

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

Landscape Resource	Value	Susceptibility	Sensitivity	Year 1			Year 15		
				Magnitude of Change	Effect	Assessment of Effects	Magnitude of Change	Effect	Assessment of Effects
<b>Site Landscape Character</b>									
Landscape Character and Fabric of the Main HNRFI Site  Daytime and Night-time	Medium  (As set out in Table 1.3 of Appendix 11.1)	High  (As set out in paragraph 1.128 of Appendix 11.1)	High	Very High	Major  Medium-term  Temporary  Adverse  Significant	The landscape of the Main HNRFI Site would be transformed from a traditional agricultural landscape to an operational railport and logistics park. Whilst new habitat creation and planting would 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 would have a distinct urban character given its nature. Notwithstanding the presence of a new Link Road, a railport and large-scale warehouses, the land would 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 20-70m would provide broad natural greenways.  At night, operational lighting would	Very High	Major  Long-term  Permanent  Adverse  Significant	Although the maturation of the landscape would 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 and adverse.

Landscape Resource	Value	Susceptibility	Sensitivity	Year 1			Year 15		
				Magnitude of Change	Effect	Assessment of Effects	Magnitude of Change	Effect	Assessment of Effects
						transform a relatively dark landscape into an illuminated streetscape and workspace having a transformative effect at night as well as during the day.			
Landscape Character and Fabric of the A47 Link Road Corridor Day-time and Night-time	Medium (As set out in Table 1.5 of Appendix 11.1)	Medium (As set out in Table 1.6 and paragraph 1.155 of Appendix 11.1)	Medium	High	Moderate Medium-term Temporary Adverse Significant	The fieldscape character of A47 Link Road corridor and Western Amenity Area would 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 22.66ha) would 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.  At night, vehicle lights and junction lighting would introduce lighting into a landscape that is currently largely unlit although with existing vehicle lights on the B4668 and Burbage Common Road	High	Moderate Long-term Permanent Adverse Significant	Although the maturation of the landscape would 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 and adverse.

Landscape Resource	Value	Susceptibility	Sensitivity	Year 1			Year 15		
				Magnitude of Change	Effect	Assessment of Effects	Magnitude of Change	Effect	Assessment of Effects
						as well as train lights at intervals.			
Landscape Character and Fabric of M69 Junction 2 and Other Highways Works Locations within Order Limits  Day-time and Night-time	Low  (As set out in Table 1.7 of Appendix 11.1)	Low  (As set out in Table 1.8 of Appendix 11.1)	Low	Low	Minor/Negligible Medium-term Temporary Adverse Not Significant	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.  Change at night would be limited to additional vehicle lights on the new slip roads, vehicle and junction lighting already being a notable local light source.	Very Low	Negligible Long-term Permanent Adverse Not Significant	Road-side planting would integrate the highway works into the local landscape which would reduce the magnitude of effect over time.

Landscape Resource	Value	Susceptibility	Sensitivity	Year 1			Year 15		
				Magnitude of Change	Effect	Assessment of Effects	Magnitude of Change	Effect	Assessment of Effects
Landscape Character and Fabric of Offsite Railway Works Location at Thorney Fields  Day-time and Night-time	Low	Low	Low	Very Low	Negligible Medium-term Temporary Beneficial Not Significant	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.  There would be no additional lighting effects at night.	Very Low	Negligible Long-term Permanent Beneficial Not Significant	Effects would be the same after 15 years
Landscape Character and Fabric of Offsite Railway Works Location at Elmesthorpe  Day-time and Night-time	Low	Low	Low	Very Low	Negligible Medium-term Temporary Beneficial Not Significant	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.  There would be no additional lighting effects at night	Very Low	Negligible Long-term Permanent Beneficial Not Significant	Effects would be the same after 15 years
Landscape Character and Fabric of Offsite Railway Works Location at The Outwoods  Day-time and Night-time	Low	Low	Low	Low	Minor/Negligible Medium-term Temporary Adverse Not significant	At The Outwoods, the replacement of the level crossing with a pedestrian overbridge would 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.  Low level lighting would be introduced to illuminate the surface of the bridge and steps at night for safety reasons.	Low	Minor/Negligible Long-term Permanent Adverse Not significant	Although the maturation of the landscape would bring some additional benefit by Year 15, helping to 'embed' the new bridge into the local landscape, the magnitude of change would remain low overall.

