Tritax Symmetry (Hinckley) Limited

HINCKLEY NATIONAL RAIL FREIGHT INTERCHANGE

The Hinckley National Rail Freight Interchange Development Consent Order

Project reference TR050007

Environmental Statement
Volume 2: Appendices

Appendix 11.6: Schedule of Landscape and Visual Operational Effects

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Planning Act 2008

The Infrastructure Planning (Applications: Prescribed Forms and Procedure) Regulations 2009 Regulation 5(2)(a)

The Infrastructure Planning (Environmental Impact Assessment) Regulations 2017 Regulation 14

This document forms a part of the Environmental Statement for the Hinckley National Rail Freight Interchange project.

Tritax Symmetry (Hinckley) Limited (TSH) has applied to the Secretary of State for Transport for a Development Consent Order (DCO) for the Hinckley National Rail Freight Interchange (HNRFI).

To help inform the determination of the DCO application, TSH has undertaken an environmental impact assessment (EIA) of its proposals. EIA is a process that aims to improve the environmental design of a development proposal, and to provide the decision maker with sufficient information about the environmental effects of the project to make a decision.

The findings of an EIA are described in a written report known as an Environmental Statement (ES). An ES provides environmental information about the scheme, including a description of the development, its predicted environmental effects and the measures proposed to ameliorate any adverse effects.

Further details about the proposed Hinckley National Rail Freight Interchange are available on the project website:

[redacted]

The DCO application and documents relating to the examination of the proposed development can be viewed on the Planning Inspectorate's National Infrastructure Planning website:

https://infrastructure.planninginspectorate.gov.uk/projects/east-midlands/hinckley-national-rail-freight-interchange/

Table A11.6.1: Landscape Resource Schedule of Effects during Operation

Landscape Resource	Value	Susceptibility	Sensitivity	Assessment of Effects	Year 1		Year 15	
					Magnitude of Change	Effect	Magnitude of Change	Effect
Site Landscape Character								
Landscape Character and Fabric of the Main HNRFI Site	Medium	High	High	The landscape of the Main HNRFI Site will be transformed from a traditional agricultural landscape to an operational railport and logistics park. Whilst new habitat creation and planting will take place across the site as part of the Landscape Strategy with over 22 hectares (ha) of land in the south planted as a natural parkland area, the remainder of the site will have a distinct urban character given its nature. Notwithstanding the presence of a new Link Road, a railport and large-scale warehouses, the land will also have been 'engineered' removing natural undulations to create level plateaus suitable for development. Despite the loss of the majority of existing landscape features across the site, the landscape strategy provides for a number of green routes in and around the site which would support notable numbers of trees, shrubs and meadow plantings, particularly on the boundaries where corridors 20-30m will provide broad natural corridors. Although the maturation of the landscape will bring some additional benefit by Year 15, the magnitude of change overall from agricultural fields to commercial development is still considered to be Very High.	Very High	Major Medium-term Temporary Adverse Significant	Very High	Major Long-term Permanent Adverse Significant

Landscape Resource	Value	Susceptibility	Sensitivity	Assessment of Effects	Year 1		Year 15	
					Magnitude of Change	Effect	Magnitude of Change	Effect
Landscape Character and Fabric of the A47 Link Road Corridor	Medium	High	High	The fieldscape character of A47 Link Road corridor and Western Amenity Area will be gradually transformed from agricultural farmland to a Link Road embanked on either side. To the south of the A47 Link Road, field boundaries would be retained as far as practically possible as would the scattered mature hedgerow trees. The area (comprising approximately 22.66 ha) will be transformed from an agricultural fieldscape to a naturalistic parkland comprising newly planted trees, areas of scrub and meadow grassland, providing Green Infrastructure (GI) links to the woodland to the north-west and to the existing Country Park to the south. Although the maturation of the landscape will bring some additional benefit by Year 15, the magnitude of change overall from agricultural fields to busy A-Road with natural green space is still considered to be High	High	Major/Moderate Medium-term Temporary Adverse Significant	High	Major/Moderate Long-term Permanent Adverse Significant
Landscape Character and Fabric of M69 Junction 2 and Other Highways Works Locations within Order Limits	Low	Low	Low	Operational effects upon the landscape character of the highways works locations within the Order Limits including the M69 Junction 2 works would be relatively limited given these works would be integrated into the existing highways infrastructure. Any loss of vegetation associated with the works, particularly around M69, Junction 2 would be replaced with roadside planting which would integrate the works into the local landscape over the longer term, reducing the magnitude of effect.	Low	Minor/Negligible Medium-term Temporary Adverse Not Significant	Very Low	Negligible Long-term Permanent Adverse Not Significant

Landscape Resource	Value	Susceptibility	Sensitivity	Assessment of Effects	Year 1		Year 15	
					Magnitude of Change	Effect	Magnitude of Change	Effect
Landscape Character and Fabric of Offsite Railway Works Location at Thorney Fields	Low	Low	Low	At the Thorney Fields Crossing, there would be a slight beneficial effect as a result of the removal of the level crossing infrastructure and the erection of new signage to aid navigation.	Very Low	Negligible Medium-term Temporary Beneficial Not Significant	Very Low	Negligible Long-term Permanent Beneficial Not Significant
Landscape Character and Fabric of Offsite Railway Works Location at Elmesthorpe	Low	Low	Low	At the Elmesthorpe Rail Crossing, there would be a slight beneficial effect as a result of the removal of the level crossing infrastructure and the erection of new signage to aid navigation.	Very Low	Negligible Medium-term Temporary Beneficial Not Significant	Very Low	Negligible Long-term Permanent Beneficial Not Significant
Landscape Character and Fabric of Offsite Railway Works Location at The Outwoods	Low	Low	Low	At The Outwoods, the replacement of the level crossing with a pedestrian overbridge will have a low level of effect overall, the bridge being largely in-keeping with the rail infrastructure of the location and well screened by vegetation on both sides of the track. Although the maturation of the landscape will bring some additional benefit by Year 15, helping to 'embed' the new bridge into the local landscape, the magnitude of change will remain low overall.	Low	Minor/Negligible Medium-term Temporary Adverse Not significant	Low	Minor/Negligible Long-term Permanent Adverse Not significant

Landscape Resource	Value	Susceptibility	Sensitivity	Year 1			Year 15		
				Magnitude of Change	Effect	Assessment of Effects	Magnitude of Change	Effect	Assessment of Effects
Blaby District Landscape and Settlement Character Assessment (2020)									
LCA 1: Aston Flamville Wooded Farmland	Not published	Not published	Very High (Large scale commercial (warehousing – B8 use category)) Medium (2-3 storey residential housing/ transport infrastructure) *as defined within BDCLCA*	High	Major Medium-term Temporary Adverse Significant to Moderate Medium-term Temporary Significant	The proposed development would directly affect the character of the Aston Flamville LCA, as there will be a change within the site boundary from agricultural land to a logistics park rail freight interchange. Perceptual and landscape fabric characteristics of the landscape resource will be fundamentally altered. Whilst the effects on the landscape fabric of the site will completely change within the site and not extend beyond the boundaries or the site and into the rest of LCA, the perceptual characteristics of the proposed development would not extend far beyond the site boundary to the south. This is primarily due to the visual barrier of Aston Firs and Freeholt Wood.	Medium	Moderate Long-term Permanent Adverse Significant To Moderate/Minor Long-term Permanent Adverse Not Significant	After 15 years the development would be mature and have become an established part of the wider landscape.
LCA 6: Elmesthorpe Floodplain	Not published	Not published	Very High (Large scale commercial (warehousing – B8 use category)) Medium (2-3 storey residential	Very High	Substantial Medium-term Temporary Adverse Significant To Major/Moderate	The proposed development would directly affect the character of the Elmesthorpe Floodplain LCA, as there will be a change within the site boundary from agricultural land to a logistics park and rail freight interchange. Perceptual and landscape fabric characteristics of the landscape resource will be fundamentally altered. Whilst the effects on the landscape fabric of the site will completely change within the site and not extend beyond the boundaries	High	Major Long-term Permanent Adverse Significant To Moderate	After 15 years the development would be mature and have become an established part of the wider landscape.

Landscape Resource	Value	Susceptibility	Sensitivity	Year 1			Year 15		
				Magnitude of Change	Effect	Assessment of Effects	Magnitude of Change	Effect	Assessment of Effects
			housing/transport infrastructure) *as defined within BDCLCA*		Medium-term Temporary Adverse Significant	or the site and into the rest of LCA, the perceptual characteristics of the proposed development would extend west and north into the majority of this small LCA.		Long-term Permanent Adverse Significant	
LCA 14: Soar Meadows	Not published	Not published	Very High (Large scale commercial (warehousing – B8 use category)) High (2-3 storey residential housing/ transport infrastructure) *as defined within BDCLCA*	No Change	No Effect Not Significant	There would be no direct or indirect change as a result of the Proposed Development. Therefore, would be No Effect, which is Not Significant.	No Change	No Effect Not Significant	There is no change to the assessment findings after 15 years of completion.

