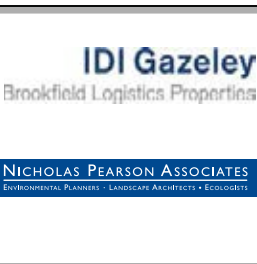
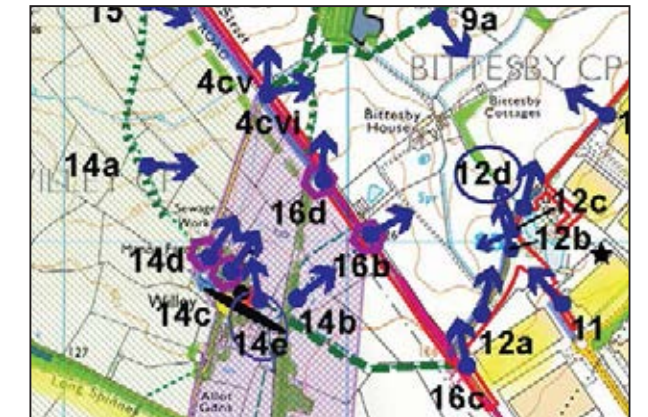
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	Nicholas Pearson Associates			A3 Scale See scale bar
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Denoting Photograph Overlap



Photo Viewpoint 16d Night time (Sequential) View from public footpath W89, to the north of Bittesby Lodge Cottage (also representative of the view from the A5 in the vicinity).



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Magna Park Extension: Hybrid Application  
 Appendix F.1  
 Representative Night-time Photo viewpoint 16d

Date	09/09/2015
A3 Scale	See scale bar
Drawn by	SM
Checked by	AJC
Figure Number	9.6zzj





Photo Viewpoint 16ei: (Sequential) View from the A5 where the public footpath meets the carriageway looking north towards the application site

- **Nature of the receptor:** The view will be experienced by walkers on a public footpath and is also representative of the view experienced from road users on part of the adjacent A5.
- **Nature of the view:** The view experienced is in a northerly direction from an elevation of 120m AOD, at a distance of 30m from the application site. The A5 and traffic passing along it, dominates the foreground of the view. On the east side of the A5 carriageway the field boundary is defined by scattered trees and hedgerow sections with intermittent gaps permitting some middle distance views to parts of adjacent arable fields. A property on Woodway Lane on the edge of Claybrooke Parva is visible against a generally wooded local horizon beyond. Otherwise, where the hedgerows are taller and denser the view is restricted to the A5 carriageway and verge.
- **Duration of the view:** The view is a static view experienced by walkers along a public footpath as it meets the A5 which is permanent and includes views from road users on the A5 that are transient and permanent.
- **Importance of the view:** The view is not from a recognised viewpoint or from within a designated landscape area. The view is from within a moderate to low quality landscape intruded upon by its proximity to the A5.
- **Context of the site within the view:** The application site occupies the full extent of the view on the opposite side of the A5 beyond the highway verge.



Viewpoint No: 16ei	Direction of View: N	Summary Description Of View: (Sequential) View from the A5 where the public footpath meets the carriageway looking north towards the application site		
Date and Time: 4th February 2015 2.00 pm	Visual Receptor Groups represented: Road users and footpath users	Distance from Site Boundary: 30m		
Weather / Lighting conditions: Overcast	Camera Type: Canon EOS 5D	Single Frame / Composite: Composite	Elevation of Viewpoint Location: 120m AOD	

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Magna Park Extension: Hybrid Application  
Appendix F.1  
Representative Photo viewpoint 16ei

Date	09/09/2015
A3 Scale	See scale bar
Drawn by	SM
Checked by	AJC
Figure Number	9.6zzk





Photo Viewpoint 16eii: (Sequential) View from the A5 where a public footpath meets the carriageway looking south-east towards the application site.