Landscape Resource	Value	Susceptibility	Sensitivity	Year 1			Year 15		
				Magnitude of Change	Effect	Assessment of Effects	Magnitude of Change	Effect	Assessment of Effects
National Character Area 94 Leicestershire Vales	Medium	Medium	Medium	Medium	Moderate/Minor Short-term Temporary	HNRFI would be relatively well contained visually being screened from views to the south and limited by topography in other directions such that its influence on the wider character area would be contained to around 1km. There would however be some urbanising influences within this area through views of the upper parts of the development and traffic movements associated with the development which, although already influenced by the motorway and the railway line, is otherwise predominantly rural in character particularly to the north and east.  At Year 1, before planting has fully matured, the urbanising influence would be more marked than at Year 15.	Low	Minor Long-term Permanent	At year 15, once planting has matured, the development will be better integrated into the local area with reduced effect on the NCA.

Landscape Resource	Value	Susceptibility	Sensitivity	Year 1			Year 15		
				Magnitude of Change	Effect	Assessment of Effects	Magnitude of Change	Effect	Assessment of Effects
<b>Blaby District Landscape and Settlement Character Assessment (2020)</b>									
LCA 1: Aston Flamville Wooded	Not published	Not published	Very High (Large scale)	High	Major Medium-term	The proposed development would directly affect the character of the Aston Flamville LCA, as there would be a	Medium	Major/Moderate Long-term	After 15 years the development would be mature and have become an established part of

Landscape Resource	Value	Susceptibility	Sensitivity	Year 1			Year 15		
				Magnitude of Change	Effect	Assessment of Effects	Magnitude of Change	Effect	Assessment of Effects
Farmland Day-time and Night-time			commercial (warehousing – B8 use category))  Medium  (2-3 storey residential housing/ transport infrastructure)  <i>as defined within BDCLCA</i>		Temporary Adverse Significant to Moderate Medium-term Temporary Significant	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 would be fundamentally altered. Whilst the effects on the landscape fabric of the site would 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.  The additional lighting introduced by the operation of the development would have a similar effect on the character area at night.		Permanent Adverse Significant to Moderate/Minor Long-term Permanent Adverse Not Significant	the wider landscape.
LCA 6: Elmesthorpe Floodplain Day-time and Night-time	Not published	Not published	Very High  (Large scale commercial (warehousing – B8 use category))  Medium  (2-3 storey residential housing/ transport	Very High	Substantial Medium-term Temporary Adverse Significant to Major/Moderate Medium-term	The proposed development would directly affect the character of the Elmesthorpe Floodplain LCA, as there would 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 would be fundamentally altered. Whilst the effects on the landscape fabric of the site would completely change within the site and not extend beyond the boundaries or the site and into the rest	High	Major Long-term Permanent Adverse Significant to Moderate Long-term	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
			infrastructure) <i>as defined within BDCLCA</i>		Temporary Adverse Significant	of LCA, the perceptual characteristics of the proposed development would extend west and north into the majority of this small LCA.  The additional lighting introduced by the operation of the development would have a similar effect on the character area at night.		Permanent Adverse Significant	
LCA 14: Soar Meadows  Day-time and Night-time	Not published	Not published	Very High (Large scale commercial (warehousing – B8 use category))  High (2-3 storey residential housing/ transport infrastructure)  <i>as defined within BDCLCA</i>	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.

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  Day-time and Night-time	Not published	Not published	High (Large scale commercial (warehousing – B8 use category))  Low (2-3 storey residential housing/ transport infrastructure)  <i>as defined within BDCLCA</i>	Medium	Moderate  Medium-term  Temporary  Adverse  Significant to  Minor  Medium-term  Temporary  Adverse  Not Significant	Only a small part of the proposed development would 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 experienced within approximately 1km of the site where views of the Proposed Development can be obtained, where additional traffic would have a localised impact and where additional lighting from the operation of the Proposed Development would be observed at night.	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  Day-time and Night-time	Medium	High	High	Very Low	Minor  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 also result in very little indirect change. The magnitude of change is therefore assessed as Very Low.	Very Low	Minor  Long-term  Permanent  Adverse  Not Significant	There is no change to the assessment findings after 15 years of completion.
SCA: Elmesthorpe  Day-time and Night-time	Medium	Low	Medium	Medium	Moderate/Minor  Medium-term  Temporary	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	Medium	Moderate/Minor  Long-term  Permanent	There is little change to the assessment findings after 15 years, albeit the development would be mature and have become an established part of



