



Type 1 - Annotated Baseline Photography (Vp1)

Viewpoint No.: Viewpoint 1
Viewpoint Description: View from PRow footpath (HeyFp142) near Stock Nook
Visualisation Type: Type 1 annotated baseline photography
Date and Time Taken: 30/04/2026 at 12:25

Projection: Cylindrical Panoramic Image
Enlargement Factor: 96% @ A1 width
Camera Make, Model, and Sensor Format: Nikon Z7
Lens Make and Focal Length used: 50mm F1.4 DG DN | Art
Equipment: GeoMax Zenith 16 GNSS RTK rover 1

Horizontal Field of View (HFOV): 90°
Vertical Field of View (VFOV): 27°
Direction of View: Looking: West
Vp Coordinates (X,Y): 384703.237, 408810.493
(Survey-verified)

CLIENT: Yearsgate Limited			
PROJECT: Birch Business Park			
DRAWING TITLE: Figure A10.1.1 Viewpoint 1			
DATE: 17/06/2026	DRAWN: SW	CHKD BY: CN	DRG NO: Appendix 10.1



AVR Level 1 - Photowire (Survey-verified) (Built form only) (Vp1)

Viewpoint No.: Viewpoint 1
Viewpoint Description: View from PRow footpath (HeyFp142) near Stock Nook
Visualisation Type: Type 4 photowires (survey verified / AVR level 1: Location, size and degree of visibility of proposal) .
Date and Time Taken: 30/04/2026 at 12:25
Projection: Cylindrical Panoramic Image
Enlargement Factor: 96% @ A1 width
Camera Make, Model, and Sensor Format: Nikon Z7
Lens Make and Focal Length used: 50mm F1.4 DG DN | Art.

Equipment: GeoMax Zenith 16 GNSS RTK rover 1
Horizontal Field of View (HFOV): 90°
Vertical Field of View (VFOV): 27°
Direction of View: Looking South-west
Vp Coordinates (X,Y): 384703.237, 408810.493
(Survey-verified)

CLIENT: Yearsgate Limited			
PROJECT: Birch Business Park			
DRAWING TITLE: Figure A10.1.1 Viewpoint 1			
DATE: 17/06/2026	DRAWN: SW	CHKD BY: CN	DRG NO: Appendix 10.1





Type 1 - Annotated Baseline Photography (Vp2A)

Viewpoint No.: Viewpoint 2A
Viewpoint Description: View from Moss Hall Road opposite Birch Business Park Entrance
Visualisation Type: Type 1 annotated baseline photography
Date and Time Taken: 30/04/2026 at 10:36

Projection: Cylindrical Panoramic Image
Enlargement Factor: 96% @ A1 width
Camera Make, Model, and Sensor Format: Nikon Z7
Lens Make and Focal Length used: 50mm F1.4 DG DN | Art
Equipment: GeoMax Zenith 16 GNSS RTK rover 1

Horizontal Field of View (HFOV): 90°
Vertical Field of View (VFOV): 27°
Direction of View: Looking: North-east
Vp Coordinates (X,Y): 384036.415, 408366.045
(Survey verified)

CLIENT: Yearsgate Limited			
PROJECT: Birch Business Park			
DRAWING TITLE: Figure A10.1.3 Viewpoint 2A			
DATE: 17/06/2026	DRAWN: SW	CHKD BY: CN	DRG NO: Appendix 10.1



AVR Level 1 - Photowire (Survey-verified) (Built form only) (Vp2A)

Viewpoint No.: Viewpoint 2A
Viewpoint Description: View from Moss Hall Road opposite Birch Business Park Entrance
Visualisation Type: Type 4 photowires (survey verified / AVR level 1: Location, size and degree of visibility of proposal) .

Date and Time Taken: 30/04/2026 at 10:36
Projection: Cylindrical Panoramic Image
Enlargement Factor: 96% @ A1 width
Camera Make, Model, and Sensor Format: Nikon Z7
Lens Make and Focal Length used: 50mm F1.4 DG DN | Art.

