

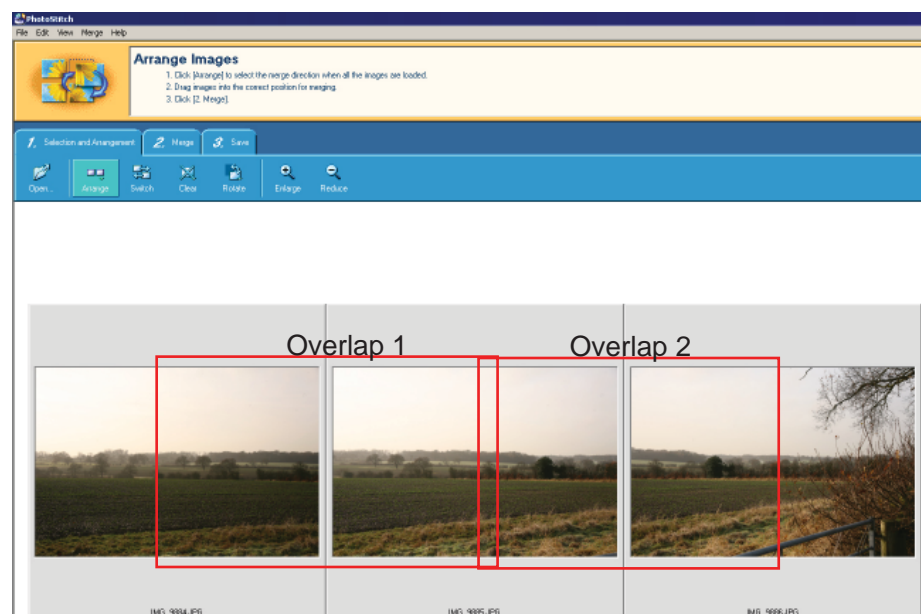
INTRODUCTION

For each Key Representative View the following information is provided:

- 1:10,000 mapping of Key Representative View location
- Aerial photograph of Key Representative View location identifying view cone of photograph
- Photograph of revised proposal broadly identifying the location of proposed NFC
- Where available nigh time baseline images is also provided
- Summary table providing a description of the baseline (day and night), identification of receptors and commentary on significance of effects of the revised Hotel/Sports proposal. Note that magnitude of change and significance of effect in summer and winter are the same unless specified.

PANORAMIC PHOTOGRAPH STITCHING METHODOLOGY

The screen shot below shows a sample methodology for stitching images to form panoramic images used in this assessment.





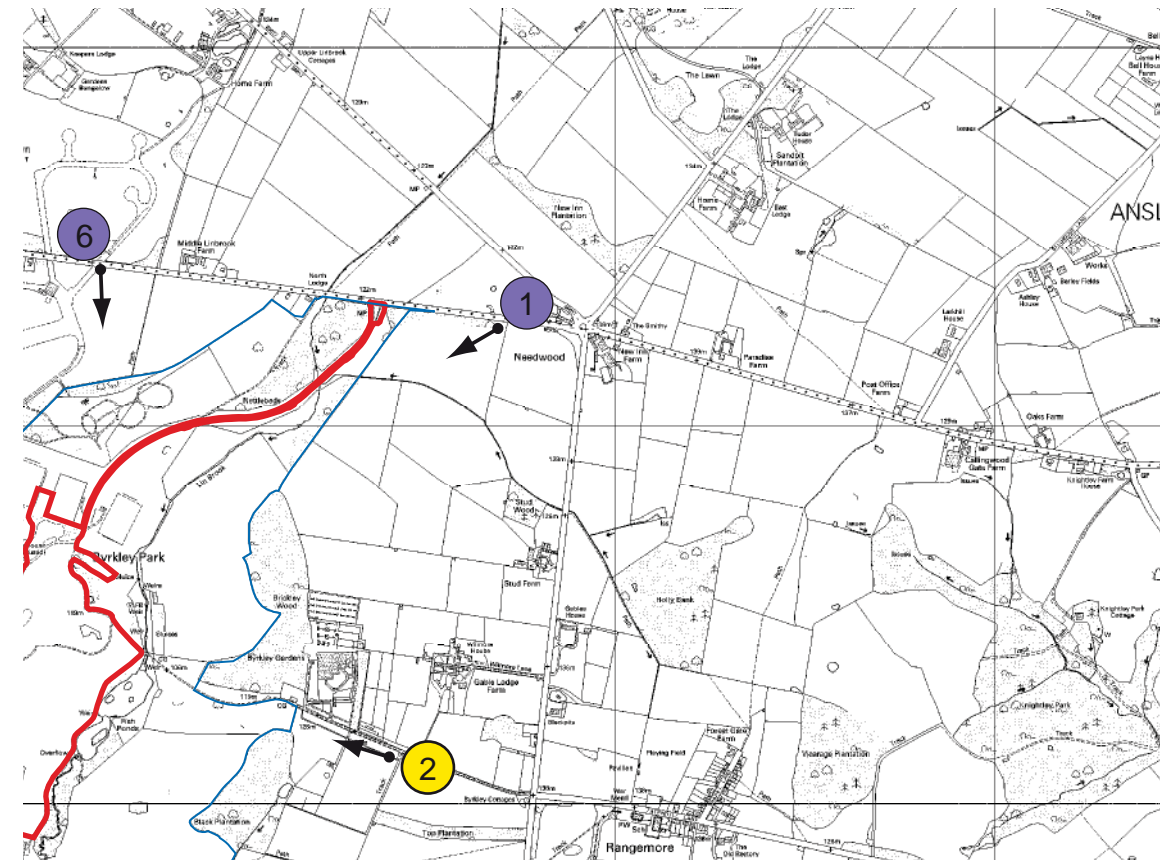
Key Representative View 1 Lay-by west of Needwood Roundabout (50mm) (December 2009) (3 images arranged in a panoramic view)

View Baseline Description (Day during winter)	Receptors / Sensitivity	Magnitude of change/comment	Significance/nature
<p>Foreground - Agricultural land dropping in level away from the viewer towards the site.</p> <p>Middle Ground - The middle ground comprises mature trees and open managed grass land in a landscaped park character. Modern features including floodlights and a tarmac access road have been recently added to this view. The northernmost part of the Training House may be visible between tree groups to the right of Brickley Wood.</p> <p>Skyline - Mature tree groups (of approximately 15m in height) form the skyline on the ridge to the west of the NFC site.</p>	<p>Motorists on B5234</p> <p>Low</p>	<p>The Training House will no longer be visible in this view. All buildings within the revised Hotel/Sports proposals are predominantly screened by Brickley Wood to the north of Byrkley Park Garden Centre and other intervening vegetation. All other parts of the extant permission will remain the same, for example the main site driveway and the floodlit pitch visible in this view. The top of the western side of the north elevation of the Hotel and Conference Building may be glimpsed below the skyline. The community changing facilities will be visible as a small element between the northern pitch in this view.</p> <p>Low change.</p>	<p>Less development would be evident than the baseline.</p> <p>Minor beneficial.</p>
View Baseline Description (Night during winter)	Receptors / Sensitivity	Magnitude of change/comment	Significance/nature
<p>Foreground - Non-illuminated agricultural land.</p> <p>Middle Ground - Predominately non-illuminated parkland with no built form evident. Significant artificial light to the right of view from illuminated football pitch (floodlights).</p> <p>Skyline - Largely dark to the south with some distant urban glow. Visible warning beacons to the right of the view.</p>	<p>Primarily motorists on B5234</p> <p>Low</p>	<p>There will be very little change to this view as a result of the revised Hotel/Sports proposals. The top of the western part of the north elevation of the Hotel and Conference Building may be glimpsed as a result of light spill from the Hotel's glazed atrium. Lights within the community changing facilities may also be faintly visible beyond the extant northern floodlit pitches. The Training House will no longer be visible resulting in a slight reduction in lighting in views at night.</p> <p>Low change.</p>	<p>Minor beneficial.</p>

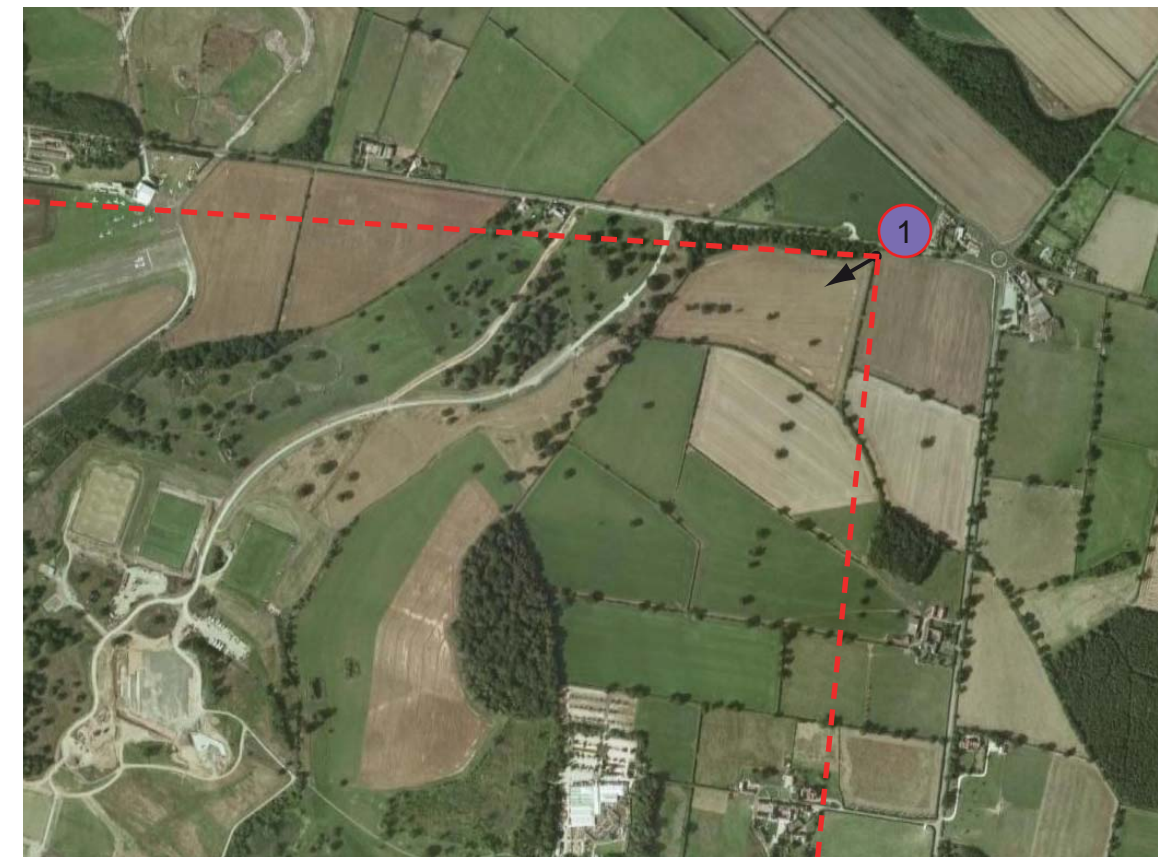
Northern floodlit pitch



Key Representative View 1 (50mm) (December 2009) - Night (Sunset)