Landscape Resource	Value	Susceptibility	Sensitivity	Year 1			Year 15		
				Magnitude of Change	Effect	Assessment of Effects	Magnitude of Change	Effect	Assessment of Effects
					Adverse Not Significant	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. They would also be visible at night with operational lighting. Overall, the magnitude of change to the Elmesthorpe SCA is considered to be Medium.		Adverse Not Significant	the wider landscape.
SCA: Sapcote Day-time and Night-time	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 the south fringes of which views would be limited by topography and mature vegetation. 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.

Landscape Resource	Value	Susceptibility	Sensitivity	Year 1			Year 15		
				Magnitude of Change	Effect	Assessment of Effects	Magnitude of Change	Effect	Assessment of Effects
SCA: Sharnford  Day-time and Night-time	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: <i>“Views within the village are generally only over short distances, enclosed by landform and vegetation. Sharnford is well-screened within in the local landscape”</i> . 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  Day-time and Night-time	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 village as represented by Photoviewpoint 22. Additional lighting from the operation of the Proposed Development would also be visible in these views at night. Considering the character 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
						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.			
<b>Hinckley and Bosworth Landscape Character Assessment (2017)</b>									
LCA: Burbage Common Rolling Farmland  Day-time and Night-time	Medium	High	High	Low	Moderate/Minor  Medium-term  Temporary  Adverse  Not Significant	The northern extent of the A47 Link Road and junction as the proposed pedestrian overbridge at the Outwoods rail crossing lies within this LCA. The LCA is undeniably influenced by the urban edges of Hinckley, Bosworth, Barwell and Earl Shilton as noted within the LCA description as well as the M69 Motorway. It is unlikely the Proposed Development would have a notably perceptible effect upon the Burbage Common Rolling Farmland LCA due to a lack of intervisibility between the Main HNRFI site and the LCA. The greatest potential for the Proposed Development to influence the LCA would be via the increased traffic associated with the A47 Link Road and Junction . Effects on the parts of Burbage Common within the LCA would be limited due to the screening effect of woodland vegetation although there may be some localised additional noise disturbance. The well wooded nature of the LCA would limit the effects	Low	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.

Landscape Resource	Value	Susceptibility	Sensitivity	Year 1			Year 15		
				Magnitude of Change	Effect	Assessment of Effects	Magnitude of Change	Effect	Assessment of Effects
						of additional lighting at night.			
LCA: Stoke Golding Rolling Farmland  Day-time and Night-time	Medium	High	High	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.
UCA 1: Burbage  Day-time and Night-time	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 improvements to the PRow connection to the proposed pedestrian over 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.	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  Day-time and Night-time	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 improvements to the PRow connection to the proposed pedestrian over bridge at the Outwoods and highways modification works HB1 (approach roads to the A47/A447 junction widened to accommodate additional traffic and controlled pedestrian crossing points introduced). With regard to potential for perceptual indirect effects upon the SCA that falls within 2km of the Main HNRFI	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
						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.			
UCA 9: Barwell  Day-time and Night-time	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 including operational lighting at night. 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.	Low	Minor  Long-term  Permanent  Adverse  Not Significant	There is no change to the assessment findings after 15 years of completion as mitigation planting would have limited impact given the elevation of viewpoints.
UCA 10: Earl Shilton  Day-time and Night-time	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	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
						expected to be Low upon the SCA.			
<b>Harborough Landscape Character Assessment (2007)</b>									
LCA: Upper Soar Day-time and Night-time	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
<b>Representative Photoviewpoints</b>									
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.	Medium	Moderate Long-term Permanent Adverse Significant	The view at year 15 would be transformed with the growth in planting. In summer, the built development would be largely screened from view as shown in Photomontage VP1. Magnitude of change is assessed as medium 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. The assessment also acknowledges the change from an open view across farmland to an enclosed view of vegetation.
PVP2: View from PRow U50/1	High	High	High	Very High	Major Medium-term	Due to the close proximity of views from this route, the proposed development would	Medium	Moderate Long-term	The view at year 15 would be transformed with the growth in planting. In