Landscape Resource	Value	Susceptibility	Sensitivity	Year 1			Year 15		
				Magnitude of Change	Effect	Assessment of Effects	Magnitude of Change	Effect	Assessment of Effects
LCA 15: Stoney Stanton Rolling Farmland	Not published	Not published	High (Large scale commercial (warehousing – B8 use category)) Low (2-3 storey residential housing/transport infrastructure) as defined within BDCLCA	Medium	Moderate Medium-term Temporary Adverse Significant To Minor Medium-term Temporary Adverse Not Significant	Only a small part of the proposed development will directly affect the character of the Stoney Stanton Rolling Farmland LCA, being the proposed highway improvements. Effects on the perceptual qualities of this LCA are only likely to be affects within 1km of the site and would only really influence perceptual qualities on this landscape resource as experience from the nearby farmsteads or Public Rights of Way (PRoW).	Low	Moderate/Minor Long-term Permanent Adverse Significant To Minor/Negligible Long-term Permanent Adverse Not Significant	After 15 years, the development would be mature and have become an established part of the wider landscape.
SCA: Aston Flamville	Medium	High	High	Very Low	Minor/Negligible Medium-term Temporary Adverse Not Significant	There would be no direct change to the character of this SCA. The well vegetated nature of the settlement, including its fringes as acknowledged within the SCA description would mean there would be very little indirect change as a result of the completed Proposed Development. The magnitude of change is therefore assessed as Very Low. A Very Low magnitude of change and a Medium sensitivity would result in a Minor/Negligible effect that would be short-term, adverse, temporary and Not Significant.	Very Low	Minor Long-term Permanent Adverse Not Significant	There is no change to the assessment findings after 15 years of completion.

Landscape Resource	Value	Susceptibility	Sensitivity	Year 1			Year 15		
				Magnitude of Change	Effect	Assessment of Effects	Magnitude of Change	Effect	Assessment of Effects
SCA: Elmesthorpe	Medium	Low	Medium	Medium	Moderate/Minor Medium-term Temporary Adverse Not Significant	As noted in the Construction effects, the only direct change would be the closure of Footpath T89/1 and T89/2 over the railway. In terms of indirect effects from the perceptual elements of the Main HNRFI Site, there are few views in and out of the village. Existing mature dense vegetation together with regular, well-spaced buildings and large private gardens limit public vantage points and restrict views. Where the few views are available, the Main HNFRI Site would be a noticeable component within the view and would include warehouses, containers and gantry cranes. Overall, the magnitude of change to the Elmesthorpe SCA is considered to be Medium.	Medium	Moderate/Minor Long-term Permanent Adverse Not Significant	There is little change to the assessment findings after 15 years, albeit the development would be mature and have become an established part of the wider landscape.
SCA: Sapcote	Medium	Medium	Medium	Very Low	Minor/Negligible Long-term Temporary Adverse Not Significant	There would be limited direct change to the character of this SCA with the main proponents being highways modification B4 which would comprise Traffic calming features, creation of cycle infrastructure and wider footways, public realm and junction improvements and a bus stop relocation at junction of Church Street and B4669. There would also be limited indirect change as a result of the Proposed Development. Considering the character of the settlement as a whole, there would be limited perceived change from the vast majority, with those most likely to experience change located on	Very Low	Minor/Negligible Long-term Permanent Adverse Not Significant	There is no change to the assessment findings after 15 years of completion.

Landscape Resource	Value	Susceptibility	Sensitivity	Year 1			Year 15		
				Magnitude of Change	Effect	Assessment of Effects	Magnitude of Change	Effect	Assessment of Effects
						the south fringes of which views would be limited by topography and mature vegetation. The magnitude of change is therefore assessed as Very Low.			
SCA: Sharnford	Medium	Low	Medium	Very Low	Minor/Negligible Medium-term Temporary Adverse Not Significant	There would be no direct change to the character of this SCA. In terms of indirect effects, the SCA description acknowledges the well contained character of the settlement: "*Views within the village are generally only over short distances, enclosed by landform and vegetation. Sharnford is well-screened within in the local landscape*". Overall, there would be very little indirect change as a result of the completed Proposed Development. The magnitude of change is therefore assessed as Very Low.	Very Low	Minor/Negligible Long-term Permanent Adverse Not Significant	There is no change to the assessment findings after 15 years of completion.
SCA: Stoney Stanton	Medium	Medium	Medium	Low	Minor Long-term Temporary Adverse Not Significant	There would be limited direct change to the character of this SCA with the main proponents being highways modification B3 which would comprise 'reduction of the speed limit to 40mph from the national speed limit; traffic calming features and formalisation of on-carriageway parking'. In terms of the Main HNRFI Site, there would be little indirect change as a result of the completed Proposed Development with the exception of views of the upper sections of the warehouses from the southern and western edges of the	Low	Minor Long-term Permanent Adverse Not Significant	There is little change to the assessment findings after 15 years, albeit the development would be mature and have become an established part of the wider landscape.

Landscape Resource	Value	Susceptibility	Sensitivity	Year 1			Year 15		
				Magnitude of Change	Effect	Assessment of Effects	Magnitude of Change	Effect	Assessment of Effects
						village as represented by Photoviewpoint 22. Considering the character of the settlement as a whole, there would be limited perceived change from the majority of the village. A Low magnitude of change and a Medium sensitivity would result in a Minor effect that would be short-term, adverse, temporary and Not Significant.			
Hinckley and Bosworth Landscape Character Assessment (2017)									
LCA: Burbage Common Rolling Farmland	Medium	High	High	Low	Moderate/Minor Medium-term Temporary Adverse Not Significant	Whilst this LCA falls adjacent to the site's western boundary, the LCA is undeniably influenced by the urban edges of Hinckley, Bosworth, Barwell and Earl Shilton as noted within the LCA description. It is unlikely the proposed development will have a notably perceptible effect upon the Burbage Common Rolling Farmland LCA due to a lack of intervisibility between the site and the LCA. The greatest potential for the proposed development to influence the LCA would be via the nearby PRoW within the adjacent Burbage Common and Woods Country Park. It should be noted that the very low effects would only affect a very limited portion of the LCA, not extending beyond 100m of the Main HNRFI Site.	Very Low	Minor Long-term Permanent Adverse Not Significant	There is little change to the assessment findings after 15 years, albeit the development would be mature and have become an established part of the wider landscape.
LCA: Stoke Golding Rolling	Medium	High	High	No Change	No Effect	There would be no direct or indirect change as a result of the Proposed	No Change	No Effect	There is no change to the assessment findings after 15

Landscape Resource	Value	Susceptibility	Sensitivity	Year 1			Year 15		
				Magnitude of Change	Effect	Assessment of Effects	Magnitude of Change	Effect	Assessment of Effects
Farmland					Not Significant	Development. Therefore, would be No Effect, which is Not Significant.		Not Significant	years of completion.
UCA 1: Burbage	Medium	Medium	Medium	Very Low	Minor/Negligible Medium-term Temporary Adverse Not Significant	There would be very limited direct change to this UCA as a result of completed Proposed Development that would comprise the completed new pedestrian bridge at the Outwoods. With regard to potential for perceptual indirect effects upon the SCA that falls within 2km of the Main HNRFI Site, there would be extremely limited change with the woodland at Aston Firs, Burbage Wood and Freeholt Wood screening views. Overall, there would be a Very Low magnitude of change. A Very Low magnitude of change and a Medium sensitivity would result in a Minor effect that would be short-term, adverse, temporary and Not Significant.	Very Low	Minor/Negligible Long-term Permanent Adverse Not Significant	There is no change to the assessment findings after 15 years of completion.
UCA 4: Hinckley	Low	Low	Low	Very Low	Negligible Medium-term Temporary Adverse Not Significant	There would be very limited direct change to this UCA as a result of completed Proposed Development that would comprise the completed new pedestrian bridge at the Outwoods and highways modification works HB1 (approach roads to this junction would all be widened to accommodate additional traffic. Indicative right turn and two lanes would be provided through the junction in a westbound direction. Formal signal-controlled pedestrian crossing points would be	Very Low	Negligible Long-term Permanent Adverse Not Significant	There is no change to the assessment findings after 15 years of completion.

Landscape Resource	Value	Susceptibility	Sensitivity	Year 1			Year 15		
				Magnitude of Change	Effect	Assessment of Effects	Magnitude of Change	Effect	Assessment of Effects
						introduced). With regard to potential for perceptual indirect effects upon the SCA that falls within 2km of the Main HNRFI Site, there would be extremely limited change due to intervening urban form and woodland at Hinckley Golf Course, Burbage Common and Woods Country Park, Sheppy Wood, Aston Firs, Burbage Wood and Freeholt Wood screening views. Overall, there would be a Very Low magnitude of change. A Very Low magnitude of change and a Medium sensitivity would result in a Minor effect that would be short-term, adverse, temporary and Not Significant.			
UCA 9: Barwell	Medium	Medium	Medium	Low	Minor Medium-term Temporary Adverse Not Significant	There would be no direct change to this UCA as a result of the completed Proposed Development. In terms of indirect effects, the southern edge of this settlement has the potential to experience infrequent, filtered and glimpsed views of the Main HNRFI Site and A47 Link Road. Elsewhere within the SCA views would be screened by intervening urban form and mature vegetation. Overall, the change is expected to be Low upon the SCA. A Low magnitude of change and a Medium sensitivity would result in a Minor effect that would be short-term, adverse, temporary and Not Significant.	Very Low	Minor Long-term Permanent Adverse Not Significant	There is no change to the assessment findings after 15 years of completion.