NFC boundary [blue line] Hotel/sports application [red line] Key representative view: day [yellow circle] day & night [purple circle]

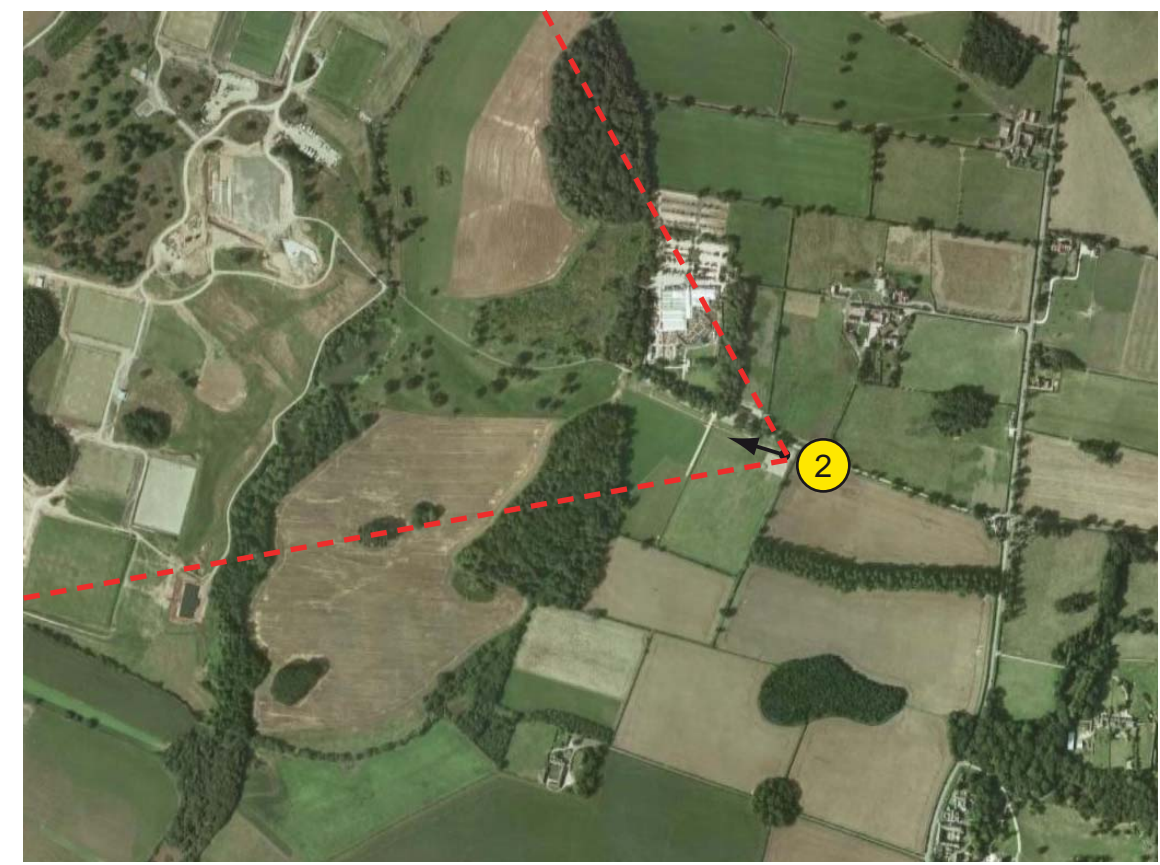
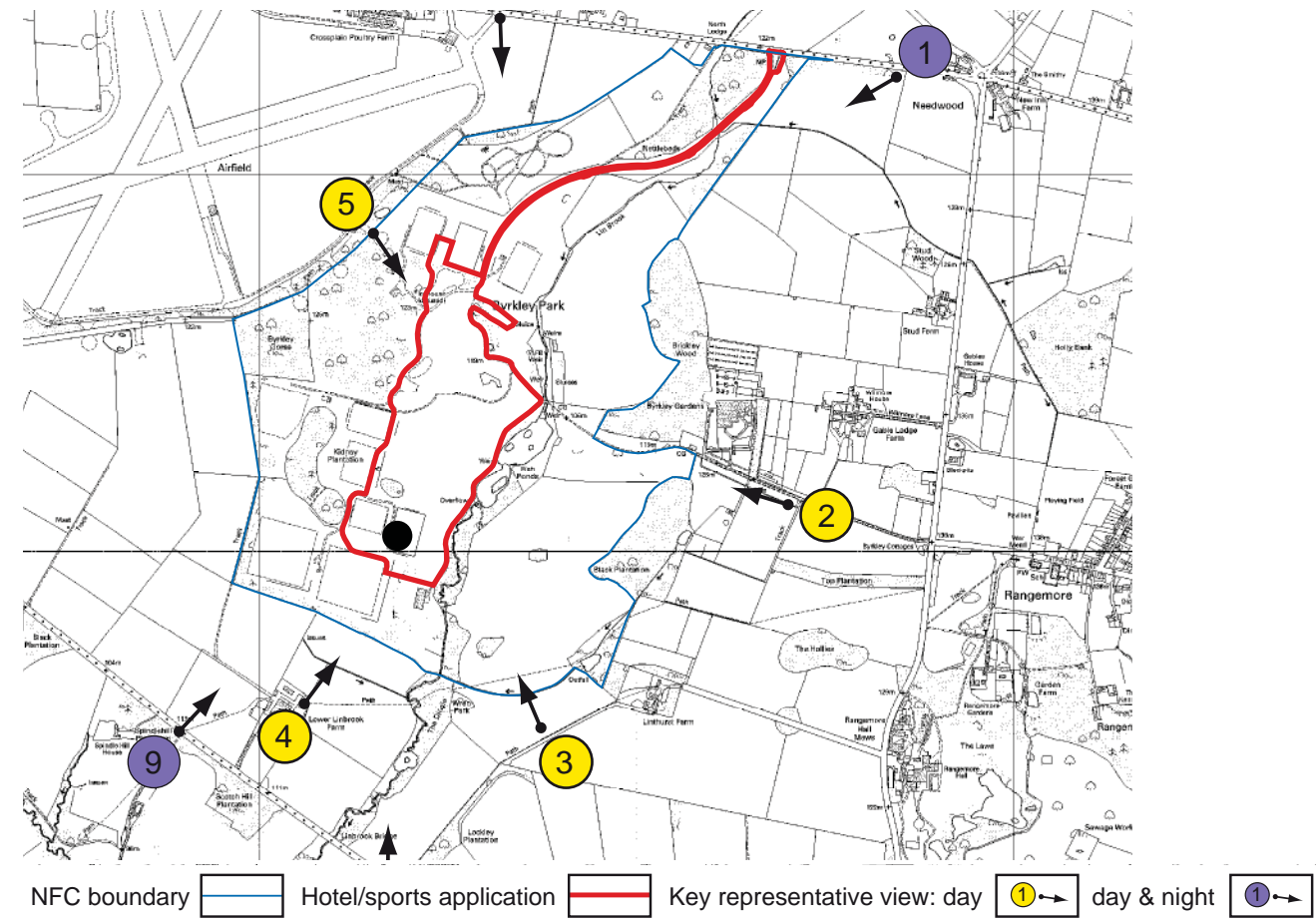


Aerial Photograph of Key Representative View (showing approximate view cone of 2009 image)



Key Representative View 2 - Byrkley Park Garden Centre entrance drive (50mm) (December 2008)

View Baseline Description (Day during winter)	Receptors / Sensitivity	Magnitude of change/comment	Significance/nature
<p>Foreground - Managed parkland entrance to buildings now used as a garden centre. Formal arrangement of trees as an avenue forms a continuous feature to the right of the photograph substantially filtering views to the north. A hedgerow to the left contains the view.</p> <p>Middle Ground - The level of land drops into the middle ground with a cluster of trees beyond the hedgerow on the left restricts only long views to the centre of the image. The Living House may be glimpsed through the tree branches during winter.</p> <p>Skyline - The skyline is formed by the avenue of trees and Black Plantation, between which, in the distance, are the trees on the site and woodland (Byrkley Gorse) on the edge of Tatenhill Airfield.</p>	<p>Daytime primarily Users of public footpath Visitors to garden centre</p> <p>Medium</p>	<p>Glimpsed views of the Living House in the centre of the view will no longer be available. The Hotel within the revised Hotel/Sports proposal will sit in approximately the same location and to the left of the Living House and therefore may be glimpsed through the trees during winter months sitting below the skyline of trees formed by Byrkley Gorse. Both the extant permission and revised Hotel/Sports proposals form a very small element in this view, whilst the revised proposal will fractionally increase the amount of building seen in winter the change would be imperceptible.</p> <p>Summer: Negligible change. Winter: Negligible change.</p>	<p>Summer: Negligible neutral. Winter: Negligible neutral.</p>
View Baseline Description (Night during winter)	Receptors / Sensitivity	Magnitude of change/comment	Significance/nature
No night time assessment undertaken due to limited potential for night time receptors.			

