



Lister Wilder

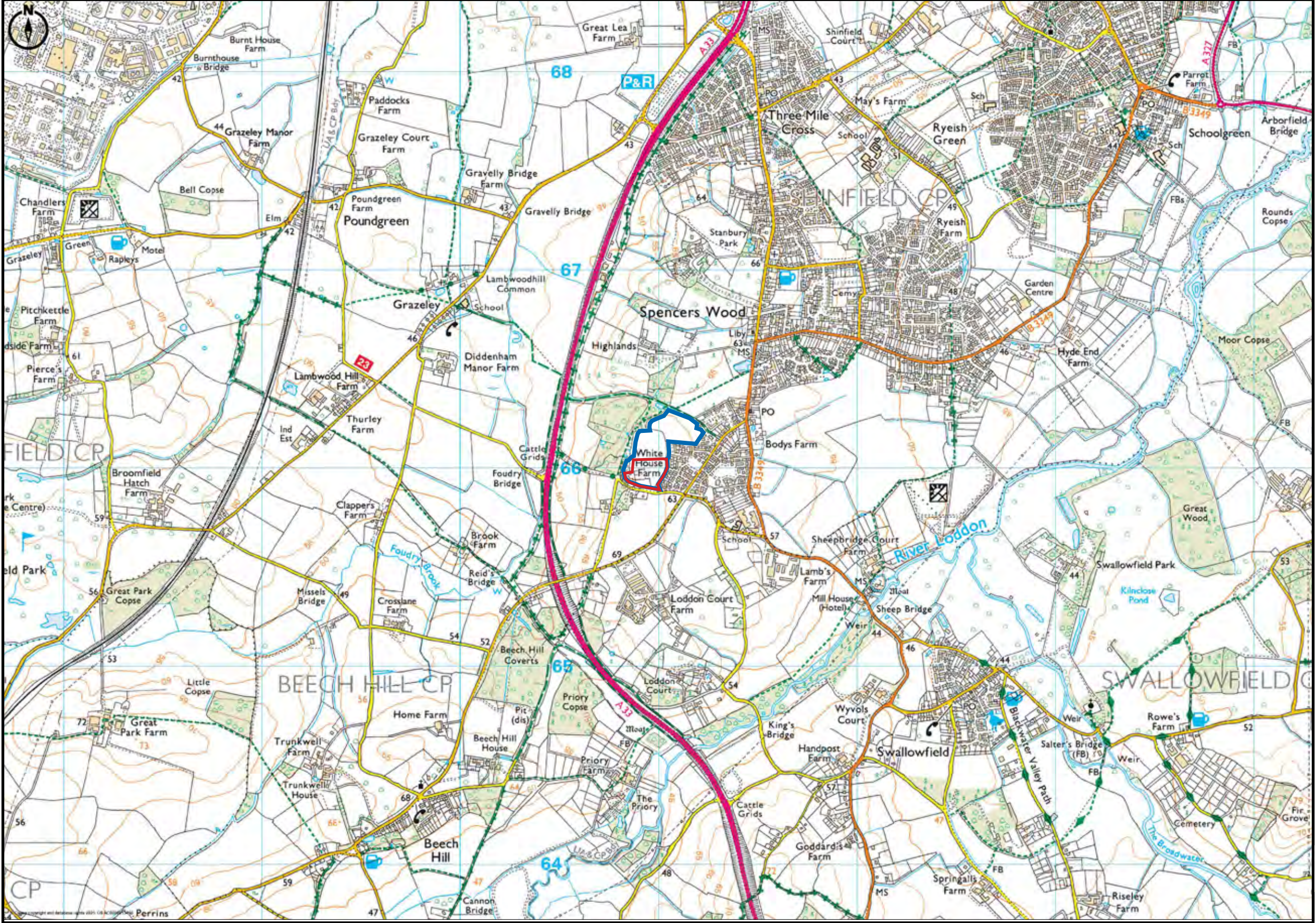
LVIA Figures

for works at

Lister Wilder, White house farm

February 2026

This map is reproduced from Ordnance Survey Landplan map with the permission of Crown Copyright License no. 100019980, Ilman Young license no. LIG0169