Landscape Resource	Value	Susceptibility	Sensitivity	Year 1			Year 15		
				Magnitude of Change	Effect	Assessment of Effects	Magnitude of Change	Effect	Assessment of Effects
UCA 10: Earl Shilton	Medium	Medium	Medium	Low	Minor Medium-term Temporary Adverse Not Significant	There would be no direct change to this UCA as a result of the completed Proposed Development. In terms of indirect effects, the southern edge of this settlement has the potential to experience infrequent, filtered and glimpsed views of the Main HNRFI Site and A47 Link Road. Elsewhere within the SCA views would be screened by intervening urban form and mature vegetation. Overall the change is expected to be Low upon the SCA. A Low magnitude of change and a Medium sensitivity would result in a Minor effect that would be short-term, adverse, temporary and Not Significant.	Very Low	Minor Long-term Permanent Adverse Not Significant	There is no change to the assessment findings after 15 years of completion.
Harborough Landscape Character Assessment (2007)									
LCA: Upper Soar	Medium	Medium	Medium	No Change	No Effect Not Significant	There would be no direct or indirect change as a result of the Proposed Development.	No Change	No Effect Not Significant	There is no change to the assessment findings after 15 years of completion.

Table A11.6.2: Visual Amenity Schedule of Effects during Operation

Visual Amenity Receptor	Value	Susceptibility	Sensitivity	Year 1			Year 15		
				Magnitude of Change	Effect	Assessment of Effects	Magnitude of Change	Effect	Assessment of Effects
Representative Photoviewpoints									
PVP1: View from PRoW V35/1 See Figure 11.16 Proposed Photomontages	High	High	High	Very High	Major Medium-term Temporary Adverse Significant	Due to the close proximity, of views from this route, the proposed development would represent a considerable change. The view would change from predominantly green agricultural land to one of a large-scale logistics units set beyond an area of Tree planting in the foreground would provide a limited filter to views in the early stages of planting.	Low	Moderate/Minor Long-term Permanent Adverse Significant	The view at year 15 will be transformed with the growth in planting. In summer, the built development will be completely screened from view as shown in Photomontage VP1. Magnitude of change is assessed as low as there may be some opportunities for glimpsed views through the vegetation depending on the exact position and angle of view and In winter there may be some glimpses through vegetation once the leaves have fallen.

Visual Amenity Receptor	Value	Susceptibility	Sensitivity	Year 1			Year 15		
				Magnitude of Change	Effect	Assessment of Effects	Magnitude of Change	Effect	Assessment of Effects
PVP2: View from PRoW U50/1	High	High	High	Very High	Major Medium-term Temporary Adverse Significant	Due to the close proximity of views from this route, the proposed development would represent a considerable change. The view would change from predominantly green agricultural land to one featuring various stands of woodland planting which will filter the proposed large-scale commercial development. The railpot returns area would appear closest.	Low	Major/Moderate Long-term Permanent Adverse Significant	The view at year 15 will be transformed with the growth in planting. In summer, the built development is likely be completely screened from view as shown in Photomontage VP1. Magnitude of change is assessed as low as there may be some opportunities for glimpsed views through the vegetation depending on the exact position and angle of view and In winter there may be some glimpses through vegetation once the leaves have fallen.
PVP3: View from PRoW U52/6 See Figure 11.16 Proposed Photomontages	High	High	High	Very High	Major Medium-term Temporary Adverse Significant	The view would change from predominantly green agricultural land to one featuring various stands of woodland planting within an open amenity area in the foreground with the back- drop of large-scale commercial development behind. Rising ground in the foreground of this view helps to screen the built development.	Low	Moderate/Minor Long-term Permanent Adverse Not Significant	The view at year 15 will be much changed to that at Year 1, planting having matured sufficiently to screen the majority of the development from view. Magnitude of change is assessed as low as there are some opportunities for glimpsed views through the vegetation depending on the exact position and angle of view and the occasional lighting column above the treeline.

Visual Amenity Receptor	Value	Susceptibility	Sensitivity	Year 1			Year 15		
				Magnitude of Change	Effect	Assessment of Effects	Magnitude of Change	Effect	Assessment of Effects
PVP4: View from PRoW U52/8/ Burbage Common Road Bridge over railway	High	High	High	Very High	Major Medium-term Temporary Adverse Significant	There will be a complete change to the view from agricultural land and a single track road over a stone bridge to a busy A Road and Railport.	Very High	Major Long-term Permanent Adverse Significant	Whilst planting will have matured after 15 years the change to the view will still be substantial.
PVP5: View from PRoW V23/1 over railway PRoW Users	High	High	High	Very High	Major Long-term Permanent Adverse Significant	This view will no longer exist as the PRoW will be diverted along the northern edge of the railway line, the view and route being obscured by the Railport	Very High	Major Long-term Permanent Adverse Significant	There is no change to the assessment findings after 15 years.
PVP5: View from PRoW V23/1 over railway Rail Users	Low	Low	Low	Medium	Minor Medium-term Temporary Adverse Not Significant	This view also allows an assessment to be made of effects on rail users on the Hinckley to Leicester Railway Line. In the case of rail travel, views are fleeting and although a substantial change would be evident across the site in terms of the change from agricultural land to a railport and logistics park, this would be seen in the context of a fast-moving train across a considerable distance and the magnitude of effect is therefore medium.	Medium	Minor Medium-term Temporary Adverse Not Significant	No change after 15 years

Visual Amenity Receptor	Value	Susceptibility	Sensitivity	Year 1			Year 15		
				Magnitude of Change	Effect	Assessment of Effects	Magnitude of Change	Effect	Assessment of Effects
PVP6: View from PRoW U50/3	High	High	High	Very High	Major Long-term Permanent Adverse Significant	This view will no longer exist as the PRoW will be diverted along the northern edge of the railway line, the view and route being obscured by the Railport	Very High	Major Long-term Permanent Adverse Significant	There is no change to the assessment findings after 15 years.
PVP7: View from Burbage Common Road See Figure 11.16 Proposed Photomontages	Medium	Medium	Medium	Very High	Major/Moderate Medium-term Temporary Adverse Significant	The proposed development would result in a considerable change to the view. From this location, large commercial units will be visible whilst a young woodland screen will in part filter the lower sections of the units.	Very High	Major/Moderate Long-term Permanent Adverse Significant	The view at year 15 is likely to be similar to Year 1. Whilst the continued growth of the intervening vegetation and maturation of the landscape strategy would lead to some filtering and screening, the proposed development would still have a defining influence on the view, particularly in winter.

Visual Amenity Receptor	Value	Susceptibility	Sensitivity	Year 1			Year 15		
				Magnitude of Change	Effect	Assessment of Effects	Magnitude of Change	Effect	Assessment of Effects
PVP8: View from PRoW V29/6 footbridge over M69	High	Medium	High	Very High	Major/Moderate Medium-term Temporary Adverse Significant	The proposed development would result in a complete change across the view from this elevated route. The view would comprise a number of large-scale commercial units. To the north-east and south-west of this route, a woodland buffer would be planted alongside the M69 which would do little to mitigate views from this elevated location. There would be a creation of a wide, landscaped linear route central to the view where a proposed bridleway would connect this route with the network beyond the railway to the north-west.	Very High	Major Long-term Permanent Adverse Significant	The view at year 15 is likely to be similar to Year 1. Whilst the continued growth of the intervening vegetation and maturation of the landscape strategy would lead to some filtering and screening, the proposed development would still have a defining influence on the view.
PVP9: View from PRoW U53/2 See Figure 11.16 Proposed Photomontages	High	Medium	High	High	Moderate Medium-term Temporary Adverse Significant	There will be a notable change to the view. A number of commercial units would appear alongside the M69 motorway in the middle ground. Landscape planting along the eastern boundary of the site will have had some effect in filtering the proposals, having been in place for around 8-10 years.	High	Major/Moderate Long-term Permanent Adverse Significant	The view at year 15 is likely to be similar to Year 1. Whilst the continued growth of the intervening vegetation and maturation of the landscape strategy would lead to some filtering and screening, the proposed development would still be clearly noticeable in the view.

Visual Amenity Receptor	Value	Susceptibility	Sensitivity	Year 1			Year 15		
				Magnitude of Change	**Effect**	**Assessment of Effects**	**Magnitude of Change**	**Effect**	**Assessment of Effects**
				High (night-time scenario)	Moderate Medium-term Temporary Adverse Significant (night time scenario)	<u>Night-time scenario</u> Whilst there is existing lighting within the view mainly associated with the M69 Junction 2 and the backdrop of Barwell and Earl Shilton, the Proposed Development would introduce lighting across the span of the view in which is previously unlit. There would be a High magnitude of change, that would lead to a Moderate, medium-term, temporary adverse effect which is Significant.	High (night-time scenario)	Moderate Long-term Permanent Adverse Significant (night-time scenario)	The night-time view at year 15 is likely to be similar to Year 1. Whilst there will be continued growth of the intervening vegetation and maturation of the landscape strategy, the lighting is likely to still be noticeable in the view.
PVP10: View from Hinckley Road B4669 See Figure 11.16 Proposed Photomontages	Medium	Low	Medium	Medium	Moderate/Minor Medium-term Temporary Adverse Not Significant	All ground level operations of the main body of the proposed development would be screened by a combination of intervening mature vegetation and topography. There would be some views of the upper sections of the commercial units located in the southern extent of the site in winter or when the roadside hedgerow is cut.	Medium	Moderate/Minor Long-term Permanent Adverse Not Significant	The view at year 15 is likely to be similar to Year 1. Whilst the continued growth of the intervening vegetation and maturation of the landscape strategy would lead to some filtering and screening, the roofline of the warehouses would still feature in the view.