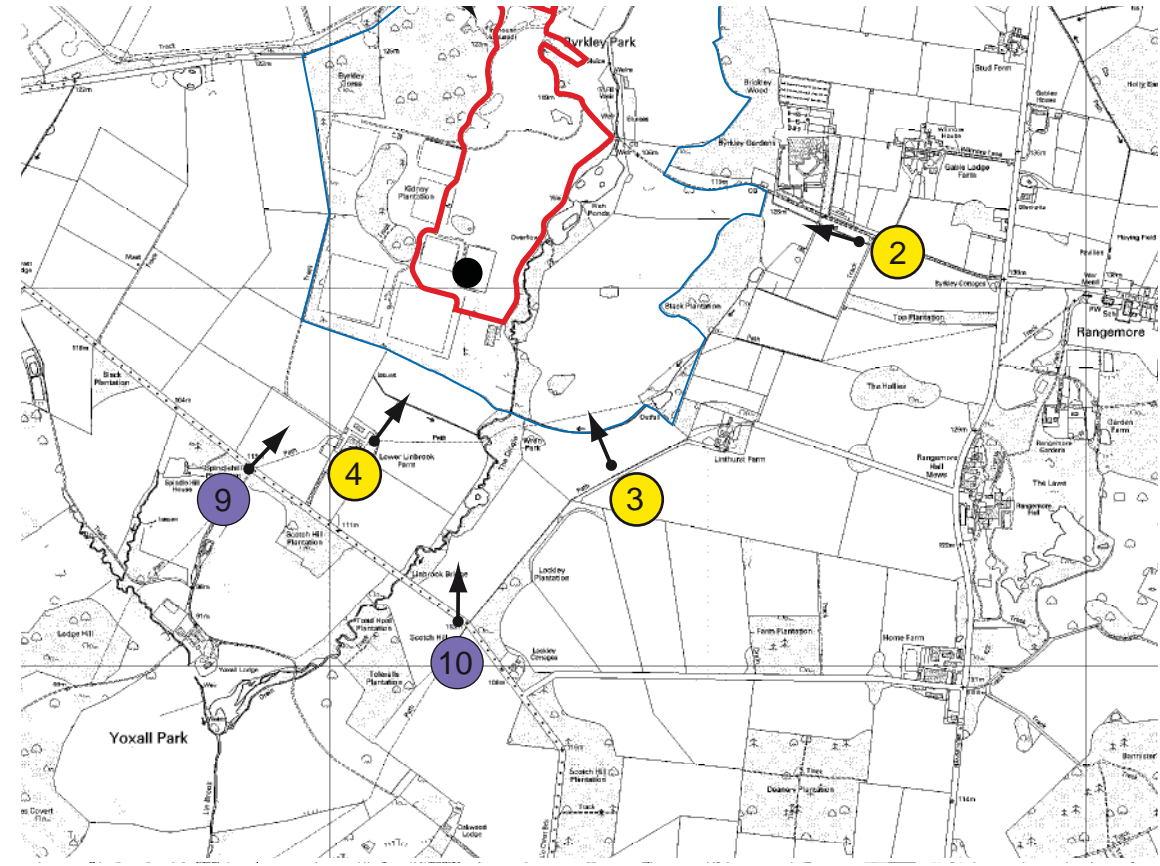


Aerial Photograph of Key Representative View (showing approximate view cone of 2009 image)

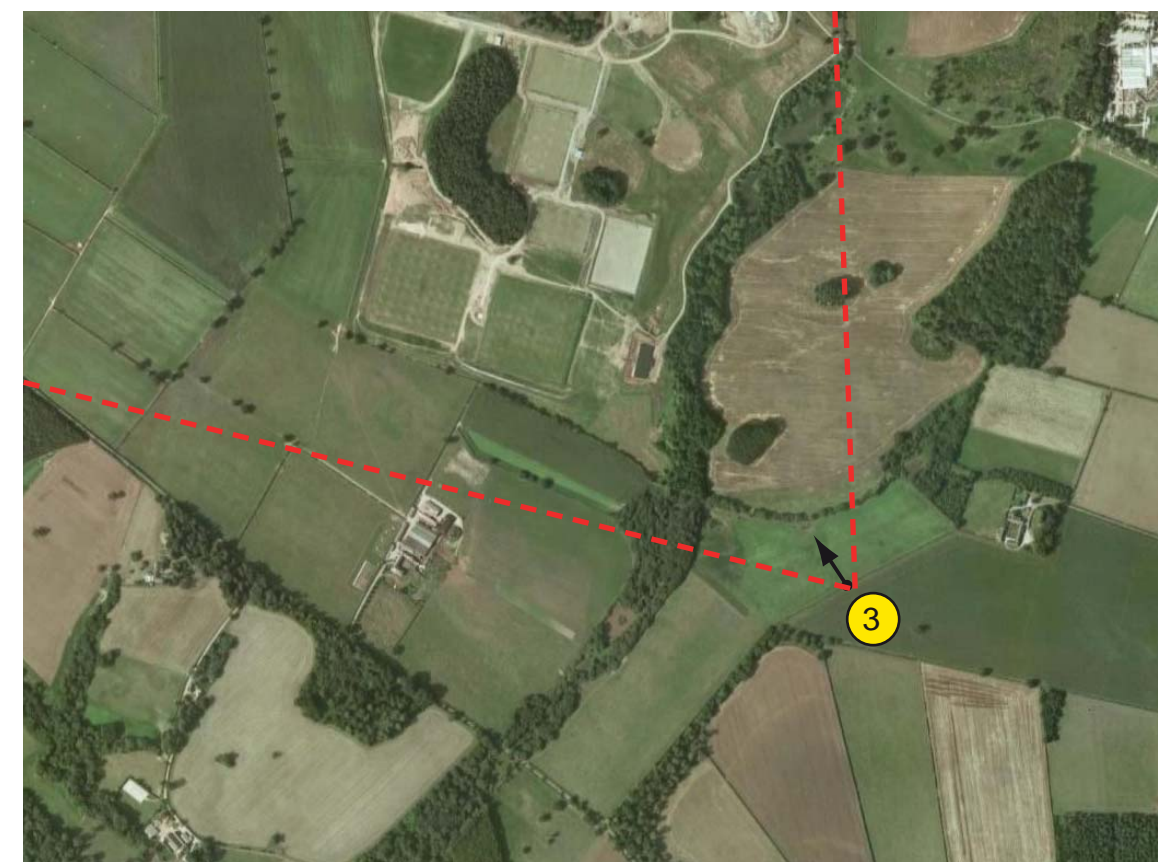


Key Representative View 3 - Footpath to SE of Site (50mm) (December 2009)

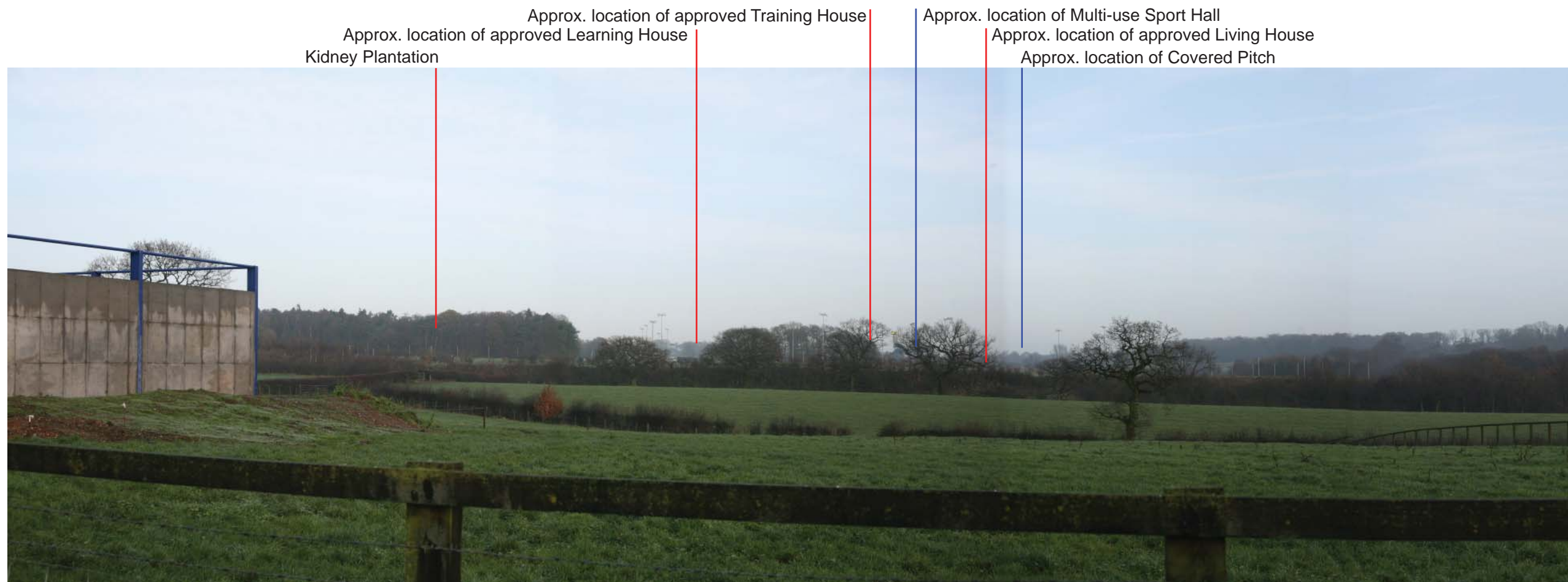
View Baseline Description (Day during winter)	Receptors / Sensitivity	Magnitude of change/comment	Significance/nature
<p>Foreground - Undulating open farmland. The land drops steeply down to the hedgerow boundary between the fields and the site beyond.</p> <p>Middle Ground - The land rises to form a ridge in the middle ground. A cluster of trees form a feature on this ridge in the centre of the view, with a further, smaller cluster of evergreen trees visible to the right. Right of the Maintenance Building (visible in the image) would be the Training House and Living House.</p> <p>Skyline - The skyline is predominately formed by woodland on the western boundary of the site, with the exception of the two prominent clusters in the middle ground. The Living House and the Training House would form new elements on the skyline. A radio mast is visible beyond the western boundary of the site.</p>	<p>Daytime primarily Users of public footpath</p> <p>Medium-High</p>	<p>The change in location of buildings on the site from a cluster to the north into a more linear arrangement further south will result in the Covered Pitch and Multi-use Sport Hall being largely screened by the central cluster of trees. The Hotel and Conference Building would be seen to the right. This will result in a medium level of change to this view. However, the buildings within the revised Hotel/Sports proposal due to their location on lower ground within the site will sit below the skyline formed by the Kidney Plantation and the Byrkley Gorse. The Training House in the Extant permission would have formed a new element on the skyline and will be removed from this view.</p> <p>Medium change.</p>	<p>Buildings of a similar character will be seen in less prominent location than the extant permission.</p> <p>Moderate beneficial</p>
View Baseline Description (Night during winter)	Receptors / Sensitivity	Magnitude of change/comment	Significance/nature
No night time assessment undertaken due to limited potential for night time receptors.			



