



SOLAR FARM NEAR STOCKING PELHAM

APPENDIX B FIGURES

LANDSCAPE AND VISUAL IMPACT ASSESSMENT

JUNE 2022



## Site Location

These figures are to be read in conjunction with the Landscape and Visual Impact Assessment text document by Sightline Landscape.

The Site is located on **Figures 1 and 2**.

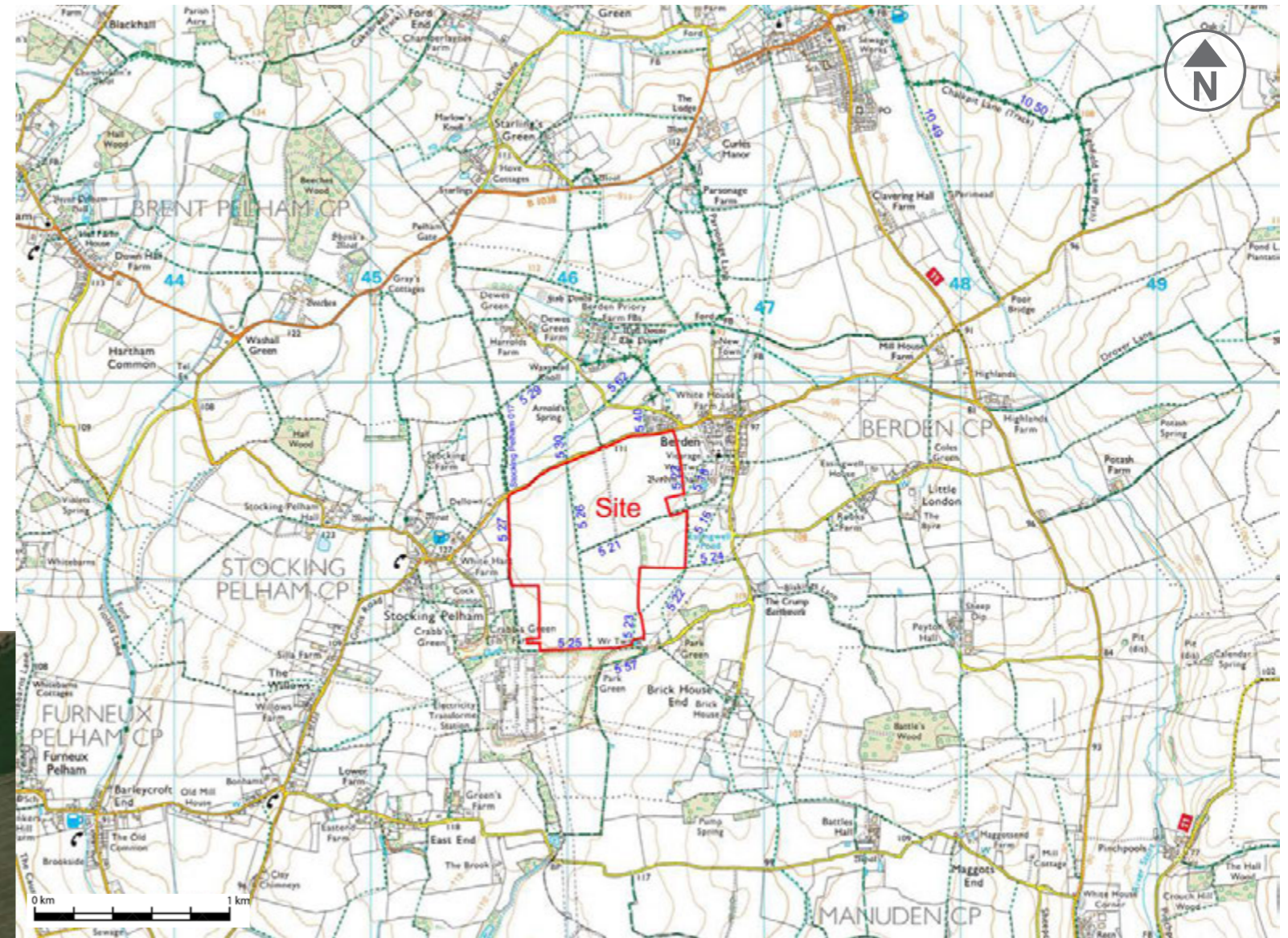