Visual Amenity Receptor	Value	Susceptibility	Sensitivity	Year 1			Year 15		
				Magnitude of Change	Effect	Assessment of Effects	Magnitude of Change	Effect	Assessment of Effects
PVP11: View from PRoW V29/3 See Figure 11.16 Proposed Photomontages	High	High	High	Medium	Major/Moderate Medium-term Temporary Adverse Significant	The completed development would partly be screened by a combination of subtle variations in topography existing mature vegetation at Aston Firs, Averley House Farm and along the M69. There would be views of the roofline of the commercial units within the east of the site. The view is already dominated by an electricity pylon and the lighting columns at the M69 Junction 2 are clearly visible.	Medium	Moderate Long-term Permanent Adverse Significant	The view at year 15 is likely to be similar to Year 1. However, the continued growth of the intervening vegetation and maturation of the landscape strategy would lead to further filtering and screening of the development, reducing the magnitude of change to medium.
PVP12: View from M69 overbridge on Aston Lane Aston Lane Users See Figure 11.16 Proposed Photomontages	Medium	Low	Medium	Medium	Moderate/Minor Medium-term Temporary Adverse Not Significant	The completed development would largely be screened by a combination of subtle variations in topography existing mature vegetation at Aston Firs, and Burbage Wood in the far distance. There would be potential views of a commercial unit between the gap between Aston Firs and Freeholt Wood. Central to the view, would be junction improvements around Junction 2 of the M69 including new slip roads to the south which will require some tree removal to the south of the junction, making this a recognisable element in the view. This view also allows an assessment to be made of effects on users travelling northbound on the M69 where the magnitude of change experienced will be similar.	Low	Minor Long-term Permanent Adverse Not Significant	The view at year 15 is likely to be similar to Year 1. However, the maturing of the landscape planting as part of the landscape strategy and as part of the junction improvement works would allow the highway modifications to become integrated within the road corridor and reduce the potential for glimpsed views of the commercial units reducing the magnitude of change to Low

Visual Amenity Receptor	Value	Susceptibility	Sensitivity	Year 1			Year 15		
				Magnitude of Change	Effect	Assessment of Effects	Magnitude of Change	Effect	Assessment of Effects
				Very Low	Negligible Medium-term Temporary Adverse Not Significant	<u>Night-time scenario</u> Existing mature vegetation screens much of the Main HNRFI Site from view, with the M69 Junction 2 already lit and providing a bright light source. The addition of lighting associated with the Main HNRFI Site is unlikely to result in a perceived magnitude of change of anything more than Low. This would lead to a Minor/Negligible effect that is medium-term, temporary, adverse and Not Significant.	Very Low	Negligible Medium-term Temporary Adverse Not Significant	No change after 15 years.
PVP12: View from M69 overbridge on Aston Lane M69 Northbound Users	Very Low	Very Low	Very Low	Medium	Minor/Negligible Medium-term Temporary Adverse Not Significant	This view also allows an assessment to be made of effects on users travelling northbound on the M69 where the magnitude of change experienced will be similar although experienced at a lower level.	Low	Negligible Long-term Permanent Adverse Not Significant	The view at year 15 is likely to be similar to Year 1. However, the maturing of the landscape planting as part of the landscape strategy and as part of the junction improvement works would allow the highway modifications to become integrated within the road corridor and reduce the potential for glimpsed views of the commercial units reducing the magnitude of change to Low

Visual Amenity Receptor	Value	Susceptibility	Sensitivity	Year 1			Year 15		
				Magnitude of Change	Effect	Assessment of Effects	Magnitude of Change	Effect	Assessment of Effects
PVP13: View from M69 overbridge on Lychgate Lane	Medium	Low	Medium	Low	Minor Medium-term Temporary Adverse Not Significant	The completed development would largely be screened by a combination of subtle variations in topography existing mature vegetation at Aston Firs, and Burbage Wood in the far distance. There would be potential views of a commercial unit between the gap between Aston Firs and Freeholt Wood.	Very Low	Minor/Negligible Long-term Permanent Adverse Not Significant	The view at year 15 is likely to be similar to Year 1. However, the continued growth of the intervening vegetation and maturation of the landscape strategy would lead to further filtering and screening of the development, reducing the magnitude of change to very low.
PVP14: View from PRoW U63/1	High	High	High	Very Low	Minor Medium-term Temporary Adverse Not Significant	The completed HNRFI development would be screened by a combination of subtle variations in topography existing mature vegetation at Aston Firs, and Burbage Wood in the far distance. It is possible there may a be glimpsed view through the trees from a particular location on the route. Magnitude of Change assessed as Very Low as a worst-case scenario.	No change	None	The view at year 15 is likely to be similar to Year 1. However, the continued growth of the intervening vegetation and maturation of the landscape strategy would lead to further filtering and screening of the development and limiting potential for views of the development.
PVP15: View from Burbage Common See Figure 11.16 Proposed Photomontages	High	High	High	Low	Moderate/Minor Medium-term Temporary Adverse Not Significant	The completed HNRFI development would be largely screened by the layers of vegetation within Burbage Common. Filtered glimpses may be more available in winter.	Very Low	Minor Long-term Permanent Adverse Not Significant	The view at year 15 is likely to be similar to Year 1. However, the continued growth of the intervening vegetation and maturation of the landscape strategy would lead to further filtering and screening of the development and limiting potential for views of the development.

Visual Amenity Receptor	Value	Susceptibility	Sensitivity	Year 1			Year 15		
				Magnitude of Change	Effect	Assessment of Effects	Magnitude of Change	Effect	Assessment of Effects
PVP16: View from Burbage Common Road See Figure 11.16 Proposed Photomontages	Medium	High	High	High	Major/Moderate Medium-term Temporary Adverse Significant	There will be a considerable change to the view from this route. The completed development would comprise a notable visible change across the much of the view and would primarily comprise large warehouse units and traffic on the A47 link road.	Medium	Moderate Medium-term Permanent Adverse Significant	After 15 years, the continued growth of the intervening vegetation and maturation of the landscape strategy would lead to further filtering and screening of the development and limiting potential for views of the development.
PVP17: View from PRoW U52/9 See Figure 11.16 Proposed Photomontages	High	High	High	Very High	Major Medium-term Temporary Adverse Significant	There will be a very high visual change from agricultural fields to a completed NRFI site along much of the route.	Very High	Major Long-term Permanent Adverse Significant	The view at year 15 is likely to be similar to Year 1. Whilst the continued growth of the intervening vegetation and maturation of the landscape strategy would lead to further filtering and screening, the proposed development would still have a defining influence on the view.
PVP18: View from PRoW U52/11 See Figure 11.16 Proposed Photomontages	High	High	High	Low	Moderate/Minor Medium-term Temporary Adverse Not Significant	The proposed HNRFI development would be screened by a combination of subtle variations in topography and existing mature vegetation in the middle to far distance at between the site and this area of Billington Rough. However, traffic on the A47 link road will be visible in the west of the view.	Very Low	Minor Long-term Permanent Adverse Not Significant	The view at year 15 is likely to be similar to Year 1. However, the continued growth of the intervening vegetation and maturation of the landscape strategy would lead to further filtering and screening of the development, reducing the magnitude of change to very low.

Visual Amenity Receptor	Value	Susceptibility	Sensitivity	Year 1			Year 15		
				Magnitude of Change	Effect	Assessment of Effects	Magnitude of Change	Effect	Assessment of Effects
PVP19: View from Car Park of St Mary's Church, Elmesthorpe See Figure 11.16 Proposed Photomontages	High	High	High	Medium	Moderate Medium-term Temporary Adverse Significant	The completed HNRFI development would partly be screened by a combination of subtle variations in topography existing mature vegetation in the middle to far distance. Upper sections of the warehouse units of the proposed development will be visible above the layers of intervening vegetation within the landscape, whilst lower level and ground level development will largely be screened.	Medium	Moderate Long-term Permanent Adverse Significant	The view at year 15 is likely to be similar to Year 1. Whilst there will be continued growth of the intervening vegetation and maturation of the landscape strategy, the upper sections of the warehouse units will still be visible.
				Medium	Moderate Medium-term Temporary Adverse Significant	<u>Night time scenario</u> Lighting on the sides of the warehouses would be visible as a band of light across the view. Whilst this would be more muted that close range street lighting, it would still be a noticeable element within the view	Medium	Moderate Medium-term Permanent Adverse Significant	The view at year 15 is likely to be similar to Year 1. Whilst there will be continued growth of the intervening vegetation and maturation of the landscape strategy, the lighting is likely to still be noticeable in the view.
PVP20: View from M69 overbridge on B581 B581 Users See Figure 11.16 Proposed Photomontages	Low	Low	Low	Very High	Moderate Medium-term Temporary Adverse Significant	The completed HNRFI development would result in a large-scale change across the view from this elevated road bridge. Views would be dominated by a number of commercial units which will be filtered or openly visible although seen in the context of the M69.	High	Moderate/Minor Long-term Permanent Adverse Not Significant	The view at year 15 is likely to be similar to Year 1. However, the continued growth of the intervening vegetation and maturation of the landscape strategy would lead to further filtering and screening of the development, reducing the magnitude of change to High.

