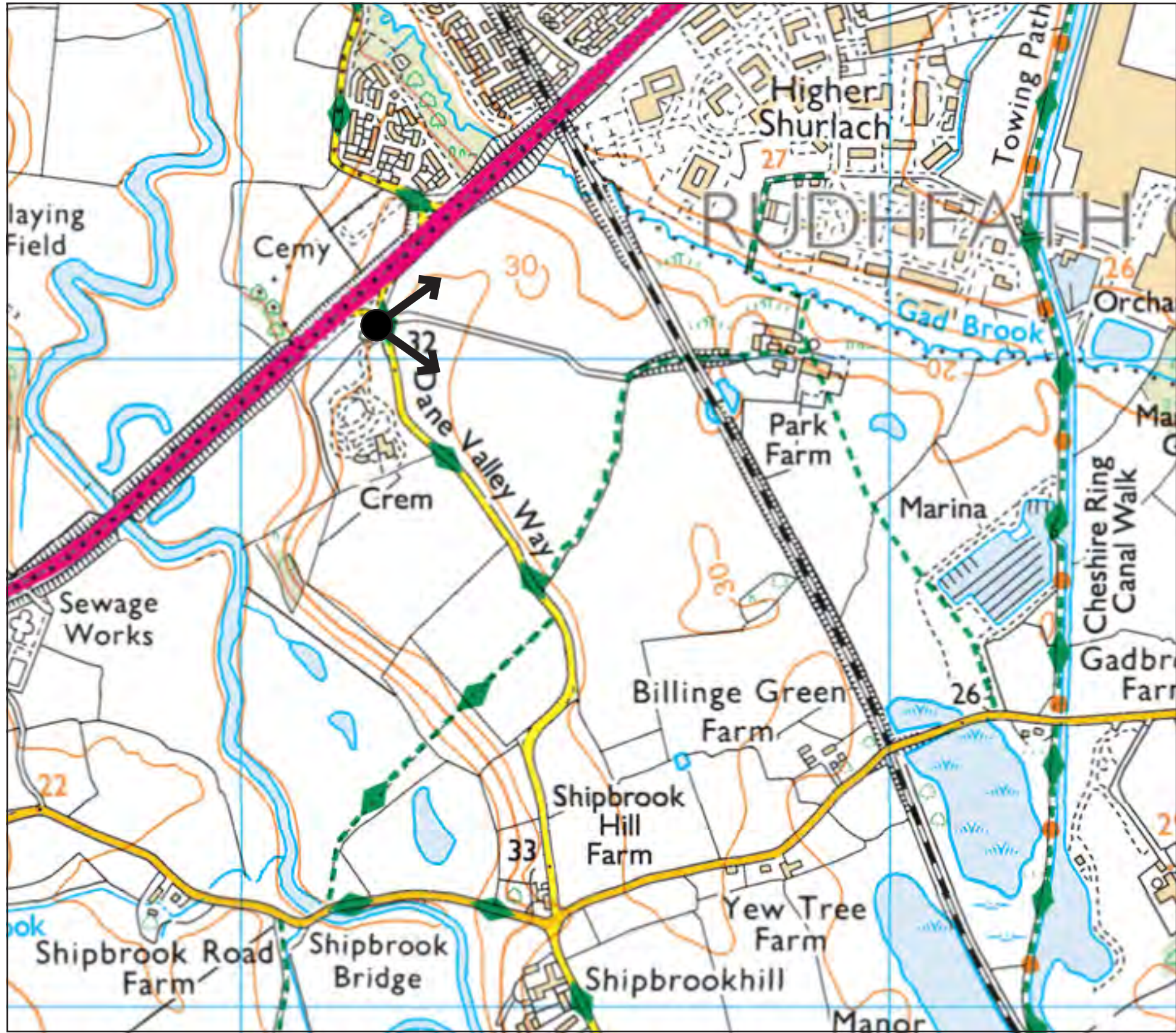




Photo Viewpoint 8: View east from Shurlach Lane



**Visualisation Type:** Type 1  
**Projection:** 'cylindrical'  
**Enlargement factor:** 100% (when printed at A1)  
**Date:** 19/02/24  
**Time:** 12:54  
**Camera make & model, sensor format & lens:**  
Canon EOS 6D FFS, Canon 50mm Lens  
**Horizontal Field of View:** 86°  
**Direction of View:** 090° (bearing from North)  
**Location:** 367211.4, 372039.7, 31.363m AOD (Eye Level)  
**Height of camera lens above ground:** 1.6m  
**Distance to proposed building:** 80m  
**Viewing distance:** To be viewed at comfortable arm's length

date  
21/05/25

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**Gadbrook Park,  
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**PHOTOVIEWPOINT 8 - EXISTING VIEW**

