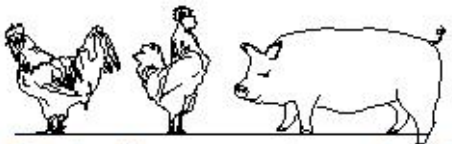
DEEPING POULTRY FARM, MAIN ROAD, DEEPING ST NICHOLAS

LANDSCAPE AND VISUAL IMPACT ASSESSMENT

ACD ENVIRONMENTAL

Ecology
Archaeology
Arboriculture
Landscape Architecture



Ian Pick Associates Ltd

Specialist Agricultural & Rural Planning Consultants

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Executive Summary

ACD were instructed to undertake a landscape and visual impact assessment for proposed free range egg units, located at Deeping Poultry Farm, Main Rd, Deeping St Nicholas, by Ian Pick Associates Ltd in October 2016. The site and its surrounding landscape were assessed and a total of six viewpoints were selected to represent a variety of receptors in the surrounding area.

The aim of this report is to provide a summary assessment of the potential landscape and visual effects of the proposed development upon the receiving landscape, in line with current legislation and guidance. It comprises two separate, but closely related and interlinked assessments, the first for landscape and the second for visual effects.

The proposed site comprises one large arable field on the south side of existing poultry units. The field is bound by a drainage ditch on the north boundary but is otherwise open. The proposed units will be located in the northern section of the field. The site lies approximately 0.75km to the east of the nearest settlement along the A1175 at Deeping St Nicholas, with further residential properties lying beyond 1km to the north, east and south. There are no PRoW's within the immediate site context up to 1km.

Given the nature of the local landscape, comprised of large scale agricultural land uses and existing industrial elements, the proposed scheme would not be out of character with its surroundings when considered as part of the wider landscape. The proposal would not provide a significant additional intrusion into key views from nearest sensitive receptors including local settlements.

Six viewpoints were considered and none were considered to be significant. These viewpoints are located at the nearest publically accessible points to the proposed site.

With the implementation of a successful mitigation strategy, the overall impact is considered to have a minor/negligible effect on the surrounding landscape character and a minor visual impact. These are both considered not significant. It should be considered that this type of development is not out of character within the receiving landscape.

1.0 Introduction

1.1 ACD Environmental Ltd were commissioned by Ian Pick Associates Ltd in October 2016, to carry out a landscape and visual impact assessment of the existing landscape and visual environment around of the proposed development at Deeping Poultry Farm, Main Rd, Deeping St Nicholas.

1.2 Our brief was to assess the potential impacts of the proposed development on the landscape and visual resource and identify the degree of change over the existing use and site conditions.

1.3 The field survey was carried out during November 2016, and all viewpoints were chosen from publically accessible vantage points.

1.4 Particular attention was paid to the potential views of receptors of high sensitivity, e.g. residents or users of Public Rights of Way (PRoW). In this case the presence of these high sensitive receptors are limited within the immediate site context and as such more views are taken from local roads.

1.5 Landscape and visual impact assessments can be defined as a mechanism by which the landscape can be assessed against its capacity to accommodate change. The aim of this report is to provide an assessment of the potential landscape and visual effects of the proposed development upon the receiving landscape, in line with current legislation and guidance.

1.6 LVIA's are separate, although linked, procedures. Landscape effects relate to the direct physical changes to the fabric or individual elements of the landscape. They also relate to the potential indirect changes to the wider patterns of landuse, landcover and the arrangement of landscape features, which determine the character of the landscape. Visual effects relate to the potential changes in views

and perception of the proposed development on visual amenity within a Zone of Theoretical Visibility (ZTV).

The Site

1.7 The site is located on land adjacent to the existing Deeping poultry site as part of Barr Farm, approximately 0.75km to the east of the nearest settlement at to the west. The proposals are for six free range egg units. Access would be from the A1175 along an existing access track. The proposed layout is shown at figure 6 in this document.

2.0 Methodology

2.1 In conjunction with the landscape survey and assessment of the study area, a detailed visual survey has been undertaken in order to assess any potential visual impact of the development. In order to evaluate what the visual impact of the development will be and what can be done to ameliorate the impact, it is necessary to describe the existing situation to define a baseline against which any change can be assessed.

2.2 As a matter of best practice the assessment has been undertaken in accordance with the advisory guidelines set out in the document - *"Guidelines for Landscape & Visual Impact Assessment – Third Edition"*, published by The Landscape Institute and Institute of Environmental Assessment (2013).

2.3 The landscape assessment includes a baseline study that describes, and evaluates the existing landscape and visual resources, focusing on their sensitivity and ability to accommodate change.

2.4 The prime objective is to minimise the potential impact of the development by minimising the potential for visual impact wherever possible.

2.5 Information regarding the site and surroundings was gathered from Ordnance Survey maps, aerial photographs and on-site observations.

2.6 In order to assist in the assessment of the potential visual effects of any development, a computer-generated ZTV has been modeled. The computer ZTV is used as a working tool to inform the assessment team of the extent of the zone within which the proposed development may have an influence or effect on landscape character and visual amenity and the areas within which the study area together with site survey work should be concentrated. It should be noted that this

is a topographical information based exercise with no account being taken of the potential effects of vegetation or buildings on views.

2.7 Landscape has two separate but closely related aspects; firstly is the impact on the character of the landscape which includes responses which are felt toward the combined effect of the development. The significance of this will depend partly on the number of people affected and also on the judgements about how much the changes will matter in relation to the human senses of those concerned. Secondly, visual impact, in contrast to landscape character, is perhaps less prone to being subjective. Visual impact may occur by means of intrusion and/or obstruction, where visual intrusion is impact on the view without blocking it and visual obstruction is impact on a view that would be hidden by the development.

Table 1. Landscape Quality (or Condition)

Landscape Quality (or Condition)	**Typical Indicators**
Very High	All landscape elements remain intact and in good repair. Buildings are in local vernacular and materials. No detracting elements are evident
High	Most landscape elements remain intact and in good repair. Most buildings are in local vernacular and materials. Few detracting elements are evident
Medium	Some landscape elements remain intact and in good repair. Some buildings are in local vernacular and materials and some detracting elements are evident
Low	Few landscape elements remain intact and in good repair. Few buildings are in local vernacular and materials. Many detracting or incongruous elements are evident
Very Low	No landscape elements remain intact and in good repair. Buildings are not in local vernacular and materials. Detracting or incongruous elements are much in evidence