Visual Amenity Receptor	Value	Susceptibility	Sensitivity	Year 1			Year 15		
				Magnitude of Change	Effect	Assessment of Effects	Magnitude of Change	Effect	Assessment of Effects
				High	Moderate/Minor Medium-term Temporary Adverse Not Significant	<u>Night- time scenario</u> Lighting of the warehouses is seen in the context of traffic headlights and taillights on the M69 but will be a clearly noticeable feature in the night view.	High	Moderate/Minor Long-term Permanent Adverse Not Significant	The view at year 15 is likely to be similar to Year 1. Whilst there will be continued growth of the intervening vegetation and maturation of the landscape strategy, the lighting will still be noticeable in the view.
PVP20: View from M69 overbridge on B581 M69 Southbound Users See Figure 11.16 Proposed Photomontages	Very Low	Very Low	Very Low	Very High	Moderate/Minor Medium-term Temporary Adverse Not Significant	This view also allows an assessment to be made of effects on users travelling southbound on the M69 where the magnitude of change experienced will be similar. The M69 Motorway forms much of the eastern boundary of the site. Due to the very close proximity, there will be a noticeable and considerable change along this route where it passes the Main DCO Site. As the DCO boundary includes a section of the M69 and also includes Junction 2 and Aston Lane overbridge for highways improvements, changes to views will not just consist of commercial development but also completed highways works.	High	Minor Long-term Permanent Adverse Not Significant	The view at year 15 is likely to be similar to Year 1. However, the continued growth of the intervening vegetation and maturation of the landscape strategy would lead to further filtering and screening of the development, reducing the magnitude of change to High.

Visual Amenity Receptor	Value	Susceptibility	Sensitivity	Year 1			Year 15		
				Magnitude of Change	Effect	Assessment of Effects	Magnitude of Change	Effect	Assessment of Effects
PVP21: View from Station Road/PRoW V29/10 See Figure 11.16 Proposed Photomontages	High	Medium	High	Medium	Moderate Medium-term Temporary Adverse Significant	The completed HNRFI would largely be screened by existing mature vegetation in the middle to far distance. However, there will be filtered views of the rooflines of the warehouse units, even during summer months.	Medium	Moderate Medium-term Temporary Adverse Significant	The view at year 15 is likely to be similar to Year 1. Whilst there will be continued growth of the intervening vegetation and maturation of the landscape strategy, the warehouses are likely to still be recognisable in the view, particularly in winter.
PVP22: View from PRoW V49/2, Stoney Stanton See Figure 11.16 Proposed Photomontages	High	High	High	Medium	Moderate Medium-term Temporary Adverse Significant	There will be views of the upper most sections of the warehouse units across much of the view with only a very light filtering by intervening vegetation. This is viewed in the context of a line of electricity pylons with detract from the scenic quality of the existing view.	Medium	Moderate Long-term Permanent Adverse Significant	The view at year 15 is likely to be similar to Year 1. Whilst there will be continued growth of the intervening vegetation and maturation of the landscape strategy, the upper sections of the warehouse units will still be visible and a recognisable element in the view.
				High	Major/Moderate Medium-term Temporary Adverse Significant	<u>Night time scenario</u> Whilst there is existing lighting within the view mainly associated with the backdrop of Barwell and Earl Shilton, the Proposed Development would introduce a band of lighting centrally to the view which is noticeable.	High	Major/Moderate Long-term Permanent Adverse Significant	The view at year 15 is likely to be similar to Year 1. Whilst there will be continued growth of the intervening vegetation and maturation of the landscape strategy, the upper sections of the warehouse units will still be visible and the lighting a clearly noticeable element in the view.

Visual Amenity Receptor	Value	Susceptibility	Sensitivity	Year 1			Year 15		
				Magnitude of Change	Effect	Assessment of Effects	Magnitude of Change	Effect	Assessment of Effects
PVP23: View from Hinckley Road, west of Sapcote See Figure 11.16 Proposed Photomontages	Low	Low	Low	No Change	No effect	Due to a combination of gently undulating topography and existing mature vegetation in the middle to far distance, the completed HNRFI would be screened in views from this location.	No change	No effect	No effect
PVP24: View from PRoW V34/2 See Figure 11.16 Proposed Photomontages	Medium	High	High	High	Major/Moderate Medium-term Temporary Adverse Significant	There will be views of the upper sections of the warehouse units across the central part of the view with some filtering by intervening vegetation	High	Major/Moderate Long-term Permanent Adverse Significant	The view at year 15 is likely to be similar to Year 1. Whilst there will be continued growth of the intervening vegetation and maturation of the landscape strategy, the upper sections of the warehouse units will still be visible and a clearly noticeable element in the view.
				High	Major/Moderate Medium-term Temporary Adverse Significant	<u>Night time scenario</u> Whilst there is existing lighting within the view mainly associated with the M69 Junction 2 and the backdrop of Barwell and Earl Shilton, the Proposed Development would introduce lighting across the span of the view in which is previously unlit. There would be a High magnitude of change, that would lead to a Moderate, medium-term, temporary adverse effect which is Significant.	Medium	Moderate Long-term Permanent Adverse Significant	

Visual Amenity Receptor	Value	Susceptibility	Sensitivity	Year 1			Year 15		
				Magnitude of Change	Effect	Assessment of Effects	Magnitude of Change	Effect	Assessment of Effects
PVP25: View from PROW U47/1 Barwell See Figure 11.16 Proposed Photomontages	High	High	High	High	Major/Moderate Medium-term Temporary Adverse Significant	From this elevated location towards the north-west at the edge of St Mary's Church, Barwell, the upper elements of the completed HNRFI would be visible within the central part of the view whilst the lower sections will be screened by a combination of subtle variations in topography existing mature vegetation in the middle to far distance.	High	Major/Moderate Long-term Permanent Adverse Significant	The view at year 15 is likely to be similar to Year 1. Whilst there will be continued growth of the intervening vegetation and maturation of the landscape strategy, the upper sections of the warehouse units will still be visible and a clearly noticeable element in the view.
				Very High	Major Medium-term Temporary Adverse Significant	<u>Night time scenario</u> The development would introduce a band of light across the view which would have a defining influence on the view.	Very High	Major Long-term Permanent Adverse Significant	The view at year 15 is likely to be similar to Year 1. Whilst there will be continued growth of the intervening vegetation and maturation of the landscape strategy, the lit warehouse units will still be visible and a defining influence on the view
PVP26: View from Shilton Road, Barwell See Figure 11.16 Proposed Photomontages	High	High	High	High	Moderate Medium-term Temporary Adverse Significant	From this elevated location towards the north-west at the edge of Shilton Road, Barwell, the upper elements of the completed HNRFI would be visible within the central part of the view whilst the lower sections will be screened by a combination of subtle variations in topography existing mature vegetation in the middle to far distance.	Medium	Moderate Long-term Permanent Adverse Significant	The view at year 15 is likely to be similar to Year 1. Whilst there will be continued growth of the intervening vegetation and maturation of the landscape strategy, the upper sections of the warehouse units will still be visible and a recognisable element in the view.

Visual Amenity Receptor	Value	Susceptibility	Sensitivity	Year 1			Year 15		
				Magnitude of Change	Effect	Assessment of Effects	Magnitude of Change	Effect	Assessment of Effects
PVP27: View from Thurlastone Lane See Figure 11.16 Proposed Photomontages	Medium	Medium	Medium	Medium	Moderate/Minor Medium-term Temporary Adverse Not Significant	Although viewed at a distance, the upper elements of the warehouse units will be a recognisable element in the view	Medium	Moderate/Minor Long-term Permanent Adverse Not Significant	The view at year 15 is likely to be similar to Year 1. Whilst there will be continued growth of the intervening vegetation and maturation of the landscape strategy, the upper sections of the warehouse units will still be visible and a recognisable element in the view.
PVP28: View from M69 overbridge on Pingle Lane See Figure 11.16 Proposed Photomontages	Low	Low	Low	Low	Minor/Negligible Medium-term Temporary Adverse Not Significant	The completed development would be largely screened by mature vegetation in combination with gently undulating topography but with some glimpsed views available above and through the tree line.	Low	Minor/Negligible Long-term Permanent Adverse Not Significant	There is no change to the assessment findings after 15 years.
PVP29: View from PRoW U18/1 See Figure 11.16 Proposed Photomontages	High	High	High	Very Low	Minor Medium-term Temporary Adverse Not Significant	Due to a combination of gently undulating topography and vegetation, the majority of the HNRFI would be screened from view with the potential for a glimpsed view of the upper elements of the warehouse units towards the north of the site.	Very Low	Minor Long-term Permanent Adverse Not Significant	There is no change to the assessment findings after 15 years.

Visual Amenity Receptor	Value	Susceptibility	Sensitivity	Year 1			Year 15		
				Magnitude of Change	Effect	Assessment of Effects	Magnitude of Change	Effect	Assessment of Effects
PVP30: View from Croft Hill See Figure 11.16 Proposed Photomontages	High	High	High	Medium	Moderate Medium-term Temporary Adverse Significant	Taken from a distant, elevated location towards the north-east of the site at the geographical outlier of Croft Hill, the HNRFI would be filtered by layers of existing mature vegetation in the middle to far distance. Although part of a panorama, the development will form a new and recognisable element within the view which is likely to draw the eye.	Medium	Moderate Long-term Permanent Adverse Significant	The view at year 15 is likely to be similar to Year 1. Whilst there will be continued growth of the intervening vegetation and maturation of the landscape strategy, the upper sections of the warehouse units will still be visible and a recognisable element in the view.
PVP 31: View from Coventry Road See Figure 11.16 Proposed Photomontages	Low	Low	Low	No change	No effect	The proposed HNRFI development would be screened by a combination of gently undulating topography and existing mature vegetation in the middle to far distance.	No change	No effect	There is no change to the assessment findings after 15 years.
PVP32: View from Bumblebee Lane, High Cross See Figure 11.16 Proposed Photomontages	High	High	High	Low	Moderate/Minor Medium-term Temporary Adverse Not Significant	Taken from an elevated location towards the south of the site at High Cross, there would be a distant view of the upper sections of the commercial warehouse units, however these would feature as a relatively minor component in what is a wide panoramic view. <u>Night time scenario</u> There will be little change to the baseline scenario as a result of completion of the Proposed Development from this location.	Low	Moderate/Minor Long-term Permanent Adverse Not Significant	There is no change to the assessment findings after 15 years.