Key

Ownership Boundary

Site Boundary

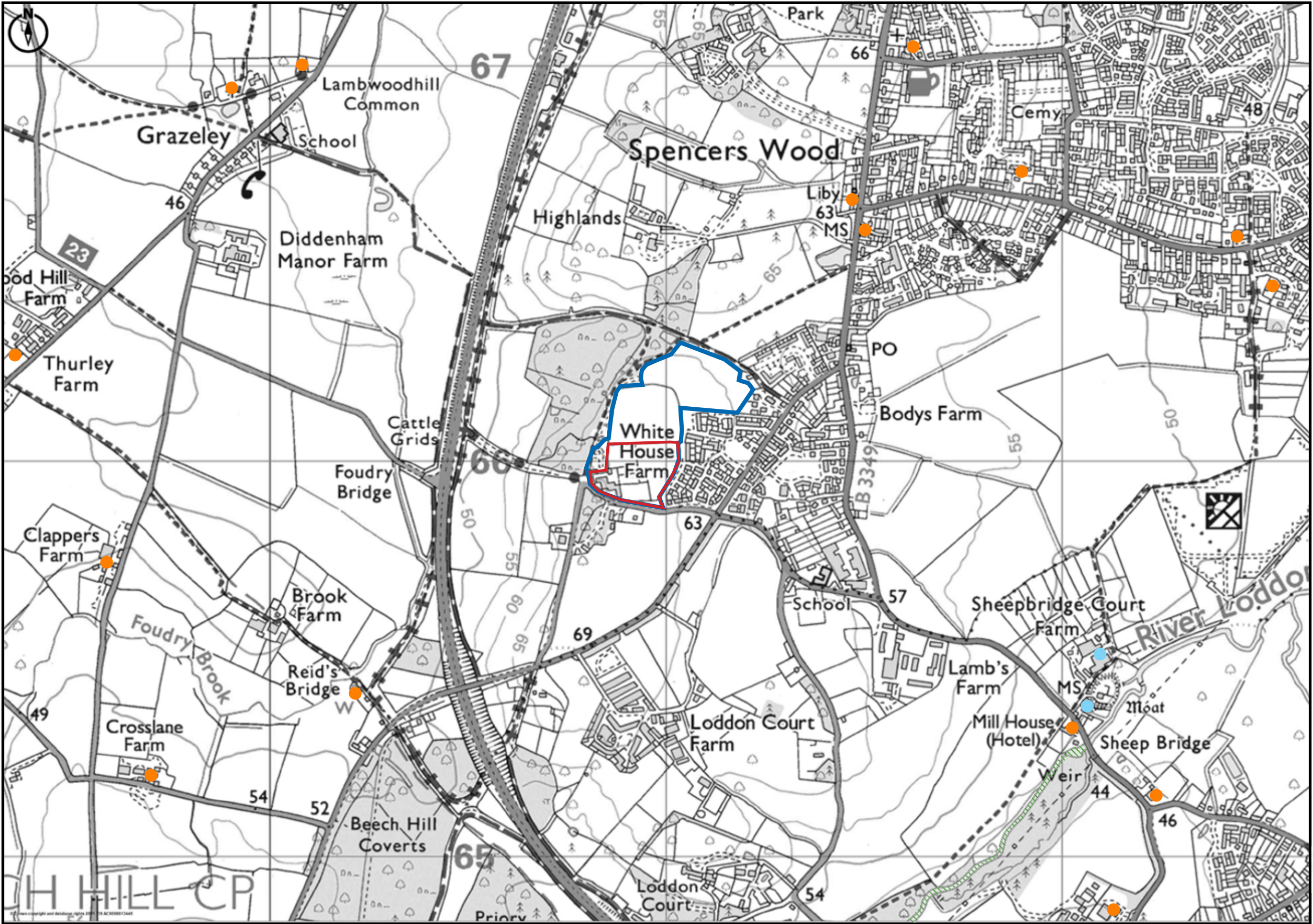
ilmanYOUNG

1:20,000 @ A3 Feb 2026

Lister Wilder, White house Farm
22512

FIGURE 1
SITE LOCATION PLAN

This map is reproduced from Ordnance Survey Landplan map with the permission of Crown Copyright License no. 100019980, Ilman Young license no. LIG0169



Key

- Ownership Boundary
- Site Boundary
- SSSI

Listed Buildings

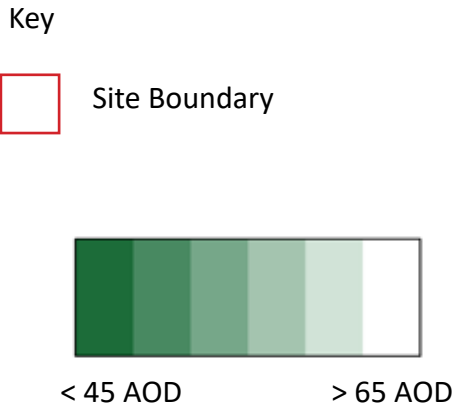
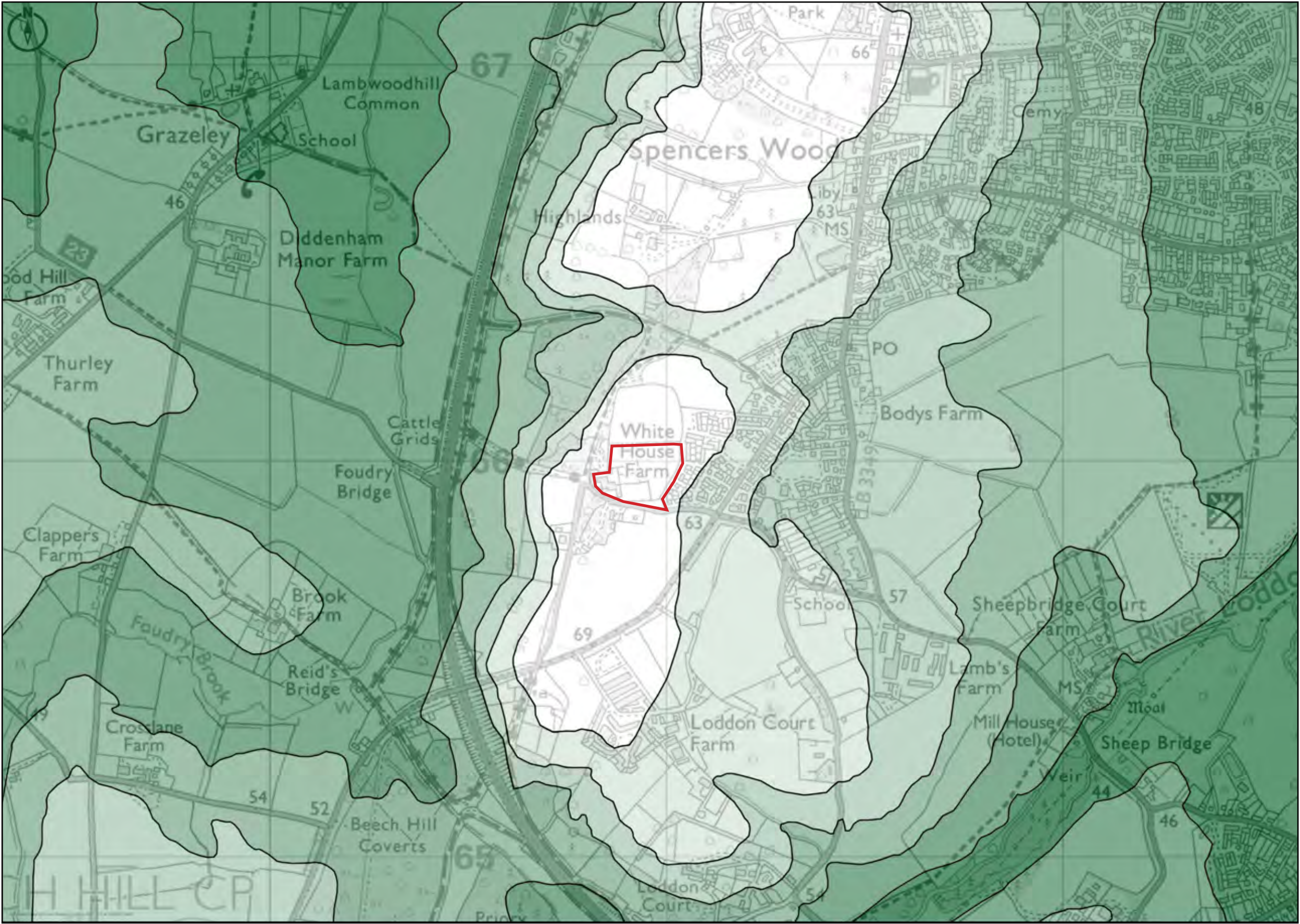
- Grade II
- Grade II*