number  
**FIGURE 1**

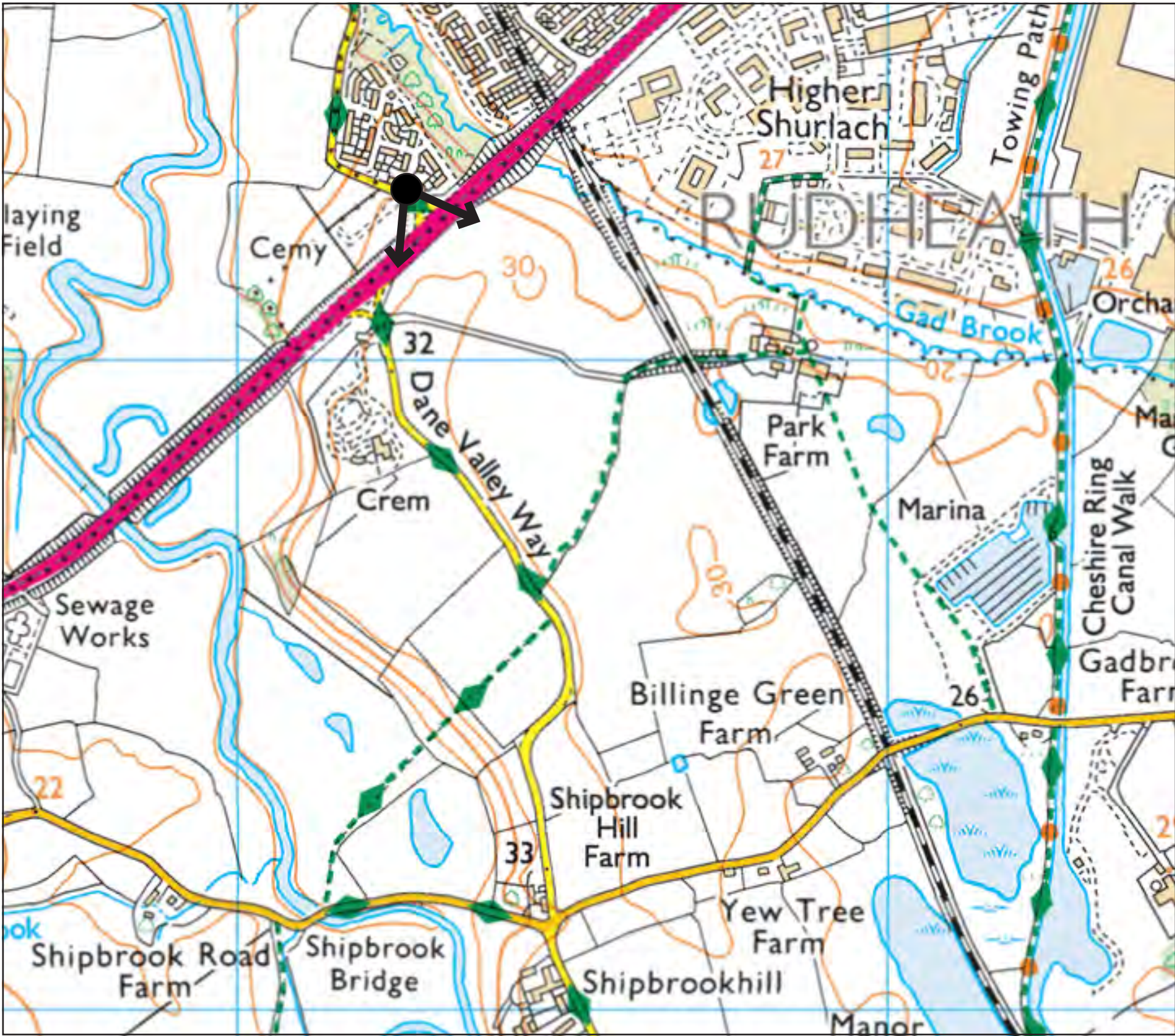
rev  
**E**

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Photo Viewpoint 10: View southeast from Shipbrook Road



**Visualisation Type:** Type 1  
**Projection:** 'cylindrical'  
**Enlargement factor:** 100% (when printed at A1)  
**Date:** 19/02/24  
**Time:** 13:22  
**Camera make & model, sensor format & lens:**  
Canon EOS 6D FFS, Canon 50mm Lens  
**Horizontal Field of View:** 86°  
**Direction of View:** 150° (bearing from North)  
**Location:** 367265, 372255, 31.437m AOD (Eye Level)  
**Height of camera lens above ground:** 1.6m  
**Distance to proposed building:** 160m  
**Viewing distance:** To be viewed at comfortable arm's length

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**PHOTOVIEWPOINT 10 - EXISTING VIEW**