Visual Amenity Receptor	Value	Susceptibility	Sensitivity	Year 1			Year 15		
				Magnitude of Change	Effect	Assessment of Effects	Magnitude of Change	Effect	Assessment of Effects
					Temporary Adverse Significant	represent a considerable change.  The view would change from predominantly green agricultural land to one featuring various stands of woodland planting which would filter the proposed large-scale commercial development. The railport returns area would appear closest.		Permanent Adverse Significant	summer, the built development is likely be completely screened from view as shown in Photomontage VP1. Magnitude of change is assessed as medium 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. The assessment also acknowledges the change from an open view across farmland to an enclosed view of vegetation.
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	Low	Moderate/Minor Long-term Permanent Adverse Not Significant	The view at year 15 would 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



Visual Amenity Receptor	Value	Susceptibility	Sensitivity	Year 1			Year 15		
				Magnitude of Change	Effect	Assessment of Effects	Magnitude of Change	Effect	Assessment of Effects
						view helps to screen the built development.			the vegetation depending on the exact position and angle of view and the occasional lighting column above the treeline, but an open prospect is retained with additional meadow and scrub habitat interest.
PVP4: View from PRow U52/8/ Burbage Common Road Bridge over railway	High	Medium	High	Very High	Major Medium-term Temporary Adverse Significant	There would 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 would have matured after 15 years the change to the view would still be substantial.
PVP5: View from PRow V23/1 at level crossing over railway line PRow Users	High	Medium	High	Very High	Major Long-term Temporary Adverse Significant	This view would no longer exist as the PRow would 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 at level crossing over railway line	Low	Low	Low	Medium	Minor Medium-term Temporary	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,	Medium	Minor Long-term Permanent	There is no change to the assessment findings after 15 years as there is no opportunity for mitigation planting between the

Visual Amenity Receptor	Value	Susceptibility	Sensitivity	Year 1			Year 15		
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Rail Users					Adverse Not Significant	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.		Adverse Not Significant	railway line and the railport.
PVP6: View from PRow U50/3 at level crossing over railway line	High	High	High	Very High	Major Long-term Permanent Adverse Significant	This view would no longer exist as the PRow would 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.
PVP6: View from PRow U50/3 at level crossing over railway line  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	Medium	Minor Long-term Permanent Adverse Not Significant	There is no change to the assessment findings after 15 years as there is no opportunity for mitigation planting between the railway line and the railport.

Visual Amenity Receptor	Value	Susceptibility	Sensitivity	Year 1			Year 15		
				Magnitude of Change	Effect	Assessment of Effects	Magnitude of Change	Effect	Assessment of Effects
						where the focus of the receptors move between the inside and outside of the train and the magnitude of effect is therefore medium.			
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 would be visible whilst a young woodland screen would 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.
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	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.

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						to the view where a proposed bridleway would connect this route with the network beyond the railway to the north-west.			
PVP9: View from PRoW U53/2  See Figure 11.16 Proposed Photomontages	High	Medium	High	High	Major/Moderate  Medium-term  Temporary  Adverse  Significant	There would 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 would 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.
PVP9: View from PRoW U53/2  Night-time Assessment  See Figure 11.12 Night-time Views and Photomontages	Low	Medium	Medium	High	Moderate  Medium-term  Temporary  Adverse  Significant	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.	High	Moderate  Long-term  Permanent  Adverse  Significant	The night-time view at year 15 is likely to be similar to Year 1. Whilst there would 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	Medium	Medium	Medium	Medium	Moderate/Minor	All ground level operations of the main body of the proposed	Medium	Moderate/Minor	The view at year 15 is likely to be similar to Year 1.

Visual Amenity Receptor	Value	Susceptibility	Sensitivity	Year 1			Year 15		
				Magnitude of Change	Effect	Assessment of Effects	Magnitude of Change	Effect	Assessment of Effects
Road B4669  See Figure 11.16 Proposed Photomontages					Medium-term Temporary Adverse Not Significant	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.		Long-term Permanent Adverse Not Significant	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.
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.