ilmanYOUNG

1:10,000 @ A3 Feb 2026

Lister Wilder, White house Farm
22512

FIGURE 2
DESIGNATIONS PLAN



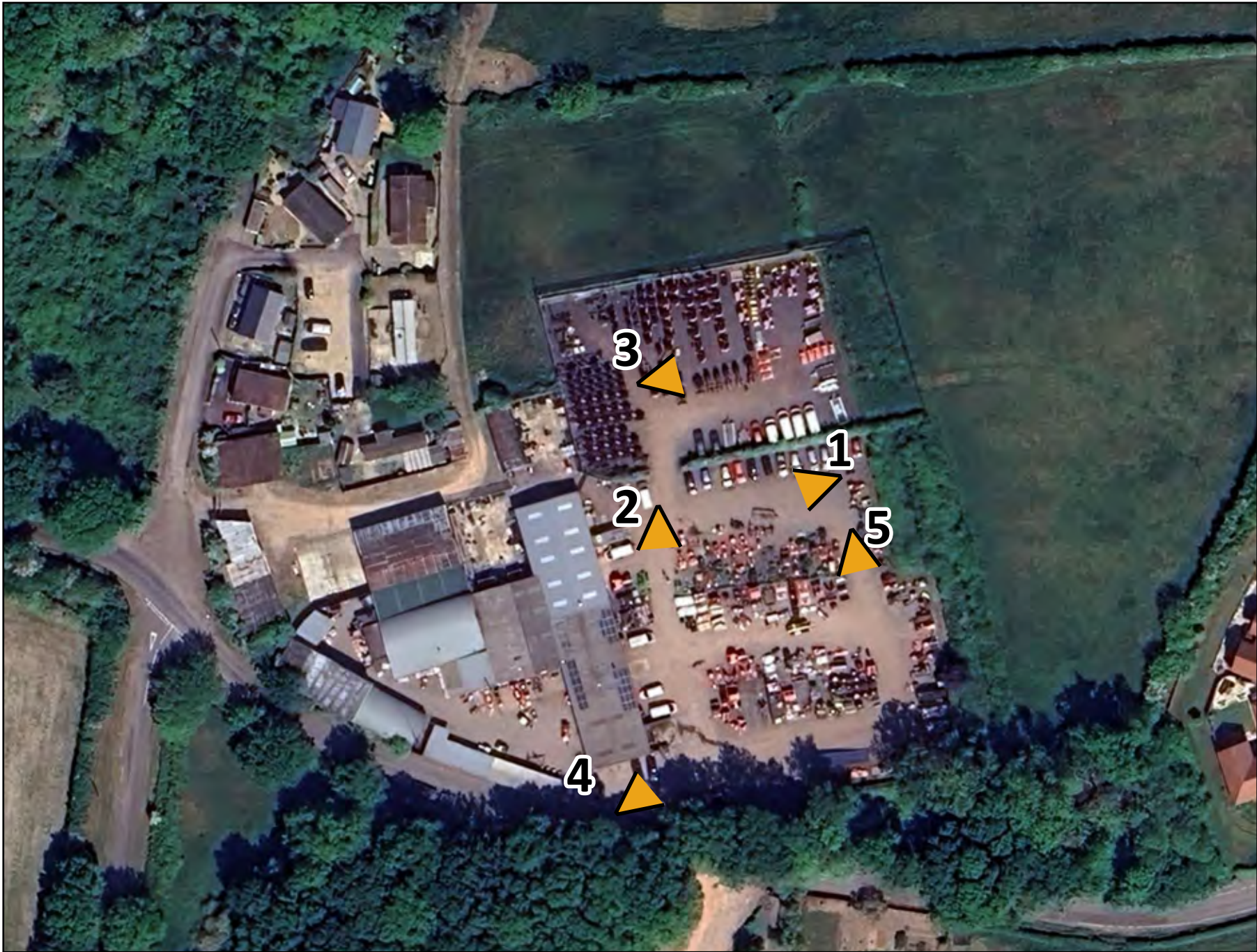
illmanyOUNG

1:10,000 @ A3 Feb 2026

Lister Wilder, White house Farm
22512

FIGURE 3
TOPOGRAPHY PLAN

This map is reproduced from Ordnance Survey Landplan map with the permission of Crown Copyright License no. 100019980, Ilman Young license no. LIG0169