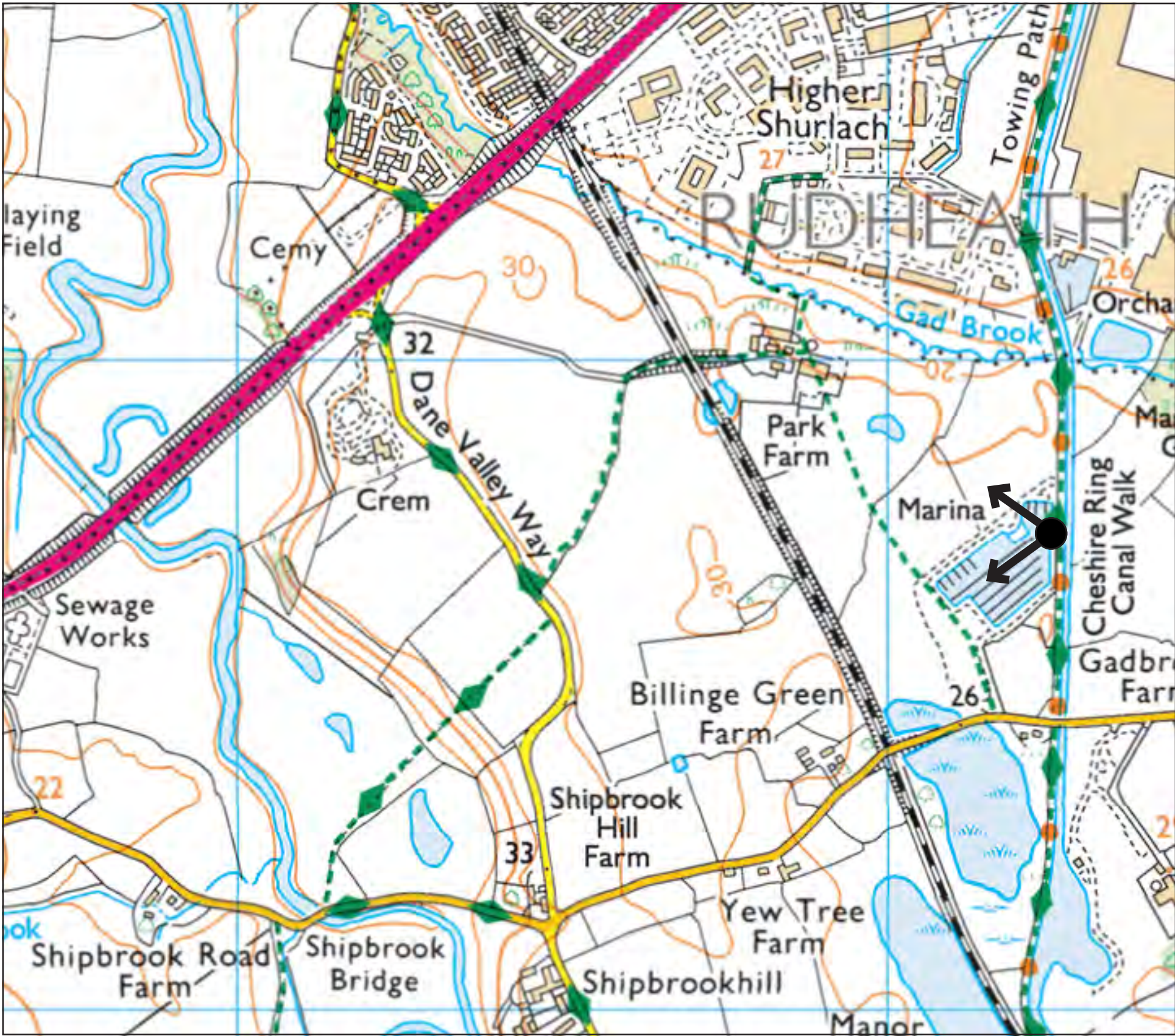
number  
**FIGURE 3**

rev  
**E**





Photo Viewpoint 13: View southwest from public footpath 259/FP10/5 (Cheshire Ring Canal Walk)



**Visualisation Type:** Type 1  
**Projection:** 'cylindrical'  
**Enlargement factor:** 100% (when printed at A1)  
**Date:** 19/02/24  
**Time:** 14:08  
**Camera make & model, sensor format & lens:**  
Canon EOS 6D FFS, Canon 50mm Lens  
**Horizontal Field of View:** 86°  
**Direction of View:** 270° (bearing from North)  
**Location:** 368252, 371738, 30.1m AOD (Eye Level)  
**Height of camera lens above ground:** 1.6m  
**Distance to proposed building:** 445m  
**Viewing distance:** To be viewed at comfortable arm's length

date  
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client  
**Stoford Developments**