Equipment: GeoMax Zenith 16 GNSS RTK rover 1
Horizontal Field of View (HFOV): 90°
Vertical Field of View (VFOV): 27°
Direction of View: Looking: North-east

Vp Coordinates (X,Y): 384036.415, 408366.045
(Survey-verified)

CLIENT: Yearsgate Limited			
PROJECT: Birch Business Park			
DRAWING TITLE: Figure A10.1.4 Viewpoint 2A			
DATE: 17/06/2026	DRAWN: SW	CHKD BY: CN	DRG NO: Appendix 10.1



Type 1 - Annotated Baseline Photography (Vp2B)

Viewpoint No.: Viewpoint 2B
Viewpoint Description: View from Moss Hall Road near entrance to Higher Barn Farm
Visualisation Type: Type 1 annotated baseline photography
Date and Time Taken: 30/04/2026 at 13:22

Projection: Cylindrical Panoramic Image
Enlargement Factor: 96% @ A1 width
Camera Make, Model, and Sensor Format: Nikon Z7
Lens Make and Focal Length used: 50mm F1.4 DG DN | Art
Equipment: GeoMax Zenith 16 GNSS RTK rover 1

Horizontal Field of View (HFOV): 90°
Vertical Field of View (VFOV): 27°
Direction of View: Looking: East
Vp Coordinates (X,Y): 383787.147, 408634.511
(Survey-verified)

CLIENT: Yearsgate Limited			
PROJECT: Birch Business Park			
DRAWING TITLE: Figure A10.1.5 Viewpoint 2B			
DATE: 17/06/2026	DRAWN: SW	CHKD BY: CN	DRG NO: Appendix 10.1



AVR Level 1 - Photowire (Survey-verified) (Built form only) (Vp2B)

Viewpoint No.: Viewpoint 2B
Viewpoint Description: View from Moss Hall Road near entrance to Higher Barn Farm
Visualisation Type: Type 4 photowires (survey verified / AVR level 1: Location, size and degree of visibility of proposal) .

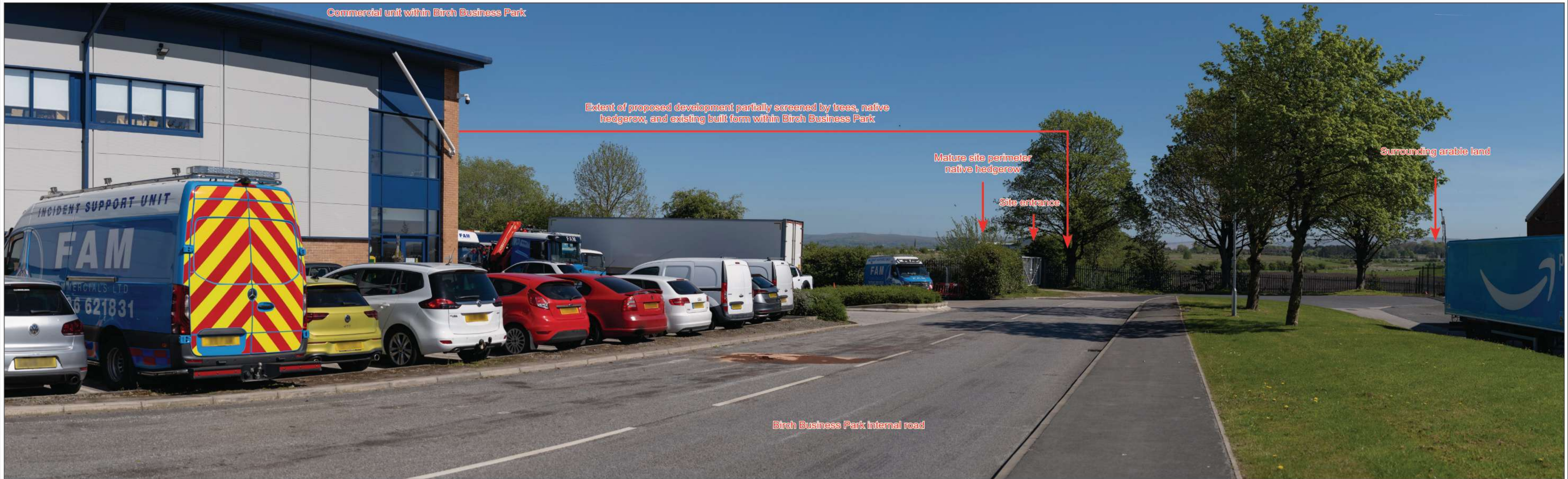
Date and Time Taken: 30/04/2026 at 13:22
Projection: Cylindrical Panoramic Image
Enlargement Factor: 96% @ A1 width
Camera Make, Model, and Sensor Format: Nikon Z7
Lens Make and Focal Length used: 50mm F1.4 DG DN | Art.