1. From the west looking east across the car park to the long metal building in the middle of the site.



2. From the central metal building towards the current front entrance, and the woodland beyond.



3. From within the machinery storage area looking east towards the planted bund.

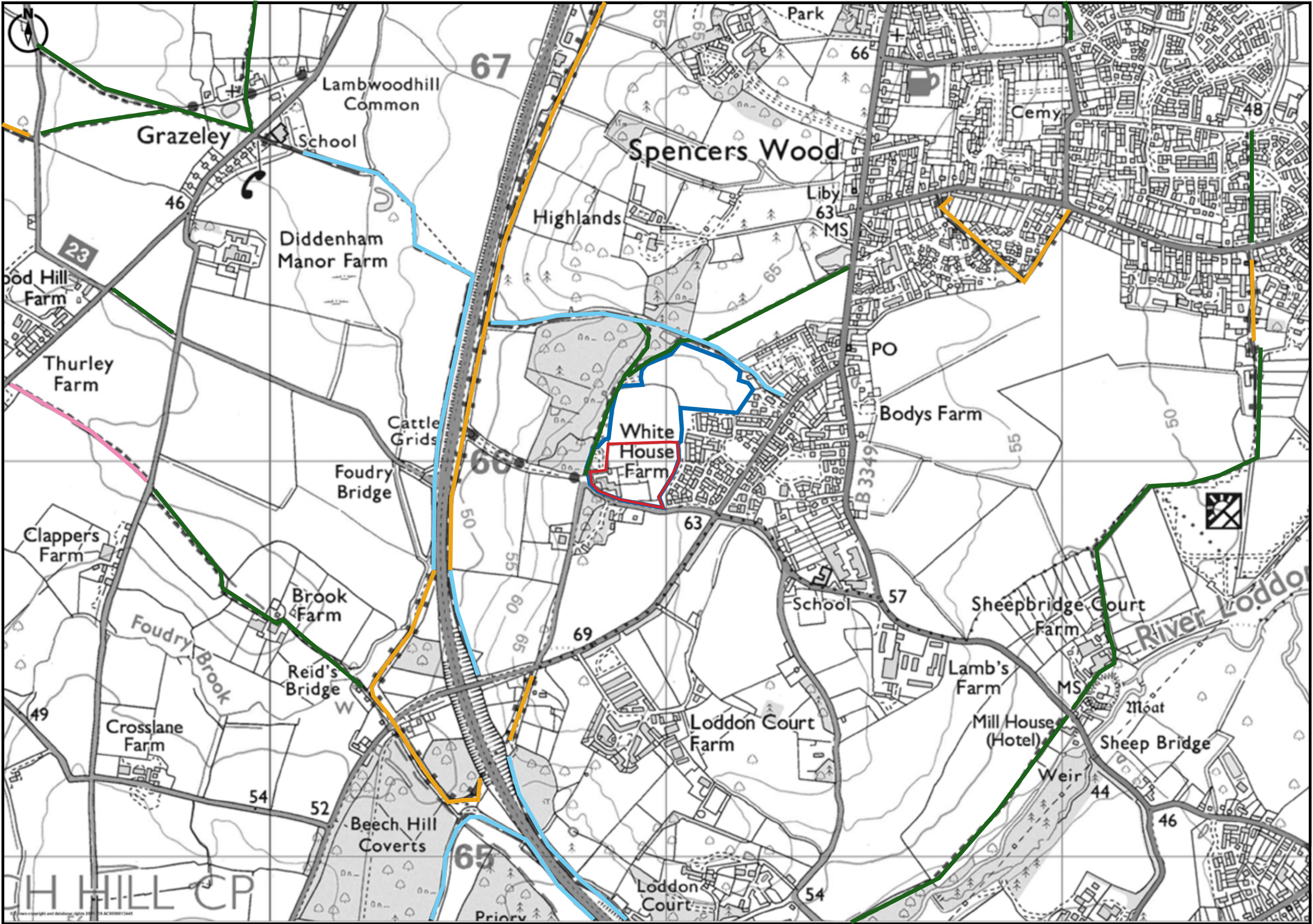


4. From the entrance to the site looking towards the rear boundary across a storage area.



5. From the eastern boundary looking along the site boundary towards the mature trees within the site and in the woodland beyond.

This map is reproduced from Ordnance Survey Landplan map with the permission of Crown Copyright License no. 100019980, Ilman Young license no. LIG0169