NFC boundary Hotel/sports application Key representative view: day day & night

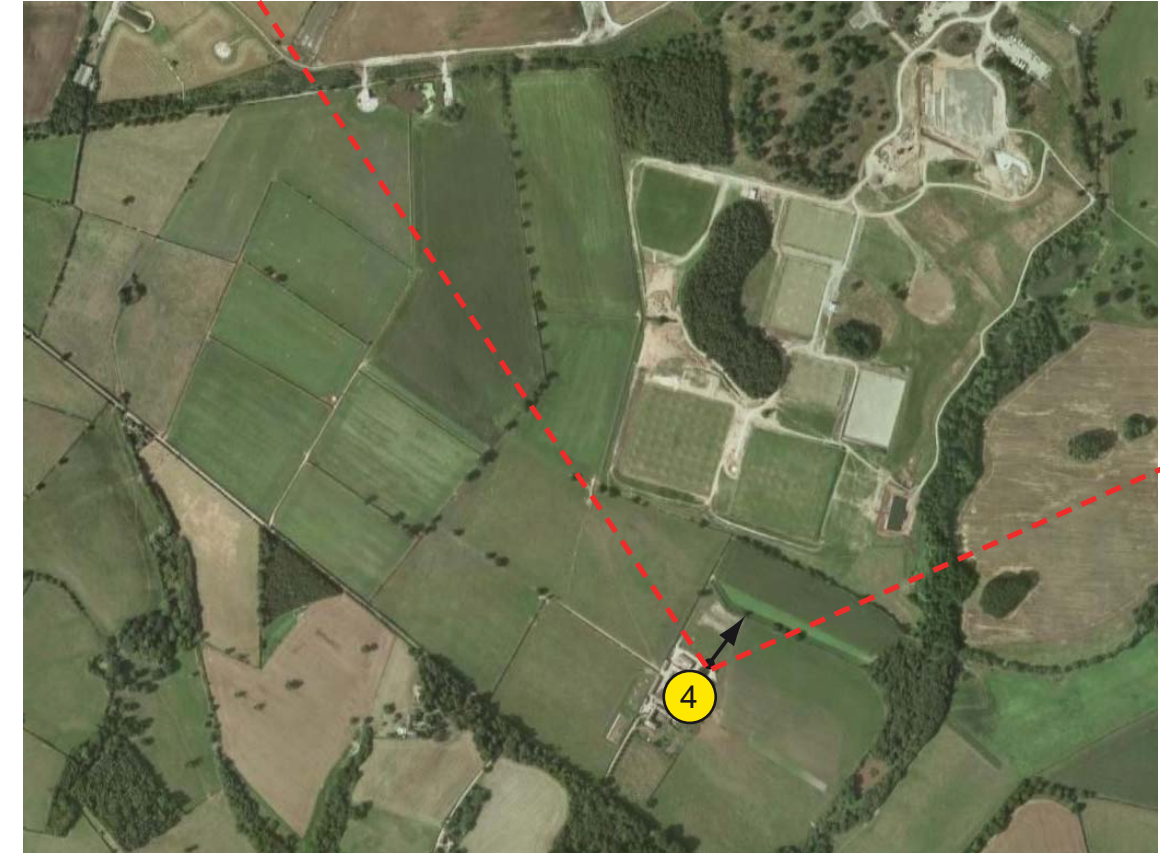
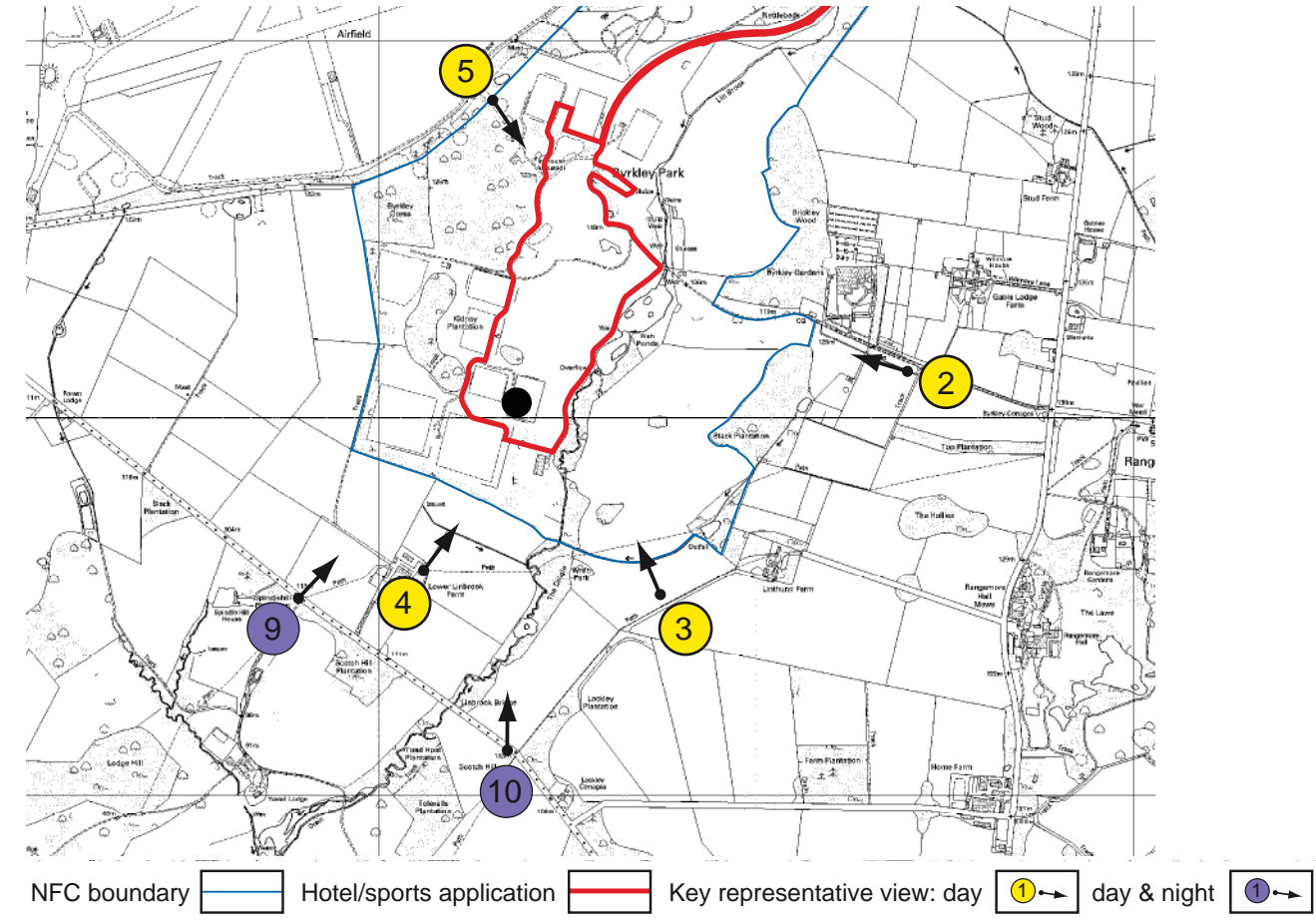


Aerial Photograph of Key Representative View (showing approximate view cone of 2009 image)



Key Representative View 4 Footpath to rear of Linbrook Farm (50mm) (December 2009) - Approximate location of Revised Hotel/Sports proposal

View Baseline Description (Day during winter)	Receptors / Sensitivity	Magnitude of change/comment	Significance/nature
<p>Foreground - Undulating agricultural land with fencing and hedgerow boundary. Gradual drop in level away from the Viewer towards the Lin Brook.</p> <p>Middle Ground - Mature hedgerow and intermittent mature trees along fields in the middle ground and the site boundary. Hedgerow, young trees and bunding are visible on the boundary of the NFC site. Floodlights are clearly visible between gaps the woodland clusters on the NFC site. The Learning House would be visible in the centre of the view, albeit partly screened by existing trees, and parts of the Training House and Living House would be seen to the right.</p> <p>Skyline - The skyline is formed on the left of the view by a farm storage building and a cluster of woodland to the western boundary of the site and to the right by the woodland surrounding the Byrkley Park Garden Centre. In the centre of the view, the skyline is less well defined by a mixture of trees on the NFC site.</p>	<p>Primarily daytime receptors (users of public footpath)</p> <p>Medium</p>	<p>The rearrangement of buildings on the site will result in the Covered Pitch being closer to the viewer. The Covered Pitch will be clearly visible where the existing floodlights are located. Parts of the viewing gallery will also be evident through the trees in winter. The Multi-use Sports Hall and Hotel Conference buildings will be partly obscured by woodland clusters and other development on the site.</p> <p>More development will be evident than in the extant scheme but it remains in a location that will be largely screened by intervening trees in summer.</p> <p>Winter: medium change. Summer: Low change.</p>	<p>The effect will be neutral in nature as buildings of a similar character will be seen in a new configuration on the site.</p> <p>Winter: Moderate neutral Summer: Minor-moderate neutral</p>
View Baseline Description (Night during winter)	Receptors / Sensitivity	Magnitude of change/comment	Significance/nature
<p>No night time assessment undertaken due to limited potential for night time receptors.</p>			

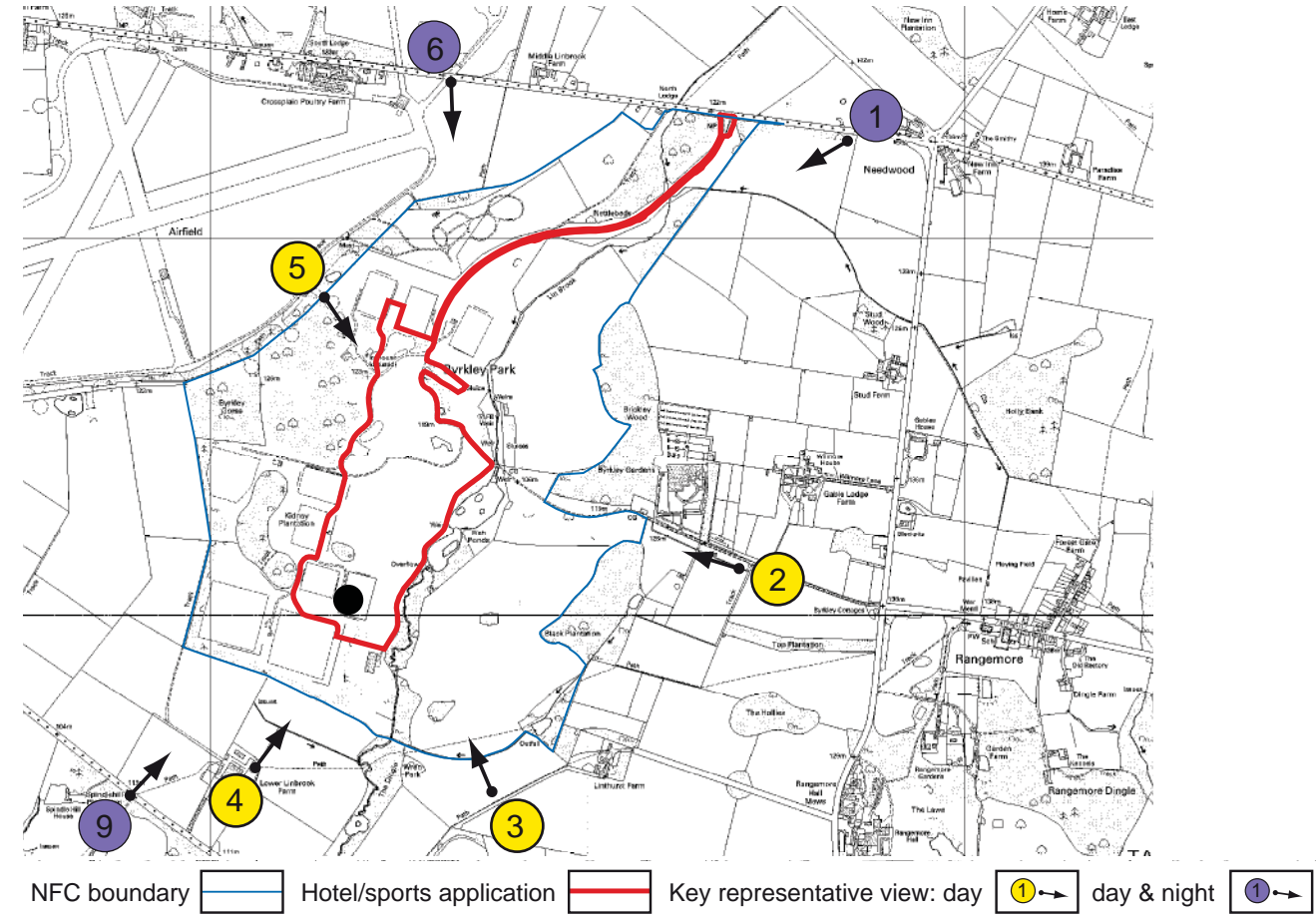


Aerial Photograph of Key Representative View (showing approximate view cone of 2009 image)