Equipment: GeoMax Zenith 16 GNSS RTK rover 1
Horizontal Field of View (HFOV): 90°
Vertical Field of View (VFOV): 27°
Direction of View: Looking: East

Vp Coordinates (X,Y): 383787.147, 408634.511
(Survey-verified)

CLIENT: Yearsgate Limited			
PROJECT: Birch Business Park			
DRAWING TITLE: Figure A10.1.6 Viewpoint 2B			
DATE: 17/06/2026	DRAWN: SW	CHECKED BY: CN	DRG NO: Appendix 10.1





Type 1 - Annotated Baseline Photography (Vp3)

Viewpoint No.: Viewpoint 3
Viewpoint Description: View from road within Birch Business Park
Visualisation Type: Type 1 annotated baseline photography
Date and Time Taken: 30/04/2026 at 10:50
Projection: Cylindrical Panoramic Image

Enlargement Factor: 96% @ A1 width
Camera Make, Model, and Sensor Format: Nikon Z7
Lens Make and Focal Length used: 50mm F1.4 DG DN | Art
Equipment: GeoMax Zenith 16 GNSS RTK rover 1
Horizontal Field of View (HfOV): 90°

Vertical Field of View (VFoV): 27°
Direction of View: Looking: North-east
Vp Coordinates (X,Y): 384187.537, 408518.9
(Survey-verified)

CLIENT: Yearsgate Limited			
PROJECT: Birch Business Park			
DRAWING TITLE: Figure A10.1.7 Viewpoint 3			
DATE: 17/06/2026	DRAWN: SW	CHKD BY: CN	DRG NO: Appendix 10.1



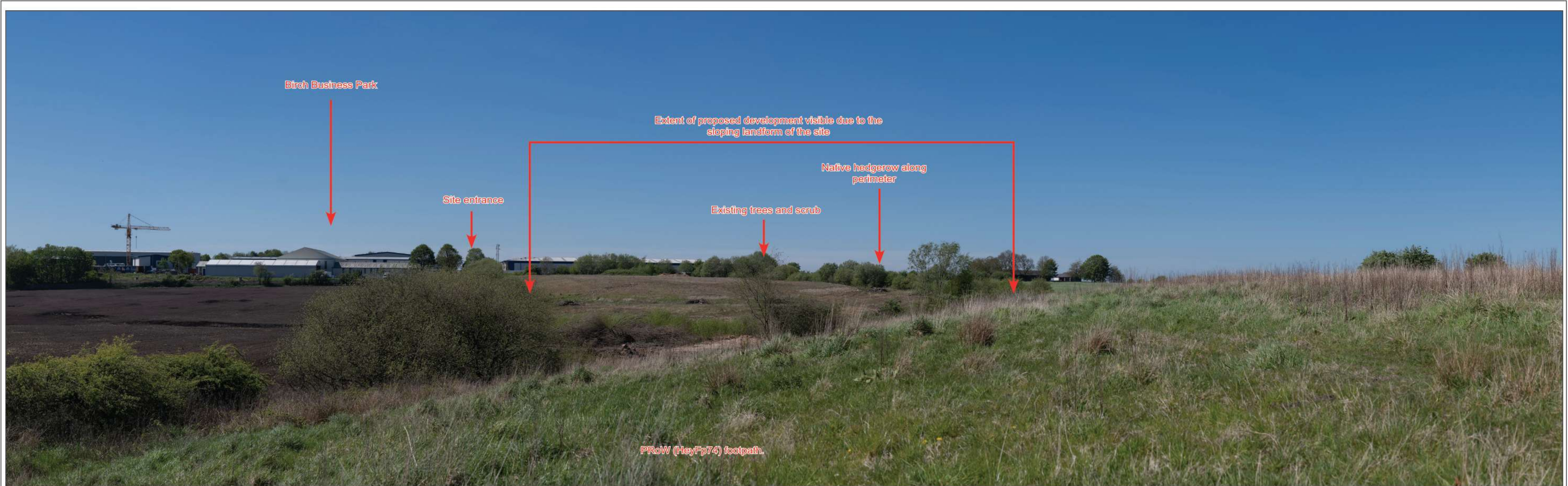
AVR Level 1 - Photowire (Survey-verified) (Built form only) (Vp3)

