



CHARTERED ARCHITECTS ~
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3D VISUALS OF SITE AND SURROUNDINGS



Project

Anaerobic Digester Plant.

The Site

Land Adjacent to Existing Plant Based
Protein Extraction Facility.

Naylor Nutrition, Low End / Rangell
Gate Spalding

Client

Naylor Farms

Job No. 3899b

Revision

Introduction

This document is submitted in support of a full planning application for the provision of an Anaerobic Digester Plant on the land adjacent to the new Plant Based Protein extraction facility at Rangell Gate together with landscaping, SUD's features, car park and associated infrastructure.

To be read in conjunction with the Design and Access statement, the following 3D visuals of the site are intended to provide views of the site from the first planting stage and when the landscape matures, noting that it is a requirement of Biodiversity Net Gain that the landscape is maintained for a period of 30 years.

The site has been chosen because of its accessibility, being to transport links and proximity to local labour sources with the creation 51 full time equivalent members of staff.

The proposal will create a positive environmental impact on the area reducing waste, transport and carbon footprint in addition to biodiversity enhancements on the site itself which will improve the local area.

As noted in the design and access statement;

Public viewpoints of the site are limited, landscaping around the new facility further limiting views of the site particularly from the residential properties along Low Road, and Fulney Lane South.

The approach to landscaping and mitigation strategy will build upon the proposals for the Protein Extraction facility and aim to mitigate potential adverse landscape and visual effects and help to integrate the proposed development into the surrounding landscape.

The principle of the landscape strategy include

- Retention and enhancement of existing native hedgerow vegetation (including hedgerow and mature tree lines) and mature vegetation along existing boundaries.
- Strengthening the character of road frontage along Rangell Gate to maintain rural character by introducing appropriate tree planting.
- Reinstating historic field boundaries with native hedgerow planting and key trees (southern Site boundary) to reflect historic character.
- High banks around the AD plant site that replicate the high banks along rivers and drains, a strong Fenland feature, that will provide additional visual screening. The banks will also be planted with trees and shrubs
- New planting, using native trees will continue to help support integration associated with the adjacent A16.
- Maintaining the rural character of the Rangell Gate, by ensuring there is an enhanced landscape fringe beyond the new built form that incorporates new planting to maintain the green and blue infrastructure resource of the drain, also helping to integrate the buildings, which are set back within new native tree groups.
- Provision of local wildlife resource (as part of SUDs by creating new linear ditches with diverse planting mixes), open space and species rich planting and longer grass, including meadow grass and/or pasture to enhance the biodiversity and the open landscape characteristics of the area.

- Provision of orchard trees and other flowering trees on the northeast side of the site to help support the diversity of species.
- The building finishes will be developed with an appropriate RAL colour(s), comprising muted light grey and green to grey in graduated tones to reflect the colouring in the local landscape.

The change in use of the land will lead to alterations in the landscape and visual appearance of the site but these will be relatively localised and reduced in impact by the already constructed Protein Extraction facility. The local landscape is less typical of the more open characteristic of the Fens that lie beyond much of the local area dominated by localised planting and screening around the Low Fulney Industrial / commercial area and to some degree the A16 and Coronation Channel which cut through the site.

The proposals are considered to have a limited effect on the landscape resource and local landscape character, the change of agricultural land to commercial off set by the new planting which over time will reduce the impact of the development on the area. A significant number of enhancements to the landscape will enhance the biodiversity and appearance of the site.

The following pages provide views of the site from Rangell Gate, the A16 and surrounding area



