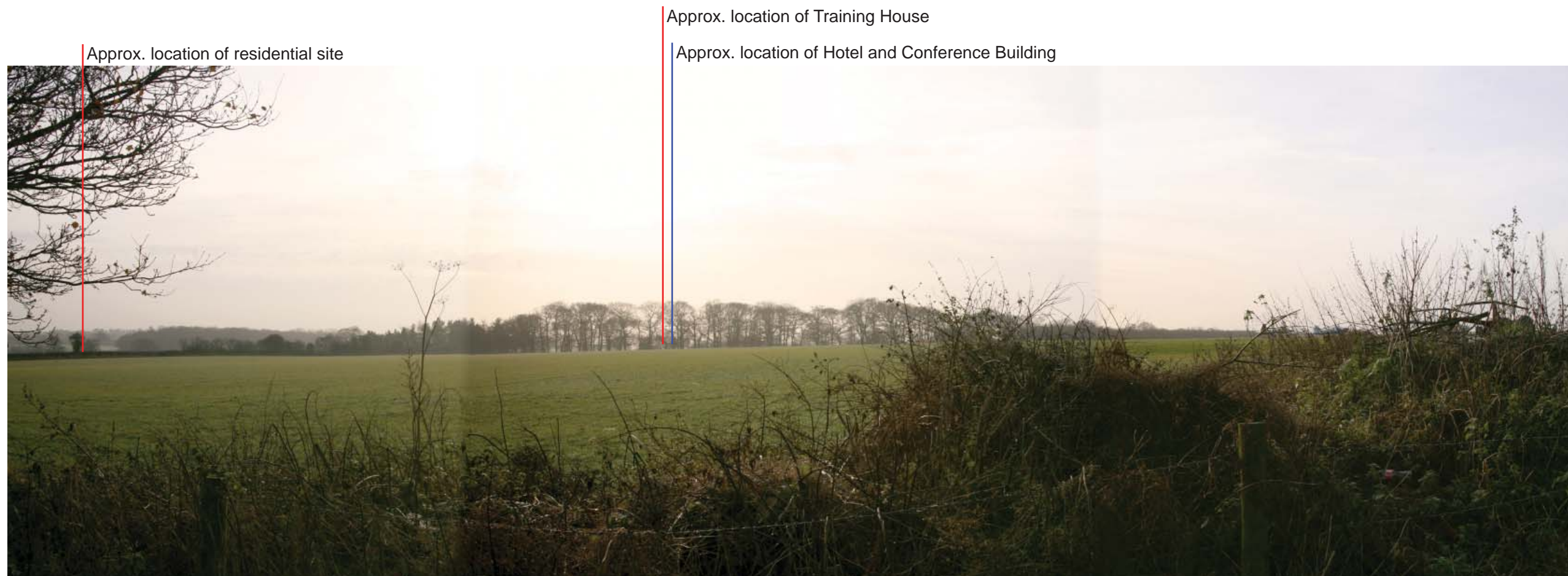


Key Representative View 5 - Western Boundary to Site (50mm) (December 2008) (note: 2009 photography not available due to temporary earth mound in location of view)

View Baseline Description (Day during winter)	Receptors / Sensitivity	Magnitude of change/comment	Significance/nature
<p>Foreground - Woodland and hedgrow surround an overgrown concrete apron, formally associated with the airfield.</p> <p>Middle Ground - Mature trees on the western boundary of the site form the middle ground and alter views into the site from this location. The Learning House and Training House may be glimpsed through the trees in this view.</p> <p>Skyline - The skyline is formed by mature trees in the middle ground of the view on the western boundary of the site.</p>	<p>Daytime primarily Users of public footpath</p> <p>Medium</p>	<p>The revised Hotel/Sports proposals are unlikely to be visible through trees and undergrowth foliage in this view. The Training House and Learning House, glimpsed through branches in winter, will no longer form part of this view.</p> <p>Winter: Low change. Summer: Nil change.</p>	<p>Winter: Minor-moderate beneficial Summer: Nil neutral</p>
View Baseline Description (Night during winter)	Receptors / Sensitivity	Magnitude of change/comment	Significance/nature
No night time assessment undertaken due to limited potential for night time receptors.			



Aerial Photograph of Key Representative View (showing approximate view cone of 2008 image)



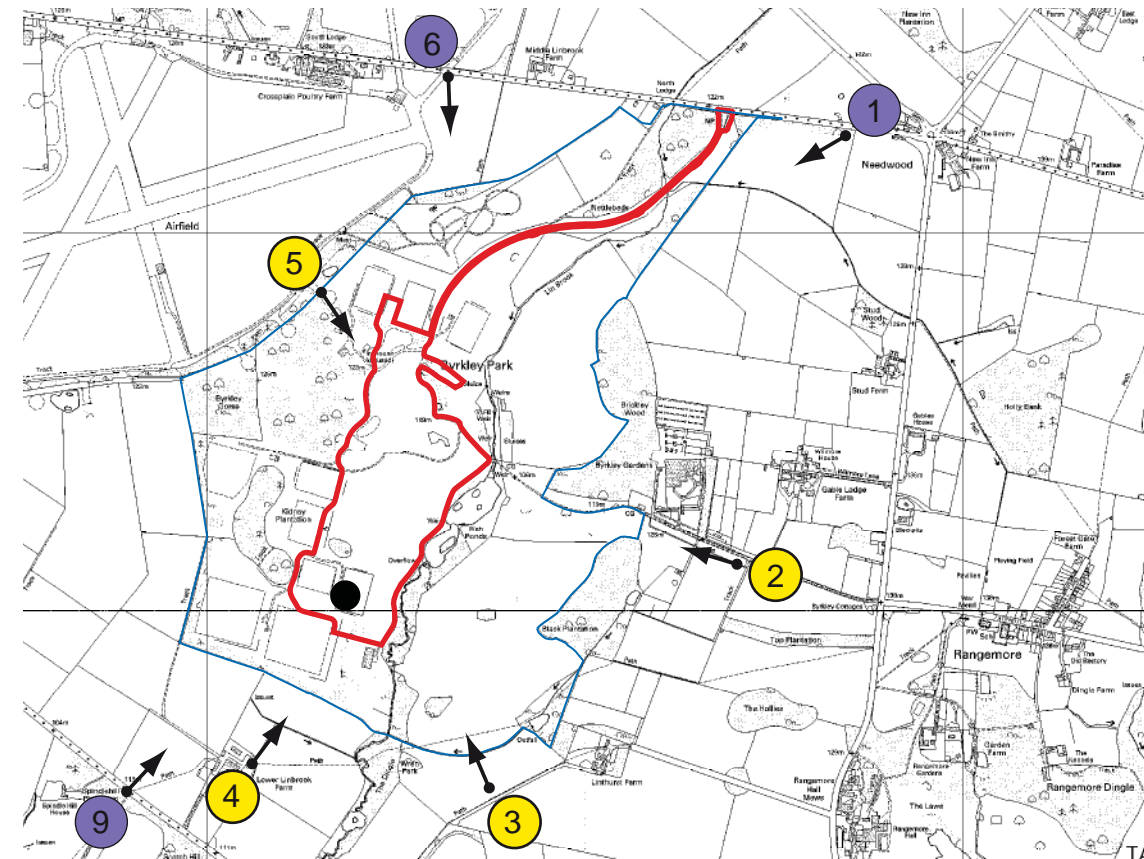
Key Representative View 6 Lay-by to east of Tatenhill Airfield (50mm) (December 2009)

View Baseline Description (Day during winter)	Receptors / Sensitivity	Magnitude of change/comment	Significance/nature
<p>Foreground - Foreground open agricultural land rising towards the site.</p> <p>Middle Ground - Mature trees on the western boundary of the site form the skyline for the majority of the view with the occasional breaks allowing glimpses of the managed parkland in the site. The Training House and Learning House may be glimpsed through the woodland in this view.</p> <p>Skyline - The skyline is predominately formed by trees in the middle ground with occasional breaks and a longer view to woodland beyond.</p>	<p>Motorists along B5234</p> <p>Low</p>	<p>There will be no change to this view as a result of the revised Hotel/Sports proposals other than the removal of filtered views of the Training House in winter. The Hotel and Conference Building is closest to this view but will be entirely obscured by existing woodland, open tree groups and undulating topography.</p> <p>Summer: Zero change. Winter: Negligible change.</p>	Negligible neutral
View Baseline Description (Night during winter)	Receptors / Sensitivity	Magnitude of change/comment	Significance/nature
<p>Foreground - Dark agricultural land</p> <p>Middle Ground - When in operation, site access lights around the Maintenance Building may be visible through trees. Sky glow from the floodlights is visible on cloudy nights.</p> <p>Skyline - No additional lights are visible on the skyline.</p>	<p>Motorists on the B5234</p> <p>Low</p>	Negligible	Negligible neutral