Viewpoint No.: Viewpoint 3
Viewpoint Description: View from road within Birch Business Park
Visualisation Type: Type 4 photowires (survey verified / AVR level 1:
Location, size and degree of visibility of proposal) .
Date and Time Taken: 30/04/2026 at 10:50

Projection: Cylindrical Panoramic Image
Enlargement Factor: 96% @ A1 width
Camera Make, Model, and Sensor Format: Nikon Z7
Lens Make and Focal Length used: 50mm F1.4 DG DN | Art
Equipment: GeoMax Zenith 16 GNSS RTK rover 1

Horizontal Field of View (HFOV): 90°
Vertical Field of View (VFOV): 27°
Direction of View: Looking North-east
Vp Coordinates (X,Y): 384187.537, 408518.9
(Survey-verified)

CLIENT: Yearsgate Limited			
PROJECT: Birch Business Park			
DRAWING TITLE: Figure A10.1.8 Viewpoint 3			
DATE: 17/06/2026	DRAWN: SW	CHKD BY: CN	DRG NO: Appendix 10.1



Type 1 - Annotated Baseline Photography (Vp4)

Viewpoint No.: Viewpoint 4
Viewpoint Description: View from PRoW footpath (HeyFp74)
Visualisation Type: Type 1 annotated baseline photography
Date and Time Taken: 30/04/2026 at 11:52
Projection: Cylindrical Panoramic Image

Enlargement Factor: 96% @ A1 width
Camera Make, Model, and Sensor Format: Nikon Z7
Lens Make and Focal Length used: 50mm F1.4 DG DN | Art
Equipment: GeoMax Zenith 16 GNSS RTK rover 1
Horizontal Field of View (HFOV): 90°

Vertical Field of View (VFOV): 27°
Direction of View: Looking: South-west
Vp Coordinates (X,Y): 384550.684, 408859.53
(Survey-verified)

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PROJECT: Birch Business Park				
DRAWING TITLE: Figure A10.1.9 Viewpoint 4				
DATE: 17/06/2026	DRAWN: SW	CHKD BY: CN	DRG NO: Appendix 10.1	



AVR Level 1 - Photowire (Survey-verified) (Built form only) (Vp4)

Viewpoint No.: Viewpoint 4
Viewpoint Description: View from PRow footpath (HeyFp74)
Visualisation Type: Type 4 photowires (survey verified / AVR level 1:
Location, size and degree of visibility of proposal) .
Date and Time Taken: 30/04/2026 at 11:52

Projection: Cylindrical Panoramic Image
Enlargement Factor: 96% @ A1 width
Camera Make, Model, and Sensor Format: Nikon Z7
Lens Make and Focal Length used: 50mm F1.4 DG DN | Art
Equipment: GeoMax Zenith 16 GNSS RTK rover 1

Horizontal Field of View (HFOV): 90°
Vertical Field of View (VFOV): 27°
Direction of View: Looking South-west
Vp Coordinates (X,Y): 384550.684, 408859.53
(Survey-verified)

CLIENT: Yearsgate Limited			
PROJECT: Birch Business Park			
DRAWING TITLE: Figure A10.1.10 Viewpoint 4			
DATE: 17/06/2026	DRAWN: SW	CHKD BY: CN	DRG NO: Appendix 10.1

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AVR Level 1 - Photowire (Survey-verified) (Built form only) (Vp5)

Viewpoint No.: Viewpoint 5
Viewpoint Description: View from PRoW footpath (HeyFp72) crossing Hareshill Road (A6184)
Visualisation Type: Type 4 photowires (survey verified / AVR level 1: Location, size and degree of visibility of proposal) .