project  
**Gadbrook Park,  
Northwich**

title  
**PHOTOVIEWPOINT 13 - EXISTING VIEW**

number  
**FIGURE 7**

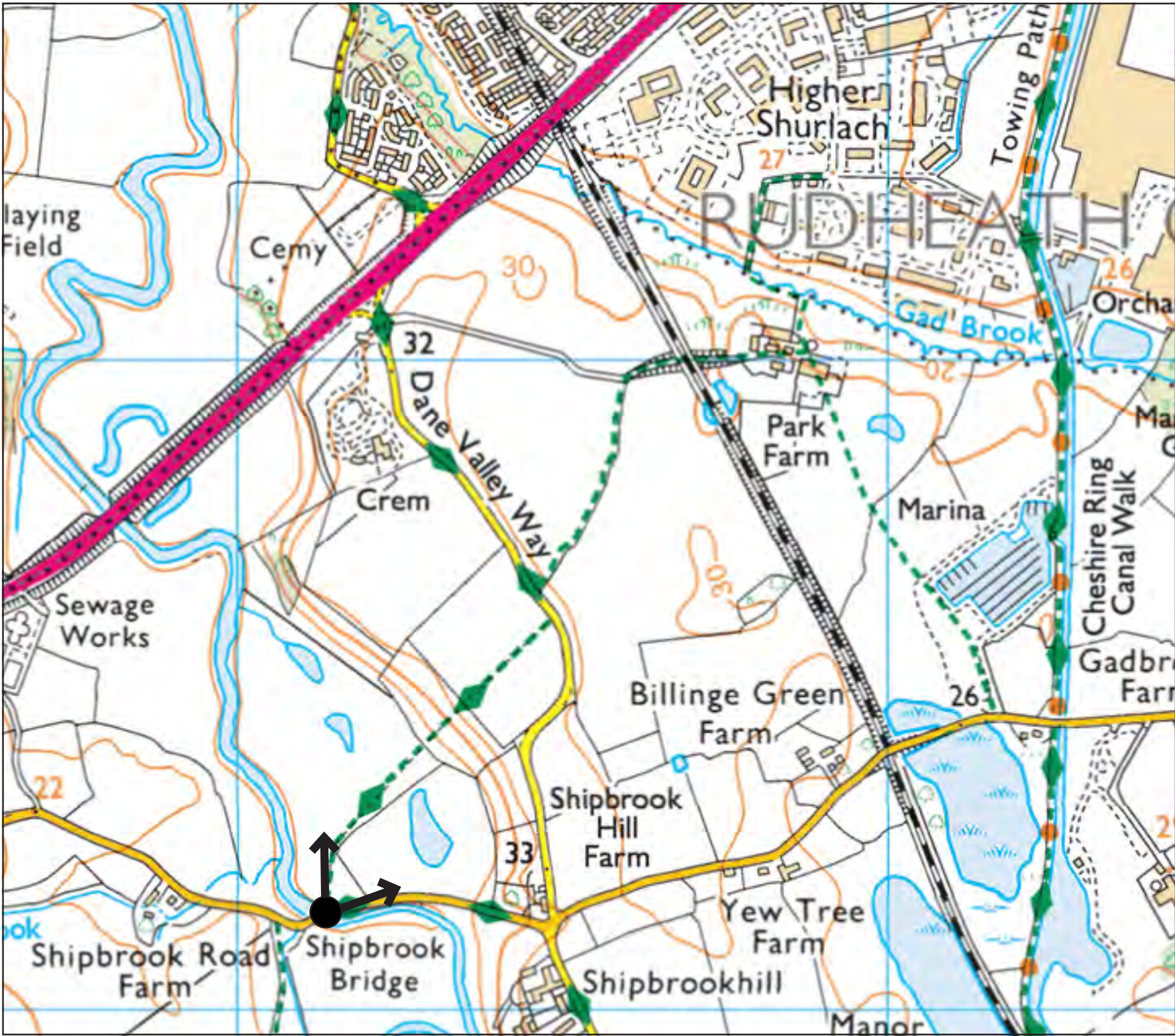
rev  
**E**

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Photo Viewpoint 16: View northeast from Shipbrook Road



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**Visualisation Type:** Type 1  
**Projection:** 'cylindrical'  
**Enlargement factor:** 100% (when printed at A1)  
**Date:** 19/02/24  
**Time:** 14:46  
**Camera make & model, sensor format & lens:**  
Canon EOS 6D FFS, Canon 50mm Lens  
**Horizontal Field of View:** 86°  
**Direction of View:** 035° (bearing from North)  
**Location:** 367130.5, 371143.5, 21.6m AOD (Eye Level)  
**Height of camera lens above ground:** 1.6m  
**Distance to proposed building:** 600m  
**Viewing distance:** To be viewed at comfortable arm's length

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**Gadbrook Park,  
Northwich**