Figure 1: Location Plan



Figure 2: Aerial Plan



Figure 3: Topography

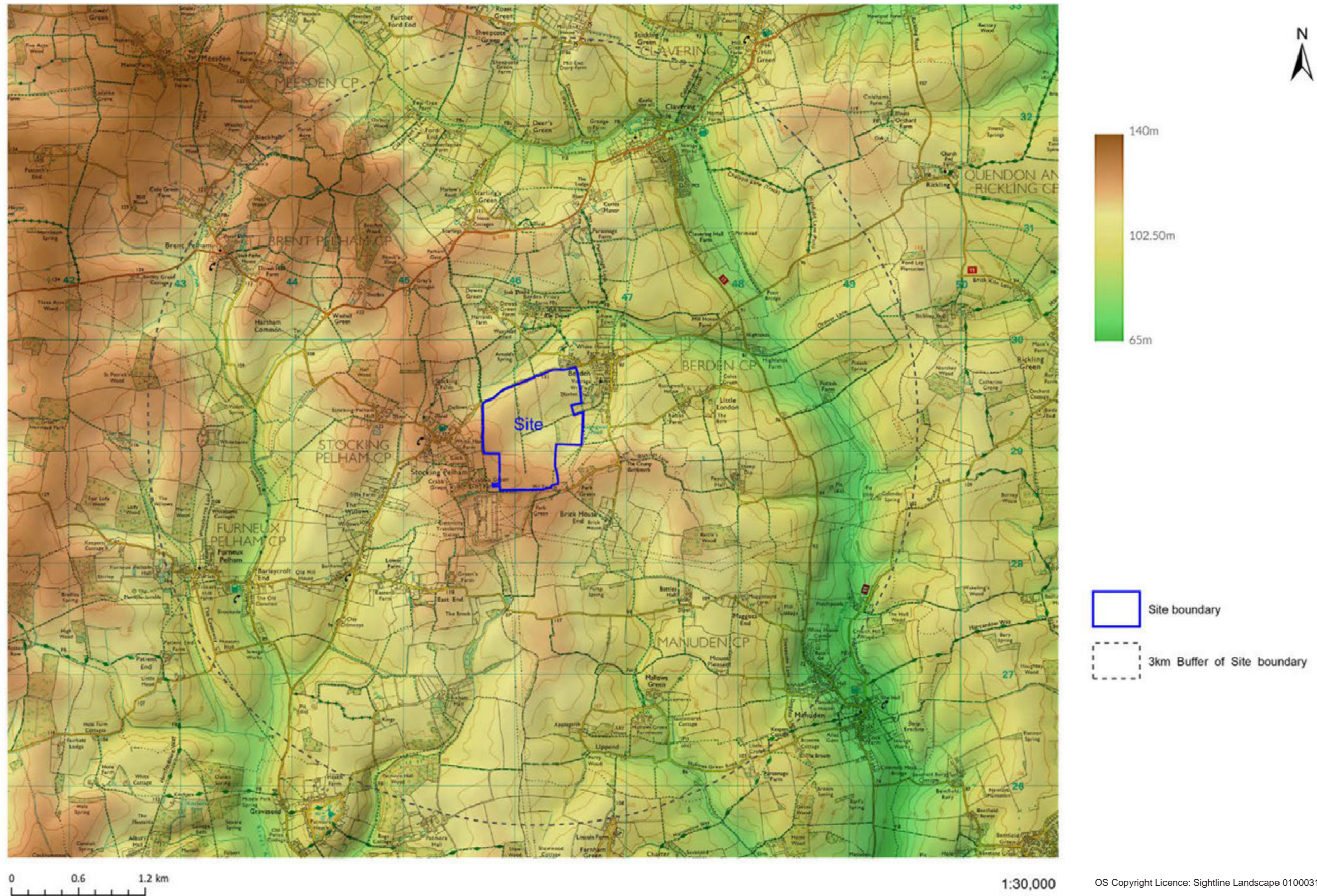
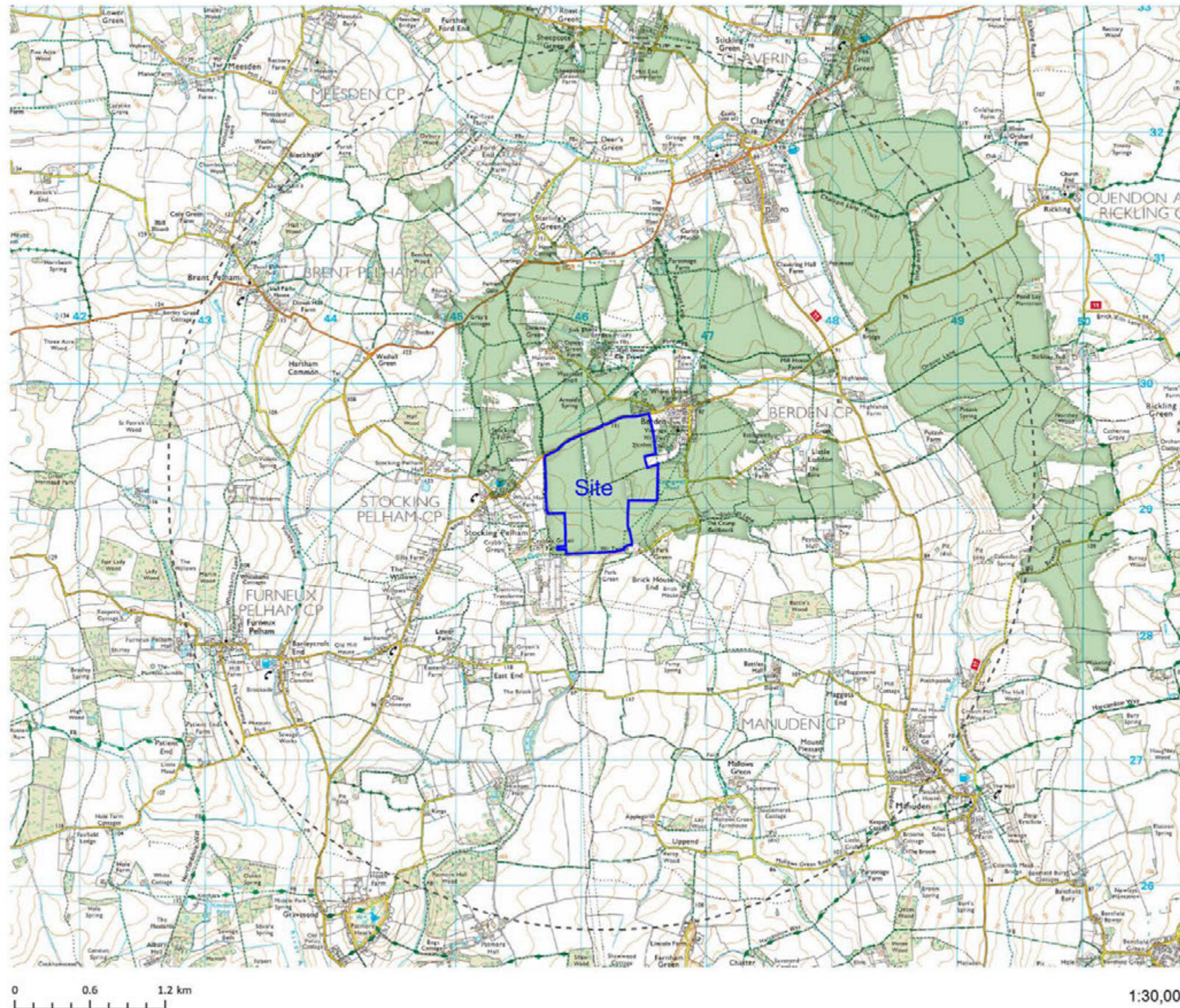