Table 2. Landscape Value

Landscape Value	Typical Indicators
Very High	Areas comprising a clear composition of valued landscape components in robust form and health, free of disruptive visual detractors and with a strong sense of place. Areas containing a strong, balanced structure with distinct features worthy of conservation. Such areas would generally be internationally or nationally recognised designations, such as Areas of Outstanding Natural Beauty (AONB).
High	Areas primarily containing valued landscape components combined in an aesthetically pleasing composition and lacking prominent disruptive visual detractors. Areas containing a strong structure with noteworthy features or elements, exhibiting a sense of place. Such areas would generally be national statutorily designated areas. Such areas may also relate to the setting of internationally or nationally statutory designated areas.
Medium	Areas primarily of valued landscape components combined in an aesthetically pleasing composition with low levels of disruptive visual detractors, exhibiting a recognisable landscape structure. Such areas would generally be non-statutory locally designated areas such as Areas of Great Landscape Value. Such areas may also relate to the setting of national statutorily designated areas, such as AONB.
Low	Areas containing some features of landscape value but lacking a coherent and aesthetically pleasing composition with frequent detracting visual elements, exhibiting a distinguishable structure often concealed by mixed land uses or development. Such areas would be commonplace at the local level and would generally be undesignated, offering scope for improvement.
Very Low	Areas lacking valued landscape components or comprising degraded, disturbed or derelict features, lacking any aesthetically pleasing composition with a dominance of visually detracting elements, exhibiting mixed land uses which conceal the baseline structure. Such areas would generally be restricted to the local level and identified as requiring recovery.

Table 3. Character Sensitivity

Character Sensitivity	Typical Indicators
Very High	**Landscape elements**: Important elements of the landscape susceptible to change and of high quality and condition. **Scale and Enclosure**: Small-scale landform/land cover/ development, human scale indicators, fine grained, enclosed with narrow views, sheltered. **Manmade influence:** Absence of manmade elements, traditional or historic settlements, natural features and 'natural' forms of amenity parkland, perceived as natural 'wild land' lacking in man-made features, land use elements and detractors **Remoteness and Tranquillity:** Sense of peace, isolation or wildness, remote and empty, no evident movement.
High	Where, on the whole, indicators do not meet the Very High criteria but exceed those for Medium
Medium	**Landscape elements:** Important elements of the landscape of moderate susceptibility to change and of medium quality and condition. **Scale and Enclosure**: Medium-scale landform/land cover/ development, textured, semi-enclosed with middle distance views. **Manmade influence**: Some presence of man-made elements, which may be partially out of scale with the landscape and be of only partially consistent with vernacular styles. **Remoteness and Tranquillity:** some noise, evident, but not dominant human activity and development, noticeable movement.
Low	Where, on the whole, indicators do not meet the Medium criteria but exceed those for Very Low.
Very Low	**Landscape elements:** Important elements of the landscape insusceptible to change and of low quality and condition. **Scale and Enclosure:** Large-scale landform/land cover/ development, Featureless, coarse grained, open with broad views. **Manmade influence:** Frequent presence of utility, infrastructure or industrial elements, contemporary structures e.g. masts, pylons, cranes, silos, industrial sheds with vertical emphasis, functional man-made land-use patterns and engineered aspects. **Remoteness and Tranquillity:** Busy and noisy, human activity and development, prominent movement.

2.8 In order to determine the magnitude of impact for any critical viewpoints of the subject site, whether in the immediate locality or further afield, the assessment of visual impact takes into account the;

- Sensitivity of the views and viewers (visual receptor) affected;

- Extent of the proposed development that will be visible;
- Degree of visual intrusion or obstruction that will occur;
- Distance of the view;
- Change in character or quality of the view compared to the existing.

2.9 The locations from which the proposed development will be visible will include potential points where 'visual receptors' will be present. For the purposes of a visual assessment the visual receptors would be graded according to their sensitivity to change.

Table 4. Landscape Visual Sensitivity

Landscape Visual Sensitivity	Typical Indicators
Very High	**Visual interruption:** Flat or gently undulating topography, few if any vegetative or built features. **Nature of views:** Densely populated, dispersed pattern of small settlements, outward looking settlement, landscape focused recreation routes and/or visitor facilities, distinctive settings, gateways or public viewpoints.
High	Where, on the whole, indicators do not meet the Very High criteria but exceed those for Medium.
Medium	**Visual interruption:** Undulating or gently rolling topography, some vegetative and built features. **Nature of views:** Moderate density of population, settlements of moderate size with some views outwards, routes with some degree of focus on the landscape.
Low	Where, on the whole, indicators do not meet the Medium criteria but exceed those for Very Low.
Very Low	**Visual interruption**: Rolling topography, frequent vegetative or built features. **Nature of views:** Unpopulated or sparsely populated, concentrated pattern of large settlements, introspective settlement, inaccessible, indistinctive or industrial settings.

Table 5: Definition of Magnitude of Landscape Impacts

Magnitude	Description
Large	Total loss of or major alteration to key valued elements, features, and characteristics of the baseline or introduction of elements considered being prominent and totally uncharacteristic when set within the attributes of the receiving landscape. Would be at a considerable variance with the landform, scale and pattern of the landscape. Would cause a high quality landscape to be permanently changed and its quality diminished.
Medium	Partial loss of or alteration to one or more key elements, features, characteristics of the baseline or introduction of elements that may be prominent but may not be considered to be substantially uncharacteristic when set within the attributes of the receiving landscape. Would be out of scale with the landscape, and at odds with the local pattern and landform. Will leave an adverse impact on a landscape of recognised quality.
Small	Minor loss or alteration to one or more key elements, features, characteristics of the baseline or introduction of elements that may be prominent but may not be uncharacteristic when set within the attributes of the receiving landscape. May not quite fit into the landform and scale of the landscape. Affect an area of recognised landscape character
Negligible	Very minor loss or alteration to one or more key elements, features, and characteristics of the baseline or introduction of elements that are not uncharacteristic when set within the attributes of the receiving landscape. Maintain existing landscape quality, and maybe slightly at odds to the scale, landform and pattern of the landscape.

2.10 The significance of the visual impact is determined by an assessment of the sensitivity of the visual receptor and the magnitude of the visual impact of the proposed development upon the existing view.

2.11 For the purposes of this assessment and with reference to the Town and Country Planning (Environmental Impact Assessment) Regulations 2015, 'Significant' landscape effects would be those effects assessed to be major or major/moderate and are indicated by shading in the following table

Table 6: Significance of Landscape Effects

Magnitude	**Sensitivity**			
	Very High	**High**	**Medium**	**Low**
Large	Major	Major	Major/moderate	Moderate
Medium	Major	Major/moderate	Moderate	Moderate/minor
Small	Moderate	Moderate/minor	Minor	Negligible
Negligible	Minor/moderate	Minor	Minor/ Negligible	Negligible

(Shaded areas show significant effects)

Table 7: Visual Receptor sensitivity

Receptor Sensitivity	Description
High	Occupiers of residential properties. Users of outdoor recreational facilities, including public rights of way, whose attention or interest may be focused on the landscape Communities where the development results in changes in the landscape setting or valued views enjoyed by the community.
Medium	People travelling through or past the affected landscape in cars, on trains or other transport routes where higher speeds are involved and views sporadic and short-lived. People engaged in outdoor recreation where enjoyment of the landscape is incidental rather than the main interest.
Low	People at their place of work, Industrial facilities.