- **Nature of the receptor:** The view will be experienced by walkers on a public footpath and is also representative of the view experienced from road users on part of the adjacent A5.
- **Nature of the view:** The view experienced is in a south easterly direction from an elevation of 120m AOD, at a distance of 30m from the application site. The A5 and traffic passing along it, dominates the foreground of the view. On the east side of the A5 carriageway the field boundary is quite well defined a mature hedgerow and some hedgerow trees with only occasional intermittent gaps permitting some middle distance views to parts of adjacent arable fields. Existing buildings within Magna Park are partially visible in the distance. The view directly down the A5 as it falls into the local tributary valley of the Soar extends across an open field and up to the existing tree line alongside Lodge Cottage. Otherwise, where the hedgerows are taller and denser the view is restricted to the A5 carriageway and verge.
- **Duration of the view:** The view is a static view experienced by walkers along a public footpath as it meets the A5 which is permanent and includes views from road users on the A5 that are transient and permanent.
- **Importance of the view:** The view is not from a recognised viewpoint or from within a designated landscape area. The view is from within a moderate to low quality landscape intruded upon by its proximity to the A5.
- **Context of the site within the view:** The application site occupies the full extent of the view on the opposite side of the A5 beyond the highway verge.



Viewpoint No: 16eii	Direction of View: SE	Summary Description Of View: (Sequential) View from the A5 where a public footpath meets the carriageway looking south east towards the application site.		
Date and Time: 4th February 2015 2.00 pm	Visual Receptor Groups represented: Road users and footpath users	Distance from Site Boundary: 30m		
Weather / Lighting conditions: Overcast	Camera Type: Canon EOS 5D	Single Frame / Composite: Composite	Elevation of Viewpoint Location: 120m AOD	

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Magna Park Extension: Hybrid Application  
Appendix F.1  
Representative Photo viewpoint 16eii

Date	09/09/2015
A3 Scale	See scale bar
Drawn by	SM
Checked by	AJC
Figure Number	9.6zzl







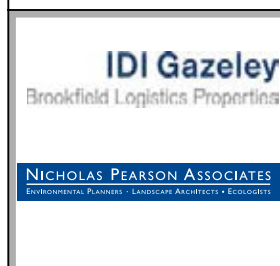


Photo Viewpoint 17: Taken from the Lutterworth Road looking north west near Walton Lodge Farm.

- **Nature of the receptor:** This view will be experienced by a resident at Walton Lodge Farm and road users on the Lutterworth Road.
- **Nature of the view:** The view experienced is in a north direction from an elevation of 130m AOD and at a distance of 1.5km. The foreground of the view is dominated by low hedgerow enclosed arable and pasture fields, with numerous hedgerow trees. In the middle ground tree belts largely conceal the existing Magna Park buildings from view. Otherwise, in the centre of the picture, mature trees and hedges at a lower level filter and conceal views of the A5 corridor on the western edge of Magna Park. Long Spinney restricts views to the A5 further left in the photograph.
- **Duration of the view:** Static for resident and transient for road users, both are permanent.
- **Importance of the view:** The view is not a recognised viewpoint, it is not from a designated area, but likely to be valued at a local level by the resident.
- **Context of the site within the view:** Existing Magna Park buildings will conceal the majority parcel G of the application site from view. Works along the A5 including a new roundabout junction will be filtered and largely obscured by the layers of existing foreground vegetation. There would be some filtered views beyond the A5 corridor to buildings set back from the A5, within Parcel H, across the proposed landscape strip to the east of the A5, following widening works.



<b>Viewpoint No:</b> 17	<b>Direction of View:</b> N	<b>Summary Description Of View:</b> Taken from the Lutterworth Road looking north west near Walton Lodge Farm.		
<b>Date and Time:</b>	14th April 2015, 3.47 pm	<b>Visual Receptor Groups represented:</b>	Resident and road users	<b>Distance from Site Boundary:</b> 1.5km
<b>Weather / Lighting conditions:</b>	Sunny and clear	<b>Camera Type:</b>	Canon EOS 5D	<b>Single Frame / Composite:</b> Composite
		<b>Elevation of Viewpoint Location:</b> 130m AOD		



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Magna Park Extension: Hybrid Application  
 Appendix F.1  
 Representative Photo viewpoint 17

Date	09/09/2015
A3 Scale	See scale bar
Drawn by	SM
Checked by	AJC
Figure Number	9.6zzm





Photo Viewpoint 18: Taken from the Lutterworth Road looking north-east.