Northern floodlit pitch in NFC

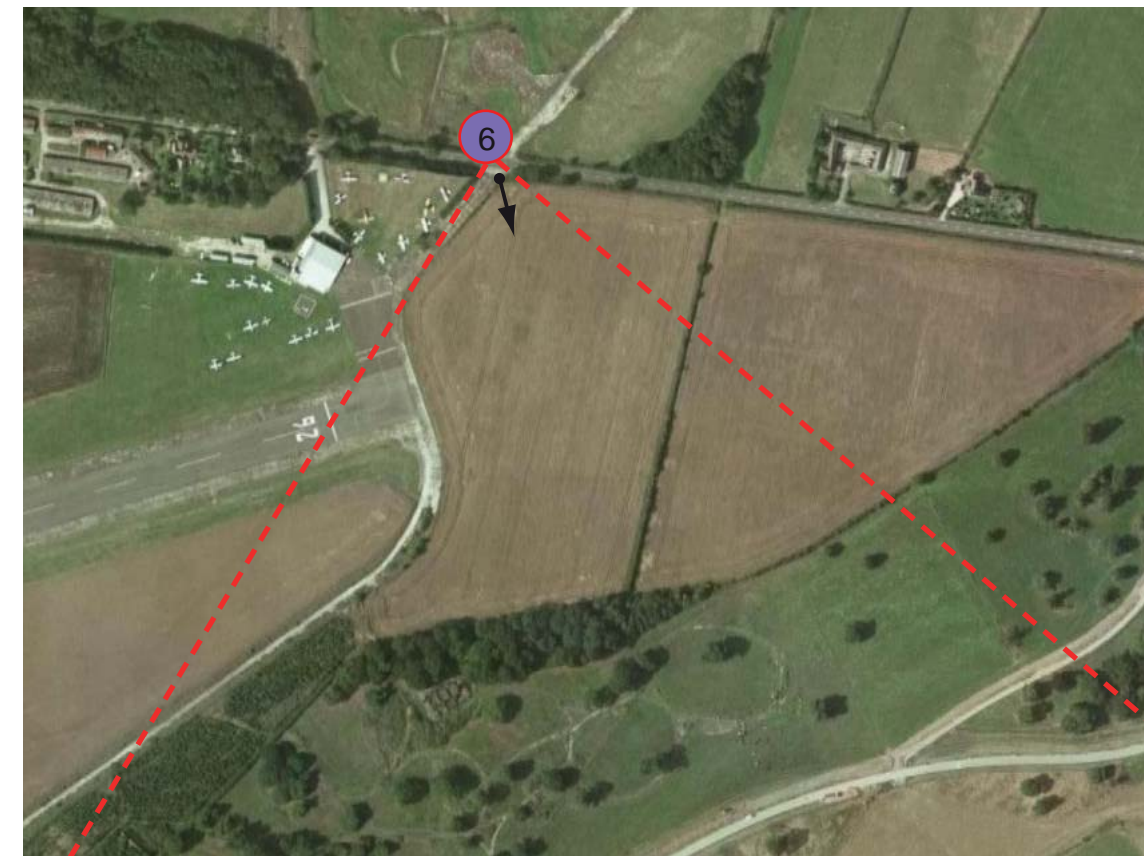


Lights around Maintenance Building



NFC boundary [blue line] Hotel/sports application [red line] Key representative view: day [yellow circle with arrow] day & night [purple circle with arrow]

Key Representative View 6 - Lay-by to east of Tatenhill Airfield (50mm) (December 2008)



Aerial Photograph of Key Representative View (showing approximate view cone of 2009 image)

Pitch screened by existing woodland



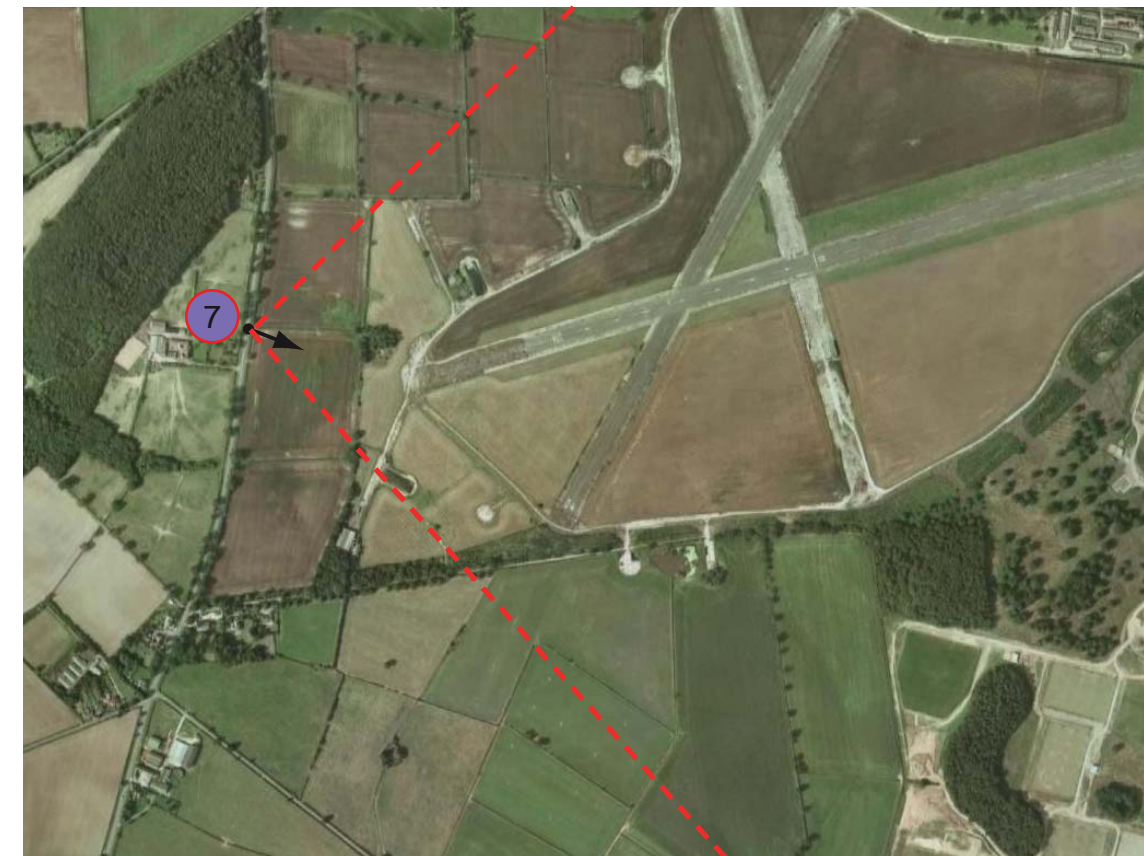
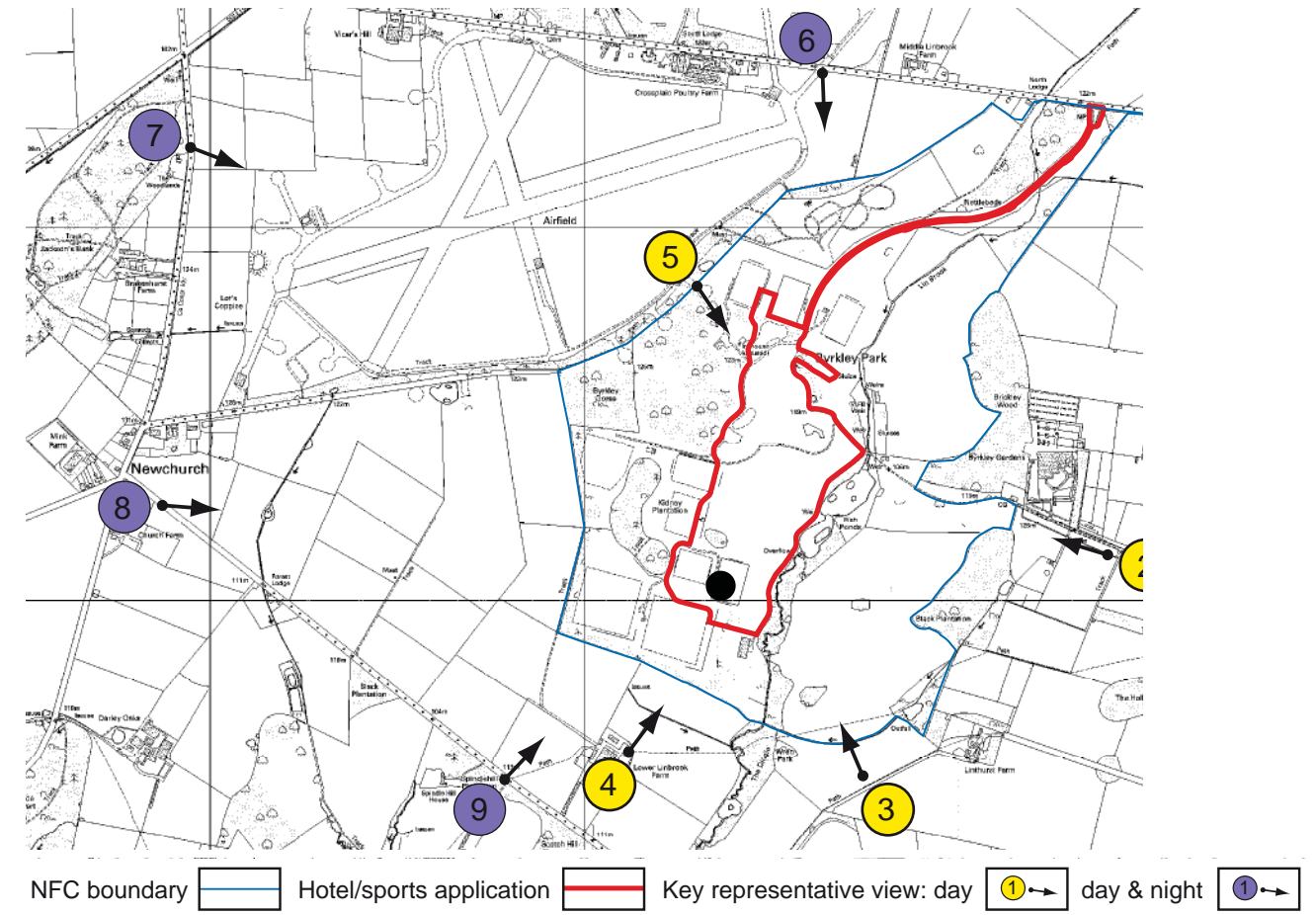
Key Representative View 7 Field entrance on A515 (50mm) (December 2009)

View Baseline Description (Day during winter)	Receptors / Sensitivity	Magnitude of change/comment	Significance/nature
<p>Foreground - Agricultural land divided by low irregular hedgerow.</p> <p>Middle Ground - Open grassland area of Tatenhill Airfield. Airfield buildings and parked planes are glimpsed to the left of the view.</p> <p>Skyline - The skyline is formed by mature woodland on the western boundary of the NFC site.</p>	<p>Motorists on A515 and residents of Brackenhurst Farm.</p> <p>Low.</p>	<p>There will be no change to this view as a result of the revised Hotel/Sports proposals. The Hotel and Conference Building is closest to this view but will be entirely obscured by existing woodland, open tree groups and undulating topography.</p> <p>Zero change.</p>	<p>Negligible neutral.</p>
View Baseline Description (Night during winter)	Receptors / Sensitivity	Magnitude of change/comment	Significance/nature
<p>Foreground - Dark agricultural land and open land</p> <p>Middle Ground - Open grassland area of Tatenhill airfield is largely dark. Beyond, when in operation, floodlights within the NFC are visible through woodland screening on the site's western boundary. On cloudy days there is noticeable sky glow about the NFC site as a result of reflection from the floodlit pitches.</p> <p>Skyline - The skyline and background are dark with no evident lighting features.</p>	<p>Motorists and residents on the A515.</p> <p>Medium.</p>	<p>There will be no change to this view as a result of the revised Hotel/Sports proposals.</p> <p>Zero change.</p>	<p>Nil.</p>