Visual Amenity Receptor	Value	Susceptibility	Sensitivity	Year 1			Year 15		
				Magnitude of Change	Effect	Assessment of Effects	Magnitude of Change	Effect	Assessment of Effects
PVP33: View from B578, Lutterworth Road See Figure 11.16 Proposed Photomontages	Low	Low	Low	Very Low	Negligible Medium-term Temporary Adverse Not Significant	The completed HNRFI would largely be screened or heavily filtered by a combination of gently undulating topography and existing mature vegetation in the middle to far distance. There may be very distant, possible views of the upper sections of the commercial warehouse units, however these would feature as a very minor component in what is a wide panoramic view.	Very Low	Negligible Long-term Permanent Adverse Not Significant	There is no change to the assessment findings after 15 years.
PVP34: View from PROW U18/4 near Huit Farm See Figure 11.16 Proposed Photomontages	High	High	High	Medium	Moderate Medium-term Temporary Adverse Significant	The development would introduce large-scale built development into a view which currently has no built elements within the panorama. Although filtered by trees, the upper sections of the commercial units would feature as a recognisable element in the view.	Medium	Moderate Long-term Permanent Adverse Significant	The view at year 15 is likely to be similar to Year 1. Whilst there will be continued growth of the intervening vegetation and maturation of the landscape strategy, the upper sections of the warehouse units will still be visible and a recognisable element in the view.
PVP35: View from PRoW V48/2 See Figure 11.16 Proposed Photomontages	High	High	High	High	Major/Moderate Medium-term Temporary Adverse Significant	The upper sections of the completed development would be clearly visible above the treeline across the majority of the view.	High	Major/Moderate Long-term Permanent Adverse Significant	The view at year 15 is likely to be similar to Year 1. Whilst there will be continued growth of the intervening vegetation and maturation of the landscape strategy, the upper sections of the warehouse units will still be visible and a clearly noticeable element in the view..

Visual Amenity Receptor	Value	Susceptibility	Sensitivity	Year 1			Year 15		
				Magnitude of Change	Effect	Assessment of Effects	Magnitude of Change	Effect	Assessment of Effects
PVP36: View from Smenell Field See Figure 11.16 Proposed Photomontages	High	High	High	Medium	Moderate Medium-term Temporary Adverse Significant	The roofline of the commercial units would appear beyond the field boundary, visible through the hedgeline in winter. Lighting columns would also be visible above the hedgeline.	Medium	Moderate Long-term Permanent AdverseSignificant	Additional planting along the boundary will have matured to further filter views of the roofline in both winter and summer although lighting columns will still be visible above the vegetation
				High	Major/Moderate Medium-term Temporary Adverse Significant	Night time scenario Lighting would be introduced into a view which is currently dark.	Medium	Moderate Long-term Permanent Adverse Significant	Additional planting along the boundary will have matured to screen views of lower level lighting although lighting columns will still be visible above the hedgeline.
PVP37: View from Footpath V29/7	High	High	High	Very High	Major Medium-term Temporary Adverse Significant	This view will no longer exist as a view from the PRoW as the PRoW will be diverted along the south-eastern edge of the development to allow the A47 Link Road and site access to be built resulting in wholescale change.	Very High	Major Long-term Permanent Adverse Significant	There is no change to the assessment findings after 15 years

Visual Amenity Receptor	Value	Susceptibility	Sensitivity	Year 1			Year 15		
				Magnitude of Change	Effect	Assessment of Effects	Magnitude of Change	Effect	Assessment of Effects
PVP38: View from Mill Lane See Figure 11.16 Proposed Photomontages	Medium	Medium	Medium	Medium	Moderate/Minor Medium-term Temporary Adverse Not Significant	The upper sections of the completed HNRFI development would be clearly visible in winter and noticeable through gaps in the roadside vegetation in summer.	Medium	Moderate/Minor Long-term Permanent Adverse Not Significant	The view at year 15 is likely to be similar to Year 1. Whilst there will be continued growth of the intervening vegetation and maturation of the landscape strategy, the upper sections of the warehouse units will still be visible and a recognisable element in the view.
PVP39: View from PRoW V37/1 at Aston Flamville See Figure 11.16 Proposed Photomontages	Medium	High	High	Very Low	Moderate/Minor Medium-term Temporary Adverse Not Significant	The completed HNRFI development would be almost entirely screened by a combination of variations in topography and existing mature vegetation at Aston Firs, and Burbage Wood with only the potential for a fleeting, glimpsed view through a gap in the trees in winter.	Very Low	Moderate/Minor Long-term Permanent Adverse Not Significant	The view at year 15 is likely to be similar to Year 1. Whilst there will be continued growth of the intervening vegetation and maturation of the landscape strategy, as the glimpsed view is of the upper sections of the warehouse units, there is likely to continue to be glimpsed views over the longer term.
PVP40: View from Weaver Springs Sports Park See Figure 11.16 Proposed Photomontages	Medium	Medium	Medium	No Change	No Change	The completed development would be screened by a combination of subtle variations in topography and existing mature vegetation between this location and the Main HNRFI Site.	No Change	No Effect	The completed development would be screened by a combination of subtle variations in topography and existing mature vegetation between this location and the Main HNRFI Site.

Visual Amenity Receptor	Value	Susceptibility	Sensitivity	Year 1			Year 15		
				Magnitude of Change	Effect	Assessment of Effects	Magnitude of Change	Effect	Assessment of Effects
PVP41: View from Hinckley Golf Course See Figure 11.16 Proposed Photomontages	High	High	High	Low	Moderate/Minor Medium-term Temporary Adverse Not Significant	Upper sections of the warehouse units will be visible above the layers of intervening vegetation within the landscape in winter, whilst lower level and ground level development will largely be screened.	Low	Moderate/Minor Long-term Permanent Adverse Not Significant	The view at year 15 is likely to be similar to Year 1. Whilst there will be continued growth of the intervening vegetation and maturation of the landscape strategy, as the glimpsed view is of the upper sections of the warehouse units, there is likely to continue to be glimpsed views over the longer term.
PVP42: View from South of Wood House Farm See Figure 11.16 Proposed Photomontages	High	High	High	Medium	Moderate Medium-term Temporary Adverse Significant	This area of the County Park is relatively well enclosed from the Main DCO Site with only glimpsed views of the tops of units and lighting columns visible above the treeline.	Medium	Moderate Long-term Permanent Adverse Significant	The view at year 15 is likely to be similar to Year 1. Whilst, the continued growth of the intervening vegetation and maturation of the landscape strategy would lead to further filtering and screening of the built development. Lighting columns would remain visible above the treeline and although this would result in a low magnitude of change during the day, they would be more noticeable and at night.

Visual Amenity Receptor	Value	Susceptibility	Sensitivity	Year 1			Year 15		
				Magnitude of Change	Effect	Assessment of Effects	Magnitude of Change	Effect	Assessment of Effects
PVP43: View from northern edge of Burbage Common and Woods Country Park See Figure 11.16 Proposed Photomontages	High	High	High	High	Major/Moderate Medium-term Temporary Adverse Significant	There will be a high magnitude of visual change as the warehouse units are visible above the treeline on the horizon in winter	Low	Moderate/Minor Long-term Permanent Adverse Not Significant	The photomontage demonstrates that at Year 15 the landscape planting will have sufficiently matured to screen the development from view. A low magnitude of change is given as it is acknowledged there may be some angles within the vicinity where glimpsed views are possible.
PVP44: View from eastern edge of Burbage Common and Woods Country Park See Figure 11.16 Proposed Photomontages	High	High	High	High	Major/Moderate Medium-term Temporary Adverse Significant	In winter, views would contain strongly filtered views of the western area of public open space and filtered views of a number of the units with 07, 08 and 09 appearing closest in the view.	Low	Moderate/Minor Long-term Permanent Adverse Not Significant	The photomontage demonstrates that at Year 15 the landscape planting will have sufficiently matured to screen the development from view. A low magnitude of change is given as it is acknowledged there may be some angles within the vicinity where glimpsed views are possible.
PVP45: View from B4668 at Junction with Burbage Common Road	Medium	Medium	Medium	Very Low	Minor/Negligible Medium-term Temporary Adverse Not Significant	The Main HNRFI Site would be screened from view at this location and the new junction with the A47 Link Road would be some distance to the south with minimal effect on the view	Very Low	Minor/Negligible Long-term Permanent Adverse Not Significant	After 15 years the new junction would become an established part of the highway, associated landscaping would be mature and the changes would have become an established part of the wider landscape.

