Premier Foods Bakery, Fish Dam Lane, Carlton

Landscape and Visual Appraisal Addendum

Premier Foods Plc
January 2024

torandco.com

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1.0 Introduction

1.1 This Landscape and Visual Appraisal Addendum has been prepared to provide additional commentary on the proposed solar farm and associated infrastructure for which full planning permission is sought (LPA ref. 2023/0845).

1.2 This document should be read alongside the Landscape and Visual Appraisal (dated September 2023). Together, the documents provide the necessary information to assess the landscape visual impacts arising from the scheme. Specifically, this Addendum further assesses the impact of the scheme upon the existing Trans Pennine Trail and the proposed re-aligned Trans Pennine Trail.

1.3 Additionally, this Addendum also clarifies the landscape visual impacts, following changes made to the Planting Plan (ref. SK 001 Rev A), which was submitted to the Council on 16 November 2023.

Landscape Visual Impacts - Trans Pennine Trail (TPT)

1.4 Following comments received from Trans Pennine Trail National Office and Sustrans on the 18 October 2023 and a meeting held with the case officer, Helen Willows on 20 November, a request for further consideration of how the realigned Trans Pennine Trail (hereafter 'TPT') could be brought forward to improve access along Shaw Lane was requested. Further consideration of the impact of the proposal upon the users of the existing and proposed re-aligned route has been requested.

1.5 Importantly, the applicant, does not control the land required to deliver the realigned route in its entirety and only owns a small part of the land. It is therefore for any forthcoming residential-led application pursuant to allocation MU3, to design/agree the realignment for the TPT as part of a comprehensive masterplan for that development, in consultation with TPT and Sustrans. Any future application for allocation MU3 would need to assess the impacts of our proposal upon future users and would be required to ensure that any necessary mitigation is included.

1.6 Furthermore, the proposal incorporates additional screening planting to the east, which would minimise views into the site. Further mitigation proposed as part of an application pursuant to allocation MU3 could provide additional mitigation if considered necessary at that time (including land owned by Premier Foods).

Impact on the Existing TPT

1.7 The proposal has had careful regard and consideration to a variety of sensitive receptors. The panels will be south facing away from any users of the current alignment of the TPT along Shaw Lane.

1.8 Consequently, there will be no impact of glare on equestrians using Shaw Lane, or those using the trail to the far east (to the east of the residential allocation).

1.9 The proposal involves strengthening the planting along the perimeter of the site to mitigate views to and from the site. As evidenced within the submitted Landscape Visual Impact Assessment and photomontages produced by tor&co, the screen planting along Shaw Lane will partially screen views from the outset

and will obscure views into the site by Year 10 (see Appendix A - Photomontage VP2 - Year 10 – Part 1).

1.10 Further to the Council meeting held with the case officer, a Year 5 photomontage of Viewpoint 2 has been produced (see Appendix B - Photomontage VP2 - Year 5 - Part1 and 2). This confirms the conclusions stated in Paragraph 7.35 of the LVA and that by Year 5, the size and spread of new planting in winter will be of a sufficient height to screen the majority of the proposals. The planting growth is based on growth rates of 0 mm at Year 0 to 1, and 300 mm from years 2 to 10. This has been based on average anticipated growth rates for native stock in England (source: CBA Ltd Approximate Tree Growth Rates). The planting initial sizes are based on the planting schedules on the submitted Amended Planting Plan (see Appendix C).

1.11 Overall, the photomontages confirm that there will be a short temporary visual impact upon users of the existing TPT but by Year 5, the planting will have grown to such a degree that it largely mitigates views to the solar panels.

Impact on the Potential Re-aligned TPT

1.12 The 'Carlton Masterplan Framework' MU3 allocation proposes that a small section of the Trans Pennine Trail is re-aligned adjacent to the site's eastern boundary (approximately 0.22km along its length).

1.13 It remains that most of the length of this route in the wider study area will be unaffected by the proposals. The majority of the 0.22km will be screened by existing tall, mature vegetation and the proposals will only be perceived as localised glimpsed views where there are gaps in this existing vegetation during the early establishment stage.