title  
**PHOTOVIEWPOINT 16 - EXISTING VIEW**

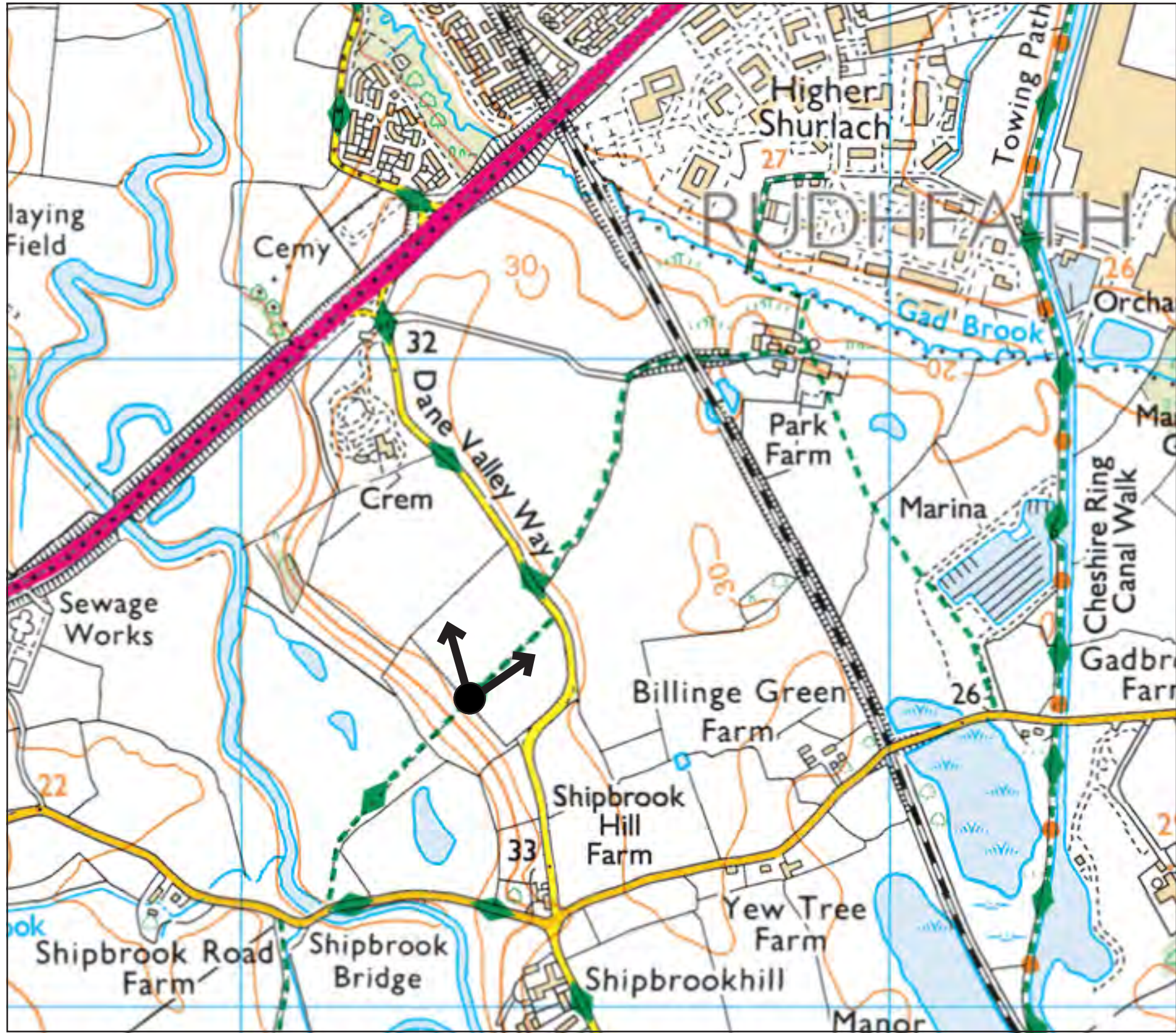
number  
**FIGURE 10**

rev  
**E**





Photo Viewpoint 23: View northeast from public footpath 106/FP1Y/1 Dane Valley Way



**Visualisation Type:** Type 1  
**Projection:** 'cylindrical'  
**Enlargement factor:** 100% (when printed at A1)  
**Date:** 14/03/25  
**Time:** 08:38  
**Camera make & model, sensor format & lens:**  
Canon EOS 6D FFS, Canon 50mm Lens  
**Horizontal Field of View:** 86°  
**Direction of View:** 020° (bearing from North)  
**Location:** 367354.4, 371469.3, 34.3m AOD (Eye Level)  
**Height of camera lens above ground:** 1.6m  
**Distance to proposed building:** 260m  
**Viewing distance:** To be viewed at comfortable arm's length

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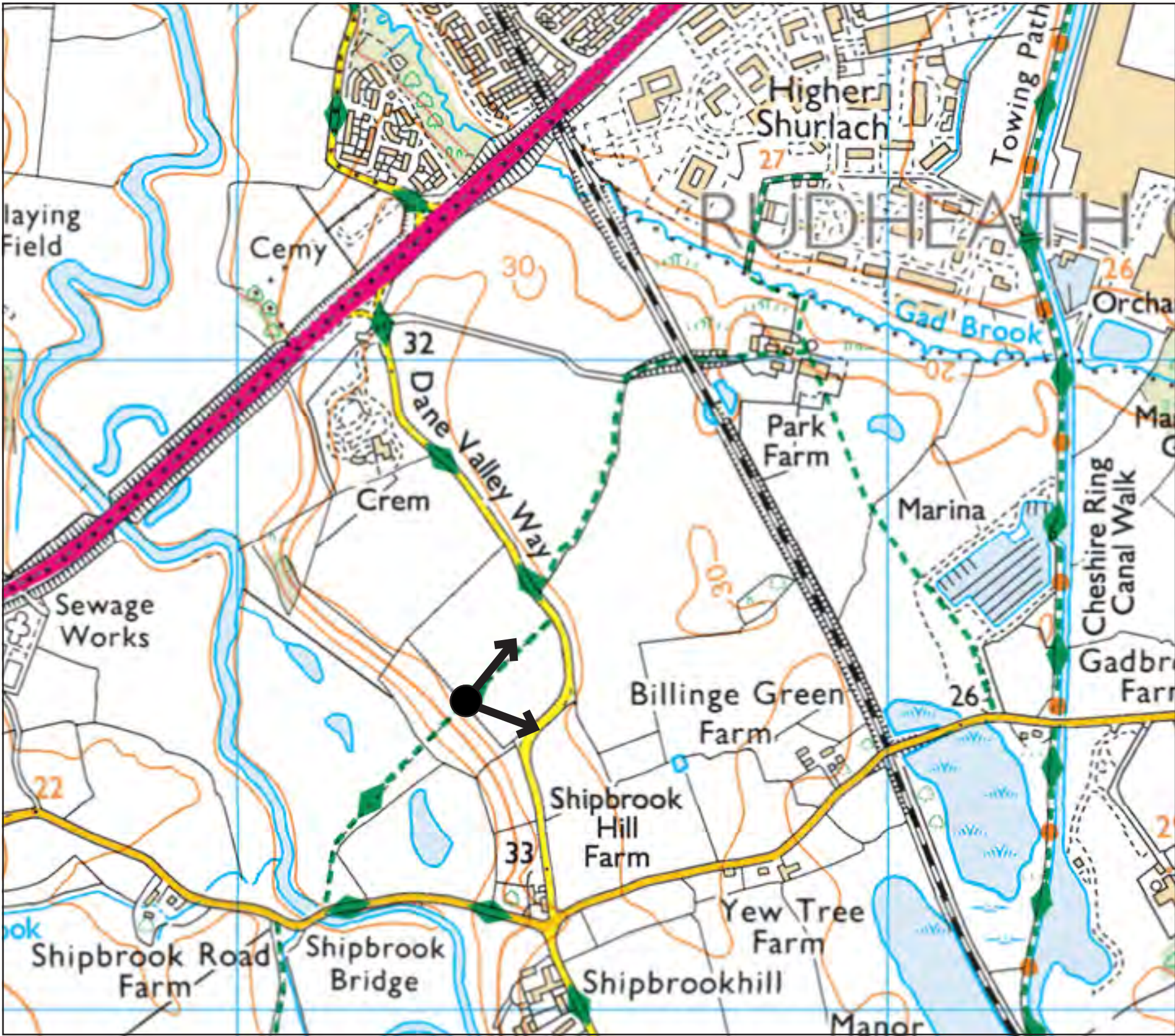
client
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project
Gadbrook Park, Northwich

title	rev
PHOTOVIEWPOINT 23 - EXISTING VIEW	
number	FIGURE 13
	E





Photo Viewpoint 23: View northeast from public footpath 106/FP1Y/1 Dane Valley Way (continued)