- **Nature of the receptor:** This view will be experienced by road users on the Lutterworth Road.
- **Nature of the view:** The view experienced is in a north direction from an elevation of 130m AOD and at a distance of 0.65km. The foreground of the view is dominated by a road side boundary hedge along the Lutterworth Road and boundary trees that follow the edge of the A5 and the Culina building. These planting belts would restrict views in summer and would limit views in winter toward the application site. The intervening traffic passing along the A5 is also noticeable in the middle ground. The application site is situated alongside the Culina building but is also set down from it and a large part of the site is below the level of the A5. There are also distant tree lines on the local horizon that would form a back drop. The consented HGV park scheme on the site includes a 10m wide native tree and shrub belt on its western boundary edge which would add further to the visual containment of the site and would strengthen the filtering effect of vegetation, all year round. The top of a consented gatehouse building and vehicle maintenance unit, on the site at 9.6 and 11.6m high respectively and the tops of lighting columns in this scheme would also be filtered in the view by the existing A5 boundary trees and the additional planting belt.
- **Duration of the view:** Transient and permanent for road users.
- **Importance of the view:** The view is not a recognised viewpoint, it is not from a designated area. The view is from within a moderate quality rural landscape with a warehouse building in the existing scene.
- **Context of the site within the view:** The application site is located alongside the existing Culina warehouse and set behind mature trees and hedgerows and on land that is lower than the viewpoint. Combined, these would limit views of the application site in both winter and summer. Traffic passing along the A5 also interrupts views toward the application site.

<b>Viewpoint No:</b> 18	<b>Direction of View:</b> NE	<b>Summary Description Of View:</b> Taken from the Lutterworth Road looking north east.		
<b>Date and Time:</b>	5th August 2015, 11:19am	<b>Visual Receptor Groups represented:</b>	Road users	<b>Distance from Site Boundary:</b> 650m
<b>Weather / Lighting conditions:</b>	Cloudy	<b>Camera Type:</b>	Canon EOS 5D	<b>Single Frame / Composite:</b> Composite
		<b>Elevation of Viewpoint Location:</b> 130m AOD		

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Magna Park Extension: Hybrid Application  
Appendix F.1  
Representative Photo viewpoint 18

Date	09/09/2015
A3 Scale	See scale bar
Drawn by	SM
Checked by	AJC
Figure Number	9.6zzn



Denoting Photograph Overlap



Photo Viewpoint 18: Taken from the Lutterworth Road looking north-east.



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Magna Park Extension: Hybrid Application  
Appendix F.1  
Representative Photo viewpoint 18

Date	09/09/2015
A3 Scale	See scale bar
Drawn by	SM
Checked by	AJC
Figure Number	9.6zzn





Photo Viewpoint 19: Taken from the edge of the A5 corridor looking north.