Date and Time Taken: 30/04/2026 at 14:39
Projection: Cylindrical Panoramic Image
Enlargement Factor: 96% @ A1 width
Camera Make, Model, and Sensor Format: Nikon Z7
Lens Make and Focal Length used: 50mm F1.4 DG DN | Art.

Equipment: GeoMax Zenith 16 GNSS RTK rover 1
Horizontal Field of View (HFOV): 90°
Vertical Field of View (VFOV): 27°
Direction of View: Looking South-west

Vp Coordinates (X,Y): 384904.183, 409208.556
(Survey verified)

CLIENT: Yearsgate Limited			
PROJECT: Birch Business Park			
DRAWING TITLE: Figure A10.1.12 Viewpoint 5			
DATE: 17/06/2026	DRAWN: SW	CHECKED BY: CN	DRG NO: Appendix 10.1





Type 1 - Annotated Baseline Photography (Vp6)

Viewpoint No.: Viewpoint 6
Viewpoint Description: View from Pilsworth Road opposite access to PRoW (HeyFp75)
Visualisation Type: Type 1 annotated baseline photography
Date and Time Taken: 30/04/2026 at 14:00

Projection: Cylindrical Panoramic Image
Enlargement Factor: 96% @ A1 width
Camera Make, Model, and Sensor Format: Nikon Z7
Lens Make and Focal Length used: 50mm F1.4 DG DN | Art
Equipment: GeoMax Zenith 16 GNSS RTK rover 1

Horizontal Field of View (HFOV): 90°
Vertical Field of View (VFOV): 27°
Direction of View: Looking: South
Vp Coordinates (X,Y): 384163.581, 409315.092
(Survey verified)

CLIENT: Yearsgate Limited			
PROJECT: Birch Business Park			
DRAWING TITLE: Figure A10.1.13 Viewpoint 6			
DATE: 17/06/2026	DRAWN: SW	CHKD BY: CN	DRG NO: Appendix 10.1

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AVR Level 1 - Photowire (Survey-verified) (Built form only) (Vp6)

Viewpoint No.: Viewpoint 6
Viewpoint Description: View from Pilsworth Road opposite access to PRoW (HeyFp75)
Visualisation Type: Type 4 photowires (survey verified / AVR level 1: Location, size and degree of visibility of proposal) .

Date and Time Taken: 30/04/2026 at 14:00
Projection: Cylindrical Panoramic Image
Enlargement Factor: 96% @ A1 width
Camera Make, Model, and Sensor Format: Nikon Z7
Lens Make and Focal Length used: 50mm F1.4 DG DN | Art.

Equipment: GeoMax Zenith 16 GNSS RTK rover 1
Horizontal Field of View (HFOV): 90°
Vertical Field of View (VFOV): 27°
Direction of View: Looking South

Vp Coordinates (X,Y): 384163.581, 409315.092
(Survey-verified)

CLIENT: Yearsgate Limited			
PROJECT: Birch Business Park			
DRAWING TITLE: Figure A10.1.14 Viewpoint 6			
DATE: 17/06/2026	DRAWN: SW	CHKD BY: CN	DRG NO: Appendix 10.1





Type 1 - Annotated Baseline Photography (Vp7)

Viewpoint No.: Viewpoint 7
Viewpoint Description: View from PRoW footpath (MidFp114) north of Dingle Farm
Visualisation Type: Type 1 annotated baseline photography
Date and Time Taken: 30/04/2026 at 19:21

Projection: Cylindrical Panoramic Image
Enlargement Factor: 96% @ A1 width
Camera Make, Model, and Sensor Format: Nikon Z7
Lens Make and Focal Length used: 50mm F1.4 DG DN | Art
Equipment: GeoMax Zenith 16 GNSS RTK rover 1