Some of the floodlights to northern pitches



Key Representative View 7 - Field entrance on A515 (50mm) (December 2009) - Night (Sunset)



Aerial Photograph of Key Representative View (showing approximate view cone of 2009 image)

Approx. location of Learning House,
Living House and Training House
Byrkley Gorse

Approx. location of Hotel Conference Building
Kidney Plantation

Approx. location of Covered Pitch



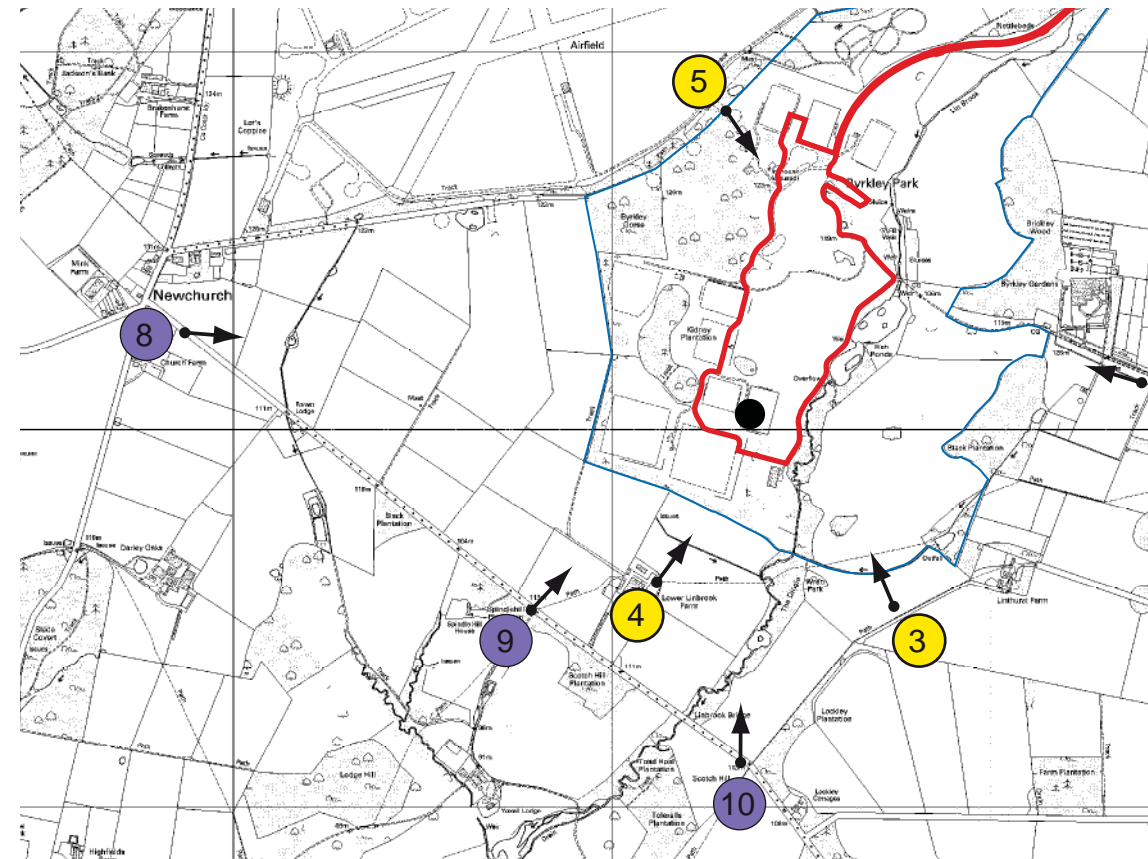
Key Representative View 8 Newchurch Junction of A515 (50mm) (December 2009)

View Baseline Description (Day during winter)	Receptors / Sensitivity	Magnitude of change/comment	Significance/nature
<p>Foreground - Foreground is formed by agricultural land divided by low hedgerow gradually falling away from the viewer.</p> <p>Middle Ground - The southern edge of the NFC site is visible, including floodlight columns and the Kidney Plantation. The top of the Training House and Living House may have been visible between Byrkley Gorse and Kidney Plantation prior to planting on the western boundary maturing.</p> <p>Skyline - The skyline is formed by mature woodland beyond the NFC site to the east around the Byrkley Park Garden Centre and Linthurst Farm</p>	<p>Motorists on A515 and residents of Church Farm</p> <p>Medium</p>	<p>The relocation of the covered pitch to the southern end of the site will result in new buildings being visible from this location. The Covered Pitch will sit below the treeline and will form a small element in the view. Existing floodlights within the site would be visible on clear days. Tree planting on the southern boundary of the site as part of the extant permission will become more apparent as it matures, providing some additional screening. Substantially filtered views of the very top of the Hotel Conference Building may be available between the two plantations replacing views of the extant buildings in this location.</p> <p>Summer: Negligible change. Winter: Low change.</p>	<p>The effect will reduce as planting on the southern boundary of the site matures.</p> <p>Summer: Negligible neutral. Winter: Minor-moderate neutral.</p>
View Baseline Description (Night during winter)	Receptors / Sensitivity	Magnitude of change/comment	Significance/nature
<p>Foreground - Dark agricultural field.</p> <p>Middle Ground - When in operation, floodlights on the southern pitches within the NFC are clearly visible illuminating pitch areas and their immediate surrounds. Additional lighting along the access routes with the NFC site are also visible. Internal lighting within the Living House and Training House may be glimpsed between the two plantations. On cloudy days there is noticeable sky glow about the NFC site.</p> <p>Skyline - The skyline and background are dark with no evident lighting features.</p>	<p>Motorists on A515 and residents of Church Farm</p> <p>Low</p>	<p>The Covered Pitch will have a translucent roof which although appearing internally illuminated it will have a reduced level of light spill or sky glow in comparison to the existing floodlights in this location. Glimpsed views of any lighting on the Learning House and Training House will no longer feature in the view but will be replaced with similar internal lighting to the Hotel Conference Building in the short to medium term.</p> <p>Low change</p>	<p>Reduced sky glow and glare likely to result from the Covered Pitch.</p> <p>Minor/moderate beneficial.</p>

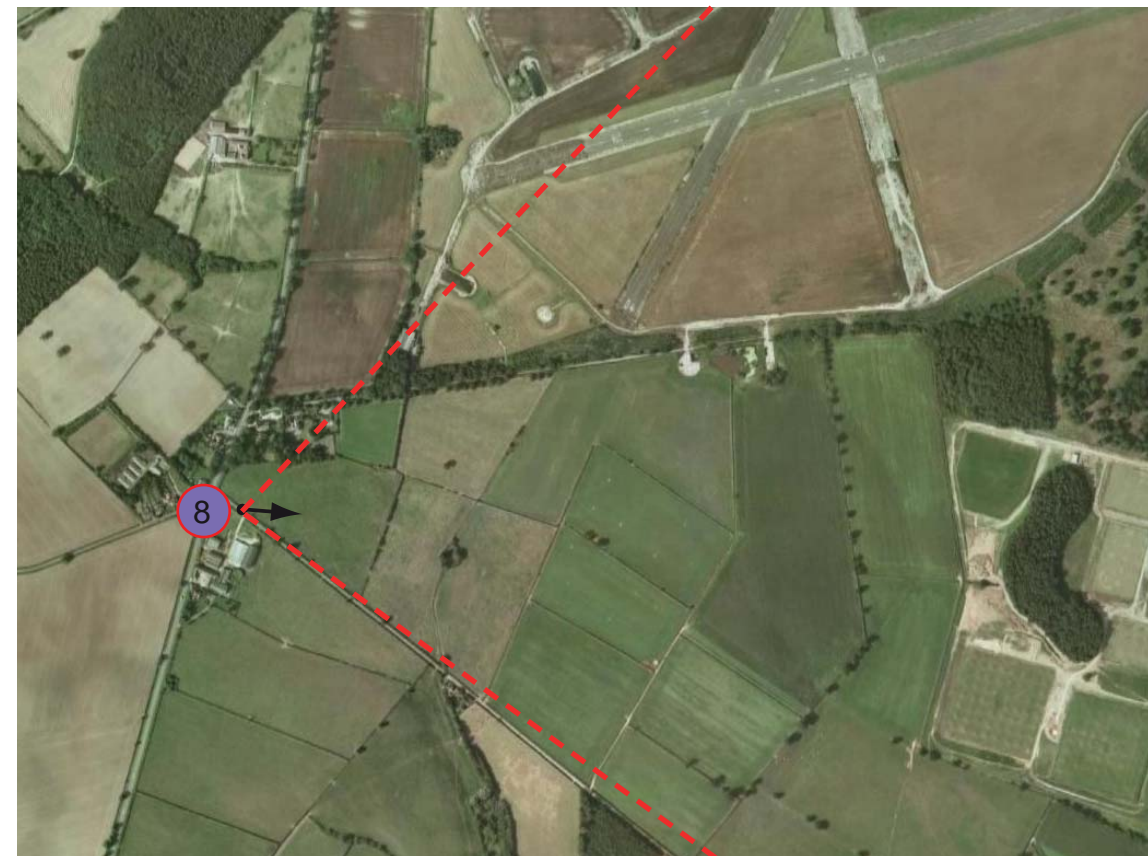
Southern floodlit pitch in NFC



Key Representative View 8 - Newchurch Junction of A515 (50mm) (December 2009) - Night (Sunset)



NFC boundary Hotel/sports application Key representative view: day day & night



Aerial Photograph of Key Representative View (showing approximate view cone of 2009 image)



Key Representative View 9 - Footpath on Scotch Hill (50mm) (December 2009)