Visual Amenity Receptor	Value	Susceptibility	Sensitivity	Year 1			Year 15		
				Magnitude of Change	Effect	Assessment of Effects	Magnitude of Change	Effect	Assessment of Effects
<p>PVP12: View from M69 overbridge on Aston Lane</p> <p>See Figure 11.16 Proposed Photomontages</p>	Low	Low	Low	Medium	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 would 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 would be similar.	Low	Minor/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
<p>PVP12: View from M69 overbridge on Aston Lane</p> <p>Night-time Assessment</p> <p>See Figure 11.12</p>	Low	Low	Low	Low	Minor/Negligible Medium-term Temporary Adverse	Existing mature vegetation screens much of the Main HNRFI Site from view. The M69 Junction 2 is already lit and provides a bright light source as do head and tail lights of vehicles on the M69. The proposed slip roads which	Low	Minor/Negligible Medium-term Temporary Adverse	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
Night-time Views and Photomontages					Not Significant	require additional lighting columns will add a small additional increase in lighting in the night-time view with limited effect given the extent and brightness of existing lighting at the Junction.		Not Significant	
PVP13: View from M69 overbridge on Lychgate Lane	Low	Low	Low	Low	Minor/Negligible 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	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	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.

Visual Amenity Receptor	Value	Susceptibility	Sensitivity	Year 1			Year 15		
				Magnitude of Change	Effect	Assessment of Effects	Magnitude of Change	Effect	Assessment of Effects
						scenario.			
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.
PVP16: View from Burbage Common Road  See Figure 11.16 Proposed Photomontages	Medium	High	High	High	Major/Moderate  Medium-term  Temporary  Adverse  Significant	There would 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	There would 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	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



Visual Amenity Receptor	Value	Susceptibility	Sensitivity	Year 1			Year 15		
				Magnitude of Change	Effect	Assessment of Effects	Magnitude of Change	Effect	Assessment of Effects
					Significant			Significant	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 would 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.
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 would be visible above the layers of intervening vegetation within the landscape, whilst lower level and ground level development would 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 would be continued growth of the intervening vegetation and maturation of the landscape strategy, the upper sections of the warehouse units would still be visible.

Visual Amenity Receptor	Value	Susceptibility	Sensitivity	Year 1			Year 15		
				Magnitude of Change	Effect	Assessment of Effects	Magnitude of Change	Effect	Assessment of Effects
<p>PVP19: View from Car Park of St Mary’s Church, Elmesthorpe</p> <p>Night-time Assessment</p> <p>See Figure 11.12 Night-time Views and Photomontages</p>	Low	Medium	Medium	Medium	Moderate/Minor Medium-term Temporary Adverse Not Significant	Lighting on the sides of the warehouses would be visible as a band of light across the view. Whilst this would be more muted than close range street lighting, it would still be a noticeable element within the view	Medium	Moderate/Minor Medium-term Permanent Adverse Not Significant	The view at year 15 is likely to be similar to Year 1. Whilst there would be continued growth of the intervening vegetation and maturation of the landscape strategy, the lighting is likely to still be noticeable in the view.
<p>PVP20: View from M69 overbridge on B581</p> <p>See Figure 11.16 Proposed Photomontages</p> <p>Low</p>	Low	Low	Low	Very High	Moderate Medium-term Temporary Adverse Significant	<p>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 would be filtered or openly visible although seen in the context of the M69.</p> <p>This view also allows an assessment to be made of effects on users travelling southbound on the M69 where the magnitude of change experienced would be similar. The M69 Motorway forms much of the eastern boundary of the site. Due to the very close proximity, there would be a</p>	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
						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 would not just consist of commercial development but also completed highways works.			
PVP20: View from M69 overbridge on B581  Night-time  Assessment  See Figure 11.12 Night-time Views and Photomontages	Low	Low	Low	High	Moderate/Minor  Medium-term  Temporary  Adverse  Not Significant	Lighting of the warehouses is seen in the context of traffic headlights and taillights on the M69 but would 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 would be continued growth of the intervening vegetation and maturation of the landscape strategy, the lighting would still be noticeable in the view.
PVP21: View from Station Road/PRoW V29/10  See Figure 11.16 Proposed Photomontages	High	Medium	High	Medium	Moderate  Medium-term  Temporary  Adverse	The completed HNRFI would largely be screened by existing mature vegetation in the middle to far distance. However, there would be filtered views of the rooflines of the warehouse units, even during summer	Medium	Moderate  Medium-term  Temporary  Adverse	The view at year 15 is likely to be similar to Year 1. Whilst there would be continued growth of the intervening vegetation and maturation of the landscape strategy, the warehouses are likely to