Key

- Ownership Boundary
- Site Boundary
- PRoW
- Bridleway
- Byway

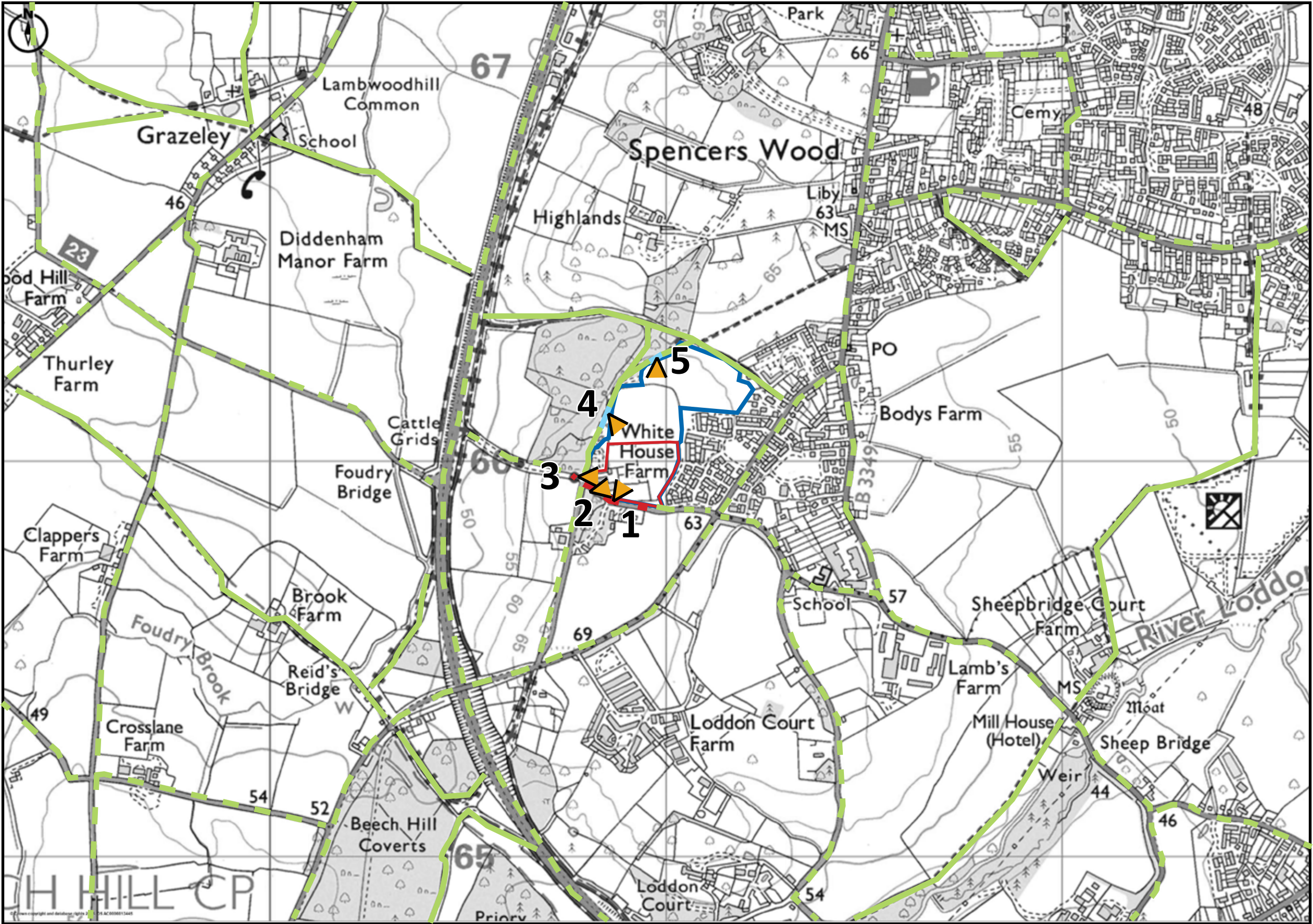
ilmanYOUNG

1:10,000 @ A3 Feb 2026

Lister Wilder, White house Farm
22512

FIGURE 5
PUBLIC RIGHTS OF WAY

This map is reproduced from Ordnance Survey Landplan map with the permission of Crown Copyright License no. 100019980, Ilman Young license no. LIG0169



Key

- Ownership Boundary
- Site Boundary
- Viewpoint Locations

Public Rights of Way:

- Clear views
- Partial and filtered views
- No views

Roads:

- Clear views
- Partial and filtered views
- No views

ilmanyOUNG

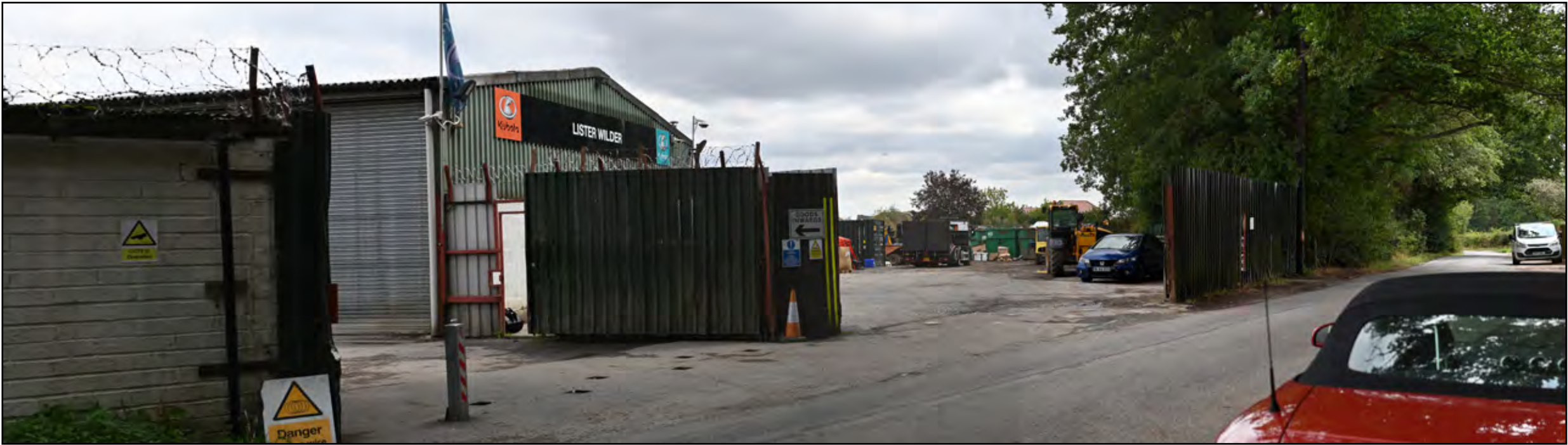
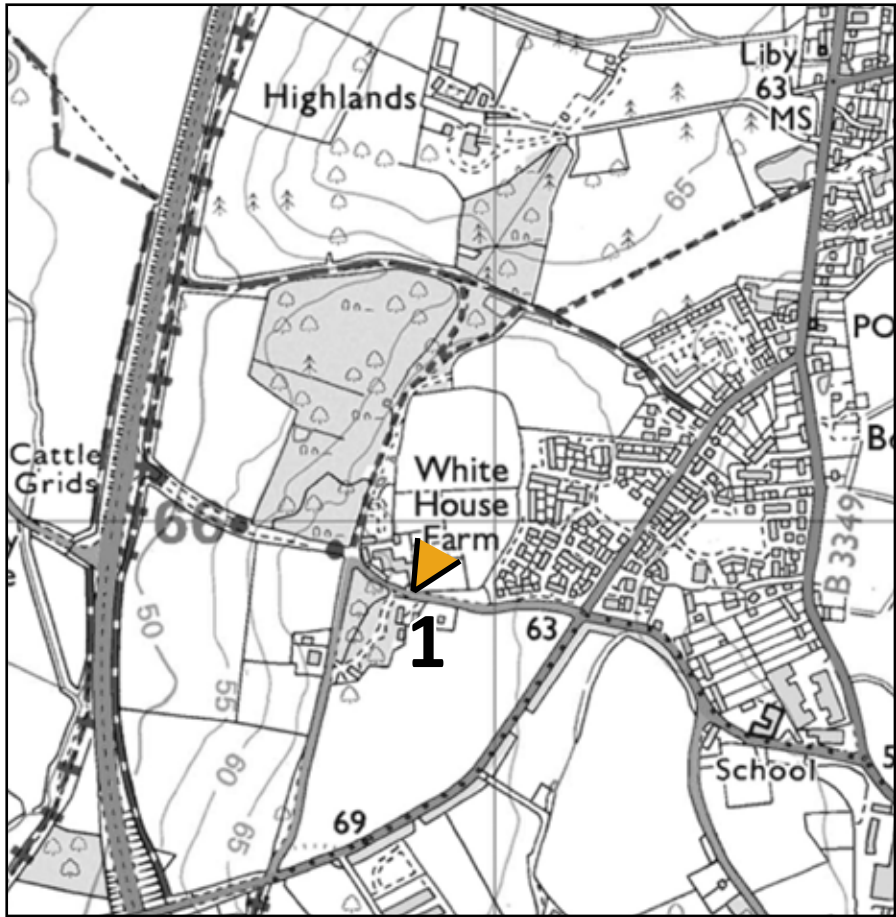
1:10,000 @ A3 Feb 2026