- **Nature of the receptor:** This view will be experienced by road users on the A5 and visitors to the Liberty Hotel and its car park.
- **Nature of the view:** The view experienced is in a northerly direction from an elevation of 127m AOD and at a distance of 0.4km. The foreground of the view comprises the A5 carriageway and associated traffic, its wide grass verge and a large hedgerow enclosed arable field. Beyond this the application site is partially enclosed to the south by a mature hedge and tree line but the rising land, within the site, remains visible intermittently from this relatively elevated vantage point. In winter views through boundary trees would be more open and filtered. The existing George office building and other existing buildings on the edge of Magna Park and enclosing tree belts otherwise form a backdrop to the application site. The consented HGV park scheme on the site includes a 25m wide native woodland belt on a bank inside the boundary hedge line which would add further to the visual containment of the site and would strengthen the filtering/screening effect of existing vegetation, all year round. The top of a consented gatehouse building and vehicle maintenance unit, on the site at 9.6 and 11.6m high respectively and the tops of lighting columns, in this scheme, would also be filtered in the view by the existing boundary trees and the additional planting belt. A native planting belt on the northern edge of the site would conceal the consented access road and together with a new tree line alongside the road would increasingly filter views toward the existing George Building.
- **Duration of the view:** Static for hotel visitors and transient for road users, both are permanent.
- **Importance of the view:** The view is not a recognised viewpoint, it is not from a designated area, but likely to be valued at a local level by visitors to the hotel. The view is from within a moderate quality rural landscape with warehouse and office buildings in the existing scene.
- **Context of the site within the view:** The application site is set in the middle ground, in the centre of the view, behind a mature hedge and tree lined field boundary. The site is seen within a local setting of office and warehouse buildings with **tree belts developing around** them. The foreground arable field and positive long views across to Lutterworth are maintained outside the application site.

<b>Viewpoint No:</b> 19	<b>Direction of View:</b> N	<b>Summary Description Of View:</b> Taken from the edge of the A5 corridor looking north		
<b>Date and Time:</b>	5th August 2015, 10:26am	<b>Visual Receptor Groups represented:</b>	Road users, (users of Moorbarns Hotel)	<b>Distance from Site Boundary:</b> 400m
<b>Weather / Lighting conditions:</b>	Cloudy with good visibility	<b>Camera Type:</b>	Canon EOS 5D	<b>Single Frame / Composite:</b> Composite
		<b>Elevation of Viewpoint Location:</b> 127m AOD		

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Magna Park Extension: Hybrid Application  
Appendix F.1  
Representative Photo viewpoint 19

Date	09/09/2015
A3 Scale	See scale bar
Drawn by	SM
Checked by	AJC
Figure Number	9.6zzo



Denoting Photograph Overlap



Photo Viewpoint 19: Taken from the edge of the A5 corridor looking north.



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Magna Park Extension: Hybrid Application  
Appendix F.1  
Representative Photo viewpoint 19

Date	09/09/2015
A3 Scale	See scale bar
Drawn by	SM
Checked by	AJC
Figure Number	9.6zzo





Photo Viewpoint 20: Taken from public bridleway X32 alongside Moorbarns looking north-west.

- **Nature of the receptor:** This view will be experienced by horse riders and walkers and a resident at Moorbarns
- **Nature of the view:** The view experienced is in a north-west direction from an elevation of 118m AOD and at a distance of 1km. The foreground of the view is dominated by a generally flat large arable field enclosed by some low hedgerows and trees. The application site can be viewed in the centre of the photograph at the top of a rising arable field in the middle distance. The application site is set beyond this below the local horizon defined by existing Magna Park buildings and developing tree planting. The application site is in a location that is largely concealed from view in summer, from this section of bridleway and property, by enclosing mature trees and a variable height mature hedge line on the site's southern boundary, facing the viewer. In winter, there is likely to be more filtered views through boundary tree canopies into parts of the application site in a very narrow section of the view.
- **Duration of the view:** Static for a resident and transient (at a slow pace) for horse riders and walkers, both are permanent. The consented HGV park scheme on the site includes a 25m wide native woodland belt on a bank inside the boundary hedge line which would add further to the visual containment of the site and would strengthen the filtering/screening effect of existing vegetation, all year round. The top of a consented gatehouse building and vehicle maintenance unit, on the site at 9.6 and 11.6m high respectively and the tops of lighting columns, in this scheme, would also be filtered in the view by the existing boundary trees and the additional planting belt. A native planting belt on the northern edge of the site would conceal the consented access road and together with a new tree line alongside the road would increasingly filter views toward the existing George building.
- **Importance of the view:** The view is not a recognised viewpoint, it is not from a designated area, but likely to be valued at a local level by the resident. The view is from within a moderate quality rural landscape with warehouse buildings in the existing scene.
- **Context of the site within the view:** The application site is seen in the distance, in the centre of the view, set behind the tree and hedgerow defined southern boundary and is set down in the foreground of existing Office and warehouse buildings. Foreground arable fields and hedgerows are maintained and are unaffected by the application site.