**Visualisation Type:** Type 1  
**Projection:** 'cylindrical'  
**Enlargement factor:** 100% (when printed at A1)  
**Date:** 14/03/25  
**Time:** 08:38  
**Camera make & model, sensor format & lens:**  
Canon EOS 6D FFS, Canon 50mm Lens  
**Horizontal Field of View:** 86°  
**Direction of View:** 075° (bearing from North)  
**Location:** 367354.4, 371469.3, 34.3m AOD (Eye Level)  
**Height of camera lens above ground:** 1.6m  
**Distance to proposed building:** 260m  
**Viewing distance:** To be viewed at comfortable arm's length

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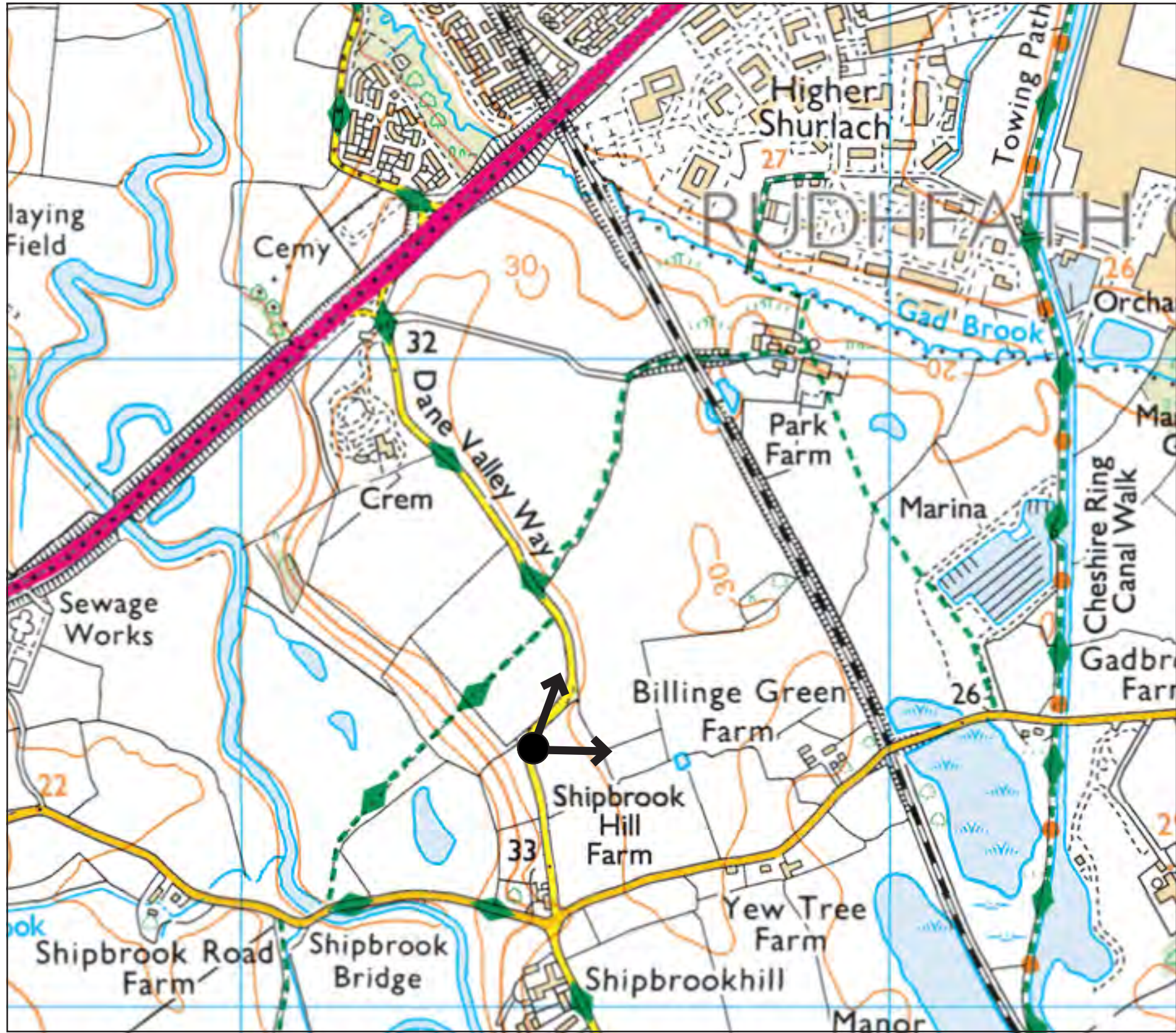
title
PHOTOVIEWPOINT 23 - EXISTING VIEW

number	rev
FIGURE 16	E





Photo Viewpoint 9: View north from Shurlach Lane



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**Visualisation Type:** Type 3  
**Projection:** 'cylindrical'  
**Enlargement factor:** 100% (when printed at A1)  
**Date:** 19/02/24  
**Time:** 13:09  
**Camera make & model, sensor format & lens:**  
Canon EOS 6D FFS, Canon 50mm Lens  
**Horizontal Field of View:** 86°  
**Direction of View:** 065° (bearing from North)  
**Location:** 367450, 371384, 33.884m AOD (Eye Level)  
**Height of camera lens above ground:** 1.6m  
**Distance to proposed building:** 215m  
**Viewing distance:** To be viewed at comfortable arm's length

**Notes**  
**Building FFL:** 29m AOD and 29.35m AOD  
**Building Heights:**  
18.5m (100 and 400), 21.5m (200 and 300)  
**Source:** 20309\_F0055[A]\_Masterplan