Lister Wilder, White house Farm 22512

FIGURE 6
SITE VISIBILITY



View 1 - View from the entrance of the site into one of the main storage yards of the site.



View 1 - Context Panorama

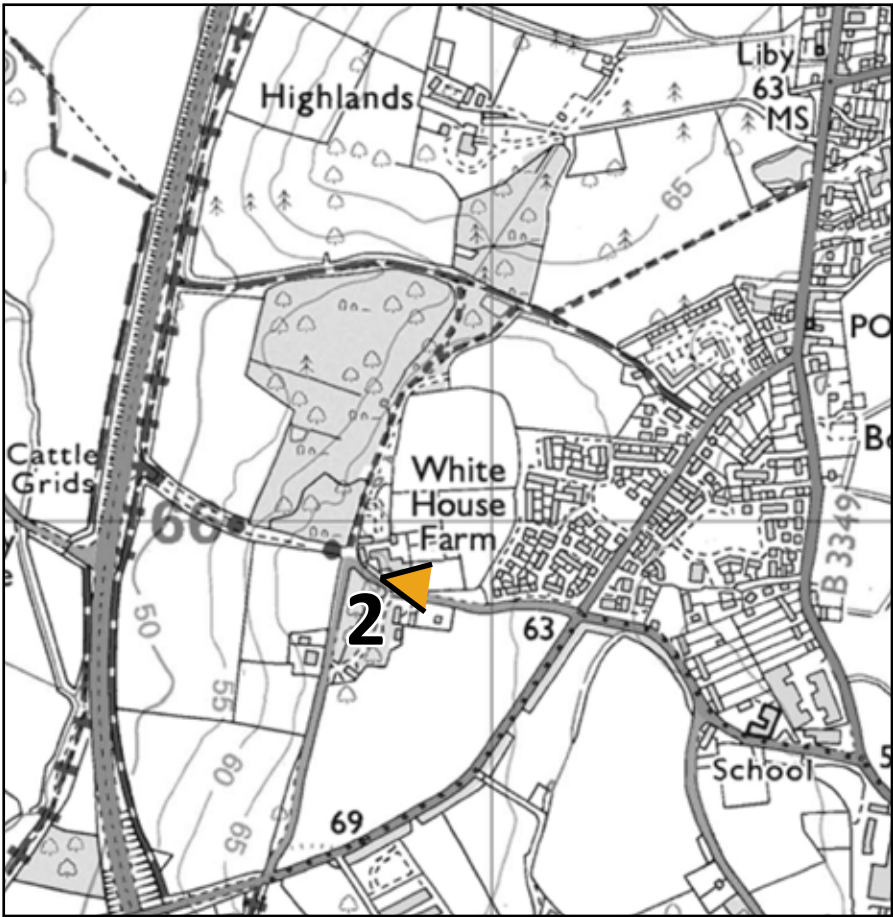
Viewpoint 1	Figure 7
Viewpoint Information	
Camera location grid coordinates	51° 23' 15" N, 0° 58' 58" W
Approximate distance to development	<10m
Direction of view	North East
Photography Information	
Date	1/08/25
Time	11:04
Weather and lighting	Overcast
Recommended Viewing Distance at A3:	542mm e.g 100% @ A3

Lister Wilder, White house Farm
22512

FIGURE No 7 - VIEWPOINTS



View 2 - Along White House Lane where the backs of the existing buildings can be seen between the large gaps in the vegetation along the road.