Visual Amenity Receptor	Value	Susceptibility	Sensitivity	Year 1			Year 15		
				Magnitude of Change	Effect	Assessment of Effects	Magnitude of Change	Effect	Assessment of Effects
					Significant	months.		Significant	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 would 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 which 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 would be continued growth of the intervening vegetation and maturation of the landscape strategy, the upper sections of the warehouse units would still be visible and a recognisable element in the view.
PVP22: View from PRoW V49/2, Stoney Stanton  Night-time assessment  See Figure 11.12 Night-time Views and Photomontages	Low	Medium	Medium	Medium	Moderate/Minor Medium-term Temporary Adverse Not Significant	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.	Medium	Moderate/Minor Long-term Permanent Adverse Not Significant	The view at year 15 is likely to be similar to Year 1. Whilst there would be continued growth of the intervening vegetation and maturation of the landscape strategy, the upper sections of the warehouse units would 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	Medium	Medium	Medium	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	High	High	High	High	Major/Moderate Medium-term Temporary Adverse Significant	There would 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 would be continued growth of the intervening vegetation and maturation of the landscape strategy, the upper sections of the warehouse units would 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
PVP24: View from PROW V34/2  Night-time assessment  See Figure 11.12 Night-time Views and Photomontages	Low	Medium	Medium	High	Moderate  Medium-term  Temporary  Adverse  Significant	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 which is previously unlit.	High	Moderate  Long-term  Permanent  Adverse  Significant	The view at Year 15 is likely to be similar to Year 1. Whilst the maturation of the landscape strategy would diffuse and screen the effects of lighting over time, the lit built form would remain visible in the view.
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 would 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 would be continued growth of the intervening vegetation and maturation of the landscape strategy, the upper sections of the warehouse units would 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
PVP25: View from PROW U47/1 Barwell  Night-time Assessment  See Figure 11.12 Night-time Views and Photomontages	Low	Medium	Medium	High	Moderate  Medium-term  Temporary  Adverse  Significant	The development would introduce a band of light across the view which would be clearly noticeable but seen in the context of existing light sources.	High	Moderate  Long-term  Permanent  Adverse  Significant	The view at year 15 is likely to be similar to Year 1. Whilst there would be continued growth of the intervening vegetation and maturation of the landscape strategy, the lit warehouse units and gantry cranes would still be visible and a noticeable element in 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 would 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 would be continued growth of the intervening vegetation and maturation of the landscape strategy, the upper sections of the warehouse units would 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
<p>PVP27: View from Thurlastone Lane</p> <p>See Figure 11.16 Proposed Photomontages</p>	Medium	Medium	Medium	Medium	Moderate/Minor Medium-term Temporary Adverse Not Significant	Although viewed at a distance, the upper elements of the warehouse units would 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 would be continued growth of the intervening vegetation and maturation of the landscape strategy, the upper sections of the warehouse units would still be visible and a recognisable element in the view.
<p>PVP28: View from M69 overbridge on Pingle Lane</p> <p>See Figure 11.16 Proposed Photomontages</p>	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.
<p>PVP29: View from PRoW U18/1</p> <p>See Figure 11.16 Proposed Photomontages</p>	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
<p>PVP30: View from Croft Hill</p> <p>See Figure 11.16 Proposed Photomontages</p>	High	High	High	Medium	<p>Moderate</p> <p>Medium-term</p> <p>Temporary</p> <p>Adverse</p> <p>Significant</p>	<p>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 would form a new and recognisable element within the view which is likely to draw the eye.</p>	Medium	<p>Moderate</p> <p>Long-term</p> <p>Permanent</p> <p>Adverse</p> <p>Significant</p>	<p>The view at year 15 is likely to be similar to Year 1. Whilst there would be continued growth of the intervening vegetation and maturation of the landscape strategy, the upper sections of the warehouse units would still be visible and a recognisable element in the view.</p>
<p>PVP 31: View from Coventry Road</p> <p>See Figure 11.16 Proposed Photomontages</p>	Medium	Medium	Medium	No change	No effect	<p>The proposed HNRFI development would be screened by a combination of gently undulating topography and existing mature vegetation in the middle to far distance.</p>	No change	No effect	<p>There is no change to the assessment findings after 15 years.</p>
<p>PVP32: View from Bumblebee Lane, High Cross</p> <p>See Figure 11.16 Proposed Photomontages</p>	High	High	High	Low	<p>Minor</p> <p>Medium-term</p> <p>Temporary</p> <p>Adverse</p> <p>Not Significant</p>	<p>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.</p>	Low	<p>Minor</p> <p>Long-term</p> <p>Permanent</p> <p>Adverse</p> <p>Not Significant</p>	<p>There is no change to the assessment findings after 15 years.</p>