Visual Amenity Receptor	Value	Susceptibility	Sensitivity	Year 1			Year 15		
				Magnitude of Change	Effect	Assessment of Effects	Magnitude of Change	Effect	Assessment of Effects
PVP46: View from B4668 near entrance to Leicester Road Football Club	Medium	Medium	Medium	Medium	Moderate/Minor Medium-term Temporary Adverse Not Significant	The Main HNRFI Site would be screened from view at this location. The introduction of a new Junction with the A47 Link Road would create a break in the tree/hedge line along the southern boundary of the A4668 with completed works giving rise to a low magnitude of change.	Low	Minor Long-term Permanent Adverse Not Significant	After 15 years the new junction would become an established part of the highway, associated landscaping would be mature and the changes would have become an established part of the wider landscape.
PVP47: View from Footpath V23/2 west of Billington Rough See Figure 11.16 Proposed Photomontages	High	High	High	Very High	Major Medium-term Temporary Adverse Significant	There will be a very high visual change from an open agricultural landscape with medium distance views to a view dominated by large-scale commercial units, a railport and a link road.	Very High	Major Long-term Permanent Adverse Significant	The view at year 15 is likely to be similar to Year 1. Whilst the continued growth of the intervening vegetation and maturation of the landscape strategy would lead to further filtering and screening, the proposed development would still have a defining influence on the view.
PVP48: View from B581 / The Roundhills See Figure 11.16 Proposed Photomontages	Low	Medium	Medium	No Change	No effect	The completed HNRFI development and A47 Link Road would be screened from view by vegetation.	No Change	No effect	The completed HNRFI development and A47 Link Road would be screened from view by vegetation

Visual Amenity Receptor	Value	Susceptibility	Sensitivity	Year 1			Year 15		
				Magnitude of Change	Effect	Assessment of Effects	Magnitude of Change	Effect	Assessment of Effects
PVP49: View from B581 Bridge, Elmesthorpe Vehicle users, cyclists and pedestrians See Figure 11.16 Proposed Photomontages	Medium	Medium	Medium	High	Moderate Medium-term Temporary Adverse Significant	The warehouses would be clearly noticeable across much of the view, blocking long views towards Aston Firs and Burbage Woods. There would be a similar effect at night, with lighting introduced across a large part of the view.	High	Moderate Medium-term Temporary Adverse Significant	The view at year 15 is likely to be similar to Year 1. Whilst the continued growth of the intervening vegetation and maturation of the landscape strategy would lead to further filtering and screening, the proposed development would still be clearly noticeable in the view.
PVP50: View from Elmesthorpe Public Open Space See Figure 11.16 Proposed Photomontages	High	High	High	High	Major/Moderate Medium-term Temporary Adverse Significant	Views towards the Main HNRFI Site are over the settlement of Elmesthorpe and are partially filtered by intervening mature vegetation. Distant views are available to the backdrop of Aston Firs, Elmesthorpe Plantation and Burbage Woods. The Proposed Development would be a visible change across the much of the view and would comprise a completed NRFI with large scale warehouse units.	High	Major/Moderate Medium-term Temporary Adverse Significant	The view at year 15 is likely to be similar to Year 1. Whilst the continued growth of the intervening vegetation and maturation of the landscape strategy would lead to further filtering and screening, the proposed development would still be clearly noticeable in the view.
PVP51: View from M69 Junction 2 Bridge See Figure 11.16 Proposed Photomontages	Medium	Low	Medium	Medium	Moderate/Minor Medium-term Temporary Adverse Not Significant	The M69 embankment makes an effective screen. Glimpsed view of unit 4 beyond the tree line in the far north in summer with expected greater visibility of units 3 and 4 through the trees in winter.	Low	Minor Long-term Permanent Adverse Not Significant	The view at year 15 is likely to be similar to Year 1. However, the continued growth of the intervening vegetation and maturation of the landscape strategy would lead to further filtering and screening of the development, reducing the magnitude of change to Low.

Visual Amenity Receptor	Value	Susceptibility	Sensitivity	Year 1			Year 15		
				Magnitude of Change	Effect	Assessment of Effects	Magnitude of Change	Effect	Assessment of Effects
PVP52: View from PRoW U52/1 South East of The Outwoods rail crossing	High	Medium	High	Low	Moderate/Minor Medium-term Temporary Adverse Not Significant	There will be no views towards the completed Main HNRFI Site. The completed footbridge will form a minor and not uncharacteristic component in the view.	Very Low	Minor Long-term Permanent Adverse Not Significant	The view at year 15 is likely to be similar to Year 1. However, the continued growth of vegetation would lead to further filtering and screening of the development, integrating it into its surroundings and reducing the magnitude of change to Very Low
PVP53: View from Churchyard of St Mary, Elmesthorpe See Figure 11.16 Proposed Photomontages	High	High	High	Medium	Moderate Medium-term Temporary Adverse Significant	There will be glimpsed views through to the upper sections of the warehouse units, particularly in winter.	Medium	Moderate/Minor Long-term Permanent Adverse Not Significant	The view at year 15 is likely to be similar to Year 1. Whilst the continued growth of the intervening vegetation and maturation of the landscape strategy would lead to further filtering and screening, the upper sections of the warehouse units would still be recognised in the view.
PVP54: View from A47 at the Leicester Road Roundabout See Figure 11.16 Proposed Photomontages	Low	Low	Low	Medium	Minor Medium-term Temporary Adverse Not Significant	Glimpsed views of the upper sections of the warehouses in winter.	Low	Minor/Negligible Medium-term Permanent Adverse Not Significant	The view at year 15 is likely to be similar to Year 1. However, the continued growth of the roadside vegetation and maturation of the landscape strategy would lead to further filtering and screening such that the magnitude of change is reduced to Low
Residential Receptors									

Visual Amenity Receptor	Value	Susceptibility	Sensitivity	Year 1			Year 15		
				Magnitude of Change	Effect	Assessment of Effects	Magnitude of Change	Effect	Assessment of Effects
1. Aston Firs Campsite	Very High	Very High	Very High	Low	Moderate Medium-term Temporary Adverse Significant	Due to the primarily single storey nature of the dwellings and woodland and boundaries around the campsite, most views would be screened or filtered, with some potential for views of high levels of warehouse units.	Very Low	Moderate/Minor Long-term Permanent Adverse Not Significant	The view at year 15 is likely to be similar to Year 1. However, the continued growth of the intervening vegetation and maturation of the landscape strategy would lead to further filtering and screening, reducing the magnitude of change to Very Low
2. Averley House Farm	Very High	Very High	Very High	Medium	Major/Moderate Medium-term Temporary Adverse Significant	Views from the principal residence appear filtered by mature vegetation within the residential curtilage and woodland on the embankments of the M69. It is likely there will be views to the main body of the HNRFI from within the yard.	Medium	Major/Moderate Long-term Permanent Adverse Significant	The view at year 15 is likely to be similar to Year 1. However, the continued growth of the intervening vegetation and maturation of the landscape strategy would lead to further filtering and screening.
3. Bridge Farm	Very High	Very High	Very High	Medium	Major/Moderate Medium-term Temporary Adverse Significant	The main dwelling is surrounded by large farm barns and sheds which appears to obscure views towards the HNRFI. There will be glimpsed views of the completed HNRFI from within the yard at relatively close range.	Medium	Major/Moderate Long-term Permanent Adverse Significant	The view at year 15 is likely to be similar to Year 1. However, the continued growth of the intervening vegetation and maturation of the landscape strategy would lead to further filtering and screening, reducing the magnitude of change to medium.

Visual Amenity Receptor	Value	Susceptibility	Sensitivity	Year 1			Year 15		
				Magnitude of Change	Effect	Assessment of Effects	Magnitude of Change	Effect	Assessment of Effects
4. Properties in Billington Rough	Very High	Very High	Very High	Medium	Major/Moderate Medium-term Temporary Adverse Significant	This group of dwellings with private roads is located north of the site between the Hinckley to Leicester Railway and Elmesthorpe, upon slightly elevated ground. There is the potential for elevated views south and south-eastwards to the Railport and B8 buildings on the Main HNRFI Site, which would likely result in significant adverse effects. Views south and south-west in the direction of the A47 Link Road will likely be screened or well filtered due to its location beyond planted embankments. Overall, a medium magnitude of change is predicted, that would lead to a Major/Moderate effect that would be medium-term, permanent, adverse and significant.	Low	Moderate Long-term Permanent Adverse Significant	Views at Year 15 is likely to be similar to Year 1. However, the continued growth of the intervening vegetation and maturation of the landscape strategy would lead to further filtering and screening, reducing the magnitude of change to low.
5. Wood House Farm	Very High	Very High	Very High	Low	Moderate Medium-term Temporary Adverse Significant	Located within Burbage Common and Woods Country Park, this dwelling is surrounded by trees and woodland and has limited opportunity for views towards the Main HNRFI Site. Primarily due to proximity, warehouses may be visible above the treeline as heavily filtered views in winter and from upper storeys.	Very Low	Moderate/Minor Long-term Permanent Adverse Not Significant	Views at Year 15 is likely to be similar to Year 1. However, the continued growth of the intervening vegetation and maturation of the landscape strategy would lead to further filtering and screening, reducing the magnitude of change to Very Low

Visual Amenity Receptor	Value	Susceptibility	Sensitivity	Year 1			Year 15		
				Magnitude of Change	Effect	Assessment of Effects	Magnitude of Change	Effect	Assessment of Effects
6. Properties on Station Road, east of M69 including Oaklands and Glebe Farm	Very High	Very High	Very High	High	Major Medium-term Temporary Adverse Significant	Views from this group of dwellings is filtered by hedgerows and mature vegetation within the residential curtilage, however it is likely there will be filtered views to the main body of the HNRFI, which will generally comprise the completed commercial warehouse units.	Medium	Moderate Long-term Permanent Adverse Significant	The view at year 15 is likely to be similar to Year 1. However, the continued growth of the intervening vegetation and maturation of the landscape strategy would lead to further filtering and screening, reducing the magnitude of change to medium.
7. Properties on Station Road, Elmesthorpe	Very High	Very High	Very High	High	Major Medium-term Temporary Adverse Significant	Views from the rear of this group of dwellings is filtered by mature vegetation within the residential curtilage, however it is likely there will be filtered views possible to the main body of the HNRFI, which will comprise large warehouse units and considerable structural landscaping around the perimeter of the site.	Medium	Major/Moderate Long-term Permanent Adverse Significant	The view at year 15 is likely to be similar to Year 1. However, the continued growth of the intervening vegetation and maturation of the landscape strategy would lead to further filtering and screening, reducing the magnitude of change to medium.