View 2 - Context Panorama

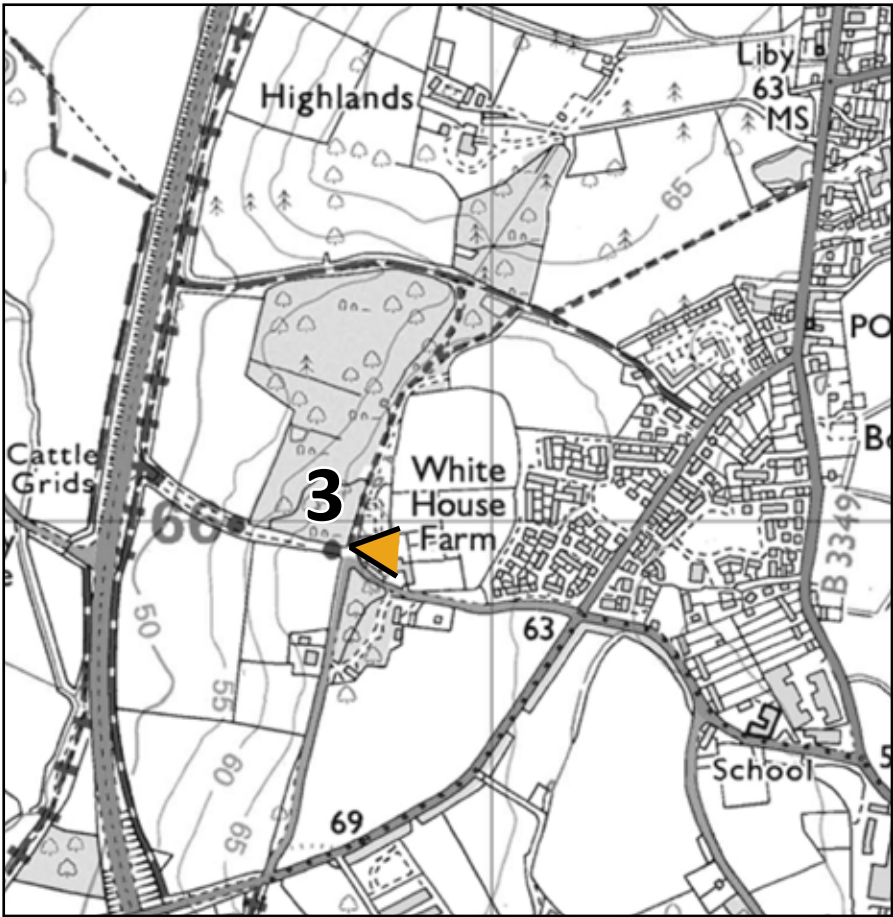
Viewpoint 2	Figure 7
Viewpoint Information	
Camera location grid coordinates	51° 23' 16" N, 0° 59' 00" W
Approximate distance to development	<10m
Direction of view	East
Photography Information	
Date	1/08/25
Time	11:02
Weather and lighting	Overcast
Recommended Viewing Distance at A3:	542mm e.g 100% @ A3

Lister Wilder, White house Farm
22512

FIGURE No 7 - VIEWPOINTS



View 3 - From entrance into northern end of the site where buildings can be seen through the fence gate.



View 3 - Context Panorama

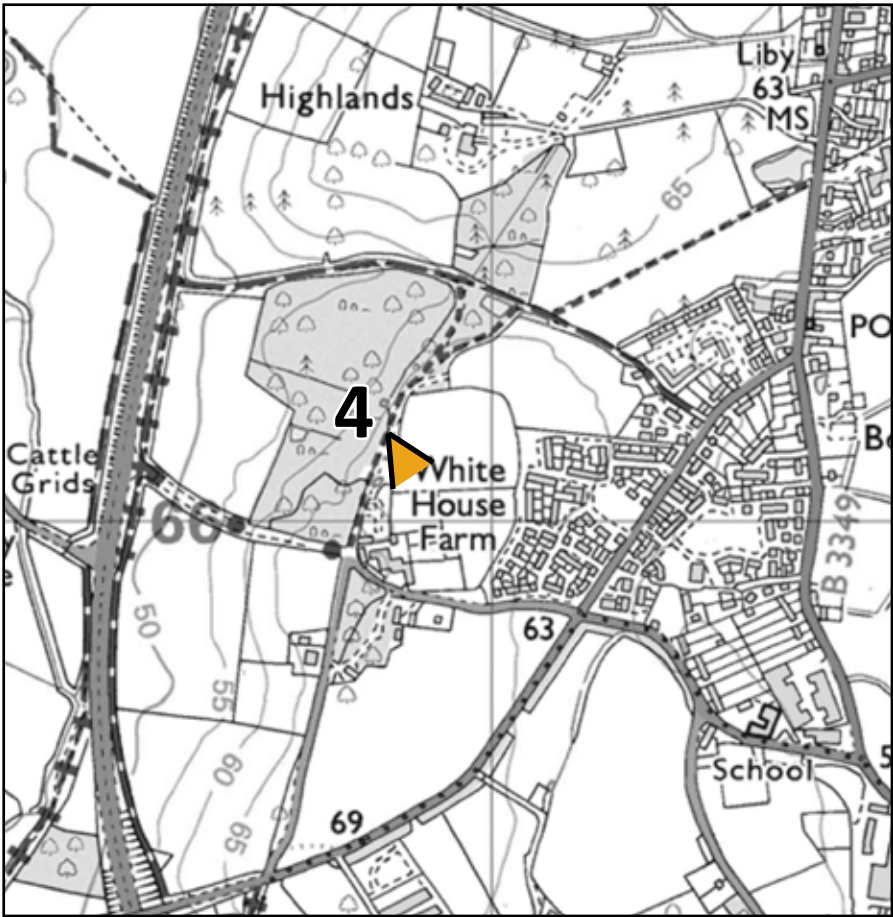
Viewpoint 3	Figure 7
Viewpoint Information	
Camera location grid coordinates	51° 23' 17" N, 0° 59' 01" W
Approximate distance to development	<10m
Direction of view	East
Photography Information	
Date	1/08/25
Time	12:20
Weather and lighting	Overcast
Recommended Viewing Distance at A3:	542mm e.g 100% @ A3

Lister Wilder, White house Farm
22512

FIGURE No 7 - VIEWPOINTS



View 4 - View over adjoining field through a gap in the boundary vegetation along the PRow which runs along the western side of the site.