Visual Amenity Receptor	Value	Susceptibility	Sensitivity	Year 1			Year 15		
				Magnitude of Change	Effect	Assessment of Effects	Magnitude of Change	Effect	Assessment of Effects
PVP32: View from Bumblebee Lane, High Cross  Night-time Assessment  See Figure 11.12 Night-time Views and Photomontages	Low	Low	Low	Very Low	Negligible  Medium-term  Temporary  Adverse  Not Significant	The development at night may be discernible on the horizon in clear weather conditions but it is at such a distance that the effect would be very low.	Very Low	Negligible  Long-term  Permanent  Adverse  Not Significant	There is no change to the assessment findings after 15 years.
PVP33: View from B578, Lutterworth Road  See Figure 11.16 Proposed Photomontages	Medium	Medium	Medium	Very Low	Minor/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	Minor/Negligible  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
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 would be continued growth of the intervening vegetation and maturation of the landscape strategy, the upper sections of the warehouse units would 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 would be continued growth of the intervening vegetation and maturation of the landscape strategy, the upper sections of the warehouse units would 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 Adverse Significant	Additional planting along the boundary would have matured to further filter views of the roofline in both winter and summer although lighting columns would still be visible above the vegetation
PVP36: View from Smenell Field  Night-time Assessment  See Figure 11.12 Night-time Views and Photomontages	Low	High	Medium	High	Moderate Medium-term Temporary Adverse Significant	Lighting would be introduced into a view which is currently dark.	Medium	Moderate/Minor Long-term Permanent Adverse Not Significant	Additional planting along the boundary would have matured to screen views of lower-level lighting although lighting columns would 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 would no longer exist as a view from the PRoW as the PRoW would be diverted along the south-eastern edge of the development to allow the A47 Link Road and site access to be built resulting in wholesale 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 would be continued growth of the intervening vegetation and maturation of the landscape strategy, the upper sections of the warehouse units would 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	High	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 would 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.

Visual Amenity Receptor	Value	Susceptibility	Sensitivity	Year 1			Year 15		
				Magnitude of Change	Effect	Assessment of Effects	Magnitude of Change	Effect	Assessment of Effects
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.
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 would be visible above the layers of intervening vegetation within the landscape in winter, whilst lower level and ground level development would 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 would 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.

Visual Amenity Receptor	Value	Susceptibility	Sensitivity	Year 1			Year 15		
				Magnitude of Change	Effect	Assessment of Effects	Magnitude of Change	Effect	Assessment of Effects
<p>PVP42: View from South of Wood House Farm</p> <p>See Figure 11.16 Proposed Photomontages</p>	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.
<p>PVP43: View from northern edge of Burbage Common and Woods Country Park</p> <p>See Figure 11.16 Proposed Photomontages</p>	High	High	High	High	Major/Moderate Medium-term Temporary Adverse Significant	There would 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 would 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.

Visual Amenity Receptor	Value	Susceptibility	Sensitivity	Year 1			Year 15		
				Magnitude of Change	Effect	Assessment of Effects	Magnitude of Change	Effect	Assessment of Effects
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 would 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	Low	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.	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.
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 would 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	Medium	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
<p>PVP49: View from B581 Bridge, Elmesthorpe</p> <p>Vehicle users, cyclists and pedestrians</p> <p>See Figure 11.16 Proposed Photomontages</p>	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.
<p>PVP50: View from Elmesthorpe Public Open Space</p> <p>See Figure 11.16 Proposed Photomontages</p>	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.