Visual Amenity Receptor	Value	Susceptibility	Sensitivity	Year 1			Year 15		
				Magnitude of Change	Effect	Assessment of Effects	Magnitude of Change	Effect	Assessment of Effects
8. Properties on Burbage Common Road North	Very High	Very High	Very High	Very High	Substantial Medium-term Temporary Adverse Significant	This small group comprises a handful of dwellings that are situated in a linear fashion along Burbage Common Road, with varying orientations. Primarily due to proximity, commercial warehouse units would appear as a notable change within views. Landscape planting delivered within the early stages of the construction phase programme (Enabling Works) would have begun to mature and provide some softening of views, however the overall appearance of the newly completed HNRFI would result in a Very High magnitude of change.	High	Major Long-term Permanent Adverse Significant	Views at Year 15 is likely to be similar to Year 1. However, the continued growth of the intervening vegetation and maturation of the landscape strategy would lead to further filtering and screening, reducing the magnitude of change to high.
9. Properties on Burbage Common Road west of the railway line	Very High	Very High	Very High	High	Major Medium-term Temporary Adverse Significant	Located at the northern extent of the Country Park dwellings will have oblique limited views of the upper sections of warehouse and crane operations associated with the SRFI to the east. A recently constructed earth bund with woodland along the northern edge of the railway (delivered through years 1-2 of Development Phase 1) would have begun to mature and provide some filtering of views. There would be adverse visual effects arising from the Main HNRFI Site which would be significant. In terms of the foreground view from these dwellings the completed A47 Link Road would be a subtle addition to the view due to its low-lying nature, whilst the newly planted area of public open spaces adjacent to Burbage Common	Medium	Major/Moderate Long-term Permanent Beneficial Significant	Views at Year 15 is likely to be similar to Year 1. However, the continued growth of the intervening vegetation and maturation of the landscape strategy would lead to further filtering and screening, reducing the magnitude of change to high.

Visual Amenity Receptor	Value	Susceptibility	Sensitivity	Year 1			Year 15		
				Magnitude of Change	Effect	Assessment of Effects	Magnitude of Change	Effect	Assessment of Effects
						and Woods Country Park would provide a naturalistic, attractive character with open access. This would result in potential significant beneficial effects. Those dwellings located at the very western end of Burbage Common Road adjacent to the B4668 Leicester Road would experience no significant effects as a result of either the A47 Link Road or Main HNRFI Site, views being restricted by intervening woodland and existing commercial buildings.			
10. Properties on Shilton Road Barwell	Very High	Very High	Very High	Medium	Major/Moderate Medium-term Temporary Adverse Significant	This linear group is located to the north-west of the site on the elevated Shilton Road within Barwell. This area provides far reaching views over the landscape. The upper sections of completed commercial units would be visible rising above existing vegetation within the landscape.	Medium	Major/Moderate Long-term Permanent Adverse Significant	Views at Year 15 is likely to be similar to Year 1. However, despite the continued growth of the intervening vegetation and maturation of the landscape strategy, the upper sections of the warehouses would remain as recognisable elements in the view.
11. Properties on Church Lane, Dovecote way, St Mary's Close and Barwell Lane, Barwell	Very High	Very High	Very High	Medium	Major/Moderate Medium-term Temporary Adverse Significant	This group is located to the north-west of the site on the elevated area near St Mary's Church within Barwell. The upper sections of completed commercial units would be visible rising above existing vegetation within the landscape.	Medium	Major/Moderate Long-term Permanent Adverse Significant	Views at Year 15 is likely to be similar to Year 1. However, the continued growth of the intervening vegetation and maturation of the landscape strategy would lead to further filtering and screening, reducing the magnitude of change to medium.

Visual Amenity Receptor	Value	Susceptibility	Sensitivity	Year 1			Year 15		
				Magnitude of Change	Effect	Assessment of Effects	Magnitude of Change	Effect	Assessment of Effects
12. Highgate Lodge Farm and Red Hill Farm	Very High	Very High	Very High	Medium	Major Medium-term Temporary Adverse Significant	This group of dwellings with is located east of the site between beyond the M69. The dwellings are however surrounded by large farm barns and sheds which generally obscures views towards the HNRFI. There will be glimpsed views of the HNFRI from the yards which will be of a notable change to the baseline scenario.	Low	Moderate Long-term Permanent Adverse Significant	Views at Year 15 is likely to be similar to Year 1. However, the continued growth of the intervening vegetation and maturation of the landscape strategy would lead to further filtering and screening, reducing the magnitude of change to low.
13. Properties on Stanton Lane including Boundary Farm and Nuttingore Farm	Very High	Very High	Very High	Medium	Major/Moderate Medium-term Temporary Adverse Significant	Filtered and oblique views of upper sections of warehouses especially from upper storeys above boundary vegetation.	Medium	Major/Moderate Long-term Permanent Adverse Significant	There is little change to the assessment findings after 15 years.
14. Fields Farm	Very High	Very High	Very High	Low	Moderate Medium-term Temporary Adverse Significant	This property sits within the farmyard with views away from the Main DCO Site. Any views would be limited to rooflines and viewed from the outside yard.	Low	Moderate Long-term Permanent Adverse Significant	There is little change to the assessment findings after 15 years.

Visual Amenity Receptor	Value	Susceptibility	Sensitivity	Year 1			Year 15		
				Magnitude of Change	Effect	Assessment of Effects	Magnitude of Change	Effect	Assessment of Effects
15. Properties on the western edge of Stoney Stanton – Smithy Farm Drive, Fisher Close, Farndon Drive, St Peter's Close, Tansey Crescent and George Marriot Close	Very High	Very High	Very High	Medium	Major/Moderate Medium-term Temporary Adverse Significant	Filtered and oblique views of upper sections of warehouses especially from upper storeys above boundary vegetation	Medium	Major/Moderate Long-term Permanent Adverse Significant	There is little change to the assessment findings after 15 years.
16. Properties on B4668 between Burbage Common Road and A47 including Gypsy and Traveller Site.	Very High	Very High	Very High	Low	Moderate Medium-term Temporary Adverse Significant	Views towards the Main HNRFI Site would be screened by mature vegetation or filtered heavily to such a degree that there would not be potential for significant effects. In terms of the A47 Link Road and completed elements of the highways modifications, these are likely to result in a low change upon completion of the Proposed Development with traffic on the A47 Link Road potentially visible through vegetation especially in winter.	Very Low	Moderate/Minor Long-term Permanent Adverse Not Significant	Views at Year 15 is likely to be similar to Year 1. However, the continued growth of the intervening vegetation and maturation of the landscape strategy would lead to further filtering and screening, reducing the magnitude of change to very low.

Visual Amenity Receptor	Value	Susceptibility	Sensitivity	Year 1			Year 15		
				Magnitude of Change	Effect	Assessment of Effects	Magnitude of Change	Effect	Assessment of Effects
17. Residents at Gypsy and traveller settlement off Smithy Lane	Very High	Very High	Very High	Very High	Substantial Medium-term Temporary Adverse Significant	Due to the primarily single storey nature of the dwellings, most ground level views will be partially screened or filtered, the completed road network and warehouse units themselves would be largely visible in close range.	High	Major Long-term Permanent Adverse Significant	Views at Year 15 is likely to be similar to Year 1. However, the continued growth of the intervening vegetation and maturation of the landscape strategy would lead to further filtering and screening, reducing the magnitude of change to High.
18. Properties on Breach Lane including Huit Farm.	Very High	Very High	Very High	Low	Moderate Medium-term Temporary Adverse Significant	Residential properties are orientated away from the DCO Site and in part screened from longer views by barns and other farm buildings. However, there may be views of rooflines and upper sections of units from within the wider yard/property.	Low	Moderate Long-term Permanent Adverse Significant	There is little change to the assessment findings after 15 years.
19. Thorney Fields Farm	Very High	Very High	Very High	Low	Moderate Medium-term Temporary Adverse Significant	Residential property is orientated away from the DCO Site and in part screened from longer views by vegetation. However, there may be views of rooflines and upper sections of units from within the wider yard/property.	Low	Moderate Long-term Permanent Adverse Significant	There is little change to the assessment findings after 15 years

Visual Amenity Receptor	Value	Susceptibility	Sensitivity	Year 1			Year 15		
				Magnitude of Change	Effect	Assessment of Effects	Magnitude of Change	Effect	Assessment of Effects
20. Properties on Cadle Close Stoney Stanton	Very High	Very High	Very High	Low	Moderate Medium-term Temporary Adverse Significant	Residential properties with rear views orientated towards the DCO Site. Potential views of rooflines and upper sections of units from within the wider yard/property.	Low	Moderate Long-term Permanent Adverse Significant	There is little change to the assessment findings after 15 years