Figure 4: Theoretical Zone of Visual Influence (TZVI)



The ZTV is generated from a receptor height of 1.6m (average eye level) and a receiver height of 3m (PV panel height). Multiple targets were placed within the site to best represent points that may be visible.

The ZTV is based on OS Pano 50m DTM (Digital Terrain Model). 'Exclusion zones' with an average height of 12m have been added to the terrain to represent intervening woodland features that reduce views into the site, however, other existing surface features such as buildings and hedgerows are not included which may reduce the viewshed further. Some changes within the landscape may have occurred since the DTM data and ZTV was created. This ZTV also includes Earth's curvature.



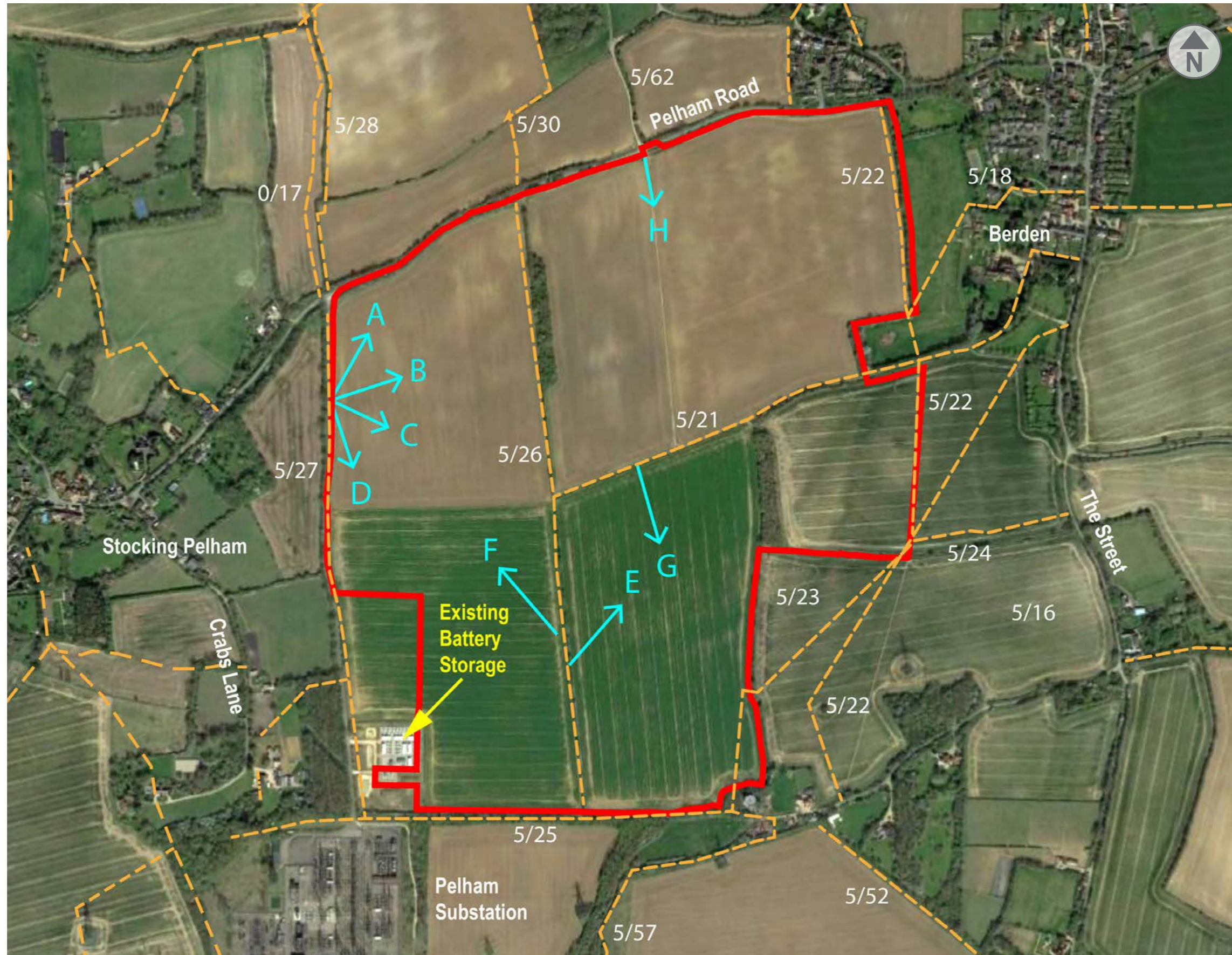
-  Site boundary
-  3km Buffer of Site boundary



Figure 5: Internal Viewpoint Locations





**Figure 6.1: Internal viewpoints A & B**



**Photograph A**

The first of a series of pans from the driveway to the Pelham Substation. This view is northeast down to the Pelham Road, which is largely obscured by the roadside hedge. Open fields on the ridge further north afford views of the Site (see Viewpoint 14), but the historic cluster of properties at Berden Priory, are screened by topography and a block of woodland at Arnold's Spring. A gap in the roadside hedge cover, along the Pelham Road, allows views into the site (see viewpoint 11).