Horizontal Field of View (HFOV): 90°
Vertical Field of View (VFOV): 27°
Direction of View: Looking: North-west
Vp Coordinates (X,Y): 386183.146, 408020.758
(Survey-verified)

CLIENT: Yearsgate Limited			
PROJECT: Birch Business Park			
DRAWING TITLE: Figure A10.1.15 Viewpoint 7			
DATE: 17/06/2026	DRAWN: SW	CHKD BY: CN	DRG NO: Appendix 10.1





AVR Level 1 - Photowire (Survey-verified) (Built form only) (Vp7)

Viewpoint No.: Viewpoint 7
Viewpoint Description: View from PRow footpath (MidFp114) north of Dingle Farm
Visualisation Type: Type 4 photowires (survey verified / AVR level 1: Location, size and degree of visibility of proposal) .
Date and Time Taken: 30/04/2026 at 19:21
Projection: Cylindrical Panoramic Image
Enlargement Factor: 96% @ A1 width
Camera Make, Model, and Sensor Format: Nikon Z7
Lens Make and Focal Length used: 50mm F1.4 DG DN | Art.

Equipment: GeoMax Zenith 16 GNSS RTK rover 1
Horizontal Field of View (HfOV): 90°
Vertical Field of View (VFoV): 27°
Direction of View: Looking North-west
Vp Coordinates (X,Y): 386183.146, 408020.758 (Survey-verified)

CLIENT: Yearsgate Limited			
PROJECT: Birch Business Park			
DRAWING TITLE: Figure A10.1.16 Viewpoint 7			
DATE: 17/06/2026	DRAWN: SW	CHKD BY: CN	DRG NO: Appendix 10.1

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AVR Level 1 - Photowire (Survey-verified) (Built form only) (Vp8)

Viewpoint No.: Viewpoint 8
Viewpoint Description: View from playing fields with PRoW (79BUR South West Under Motorway South West Castle Road) close to the M60
Visualisation Type: Type 4 photowires (survey verified / AVR level 1:

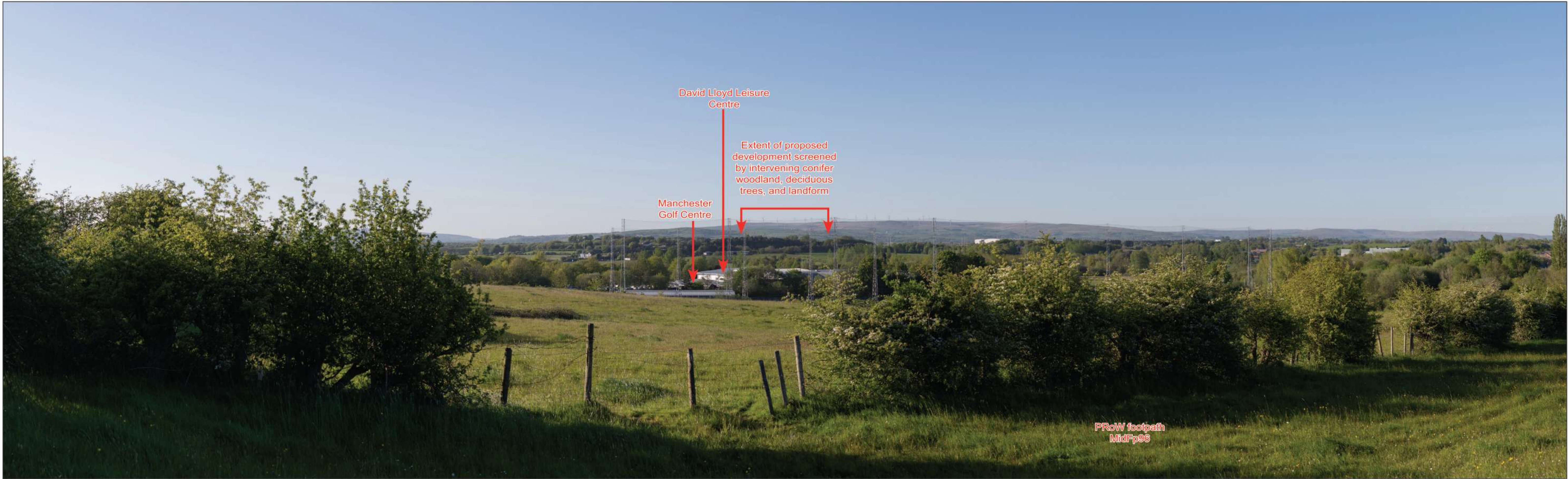
Location, size and degree of visibility of proposal) .
Date and Time Taken: 30/04/2026 at 17:46
Projection: Cylindrical Panoramic Image
Enlargement Factor: 96% @ A1 width
Camera Make, Model, and Sensor Format: Nikon Z7