1.14 The 'Carlton Masterplan Framework' proposes an 'environmental buffer/ hedgerow'. This has been addressed with the proposed infill planting along the eastern boundary as shown on the Amended Planting Plan (see Appendix C). The conclusion would, therefore, be no different to the existing Trans Pennine Trail, that during construction and from Years 0-2 the magnitude of visual change is predicted to be small adverse.

1.15 By Year 5 this will reduce to a negligible magnitude of visual change as primary mitigation in the form of trees and infill hedgerow planting will mature and screen views of the proposals.

1.16 During a Council meeting held on 20 November, the case officer requested the removal of the existing chain linked fence along the eastern boundary to allow future users of the proposed re-aligned TPT to immerse themselves within the greenspace.

1.17 The existing chain linked fence is located within Premier Foods' ownership boundary and has been in-situ for a number of years to effectively secure the site. Fencing limits opportunities for anti-social behaviour to arise and to remove crime and the threat of crime.

1.18 It is not possible from a health and safety risk perspective to remove the existing fence as this would threaten the security of the Premier Foods estate. The existing fence protects the safety of employees and the general public. The

existing bakery has industrial machinery and production lines as well as large delivery vehicles that move through the site.

1.19 There is existing planting in the form of scrub and hedges located along the eastern boundary which has grown through the chain linked fence, thus mitigating visual amenity impacts. Importantly, it is acknowledged that there are parts of the eastern boundary with sparse planting, however, the current proposal for which full planning permission is sought strengthens planting along the perimeter of the site to mitigate impacts on visual amenity.

Other Matters

Amended Planting Plan

1.20 Following a statutory consultee response from Yorkshire Water on 3 October 2023, there has been a minor reduction in planting to ensure there would be no proposed tree planting within the specified easement buffer required. The Amended Planting Plan was submitted to the Council on 16 November 2023.

1.21 tor&co has assessed the impact of this reduced planting on the submitted photomontages supporting the application. This reduction is negligible and confined to a very small area within the site's north-east corner. As this result is negligible, the existing photomontages for Viewpoints 1 and 2 (figures 8, 8.1, 8.2 and 9, 9.1, 9.2 within the submitted LVA) will be unaffected and the magnitude of visual effect for identified receptors will remain unchanged.

Conclusion

1.22 It is acknowledged that there will be a short temporary visual impact to users of the existing TPT and future users of the re-aligned TPT during construction and from Years 0-2. Localised glimpses of the solar panels would be seen at points along the eastern and northern boundary where existing planting is more sparse. In the context of the surrounding area, whereby the Premier Foods bakery can be seen within the landscape, the impact of the solar panels on visual amenity will be limited.

1.23 Overall, the magnitude of visual change is predicted to be small adverse. As demonstrated by the submitted Photomontage VP2 - Year 5 (Part 1 and 2), the additional planting will have grown, such that it will completely mitigate views for users.

Appendix A

Photomontage Viewpoint 2 – Year 10 (Part 1)



Photomontage of Viewpoint 2 (Year 10) - View looking south towards the site from Shaw Lane, Carlton and Trans Pennine Long Distance Path

Visualisation type 3. To be viewed at a comfortable arm's length and printed at A1

Premier Foods Bakery, Fish Dam Lane, Carlton
Premier Foods plc

Camera:	EOS 6D	**Image scaling:**	Monocular	**Direction of view:**	S	**Horizontal and vertical field of view:**	180° x 27°	**Date:**	03/04/2023
Lens:	50mm (Canon EF)	**AOD level:**	56m AOD	**Camera height:**	1.5m AGL			**OS ref:**	437236/410113

Time:	09 : 50
Projection	Cylindrical



Aerial imagery © Getmapping plc

Figure number 9.2 (Part 1)
Photomontage of Viewpoint 2 (Year 10) - Winter

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Appendix B

Photomontage Viewpoint 2 – Year 5 (Part 1 and 2)