Visual Amenity Receptor	Value	Susceptibility	Sensitivity	Year 1			Year 15		
				Magnitude of Change	Effect	Assessment of Effects	Magnitude of Change	Effect	Assessment of Effects
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.
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 would be no views towards the completed Main HNRFI Site. The completed footbridge would 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.

Visual Amenity Receptor	Value	Susceptibility	Sensitivity	Year 1			Year 15		
				Magnitude of Change	Effect	Assessment of Effects	Magnitude of Change	Effect	Assessment of Effects
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 would be glimpsed views through to the upper sections of the warehouse units, particularly in winter.	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, 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.
<b>Residential Receptors</b>									
1. Aston Firs Campsite	Very High	Very High	Very High	Low	Moderate Medium-term Temporary	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	Very Low	Moderate/Minor Long-term Permanent	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

Visual Amenity Receptor	Value	Susceptibility	Sensitivity	Year 1			Year 15		
				Magnitude of Change	Effect	Assessment of Effects	Magnitude of Change	Effect	Assessment of Effects
					Adverse Significant	views of high levels of warehouse units.		Adverse Not Significant	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 would 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 would 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.
4. Properties in Billington Rough	Very High	Very High	Very High	Medium	Major/Moderate Medium-term Temporary	This group of dwellings with private roads is located north of the site between the Hinckley to Leicester Railway and Elmesthorpe, upon slightly	Low	Moderate Long-term Permanent	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

Visual Amenity Receptor	Value	Susceptibility	Sensitivity	Year 1			Year 15		
				Magnitude of Change	Effect	Assessment of Effects	Magnitude of Change	Effect	Assessment of Effects
					Adverse Significant	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 would likely be screened or well filtered due to its location beyond planted embankments.		Adverse Significant	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
6. Properties on Station Road, east of M69 including Oaklands	Very High	Very High	Very High	High	Major Medium-term Temporary	Views from this group of dwellings is filtered by hedgerows and mature vegetation within the residential curtilage, however it is likely there would be filtered	Medium	Moderate Long-term Permanent	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

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 Glebe Farm					Adverse Significant	views to the main body of the HNRFI, which would generally comprise the completed commercial warehouse units.		Adverse Significant	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 would be filtered views possible to the main body of the HNRFI, which would 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.
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,	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.

Visual Amenity Receptor	Value	Susceptibility	Sensitivity	Year 1			Year 15		
				Magnitude of Change	Effect	Assessment of Effects	Magnitude of Change	Effect	Assessment of Effects
						however the overall appearance of the newly completed HNRFI would result in a Very High magnitude of change.			
9. Properties on Burbage Common Road west of the railway line	Very High	Very High	Very High	High	Major Medium-term Temporary Adverse Significant	<p>Located at the northern extent of the Country Park dwellings would 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.</p> <p>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 and Woods Country Park would provide a naturalistic, attractive character</p>	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
						<p>with open access. This would result in potential significant beneficial effects.</p> <p>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.</p>			
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	Very High	Very High	Very High	Medium	Major/Moderate Medium-term Temporary	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	Medium	Major/Moderate Long-term Permanent	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

Visual Amenity Receptor	Value	Susceptibility	Sensitivity	Year 1			Year 15		
				Magnitude of Change	Effect	Assessment of Effects	Magnitude of Change	Effect	Assessment of Effects
Close and Barwell Lane, Barwell					Adverse Significant	visible rising above existing vegetation within the landscape.		Adverse Significant	would lead to further filtering and screening, reducing the magnitude of change to medium.
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 is located east of the site beyond the M69. The dwellings are surrounded by large farm barns and sheds which generally obscures views towards the HNRFI. There would be glimpsed views of the HNRFI from the yards which would 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	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	Low	Moderate Long-term Permanent	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
					Adverse Significant	yard.		Adverse Significant	
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	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	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

Visual Amenity Receptor	Value	Susceptibility	Sensitivity	Year 1			Year 15		
				Magnitude of Change	Effect	Assessment of Effects	Magnitude of Change	Effect	Assessment of Effects
Traveller Site.						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.			change to very low.
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 would 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	Residential property is orientated away from the DCO Site and in part screened from longer views by vegetation. However, there may be views of	Low	Moderate Long-term Permanent	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
					Adverse Significant	rooftlines and upper sections of units from within the wider yard/property.		Adverse Significant	
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 rooftlines 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