Table 8: Definition of Magnitude of Visual Impact

Magnitude	Examples
Very Large	The development would result in a dramatic change in the existing view and/or would cause a dramatic change in the quality and/or character of the view. The development would appear large scale and/or form the dominant elements within the overall view and/or may be in full view the observer or receptor. Commanding, controlling the view.
Large	The development would result in a prominent change in the existing view and/or would cause a prominent change in the quality and /or character of the view. The development would form prominent elements within the overall view and/or may be easily noticed by the observer or receptor. Standing out, striking, sharp, unmistakeable, easily seen.
Medium	The development would result in a noticeable change in the existing view and/or would cause a noticeable change in the quality and/or character of the view. The development would form a conspicuous element within the overall view and/or may be readily noticed by the observer or receptor. Noticeable, distinct, catching the eye or attention, clearly visible, well defined.
Small	The development would result in a perceptible change in the existing view, and/or without affecting the overall quality and/or character of the view. The development would form an apparent small element in the wider landscape that may be missed by the observer or receptor. Visible, evident, obvious.
Very Small	The development would result in a barely perceptible change in the existing view, and/or without affecting the overall quality and/or would form an inconspicuous minor element in the wider landscape that may be missed by the observer or receptor. Lacking sharpness of definition, not obvious, indistinct, not clear, obscure, blurred, indefinite.
Negligible	Only a small part of the development would be discernible and/or it is at such a distance that no change to the existing view can be appreciated. Weak, not legible, near limit of acuity of human eye.

Table 9: Significance of Visual Effect

Magnitude	Sensitivity		
	High	Medium	Low
Very large	Major	Major	Major/moderate
Large	Major	Major/moderate	Moderate
Medium	Major/moderate	Moderate	Moderate/minor
Small	Moderate	Moderate/minor	Minor
Very Small	Minor	Minor	Negligible
Negligible	Negligible	Negligible	Negligible

(Shaded areas show significant effects)

3.0 Receiving Environment

3.1 Existing Landscape Features

3.1.1 The overall landscape character of the site and its surroundings can be determined by the relationship between the patterns of landform, land cover and land use and the arrangement of individual landscape features or landscape fabric elements. These help to describe and classify the landscape into broad areas with similar characteristics. An appraisal and evaluation of these will help to ensure that development does not undermine what is characteristic or valued within an area.

3.1.2 The proposed site lies approximately 0.75km to the east of the nearest settlement at Deeping St Nicholas, in South Holland District (Figure 1). The topography of the site is flat and low lying. It comprises one large arable field bound by a drainage ditch to the north and lies adjacent to the existing Deeping poultry units at Barr Farm. The proposed units will be located in the northern section of the field. There are no other notable boundary features and no Public Rights of Way (PRoW) within 1km.

3.1.3 The site falls within the the Peaty Fen Landscape Landscape Character Type of the South Holland District Strategic Landscape Capacity Study, 2003 (SLCA).

3.1.4 The South Holland SLCA defines the key characteristics as:

- Flat landform;
- Geometric/linear fields;
- linear settlement; and
- isolated farmsteads with associated shelterbelts.

3.1.5 Within the immediate setting, the landscape character exhibits a range of the key characteristics. It is a flat, expansive low lying landscape "*dissected by long straight*

roads, rivers, drainage channels and ditches often raised on embankments (1-3m high)" as noted in the SLCA. It is also defined by "large scale, extensive views" and has a "sense of openness and exposure" with limited landcover features.

3.1.6 As a further tier of assessment, the Historic Landscape Characterisation Project for Lincolnshire (2011) provides further information on character. It notes that the site is located in the Eastern Fens section of the Fens Character Area. The study notes for this area that "Certainly throughout the character zone there is a strong feeling of openness, with few hedges demarcating fields. Those areas of modern consolidated fields generally have more surviving elements of hedgerows within their field boundaries than those areas of surviving planned enclosure"

3.1.7 There are no nationally or locally designated landscapes across the site or within its immediate setting. There are a couple of cultural heritage designations and ecological designations, but with the nearest, a couple of listed buildings at approximately 1km to the west the potential for notable change in the setting would be limited. This is due to the existing arrangement of poultry sheds and as such effects will be limited.

3.2 Extent of study Area

3.2.1 The extent of the study area has been determined by the Zone of Theoretical Visibility (ZTV) or the visual envelope of the development site (Figure 3). This area has been adopted as the main study area, as it surrounds the site and may be considered to be more impacted by physical change.

3.2.2 The computer generated ZTV is a working tool to inform the extent of visibility of a proposed development and where it may have an influence or effect on landscape character and visual amenity. This helps to inform where assessment work should be concentrated. It should be noted that this is a topographical information based exercise with no account being taken of the potential effects of vegetation or buildings acting as a visual barrier.

3.2.3 Viewpoints have been detailed in table 10: Viewpoint Details which outlines location and rationale for selection. The locations are indicated on Figure 4: Viewpoint Location Plan.

Table 10: Viewpoint Details

No	Location	Distance (km) direction of view	Northing	Easting	Rationale for selection
1	New road, next to South Drove drain	2.5km, NE	52°42'74	00°11'43	View from local road to the south, within the ZTV
2	Welland Bank	2.5km, NW	52°42'48	00°09'35	View from local road to the southeast within the ZTV
3	South Drove	0.75km, W	52°44'30	00°10'40	View from local road to the east within the ZTV
4	Land Mark House, A1175	0.75km, SE	52°44'17	00°11'26	View from residents to the west within the ZTV
5	A1175, north	1.6km, S	52°45'50	00°10'46	View from trunk road to the north, within the ZTV
6	A1175, Deeping St Nicholas	1km, NE	52°43'56	00°11'46	View from residents and road to the southwest within the ZTV

3.3 Views to the site

3.3.1 It is clear that, despite the proposed development site being potentially visible from a wide variety of locations within the study area, at varying distances and from a number of private and public areas, the potential for clear views is actually limited. This is due to the distance to most publically accessible points and scale of the intervening landscape.

3.3.2 The visibility of the site is dependent on a range of factors, including location of viewpoint, distance of view, the angle of the sun, time of year and climatic conditions. Of equal importance will be whether the site is seen completely or in part of the skyline, where land provides a backcloth and where there is a complex foreground or an expansive landscape surrounding the view. The aspect of dwellings and whether it is a main view or one from a secondary window less frequently used is also a consideration.

3.3.3 A photographic study of the site has been undertaken. The viewpoints are at varying distances and orientations from the site. They have been selected to represent potential views from a range of sensitive receptors around the site.