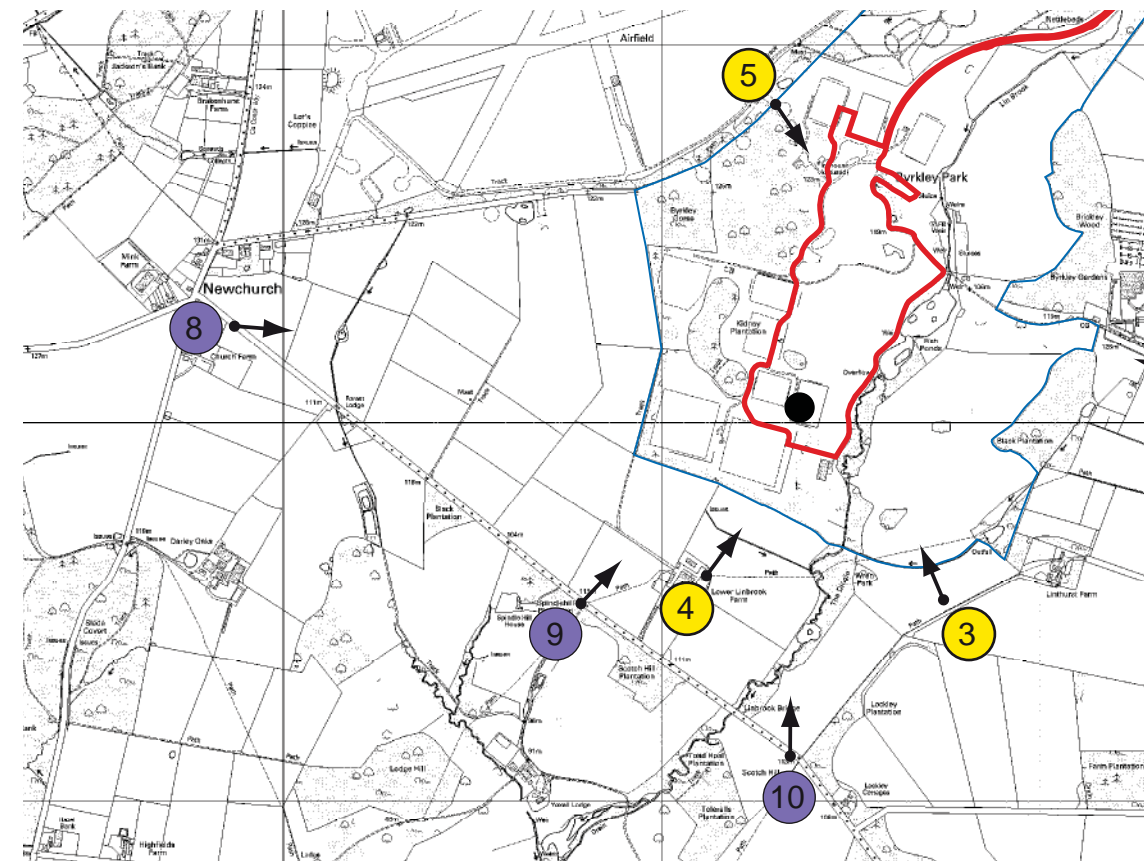
View Baseline Description (Day during winter)	Receptors / Sensitivity	Magnitude of change/comment	Significance/nature
<p>Foreground - Open agricultural land divided by low hedgerow. Telegraph poles form prominent feature in the view. Lower Linbrook Farm is to the right of the photograph.</p> <p>Middle Ground - Floodlights on the southern part of the NFC site are visible in the centre of the view. Hedgerow and bunding on the southern boundary of the site are also visible.</p> <p>Skyline - The skyline is formed by mature woodland on the western boundary of the NFC site and woodland around Rangemore to the east to the site.</p>	<p>Public footpath users and motorists</p> <p>Low/Medium</p>	<p>The relocation of buildings within the site will bring them closer to this viewer. The top of the Viewing Gallery and southern end of the Covered Pitch will form new elements on the skyline in front of the Brickley Plantation. The Hotel and Conference Building would be behind the covered pitch and almost entirely screened. Tree planting on the southern boundary of the site as part of the extant permission will become more apparent as it matures, increasing screening over time.</p> <p>Medium change.</p>	<p>More development would be evident in the view.</p> <p>Moderate adverse.</p>
View Baseline Description (Night during winter)	Receptors / Sensitivity	Magnitude of change/comment	Significance/nature
<p>Foreground - Dark agricultural land.</p> <p>Middle Ground - When in operation, floodlights within the southern part of the NFC site are clearly visible illuminating pitch areas and their immediate surrounds. Additional lighting along the access routes with the NFC site are also visible. On cloudy days there is sky glow.</p> <p>Skyline - The skyline and background are dark with no evident lighting features.</p>	<p>Motorists on Scotch Hill</p> <p>Low/Medium</p>	<p>The Covered Pitch has a translucent roof which although appearing internally illuminated will have a reduced level of light spill or sky glow in comparison to the existing floodlights in this location. Glimpsed views of lighting in the Training House will be removed but will be replaced with glimpses of internal lighting in part of the Hotel and Conference Building.</p> <p>Low change.</p>	<p>Reduced sky glow and glare likely to result from the Covered Pitch.</p> <p>Minor beneficial.</p>

Additional lighting within NFC site

Approx. location of Covered Pitch



Key Representative View 9 (approximate location) (50mm) (December 2009) - Night



NFC boundary Hotel/sports application Key representative view: day day & night



Aerial Photograph of Key Representative View (showing approximate view cone of 2009 image)



Key Representative View 10 - Lay-by on Scotch Hill (50mm) (December 2009)

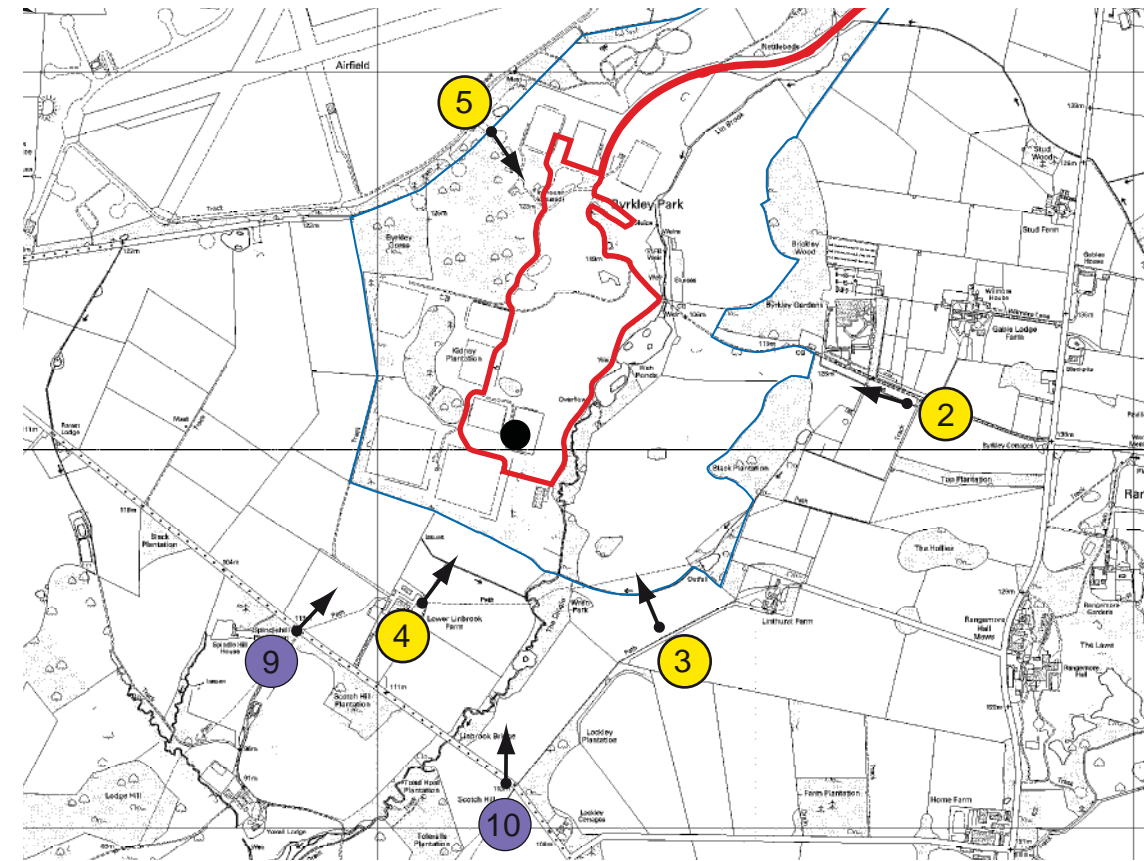
View Baseline Description (Day during winter)	Receptors / Sensitivity	Magnitude of change/comment	Significance/nature
<p>Foreground - Open agricultural land divided by low hedgerow. The undulating topography is evident as a shallow valley to the left of the view.</p> <p>Middle Ground - Bunding and training pitches of NFC separated by access roads and tree clusters are visible. Floodlights columns to the southern pitches and columns for the northern pitches are also evident. Woodland (Kidney Plantation) and tree clusters are visible within the site.</p> <p>Skyline - The skyline is formed by mature woodland on the western boundary of the NFC site and clusters of woodland around Linhurst Farm and Brykely Garden Centre to the east of the NFC.</p>	<p>Public footpath users and motorists</p> <p>Low/Medium</p>	<p>Relocation of buildings within the site will bring development closer to the viewer. The Covered Pitch will form a new element just below the skyline formed by the Byrkley Gorse. The viewing Gallery will be seen to its left and part of the Hotel and Conference Building to its right. The Learning House, Training House and Living House will no longer form part of the skyline. Tree planting on the southern boundary of the site as part of the extant permission will become more apparent as it matures.</p> <p>Medium change.</p>	<p>More development would be evident in the view.</p> <p>Moderate adverse.</p>
View Baseline Description (Night during winter)	Receptors / Sensitivity	Magnitude of change/comment	Significance/nature
<p>Foreground - Dark.</p> <p>Middle Ground - When in operation, floodlights within the NFC are clearly visible illuminating pitch areas and their immediate surrounds. Secondary low pressure sodium lighting on the floodlight columns along the access route are also visible.</p> <p>Skyline - The skyline and background are dark with no evident lighting features.</p>	<p>Motorists on Scotch Hill</p> <p>Low</p>	<p>The Covered Pitch has a translucent roof which although appearing internally illuminated will reduce light spill and sky glow in comparison to the existing floodlights in this location. Glimpsed views of lighting in the Training House will no longer feature in the view but will be replaced with glimpses of internal lighting to the Hotel Conference Building.</p> <p>Low change.</p>	<p>Reduced sky glow and glare likely to result from the Covered Pitch.</p> <p>Minor beneficial.</p>

Southern floodlit pitch

Northern floodlit pitch



Key Representative View 10 - Lay-by on Scotch Hill (50mm) (December 2009) - Night



NFC boundary Hotel/sports application Key representative view: day day & night



Aerial Photograph of Key Representative View (showing approximate view cone of 2009 image)

Environmental Statement

Volume III: Technical Appendix E2
(Visual & Landscape Assessment)