View 4 - Context Panorama

Viewpoint 4	Figure 7
Viewpoint Information	
Camera location grid coordinates	51° 23' 23" N, 0° 58' 58" W
Approximate distance to development	100m
Direction of view	South
Photography Information	
Date	1/08/25
Time	11:10
Weather and lighting	Overcast
Recommended Viewing Distance at A3:	542mm e.g 100% @ A3

Lister Wilder, White house Farm
22512

FIGURE No 7 - VIEWPOINTS



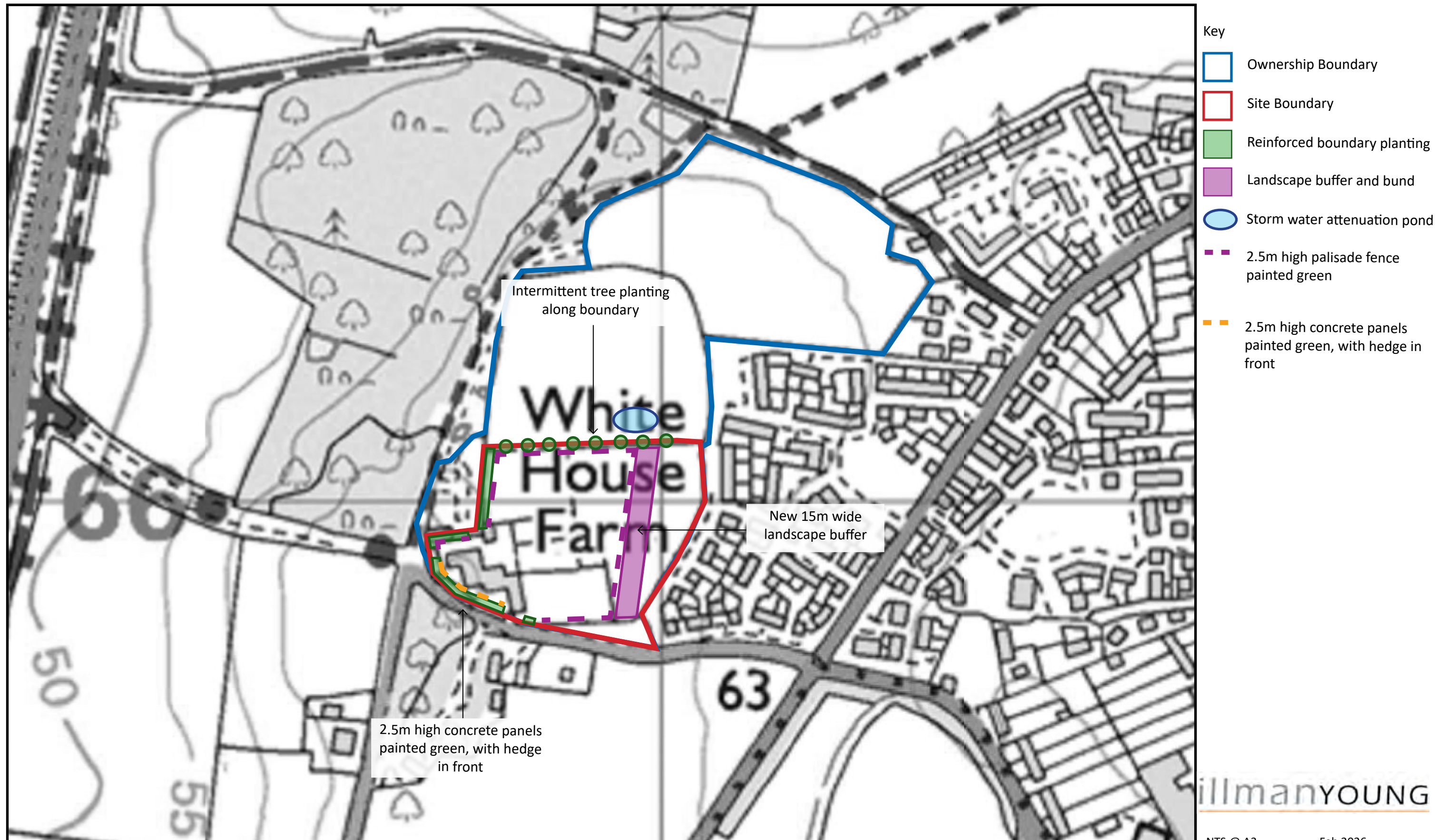
View 5 - Through a small gap in the vegetation along the PRow where the hedge on the north side of the site can be seen in the background through a gap in the hedgerow in the foreground.



View 5 - Context Panorama

Viewpoint 5	Figure 7
Viewpoint Information	
Camera location grid coordinates	51° 23' 27" N, 0° 58' 52" W
Approximate distance to development	220m
Direction of view	South
Photography Information	
Date	1/08/25
Time	11:17
Weather and lighting	Overcast
Recommended Viewing Distance at A3:	542mm e.g 100% @ A3

Lister Wilder, White house Farm
22512



NTS @ A3

Feb 2026

Lister Wilder, White house Farm
22512

FIGURE 8
Landscape Strategy

Relocate Mobile Home

White House Farm

Buildings to be demolished

WHITE HOUSE LANE

Stone yard 4,853m²

Concrete yard 6,396m²

Commercial Vehicle & Trailer Parking Loading / Unloading

Hedgehog House

2.4m high Palisade fence

Relocate existing mobile home

2.4m high Palisade fence

Field access

HGV Turning Area

Waste recycling skips

Waiting bay

Goods in

9 Customer Parking Spaces

Display Area

Customer Entrance

Pedestrian walkways

Smoking & Cycle shelter

18 Staff Parking Spaces with EV Charging

11 Staff Parking Spaces

16 Parking Spaces for service vans

Wash down bay with interceptor

New 15m wide landscape buffer

2.5m high concrete panels painted green, with hedge in front

50.0m visibility

50.0m visibility

50.0m visibility

Barrier

Harlech woodstone bat box at least 3m above the ground

Insect House on tree 1.5m high, south facing

2.4m high Palisade fence

Existing Landscaping

NUMBER - REV - CLIENT - PROJECT
00836-00 - N - Lister Wilder - V

TITLE
Site Plan

FIGURE 10
Site Comparison