3.3.4 The visual impact of most of the local receptors is assessed as high or medium as shown in table 7: Visual Receptor Sensitivity.

3.3.5 For the field assessment, a Canon EOS 600D camera with an 18-55mm lens was used, set at 35mm focal length. This is in line with best practice as shown in the Photography and photomontage in landscape and visual impact assessment advice notes issued by the Landscape Institute (Advice note 01/11).

3.3.6 The site was visited on the 15th November 2016 the weather was cloudy.

Viewpoint 1: *View from New road at South Drove drain*



Vp1	Panoramic View	***(Distance 2.5km looking northeast)***
Baseline Description	This is a view from a section of New road, next to South Drove drain, to the south of the proposed site. The view looks northeast. The foreground and mid distant view is dominated by the open flat, arable farmland and by the drainage channel. The distant skyline is flat and there is an overriding horizontal emphasis, but interspersed with some intermittent built, industrial and vegetated features in the distant view. The view is representative of views of road users.	
Predicted change	From this viewpoint, the open simple scale of the arable farmland provides the setting for the proposed scheme. Some distant views would be gained to the site which would sit on the far skyline next to the existing poultry sheds, with the buildings just visible.	
Type of effect	The introduction of the proposed building types would form comparable small elements to other agricultural development that exists in the same section of the distant view to the north.	
Magnitude of Change	The development would result in a barely perceptible change in the existing view, without affecting the overall quality and the change to the existing view may be missed by the observer or receptor	
Assessment	Sensitivity	Road Users – Medium
	Magnitude	Very Small
Significance of Effect		*Minor – Not significant*

Viewpoint 2: *View from minor road at Welland Bank*



Vp2	Panoramic View	***(Distance 2.5km looking northwest)***
Baseline Description	This is a view from an elevated road to the east, looking to the northwest towards the site. The view is defined by flat, open large scaled arable farmland, with few landcover elements to break up and enclose the view. Views extend to a wide flat distant skyline where some built influences are present interspersed with some vegetated elements.	
Predicted change	From this viewpoint, a broad panorama would be gained across the open farmland. The proposed scheme would be visible in the distant view as a comparable small scaled element to the existing poultry sheds, which are just visible.	
Type of effect	The introduction of the proposed building types would form comparable small elements to other agricultural development that exists in the same section of the distant view to the northwest.	
Magnitude of Change	The development would result in a barely perceptible change in the existing view, without affecting the overall quality and the change to the existing view may be missed by the observer or receptor	
Assessment	Sensitivity	Road Users – Medium
	Magnitude	Very Small
Significance of Effect		*Minor – Not significant*

Viewpoint 3: *View from minor road at South Drove*



Vp3	Panoramic View	***(Distance 0.75km looking west)***
Baseline Description	This is a view from South Drove, the nearest accessible location to the proposed development to the east. It looks west towards the proposed site. The foreground and mid distant view is defined by flat, open, arable farmland with fields bound by ditches. This adds to the openness of the view and perceived scale of the landscape. The existing view to the west extends towards the existing farm and poultry units at Barr Farm in the mid distance. The skyline is flat and defined by a mix of natural and built influences.	
Predicted change	From this viewpoint, some views of the site would be gained. The proposed scheme would be set to the rear of the view, behind intervening agricultural buildings and existing poultry sheds in the mid distant view.	
Type of effect	The introduction of the proposed development would be visible, but intervening buildings would filter views. The proposed building types would be comparable in scale to the type of development that already exists in the local landscape to the west and as such they would form a small addition to the existing buildings.	
Magnitude of Change	The development would form an apparent small element in the wider landscape that may be missed by the observer or receptor. It would not affect the overall quality and character of the view.	
Assessment	Sensitivity	Road Users - Medium
	Magnitude	Small
Significance of Effect		*Moderate/Minor – Not significant*

Viewpoint 4: *View from Land Mark House, A1175*



Vp4	Panoramic View	***(Distance 0.75km looking southeast)***
Baseline Description	This view from the nearest sections of the A1175 to the west of the proposed site. The view is defined by flat, open agricultural fields throughout to the east, with some local enclosure of properties further to the south along the A1175. Within the view the existing poultry units define the mid distant view with further built influences such as other outbuildings and telegraph poles traversing the view. The view is representative of the nearest residents and road users to the west.	
Predicted change	From this viewpoint, clear views would be gained across to the site. The proposed scheme would sit next to the existing poultry sheds and extend the spread of units in the mid distant view. The overriding scale and horizontal emphasis provides a scale so that this extension would not compromise the character of the surrounding view.	
Type of effect	The introduction of the proposed building types would be visible alongside existing poultry units in the mid distant view. The proposal would be seen as comparable elements and in scale with other building types that already exist in the mid distant view.	
Magnitude of Change	The development would result in a perceptible change in the existing view, but without affecting the overall quality and character of the view as it would be seen as a comparable element to other large buildings in the view.	
Assessment	Sensitivity	Residents - High
	Magnitude	Small
Significance of Effect		*Moderate – Not significant*

Viewpoint 5: *View from A1175 north of Deeping St Nicholas*



Vp5	Panoramic View	***(Distance 1.6km looking south)***
Baseline Description	This is a view from the A1175 to the north of the proposed site. The view is defined by large open fields in agricultural use. At this point, there is some field boundary definition, where they relate to local farmsteads along the A1175. They are bound by intermittent hedgerows, with some mature linear woodland boundary features. The topography is flat.	
Predicted change	From this viewpoint, the arable farmland provides a consistent setting for the proposed scheme. It would, however, be set to the rear of intermittent hedgerow trees and a small linear strip of woodland to the rear of the view.	
Type of effect	Boundary vegetation to the south would prevent views to the proposed units at this point. The introduction of the proposed development would not be visible in the view.	
Magnitude of Change	The development would not be noticeable in the existing view and no change to the existing view can be appreciated.	
Assessment	Sensitivity	Road Users - Medium
	Magnitude	Negligible
Significance of Effect		*Negligible– not significant*

Viewpoint 6: *View from A1175, Deeping St Nicholas*



Vp6	Panoramic View	***(Distance 1km looking northeast)***
Baseline Description	This is a view from the A1175 trunk road to the southwest of the proposed site. The view looks northeast from the northern edge of the settlement at Deeping St Nicholas. The view extends over arable fields bounded by clipped hedgerows, with some isolated hedgerow trees. Further linear woodland features are then apparent to the north. The view is interspersed with some built influences, evidenced by a number of outbuildings, sheds and other light industrial features.	
Predicted change	From this viewpoint, the clipped hedgerows trees in the mid distance, form a partial visual barrier, which will restrict views to the site. The proposed scheme would be set to the rear of these features and would sit alongside and in front of the existing poultry units to the rear of the view.	
Type of effect	The introduction of the proposed development would be partially visible in the view in the same section of the view as the existing poultry sheds with intervening hedgerows providing a partial visual barrier to potential views.	
Magnitude of Change	The development would result in a barely perceptible change in a small distant section of the view and would form an inconspicuous minor element in the wider landscape that may be missed by the observer or receptor.	
Assessment	Sensitivity	Residents– High
	Magnitude	Very Small
Significance of Effect		*Minor – Not Significant*