Lens Make and Focal Length used: 50mm
F1.4 DG DN | Art
Equipment: GeoMax Zenith 16 GNSS RTK rover 1
Horizontal Field of View (HFoV): 90°

Vertical Field of View (VFoV): 27°
Direction of View: Looking North-east
Vp Coordinates (X,Y): 382329.287, 407242.255
(Survey-verified)

CLIENT: Yearsgate Limited			
PROJECT: Birch Business Park			
DRAWING TITLE: Figure A10.1.18 Viewpoint 8			
DATE: 17/06/2026	DRAWN: SW	CHKD BY: CN	DRG NO: Appendix 10.1





Type 1 - Annotated Baseline Photography (Vp9)

Viewpoint No.: Viewpoint 9
Viewpoint Description: View from PRow footpath (MidFp96) east of Bowlee
Visualisation Type: Type 1 annotated baseline photography
Date and Time Taken: 30/04/2026 at 18:44

Projection: Cylindrical Panoramic Image
Enlargement Factor: 96% @ A1 width
Camera Make, Model, and Sensor Format: Nikon Z7
Lens Make and Focal Length used: 50mm F1.4 DG DN | Art
Equipment: GeoMax Zenith 16 GNSS RTK rover 1

Horizontal Field of View (HFOV): 90°
Vertical Field of View (VFOV): 27°
Direction of View: Looking: North
Vp Coordinates (X,Y): 384696.48, 406146.809
(Survey verified)

CLIENT: Yearsgate Limited			
PROJECT: Birch Business Park			
DRAWING TITLE: Figure A10.1.19 Viewpoint 9			
DATE: 17/06/2026	DRAWN: SW	CHKD BY: CN	DRG NO: Appendix 10.1





AVR Level 1 - Photowire (Survey-verified) (Built form only) (Vp9)

Viewpoint No.: Viewpoint 9
Viewpoint Description: View from PRow footpath (MidFp96) east of Bowlee
Visualisation Type: Type 4 photowires (survey verified / AVR level 1: Location, size and degree of visibility of proposal) .

Date and Time Taken: 30/04/2026 at 18:44
Projection: Cylindrical Panoramic Image
Enlargement Factor: 96% @ A1 width
Camera Make, Model, and Sensor Format: Nikon Z7
Lens Make and Focal Length used: 50mm F1.4 DG DN | Art.

Equipment: GeoMax Zenith 16 GNSS RTK rover 1
Horizontal Field of View (HFOV): 90°
Vertical Field of View (VFOV): 27°
Direction of View: Looking North

Vp Coordinates (X,Y): 384696.48, 406146.809
(Survey-verified)

CLIENT: Yearsgate Limited			
PROJECT: Birch Business Park			
DRAWING TITLE: Figure A10.1.20 Viewpoint 9			
DATE: 17/06/2026	DRAWN: SW	CHKD BY: CN	DRG NO: Appendix 10.1





Type 1 - Annotated Baseline Photography (Vp10)

Viewpoint No.: Viewpoint 10
Viewpoint Description: View from Hareshill Road
Visualisation Type: Type 1 annotated baseline photography
Date and Time Taken: 30/04/2026 at 15:14
Projection: Cylindrical Panoramic Image

