



ALLAN MOSS ASSOCIATES LTD

Environmental Planning and Landscape Design

**PROPOSED POULTRY DEVELOPMENT AT
MULSFORD. SARN, MALPAS**

**ENVIRONMENTAL STATEMENT: CHAPTER 7
LANDSCAPE & VISUAL IMPACT ASSESSMENT
ADDENDUM 2**

Prepared for:

D J Huxley Farms

Prepared by:

Allan Moss Associates Ltd
October 2017

1.0 INTRODUCTION

- 1.1 A detailed landscape and visual impact assessment (LVIA) of the proposed poultry development at Mulsford has been provided as Chapter 7 to the Environmental Statement.
- 1.2 Following comments received from the planning authority we have been requested to provide an assessment of the cumulative impact of the proposed development in conjunction with the prior approval building recently constructed at the site (Ref: P/2016/1158).

2.0 PRIOR NOTIFICATION BUILDING

- 2.1 The prior notification building which is to be used for grain storage is illustrated on the layout plans and elevations at Appendix 7.1 of the LVIA. It is located to the south-west of the poultry houses and measures 30.48m x 15.24m x 8.15m high (to ridge). The lower walls are clad in concrete panels with Yorkshire boarding to the upper walls. The roofing is clad in Juniper Green box profile metal sheeting.
- 2.2 The prior approval of this building was noted in Section 7.2 of the LVIA. It was indicated on the plans, but it was not under construction at the time of our fieldwork in May 2017.

3.0 CUMULATIVE EFFECTS ON LANDSCAPE CHARACTER

- 3.1 In considering the cumulative effects of the proposed poultry houses in conjunction with the prior approval building there would be no changes to the baseline assessment for Landscape Value. That would remain at County/District Level value. Similarly the Landscape Susceptibility assessment of Medium would remain unchanged.
- 3.2 The overall scale of the proposed poultry houses in conjunction with the prior approval building would clearly be greater than the scale of the poultry houses alone. However, the addition of the prior approval building is not sufficient to change the LVIA assessments for the Magnitude of Landscape Effects. There would still be a High and permanent adverse cumulative scale of effect on the character of the application site itself during construction and on completion. The cumulative effect on the character of the immediate adjoining countryside would still be Medium adverse in the Medium Term until the proposed landscaping takes effect. The cumulative scale of effect on the character of the wider landscape would still be Low adverse until the proposed landscaping takes effect.
- 3.3 Table 7.12 of the LVIA has been updated and reproduced below to include this assessment of cumulative effects. The overall level of significance is still considered to be Moderate adverse in each case.

Table 7.12 (Rev A): Summary of Assessment of Landscape Effects							
Effect	Sensitivity of Landscape Receptor		Magnitude of Landscape Effect			Significance of Landscape Effect	
	Landscape Value	Landscape Susceptibility	Scale of Landscape Effect	Geographical Extent	Duration & Reversibility	Degree of Significance	Significant or Not Significant
Effect on character of application site	County/District	Medium	High adverse	Low	Long Term	Moderate adverse	Not significant
Effect on character of immediate adjoining countryside	County/District	Medium	Medium adverse	Low/Medium	Medium Term	Moderate adverse	Not significant
Effect on character of wider landscape	County/District	Medium	Low adverse	Medium	Medium Term	Moderate adverse	Not significant
Effects of night-time lighting	County/District	Medium	Low adverse	Low	Intermittent	Negligible adverse	Not significant
Cumulative effect on character of application site	County/District	Medium	High adverse	Low	Long Term	Moderate adverse	Not significant
Cumulative effect on character of immediate adjoining countryside	County/District	Medium	Medium adverse	Low/Medium	Medium Term	Moderate adverse	Not significant
Cumulative effect on character of wider landscape	County/District	Medium	Low adverse	Medium	Medium Term	Moderate adverse	Not significant

4.0 CUMULATIVE EFFECTS ON VISUAL AMENITY

- 4.1 There would be no changes to the baseline assessments for Visual Amenity Value or Visual Receptor Susceptibility as set out in Table 7.20 of the LVIA. These apply irrespective of the scale of the development.
- 4.2 The assessments for the Magnitude and Significance of Visual Effects at each of the receptor locations, as set out in Table 7.20, have been reviewed and the addition of the prior notification building is not considered to be sufficient to change these judgements in terms of cumulative effects.

**Allan Moss BA (Hons), BPI, MRTPI, Dip LA, CMLI
October 2017**