Table 11: Viewpoint Locations

No	Viewpoint	Receptor Type	Receptor Sensitivity	Magnitude of Change	Significance of Visual Effect
1	New road, next to South Drove drain	Road Users to the south	Medium	Very Small	Minor
2	Welland Bank	Road Users to the southeast	Medium	Very Small	Minor
3	South Drove	Road Users to the east	Medium	Small	Moderate/Minor
4	Land Mark House, A1175	Residents to the west	High	Small	Moderate
5	A1175, north	Road Users to the north	Medium	Negligible	Negligible
6	A1175, Deeping St Nicholas	Residents to the southwest	High	Very Small	Minor

Significance of Effects indicated in bold are considered 'Significant' in Town and Country Planning (Environmental Impact Assessment) Regulations 2015

4.0 Characteristics of proposal

4.1 The proposed development is for six free range egg units. Access would be from existing farm access off the A1175 to the west side of the development. The proposed layout is shown at figure 6 in this document.

4.2 The construction of building elements, together with associated traffic, parking, lighting and fencing or other boundary treatments can change the landscape character of an area and impact upon its existing visual and/or recreational amenity.

4.3 In order to minimise potential impacts, together with the optimum benefit for landscape character and visual amenity the proposals should provide appropriate environmental enhancements that make a positive contribution to the landscape, not only of the development itself, but to its wider setting. The principal objectives should include:

- Minimise views from residential areas
- Assist visual integration of the development
- Provide an internal site landscape structure
- Reinforce the opportunity to maintain wildlife corridors at the site boundaries.

4.4 The scale and nature of the development and its location within a large scale arable farmland area, interspersed with existing agricultural and industrial buildings indicate that the site has a low landscape character sensitivity where important elements of the landscape have little susceptibility to change, (as defined in table 3 within this document). This is evidenced further with the surrounding land uses.

4.5 The proposals would have a small magnitude of landscape effect as they are not uncharacteristic when set within the attributes of the existing landscape. This is in line with the definitions in table 5 within this document.

4.6 The significance of landscape effect can be considered minor; i.e. not significant, with a minor loss or alteration to any key elements, features, and characteristics or introduction of elements that are not uncharacteristic when set within the attributes of the receiving landscape.

4.7 The visual assessment identified the proposed development being visible to some degree from all six viewpoints assessed. This is due to the relatively flat and open nature of the surrounding landscape and the proximity of the viewpoints.

4.8 The visual impact and the significance of the impacts of the development on receptors within the surrounding landscape has been assessed with no significant effects anticipated at any viewpoints. With the establishment of mitigation planting effects would be reduced further.

4.9 Measures have been recommended to reduce the potential impact. These include new linear buffer planting with native woodland species to the boundaries. This would provide a suitable visual barrier to views, principally from the A1175 and nearest properties to the west and southwest. These are illustrated on the landscape proposals plan.

5.0 Conclusion

5.1 The scale and nature of the development within a large open arable farmland area and its juxtaposition to other agricultural and industrial buildings will have a low landscape character sensitivity and the magnitude of change is small. This results in a significance of landscape effect of minor i.e. not significant.

5.2 The viewpoints assessed showed that, although the development would be visible to some degree from all viewpoints the potential for significant effect is limited. Where visible the development would typically be seen within a large open arable landscape and of some comparable scale to adjacent building types. From other points, particularly to the north intervening vegetation, and built form between the viewer and site will limit the potential for views to the site.

5.3 With suitable mitigation measures around the boundary as noted on the landscape proposals drawing, the visual impact of the proposed development would be reduced. After a 15-year period, when vegetation has matured, the residual visual impact from all six viewpoints would not be significant. The proposed access road and roof pitches would still be visible from some of the nearest points, but would be seen as part of the existing agricultural landscape and adjoining poultry units. Therefore, the residual visual impact can be considered “Not significant”.

5.4 For the proposed site and the surroundings during construction, an increase of delivery vehicle and people travelling to the works can be expected. These effects will be short lived, however.