Enlargement Factor: 96% @ A1 width
Camera Make, Model, and Sensor Format: Nikon Z7
Lens Make and Focal Length used: 50mm F1.4 DG DN | Art
Equipment: GeoMax Zenith 16 GNSS RTK rover 1
Horizontal Field of View (HfOV): 90°

Vertical Field of View (VfOV): 27°
Direction of View: Looking: West
Vp Coordinates (X,Y): 385637.784, 408840.811
(Survey-verified)

CLIENT: Yearsgate Limited			
PROJECT: Birch Business Park			
DRAWING TITLE: Figure A10.1.21 Viewpoint 10			
DATE: 17/06/2026	DRAWN: SW	CHKD BY: CN	DRG NO: Appendix 10.1





AVR Level 1 - Photowire (Survey-verified) (Built form only) (Vp10)

Viewpoint No.: Viewpoint 10
Viewpoint Description: View from Hareshill Road
Visualisation Type: Type 4 photowires (survey verified / AVR level 1:
Location, size and degree of visibility of proposal) .
Date and Time Taken: 30/04/2026 at 15:14

Projection: Cylindrical Panoramic Image
Enlargement Factor: 96% @ A1 width
Camera Make, Model, and Sensor Format: Nikon Z7
Lens Make and Focal Length used: 50mm F1.4 DG DN | Art
Equipment: GeoMax Zenith 16 GNSS RTK rover 1

Horizontal Field of View (HFOV): 90°
Vertical Field of View (VFOV): 27°
Direction of View: Looking West
Vp Coordinates (X,Y): 385637.784,
408840.811 (Survey-verified)

CLIENT: Yearsgate Limited			
PROJECT: Birch Business Park			
DRAWING TITLE: Figure A10.1.22 Viewpoint 10			
DATE: 17/06/2026	DRAWN: SW	CHKD BY: CN	DRG NO: Appendix 10.1



Type 1 - Annotated Baseline Photography (Vp11)

Viewpoint No.: Viewpoint 11
Viewpoint Description: View from PRow footpath (HeyFp143)
Visualisation Type: Type 1 annotated baseline photography
Date and Time Taken: 30/04/2026 at 11:33
Projection: Cylindrical Panoramic Image

Enlargement Factor: 96% @ A1 width
Camera Make, Model, and Sensor Format: Nikon Z7
Lens Make and Focal Length used: 50mm F1.4 DG DN | Art
Equipment: GeoMax Zenith 16 GNSS RTK rover 1
Horizontal Field of View (HFOV): 90°

Vertical Field of View (VFOV): 27°
Direction of View: Looking: West
Vp Coordinates (X,Y): 386867.55, 408550.715
(Survey-verified)

CLIENT: Yearsgate Limited			
PROJECT: Birch Business Park			
DRAWING TITLE: Figure A10.1.23 Viewpoint 11			
DATE: 17/06/2026	DRAWN: SW	CHKD BY: CN	DRG NO: Appendix 10.1



AVR Level 1 - Photowire (Survey-verified) (Built form only) (Vp11)

Viewpoint No.: Viewpoint 11
Viewpoint Description: View from PRoW footpath (HeyFp143)
Visualisation Type: Type 4 photowires (survey verified / AVR level 1:
Location, size and degree of visibility of proposal) .
Date and Time Taken: 01/05/2026 at 11:33

Projection: Cylindrical Panoramic Image
Enlargement Factor: 96% @ A1 width
Camera Make, Model, and Sensor Format: Nikon Z7
Lens Make and Focal Length used: 50mm F1.4 DG DN | Art
Equipment: GeoMax Zenith 16 GNSS RTK rover 1

Horizontal Field of View (HFOV): 90°
Vertical Field of View (VFOV): 27°
Direction of View: Looking: West
Vp Coordinates (X,Y): 386867.55, 408550.715
(Survey-verified)

CLIENT: Yearsgate Limited			
PROJECT: Birch Business Park			
DRAWING TITLE: Figure A10.1.24 Viewpoint 11			
DATE: 17/06/2026	DRAWN: SW	CHECKED BY: CN	DRG NO: Appendix 10.1