<b>Viewpoint No:</b> 20	<b>Direction of View:</b> NW	<b>Summary Description Of View:</b> Taken from a public bridleway X32 alongside Moorbarns looking north west.		
<b>Date and Time:</b>	5th August 2015 09:03 am	<b>Visual Receptor Groups represented:</b>	Horse riders and residents	<b>Distance from Site Boundary:</b> 1km
<b>Weather / Lighting conditions:</b>	Bright	<b>Camera Type:</b>	Canon EOS 5D	<b>Single Frame / Composite:</b> Composite
		<b>Elevation of Viewpoint Location:</b> 118m AOD		

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Magna Park Extension: Hybrid Application

Appendix F.1

Representative Photo viewpoint 20

Date	09/09/2015
A3 Scale	See scale bar
Drawn by	SM
Checked by	AJC
Figure Number	9.6zzp



Denoting Photograph Overlap



Photo Viewpoint 20: Taken from a public bridleway X32 alongside Moorbarns looking north west.

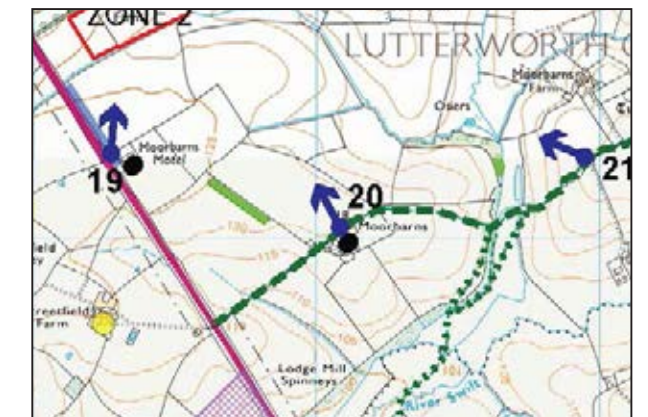






Photo Viewpoint 21: Taken from public bridleway X32 at the end of Moorbarns Lane looking north-west.

- **Nature of the receptor:** This view will be experienced by horse riders and walkers.
- **Nature of the view:** The view experienced is in a north-west direction from an elevation of 120m AOD and at a distance of 1.65km. The foreground of the view is dominated by rolling arable fields and trees along a tributary valley. The application site is set beyond this, in the distance, below the local horizon defined by existing Magna Park buildings and developing tree planting, in a location that is largely concealed from view from this section of bridleway. The application site is also enclosed by some mature trees and a variable height mature hedge line on its southern boundary facing the viewer. The consented HGV park scheme on the site includes a 25m wide native woodland belt on a bank inside the boundary hedge line which would add further to the visual containment of the site and would strengthen the filtering/screening effect of existing vegetation, all year round and would eventually conceal the Culina and George building, in this view, too. The top of a consented gatehouse building and vehicle maintenance unit, on the site at 9.6 and 11.6m high respectively and the tops of lighting columns, in this scheme, would also be filtered in the view by the existing boundary trees and the additional planting belt. A native planting belt on the northern edge of the site would conceal the consented access road and together with a new tree line alongside the road would increasingly filter views toward the existing George building.
- **Duration of the view:** Transient (at a slow pace) and permanent.
- **Importance of the view:** The view is not a recognised viewpoint, it is not from a designated area, but is located within a moderate quality rural landscape with warehouse buildings in the existing scene.
- **Context of the site within the view:** The application site is seen set down on the local horizon below and against the back drop of existing warehouse and office buildings and/or establishing woodland belts. The mature hedge and tree line on the southern boundary of the application site is largely concealed by mature woodland blocks in the foreground which interrupt views toward the application site in summer and would filter views in winter. Eventually as these belt mature further views toward the application site would predominantly be restricted to the foreground arable field.