Appendices

FIGURE 1: Ordnance Survey Map

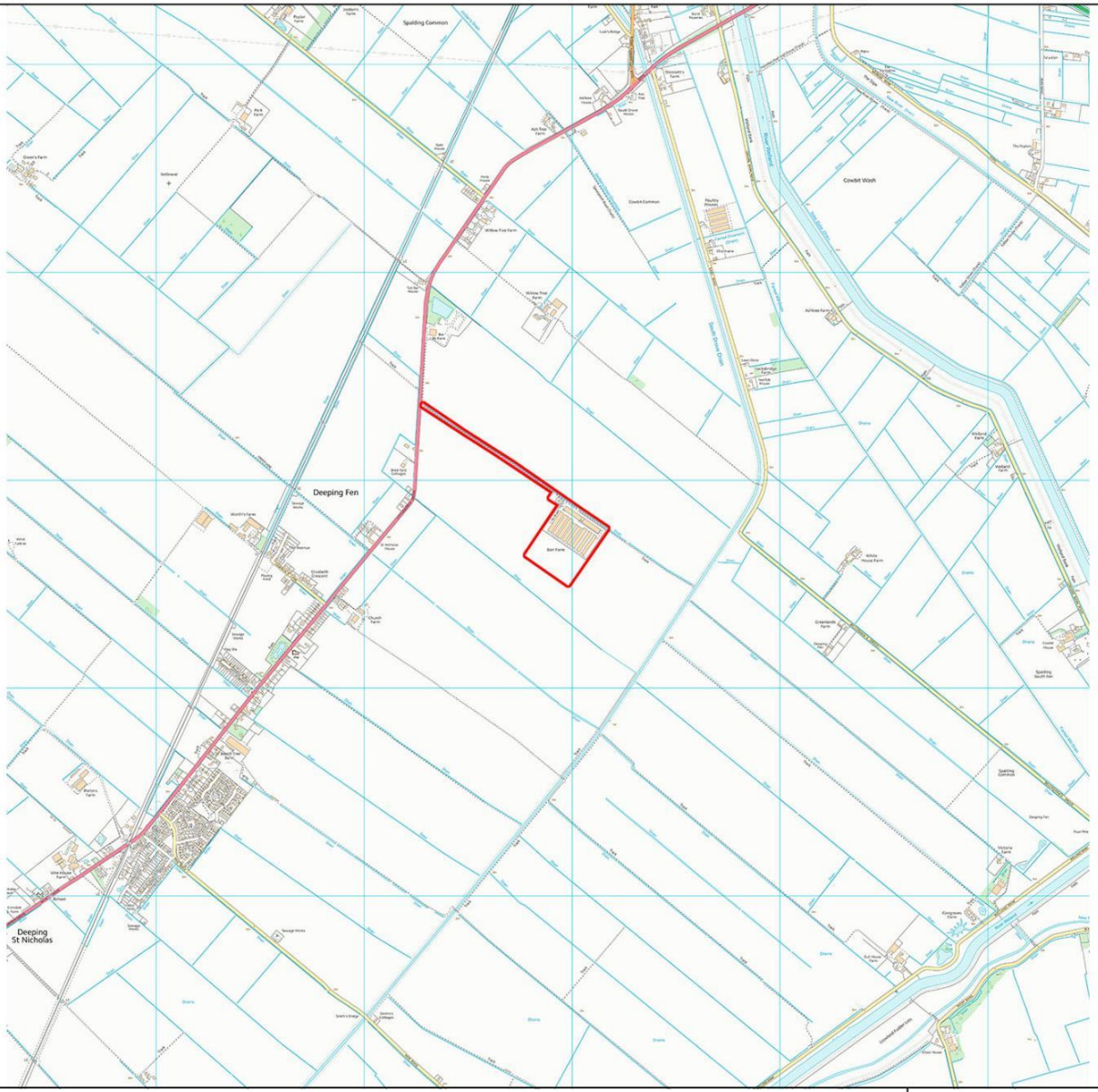
FIGURE 2: Aerial Photograph

FIGURE 3: Zone of Theoretical Visibility

FIGURE 4: Viewpoint Location Plan

FIGURE 5: Designation Plan

FIGURE 6: Site Layout Plan



LEGEND

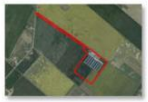
Site boundary

Client: Ian Pick Associates		
Scheme: Deeping Poultry Farm, Main Road, St Nicholas		
Drawing: Ordnance Survey Plan		Figure No: 1
ACD Ref: IPA20908		
Scale: NTS@A3	Drawn: PF	Checked: JPF

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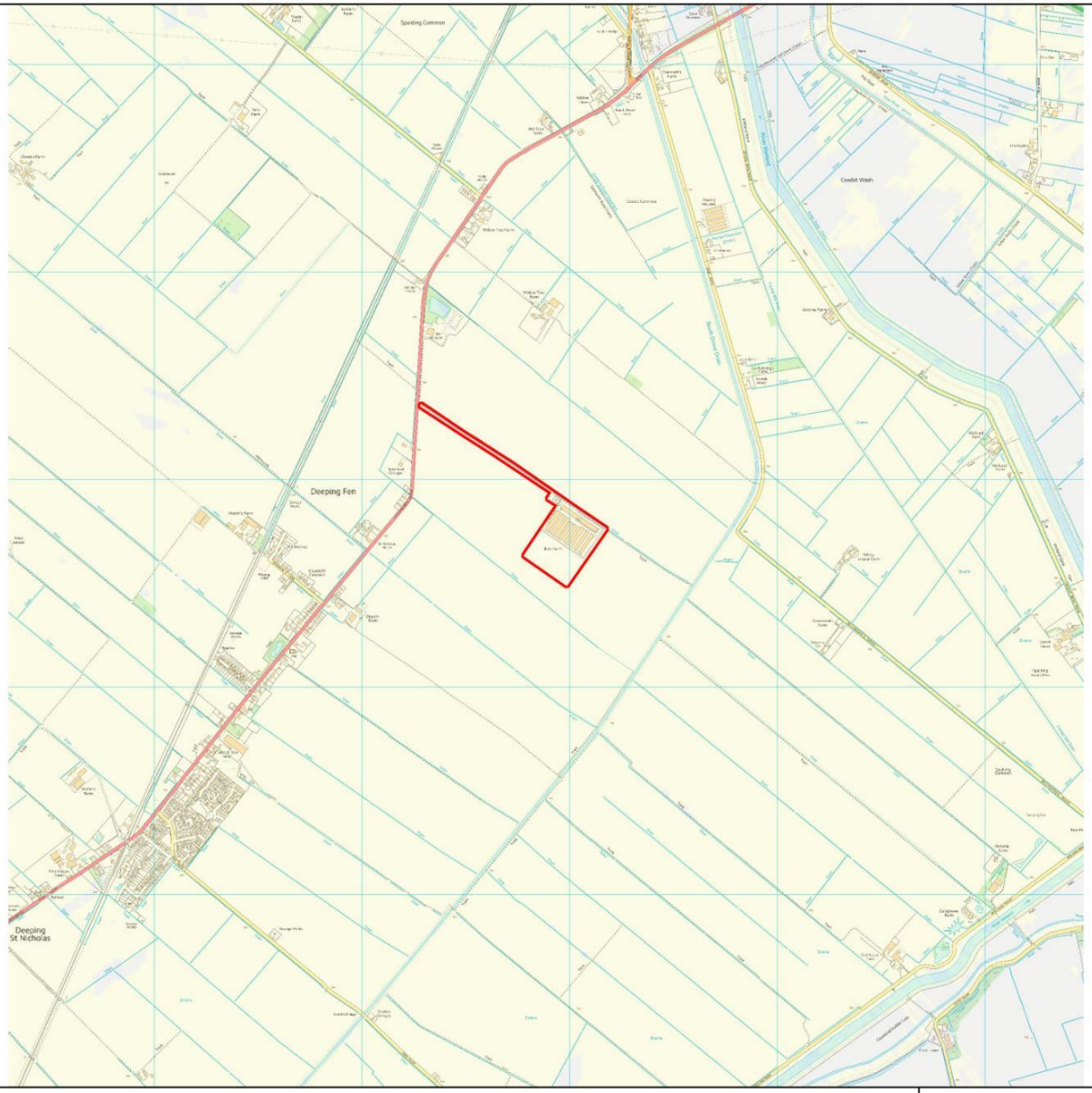


Site boundary

Image supplied by Google Maps
https://maps.google.co.uk/
Accessed 15/11/2016

Client: Ian Pick Associates		
Scheme: Deeping Poultry Farm, Main Road, St Nicholas		
Drawing: Aerial Photograph		Figure No: 2
ACD Ref: IPA20908		
Scale: NTS@A3	Drawn: PF	Checked: JPF

