TECHNICAL ADDENDUM

LAND OFF FOWLMERE ROAD, FOXTON
Thriplow Farms Ltd

February 2019
INTRODUCTION

1.1 Background and Scope

1.1.1 This addendum supplements, and is to be read in conjunction with, the ‘Landscape and Visual Impact Appraisal’, dated December 2017.

1.1.2 This Addendum is prepared to assist the appeal by summarising the conclusions on the landscape impacts concerning this scheme, and to signpost the Inspector and other parties to the relevant photomontages prepared to illustrate the potential visual impacts generated from the proposed development. This Addendum also considers the positive implications should the noise attenuation bund not be provided, if alternative noise mitigation measures are secured.

1.1.3 This Addendum has also considered up to date photomontages of the development proposal, from those submitted with the application. These are included at Appendix A have been amended so as to highlight (by a dotted line) where the proposed development will sit if behind vegetation, and annotated to help identify what the photomontages show to assist the parties at the appeal. These up to date photomontages also include:

   a) Inclusion of Photomontage Location Plan (PMs 1-6), to help identify the location of the views; and

   b) Year 1 scenarios to provide the Inspector and other parties with an illustration of how the development will be viewed, with the proposed vegetation and new planting, at Year 1, i.e. immediately post completion.

1.1.4 Please note that this work has been prepared using the principles established in the ‘Guidelines for Landscape and Visual Impact Assessment’ (GLVIA) 3rd edition (published by the Landscape Institute and the Institute of Environmental Management and Assessment 2013), and 'Landscape Character Assessment:'
Guidance for England and Scotland* (published by the Countryside Agency and Scottish National Heritage 2002).
LANDSCAPE AND VISUAL ASSESSMENT

2.1 Landscape Effects

2.1.1 As explained in the Landscape and Visual Impact Appraisal (December 2017) ("LVIA") it is acknowledged that the proposals will have a direct effect on the Appeal Site itself and a small part of the landscape character area as a result of the change in land use from an undeveloped agricultural field to an agricultural development, including some large farm buildings to be used as a grain store. However, a change in land use of this type will remain consistent with the prevailing character of the landscape, where agricultural buildings and planting form a ready component of the rural scene.

2.1.2 As a result, the Appeal Site was considered to be moderately susceptible to a development proposal of this type (Landscape Visual Impact Appraisal, para 5.2.4) which comprises farm buildings and also incorporates a significant number of new characteristic landscape features (significant new planting through the landscaping scheme that may be secured through planning condition) into the rural area that are of benefit to the Landscape Character Area, i.e. National Character Area 87, East Anglian Chalk.

2.1.3 It is recognised that the proposed 5m high bund could be omitted from the scheme and could no longer form part of the proposed development if alternative noise mitigation is secured. This is of some benefit to the overall consideration of the landscape effects.

2.1.4 As a result, if the noise bund was removed, the initially (Moderate in Year 1) adverse effects of the development in landscape terms once the scheme is completed would reduce over time as the landscape elements establish to integrate characteristic features (farm buildings and proposed planting are in keeping) into the rural landscape and result in a Neutral overall effect on the LCA. Beyond the 15-year establishment period, it is recognised that the landscape features will continue to establish to maturity.
2.1.5 The effect on openness in the landscape can be a consequence of development in the Green Belt. However, the NPPF (February 2019) is clear at paragraph 145 that agricultural buildings are an exception and are not inappropriate development, and therefore are not harmful.

2.1.6 Paragraph 146 of the NPPF (February 2019) also refers to other forms of development within the Green Belt that may not be inappropriate development. One of these is engineering operations.

2.1.7 With regards to the noise attenuation bund, if the bund is omitted from the proposals (if not required due to other noise mitigation solutions) as such there is no substantive built form above ground that would affect the physical openness of the landscape prior to the planting scheme taking shape.

2.1.8 With regards to the access and hardstanding these areas will be immediately adjacent to the ‘appropriate’ buildings including forming the access from Fowlmire Road.

2.1.9 It is considered that the introduction of hardstanding at ground level adjacent to appropriate agricultural buildings are not inappropriate and will preserve the openness of the green belt, since they are and will always be seen in the context of the agricultural buildings and are an integral part of its use. The surface would sit largely adjacent and between the acceptable agricultural structures, being tightly related to them. The same conclusions may be reached in respect of the noise attenuation bund and the harvesting water system, all of which have to be considered against the context of the agricultural buildings.
2.1.10 Furthermore, whilst there may be minor encroachment into the countryside slightly beyond part of the footprint of the agricultural buildings as a result of the engineering operations, this would not be readily perceived in the landscape in landscape terms and nor would it be readily seen as having a visual effect on the openness of the Green Belt, given the level of planting proposed.

2.1.11 The finish of such hardstanding may be designed to maintain a rural low-key character, that is contiguous with an agricultural land use in the Green Belt, and could be secured through planning condition and agreed with the local planning authority.

2.1.12 It would also seem prudent to look beyond the operational aspects of development to determine the longer-term effect on the characteristics and purposes of the green belt. The planting scheme serves to integrate new landscape features that will reduce the impact of the buildings on the landscape over time and reinforce key characteristics of the landscape.

2.2 Visual Effects

2.2.1 Section 3.7.4 of the Landscape Visual Impact Appraisal identified a range of typical receptor types from where the proposed development would potentially be visible. Appendix A contains the updated photomontages as explained above.