Viewpoint No: 21	Direction of View: NW	Summary Description Of View: Taken from public bridleway X32 at the end of Moorbarns Lane looking north-west.		
Date and Time:	5th August 2015 08:39am	Visual Receptor Groups represented:	Distance from Site Boundary: 1.65km	
Weather / Lighting conditions:	Sunny	Camera Type:	Canon EOS 5D	Single Frame / Composite: Composite
		Elevation of Viewpoint Location: 120m AOD		

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Magna Park Extension: Hybrid Application  
Appendix F.1  
Representative Photo viewpoint 21

Date	09/09/2015
A3 Scale	See scale bar
Drawn by	SM
Checked by	AJC
Figure Number	9.6zzq



Denoting Photograph Overlap



Photo Viewpoint 21: Taken from public bridleway X32 at the end of Moorbarns Lane looking north-west.



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Magna Park Extension: Hybrid Application  
Appendix F.1  
Representative Photo viewpoint 21

Date	09/09/2015
A3 Scale	See scale bar
Drawn by	SM
Checked by	AJC
Figure Number	9.6zzq





Photo Viewpoint 22: Taken from alongside the A4303 looking south towards the application site

- **Nature of the receptor:** This view will be experienced by road users and workers on the edge of Magna Park, in nearby offices and road users on the A4303
- **Nature of the view:** The view experienced is in a southerly direction from an elevation of 126m AOD and at a distance of 0.3km. The foreground of the view is dominated by the A4303 carriageway and passing traffic. Beyond this there is a developing hedgerow which forms a well-defined edge to the road corridor and in winter and summer would filter and restrict views toward the application site which is set back a significant distance back from the hedgerow. This hedgerow trees are anticipated to continue to mature in height but the hedgerow may be managed to maintain a similar height over the longer term. Existing office buildings are visually apparent in the view, in locations both sides of the application site and closer to the A4303. The potentially visible elements of the consented HGV park scheme on the site, from this location would include partial the tops of some street lighting columns and a partial view of a gatehouse building. A line of tree planting, in the consented scheme, around the north-eastern corner of the site would provide visual containment and filtering of views toward the gateway building and lighting columns, in winter, at upper levels, above the foreground roadside hedgerow.
- **Duration of the view:** Static for workers and transient for road users, both are permanent.
- **Importance of the view:** The view is not a recognised viewpoint and it is not from a designated area. The view is from within a moderate quality landscape with some intervening intrusive effects from traffic on the A4303.
- **Context of the site within the view:** The application site is located alongside the existing Culina warehouse and set behind a dense hedgerow that would limit views in winter and summer at lower levels.

<b>Viewpoint No:</b> 22	<b>Direction of View:</b> S	<b>Summary Description Of View:</b> Taken from alongside the A4303 looking south towards the application site		
<b>Date and Time:</b>	5th August 2015 09:48am	<b>Visual Receptor Groups represented:</b>	Road users and walkers	<b>Distance from Site Boundary:</b> 300m
<b>Weather / Lighting conditions:</b>	Overcast	<b>Camera Type:</b>	Canon EOS 5D	<b>Single Frame / Composite:</b> Composite
		<b>Elevation of Viewpoint Location:</b> 126m AOD		

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Magna Park Extension: Hybrid Application  
Appendix F.1  
Representative Photo viewpoint 22

Date	09/09/2015
A3 Scale	See scale bar
Drawn by	SM
Checked by	AJC
Figure Number	9.6zzr



Denoting Photograph Overlap



Photo Viewpoint 22: Taken from alongside the A4303 looking south towards the application site.



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Magna Park Extension: Hybrid Application  
Appendix F.1  
Representative Photo viewpoint 22

Date	09/09/2015
A3 Scale	See scale bar
Drawn by	SM
Checked by	AJC
Figure Number	9.6zzr