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Site boundary

Zone of theoretical visibility

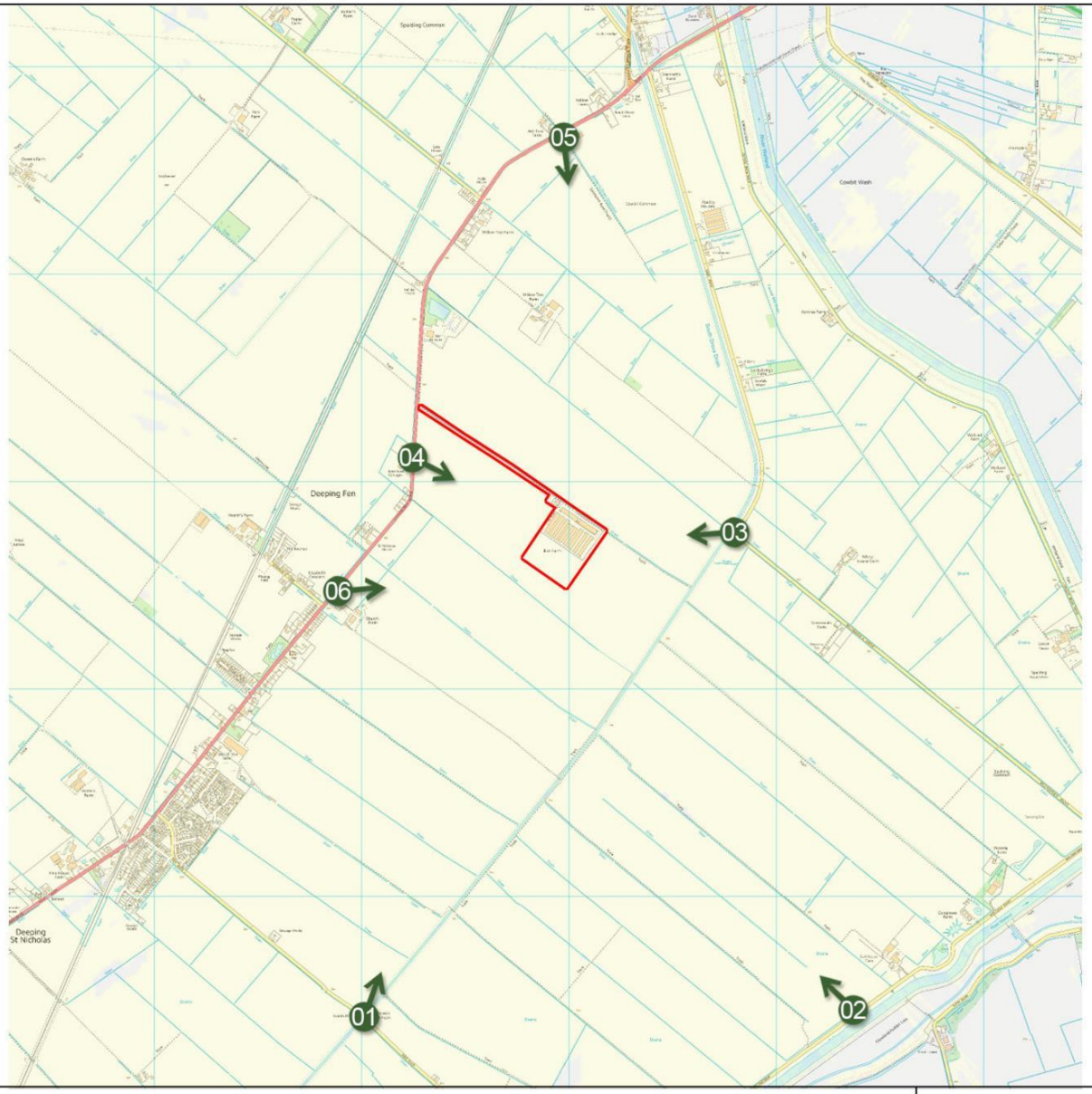
Yellow wash - Potential view

Grey wash - No potential view

NB: Viewshed analysis run with 1.6m viewer height and buildings at a 9m height with mapinfo and represents surface topography, without taking into account potential visual barriers in the form of trees, hedgerows, woodland, buildings and other manmade elements.

Client: Ian Pick Associates		
Scheme: Deeping Poultry Farm, Main Road, St Nicholas		
Drawing: Zone of Theoretical Visibility		Figure No: 3
ACD Ref: IPA20908		
Scale: NTS@A3	Drawn: PF	Checked: JPF