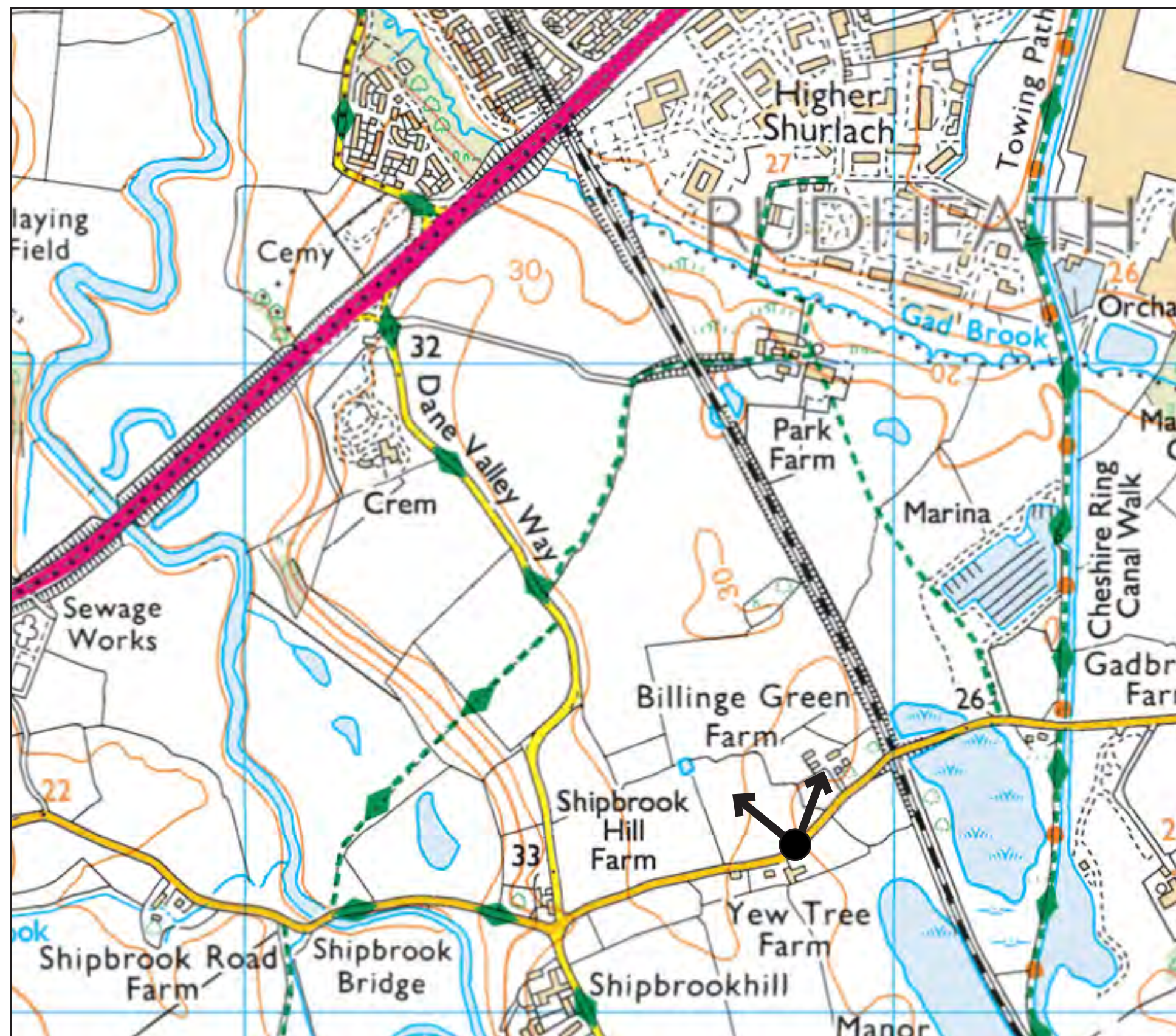
Type 3 visualisations have been prepared in accordance with Visual Representation of Development Proposals Technical Guidance Note 06/19, Landscape Institute, and Guidelines for Landscape and Visual Impact Assessment 3rd edition (GLVIA3.)  
Printing note: To give the correct viewing distance the sheet should be printed at A1. To be viewed at comfortable arms length.

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title	
PHOTOVIEWPOINT 9 - EXISTING VIEW	
number	rev
FIGURE 19	E





**Photo Viewpoint 14:** View northwest from Davenham Road



**Visualisation Type:** Type 3  
**Projection:** 'cylindrical'  
**Enlargement factor:** 100% (when printed at A1)  
**Date:** 19/02/24  
**Time:** 14:21  
**Camera make & model, sensor format & lens:**  
 Canon EOS 6D FFS, Canon 50mm Lens  
**Horizontal Field of View:** 86°  
**Direction of View:** 330° (bearing from North)  
**Location:** 367848, 371253, 32.318m AOD (Eye Level)  
**Height of camera lens above ground:** 1.6m  
**Distance to proposed building:** 215m  
**Viewing distance:** To be viewed at comfortable arm's length

**Notes**  
**Building FFL:** 29m AOD and 29.35m AOD  
**Building Heights:**  
 18.5m (100 and 400), 21.5m (200 and 300)  
**Source:** 20309\_F0055[A]\_Masterplan

Type 3 visualisations have been prepared in accordance with Visual Representation of Development Proposals Technical Guidance Note 06/19, Landscape Institute, and Guidelines for Landscape and Visual Impact Assessment 3rd edition (GLVIA3.)  
Printing note: To give the correct viewing distance the sheet should be printed at A1. To be viewed at comfortable arms length.