2.2.2 The photomontages are located within the vicinity of the Appeal Site and they are considered to be a useful guide in clarifying the visual effects. This section summarises the visual effects of the proposed development scheme and should also be read in conjunction with findings in the LVIA (section 5.3) and its accompanying photographs.

2.2.3 Visual Effects have been identified from several publicly accessible locations in the vicinity of the Appeal Site. Each is assessed below.

Fowmire Road (example PM1, PM2 and PM4) (Medium/Low Sensitivity)

2.2.4 The LVIA at 5.3.7 considered views from Fowmire Road to be more harmful when car users are close to the Appeal Site but reducing with distance further from the
Appeal Site. Whilst the proposed development would be clearly seen when the viewer is close to the Appeal Site for a short period of time (Photo Location 1, Figure 6), the photomontages PM1 and PM2 demonstrate that views are very quickly hidden behind the intervening vegetation and the undulating landform along the northern section of Fowlmere Road. Some glimpsed views are likely to remain in gappy sections.

Photomontage PM4, taken adjacent to Orchard Farm (with its successfully screened farm buildings) shows that approaching the Appeal Site from the south, views become quickly screened along the route. Parts of the building are visible in between the vegetation; however, the wireline shows that much of the view is screened, in a similar manner to the adjacent Orchard Farm.

- **Effects of the implemented scheme Year 1**: Substantial Adverse Effects (close proximity to Appeal Site), reducing with distance to a Moderate Adverse, then Slight Adverse Effect.

- **Effects of the established scheme Year 15**: Moderate Adverse Effects (close proximity to Appeal Site), reducing with distance to a Slight Adverse, then Negligible Effect.

**Public Right of Way west of the Appeal Site (PM3) (High Sensitivity)**

The Landscape and Visual Impact Appraisal at 5.3.4 acknowledged direct views of the proposed development from the footpath, where views would be apparent to walkers moving closer to the Appeal Site but reducing with distance further from the Site (e.g. at Chalk Hill), refer also to example photos 18 and 12. The photomontage is located at the closest point to the Appeal Site where the proposals will be most
visible. It is also recognised that some views will be softened by the vegetated associated with the watercourse and at the edge of Fowlmere, as well as intervening farm buildings and vegetation at Orchard Farm.

- **Effects of the implemented scheme Year 1**: Moderate Adverse Effects (closest to the Appeal Site), reducing quickly with distance to a Slight Adverse Effect

- **Effects of the established scheme Year 15**: Slight Adverse Effects (closest to Appeal Site), reducing quickly with distance to a Negligible Effect

*Cambridge Road looking towards the Appeal Site (PM5 and PM6) (Medium/Low Sensitivity)*

2.2.6 Whilst the LVIA at 5.3.7 acknowledged direct views of the proposed development from Cambridge Road. Whilst the proposed development would be clearly seen from moving vehicles along a section of road between Fowlmere and Newton, photomontage PM6 demonstrate that although the scheme is clearly visible in Yr1 (the Appeal Site has limited boundary features), views become softened over time and the development integrated into its landscape setting as part of the rural landscape. Some views will be seen in context with the established backdrop of the Orchard Farm site (adjacent).

2.2.7 Photomontage PM5 shows that the development would be seen from close to the junction with Fowlmere Road, however it is recognised that the proposed development is sited in a gently dipping landform (approx. 5m lower). Whilst the scheme would be visible in Yr1, the proposed vegetation will establish to help integrate the development into its setting over time.

- **Effects of the implemented scheme Year 1**: Moderate Adverse Effects (closest to the Appeal Site), reducing with distance to a Slight Adverse Effect

- **Effects of the established scheme Year 15**: Slight Adverse Effects (closest to Appeal Site), reducing with distance to a Negligible Effect
CONCLUSION

3.1.1 This Addendum summarises the landscape and visual impact (including impact on openness) of the proposed development.

3.1.2 The proposals are in keeping with the character of the rural area. The tightly related position of the hardstanding to the grain stores in between and adjacent to the agricultural buildings, and the location of the bund and water tank immediately adjacent to the buildings, gives rise to no further harm to the openness when assessed against the grain store and silos which are not inappropriate development and considered not to be harmful to the Green Belt under the NPPF.

3.1.3 The visual effects of the proposals will be most apparent in close proximity to the Appeal Site particularly adjacent to the site frontage on Fowlmere Road; however, the visual effects will reduce with distance and reduce further the establishment of the landscape scheme.

3.1.4 However, the proposals provide substantial and more than adequate mitigation to soften and integrate the development into its rural setting, as shown in the accompanying photomontages. Therefore, the residual landscape impact in visual terms will range from only slight adverse to neutral once the planting has fully established.
- Landscape Design
- Urban Design
- Residential
- Public Realm
- Masterplanning
- Landscape Planning
- Heritage Landscapes
- Gardens and Estates
- Restoration and Conversion
- Places of Worship
- Expert Witness
- Hospitality
- Education
- Retail / Office
- Community
- Ecology
- Arboriculture
- 3D / Graphic Design
Appendix A.1

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LAND OFF FOWLMERE ROAD, FOXTON

PHOTOMONTAGES PM1 and PM2

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LAND OFF FOWLMERE ROAD, FOXTON

PHOTOMONTAGES PM1 and PM2

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Appendix A.2

TECHNICAL ADDENDUM

LAND OFF FOWLMERE ROAD, FOXTON

PHOTOMONTAGES PM3 and PM4

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