Photomontage of Viewpoint 2 (Year 5) - View looking south towards the site from Shaw Lane, Carlton and Trans Pennine Long Distance Path

Visualisation type 3. To be viewed at a comfortable arm's length and printed at A1

Solar Farm at Fish Dam Lane
Premier Foods Plc

Camera:	EOS 6D	**Image scaling:**	Monocular	**Direction of view:**	S	**Horizontal and vertical field of view:**	180° x 27°	**Date:**	03/04/2023
Lens:	50mm (Canon EF)	**AOD level:**	56 m AOD	**Camera height:**	1.5m AGL			**OS ref:**	437236 / 410113

Time:	09 :50
Projection	Cylindrical



Aerial imagery © Getmapping plc

Figure number 15.1 (Part 1)
Photomontage of Viewpoint 2
(Year 5) - Winter

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Photomontage of Viewpoint 2 (Year 5) - Continued

Visualisation type 3. To be viewed at a comfortable arm's length and printed at A1

Solar Farm at Fish Dam Lane

Premier Foods Plc



Aerial imagery © Getmapping plc

Figure number 15.2 (Part 2)

Photomontage of Viewpoint 2 (Year 5) - Winter

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Appendix C

Amended Planting Plan



WILDFLOWER AND GRASSLAND MIXES	
TYPE	**SEED MIX**
Wildflower grassland	Emorsgate Seeds - EH1 Hedgerow Mixture or equally approved
Tussocky grassland	Emorsgate Seeds - EM10 Tussock Mixture or equally approved

SCRUB PLANTING INCLUDING INFILL AREAS

% MIX	SPECIES	COMMON NAME	SIZE	POT SIZE	NOTES
	SCRUB PLANTING AREAS planted on a staggered 1.5m grid				
7.5%	CARPINUS betulus	Hornbeam	40-60cm	Bare root	1u1 seedling undercut
15%	CORYLUS avellana	Hazel	40-60cm	Bare root	1+1 or 1/1 transplant, 2 breaks
27.5%	CRATAEGUS monogyna	Hawthorn	40-60cm	Bare root	1+1 or 1/1 transplant
5%	EUONYMUS europaeus	Spindle	40-60cm	Bareroot	1+1 or 1/1 transplant, min 3 breaks/branches
5%	ILEX aquifolium	Holly	40-60cm	3L container	leaders and laterals even canopy
5%	LIGUSTRUM ovalifolium	Privet	40-60cm	2L container	Branched, 5 breaks
2.5%	LONICERA periclymenum	Honeysuckle	40-60cm	3L container	1+1, min 2 breaks
7.5%	PRUNUS avium	Wild cherry	40-60cm	Bareroot	1+1 or 1/1 transplant
15%	PRUNUS spinosa	Blackthorn	40-60cm	Bare root	1+1 or 1/1 Branched, 2 breaks
2.5%	ROSA canina	Dog Rose	40-60cm	Bare root	1+0 Branched
5%	SAMBUCUS nigra	Elder	40-60cm	Bare root	1+0 or 1/0 transplant 2 breaks
2.5%	ULMUS glabra	Wych elm	40-60cm	Bare root	1+1 or 1/1 transplant

SPECIES	COMMON NAME	SIZE	POT SIZE	NOTES
TREES - planted in locations as shown in plan				
BETULA pendula	Silver birch	10-12cm	Bare root	2x transplanted, 3-3.5m high, min 1.75-2m clear stem, min 4 breaks/branches
CRATAEGUS monogyna	Hawthorn	10-12cm	Bare root	2x transplanted, 3-3.5m high, min 1.75-2m clear stem, min 4 breaks/branches
PRUNUS avium	Wild cherry	10-12cm	Bare root	2x transplanted, 3-3.5m high, min 1.75-2m clear stem, min 4 breaks/branches

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Scale to be used for planning purposes only
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Figure 14 - Planting Plan

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Scale @ A3:1:1000 For Planning

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