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**PHOTOVIEWPOINT 14 - EXISTING VIEW**

number

**FIGURE 22**

rev

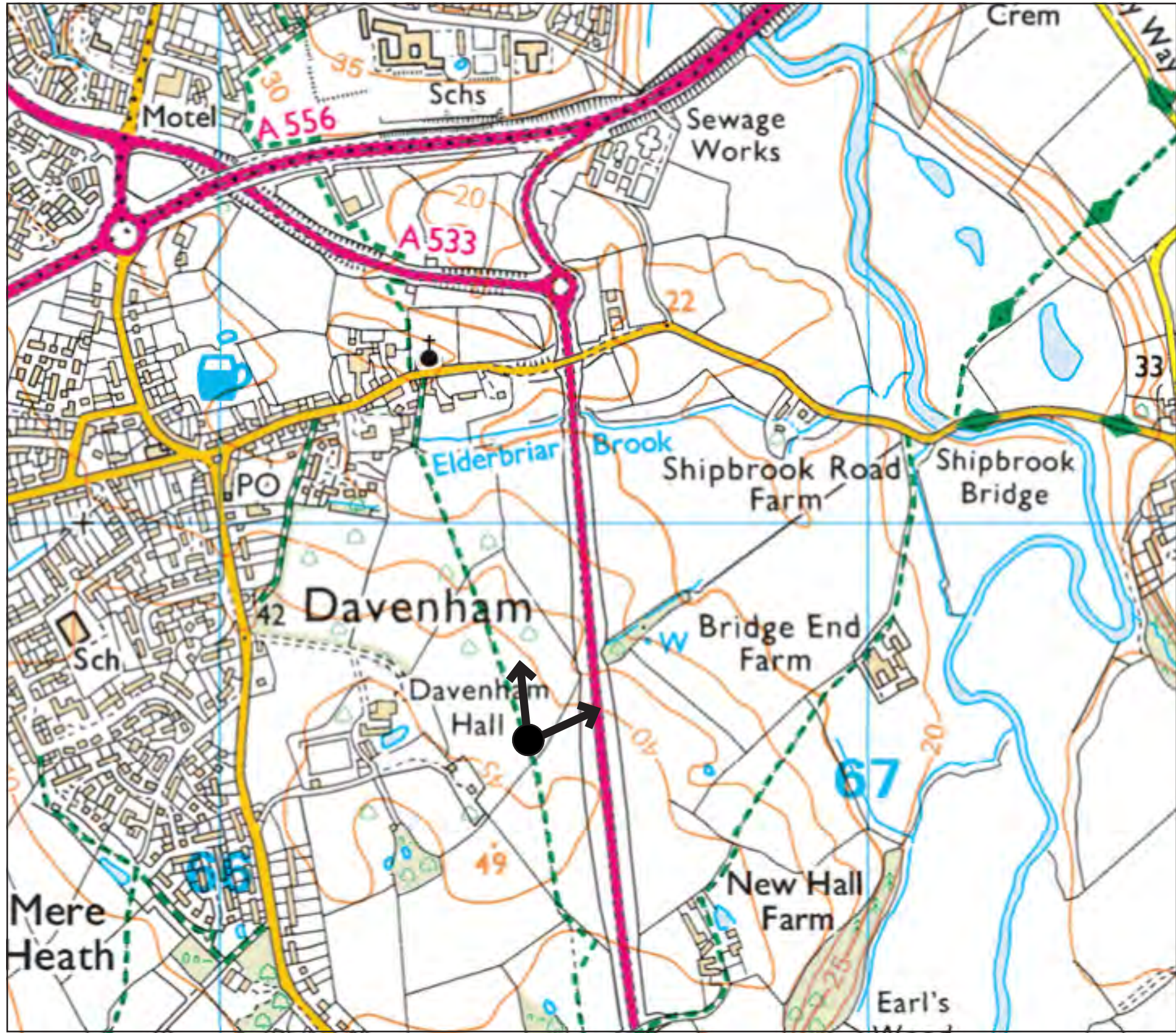
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Photo Viewpoint 17: View northeast from public footpath 106/FP16/2



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**Visualisation Type:** Type 3  
**Projection:** 'cylindrical'  
**Enlargement factor:** 100% (when printed at A1)  
**Date:** 19/02/24  
**Time:** 16:00  
**Camera make & model, sensor format & lens:**  
Canon EOS 6D FFS, Canon 50mm Lens  
**Horizontal Field of View:** 86°  
**Direction of View:** 045° (bearing from North)  
**Location:** 366475, 370642, 45.283m AOD (Eye Level)  
**Height of camera lens above ground:** 1.6m  
**Distance to proposed building:** 1.43km  
**Viewing distance:** To be viewed at comfortable arm's length

**Notes**  
**Building FFL:** 29m AOD and 29.35m AOD  
**Building Heights:**  
18.5m (100 and 400), 21.5m (200 and 300)  
**Source:** 20309\_F0055[A]\_Masterplan

Type 3 visualisations have been prepared in accordance with Visual Representation of Development Proposals Technical Guidance Note 06/19, Landscape Institute, and Guidelines for Landscape and Visual Impact Assessment 3rd edition (GLVIA3.)  
Printing note: To give the correct viewing distance the sheet should be printed at A1. To be viewed at comfortable arms length.

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client	
project	
title	
number	rev
PHOTOVIEWPOINT 17 - EXISTING VIEW	FIGURE 25