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Site boundary

00 Viewpoint location

Zone of theoretical visibility

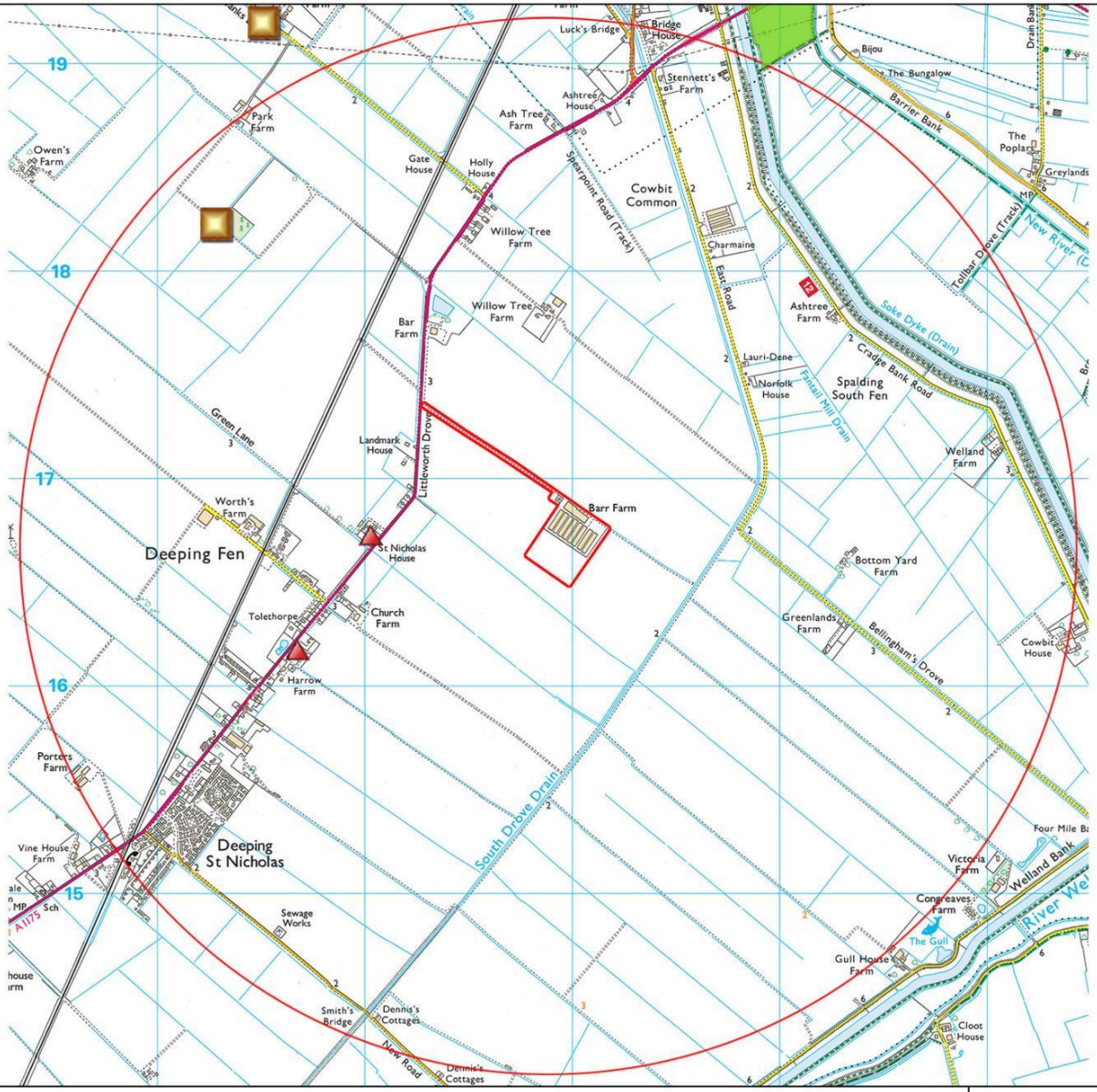
Yellow wash - Potential view

Grey wash - No potential view

NB: Viewshed analysis run with 1.6m viewer height and buildings at a 9m height with mapinfo and represents surface topography, without taking into account potential visual barriers in the form of trees, hedgerows, woodland, buildings and other manmade elements.

Client: Ian Pick Associates		
Scheme: Deeping Poultry Farm, Main Road, St Nicholas		
Drawing: Viewpoint Location Plan		Figure No: 4
ACD Ref: IPA20908		
Scale: NTS@A3	Drawn: PF	Checked: JPF

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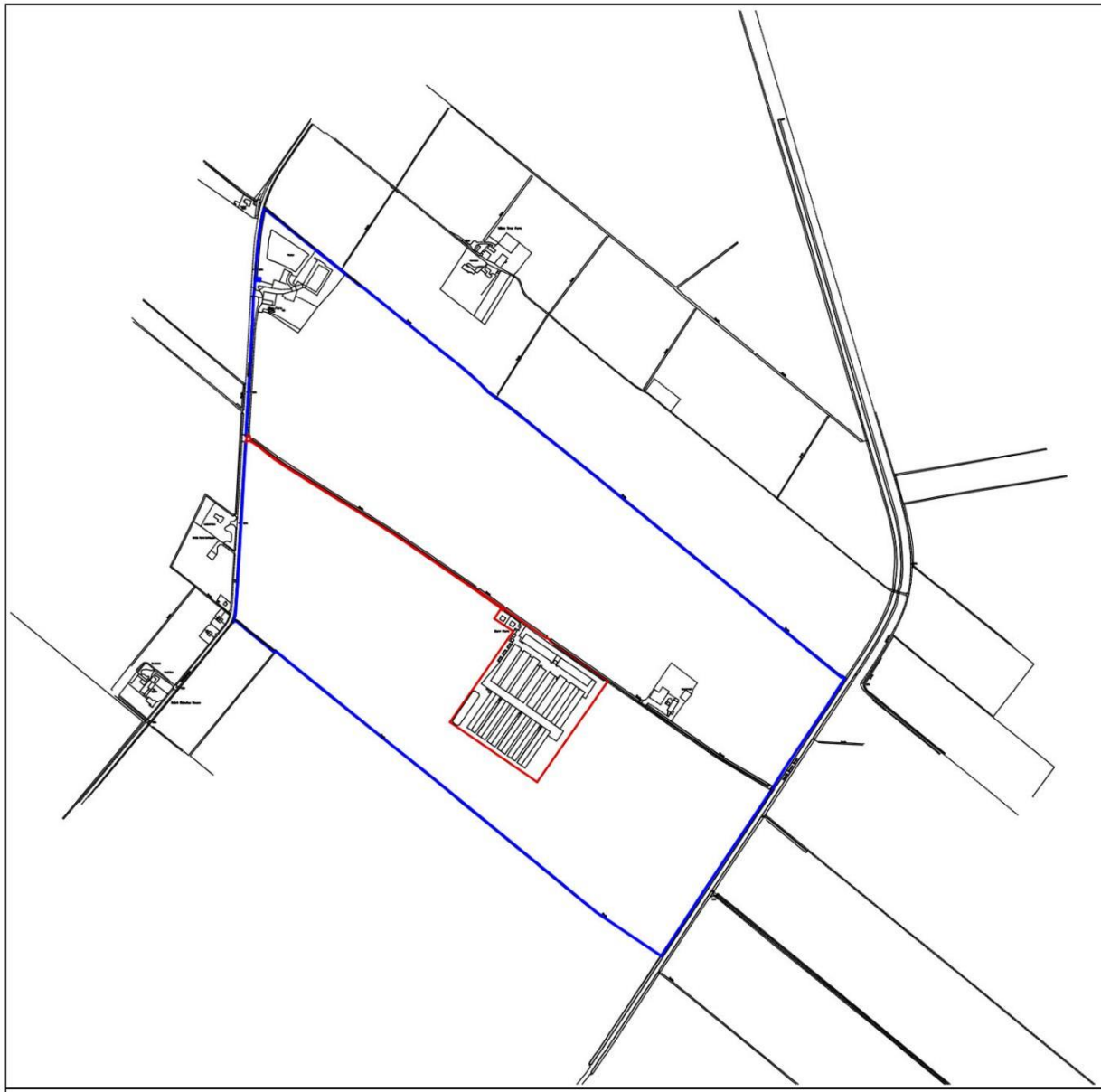
LEGEND

- Site boundary
- 2.5km Radius
- Scheduled Monuments
- SSSI (Sites of specific scientific interest)
- Listed buildings

Client: Ian Pick Associates		
Scheme: Deeping Poultry Farm, Main Road, St Nicholas		
Drawing: Designations Plan		Figure No: 5
ACD Ref: IPA20908		
Scale: NTS@A3	Drawn: PF	Checked: JPF

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THIS DRAWING IS TO BE READ IN CONJUNCTION
WITH THE SCHEDULE OF WORKS



N

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JOB TITLE

Proposed Poultry Rearing Unit

DWG. TITLE

Location Plan A3

SCALE	*DRN*
1=10 000	SH

DWG. NUMBER

IP/NT/01

DATE	*REV*
Nov 16	-

IAN PICK ASSOCIATES LTD
Specialist Agricultural & Rural Planning Consultants

Client: Ian Pick Associates		
Scheme: Deeping Poultry Farm, Main Road, St Nicholas		
Drawing: Site Proposal Plan		Figure No: 6
ACD Ref: IPA20908		
Scale: NTS@A3	Drawn: PF	Checked: JPF

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