

**From:** Askey, Janet (Place) [mailto:janet.askey@staffordshire.gov.uk]  
**Sent:** 10 February 2012 12:17  
**To:** Jamie Gleave  
**Cc:** Bray, David (Place)  
**Subject:** RE: Three Nooks Farm: Phase 2 Landscape and Visual Assessment

Dear Jamie,

Thank you for the information. The building sections and elevations are very helpful. Maintaining the ridge height of the new building at no greater than 306.4 AOD to match the existing height is supported. The use of Yorkshire boarding on the upper sections will provide a visual improvement to the existing building. While the development will change the roofline from double pitch to single pitch roof, this could be the case for any barn replacement, and I do not think it unreasonable to allow such a change, provided that efforts are made to blend the development unobtrusively into the landscape.

I did not find the aerial photo particularly helpful, it might be better to present a map base at a scale which includes the local receptors shown. A visual assessment from these named receptors is welcomed.

Considering that the main landscape concern for this phase of the development is the replacement of the existing barn buildings, a landscape and visual assessment undertaken in accordance with GLVIA best-practice methodologies as described would in my view be sufficient to support the application.

Kind regards,

Janet Askey  
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**From:** jgleave@rsk.co.uk [mailto:jgleave@rsk.co.uk]  
**Sent:** 09 February 2012 10:39  
**To:** Askey, Janet (Place)  
**Cc:** Bray, David (Place)  
**Subject:** Three Nooks Farm: Phase 2 Landscape and Visual Assessment

Dear Janet

Further to our telephone discussion a couple of weeks ago regarding Phase 2 of the Three Nooks Farm project, we have now developed a series of indicative plans and sections for the proposed new

agricultural barn (see attached) which forms a key component of the scheme. These reflect your initial feedback to David Bray re: finishes and cladding.

I also attach an annotated aerial photograph of the local area showing the key elements of the proposed scheme and surrounding visual receptors. As previously discussed, we feel that an assessment of landscape and visual impacts should focus on those properties / locations with a clear visual relationship to the new barn, as most of the other scheme components will either be buried underground or comprise low level external equipment.

Accordingly, we propose to undertake a visual assessment at the following residential locations (which are readily accessible from the roadside).

Receptor 1 - Poolside Farm/Wellfield Farm

Receptor 2 - Lask Edge Farm

Receptor 3 - Catt Hayes Farm

In addition, we would also assess the visual impacts on Horton 21 PRoW which runs in proximity to Three Nooks Farm. Given the form and nature of the proposals, we do not propose to take a viewpoint across the Horton Valley or produce any photomontages for the scheme.

The assessment of landscape character would focus on any perceptible changes to local character arising from the introduction and finish of the new barn structure and external equipment. Construction activities would constitute a temporary feature in the landscape.

Both the landscape and visual assessment would be undertaken in accordance with GLVIA best-practice methodologies.

It would be appreciated if you could review the above approach in line with the attached information and confirm whether our assessment scope will provide adequate and satisfactory coverage for this aspect of the planning application.

I look forward to hearing from you in due course.

Kind regards

**Jamie Gleave**  
Principal EIA Consultant  
EIA, Planning & Design

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