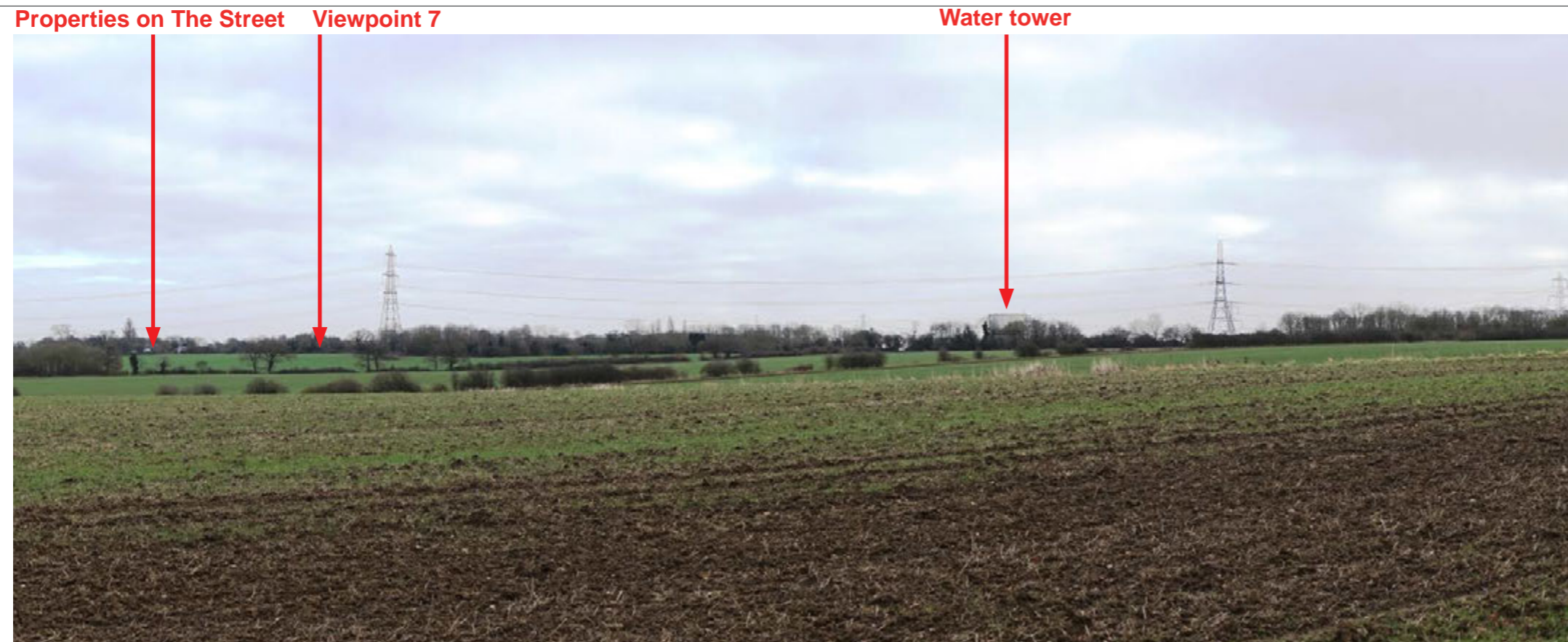


**Photograph B**

The pan continuing to the east illustrating the level of enclosing tree cover around the Site. The roofs of a few properties on the edge of Berden are just visible on the right side of the image. The local countryside and the Site is adversely influenced by the overhead transmission lines. There is a long distance view from Chalk Pit Lane to the Northeast (see view 15).

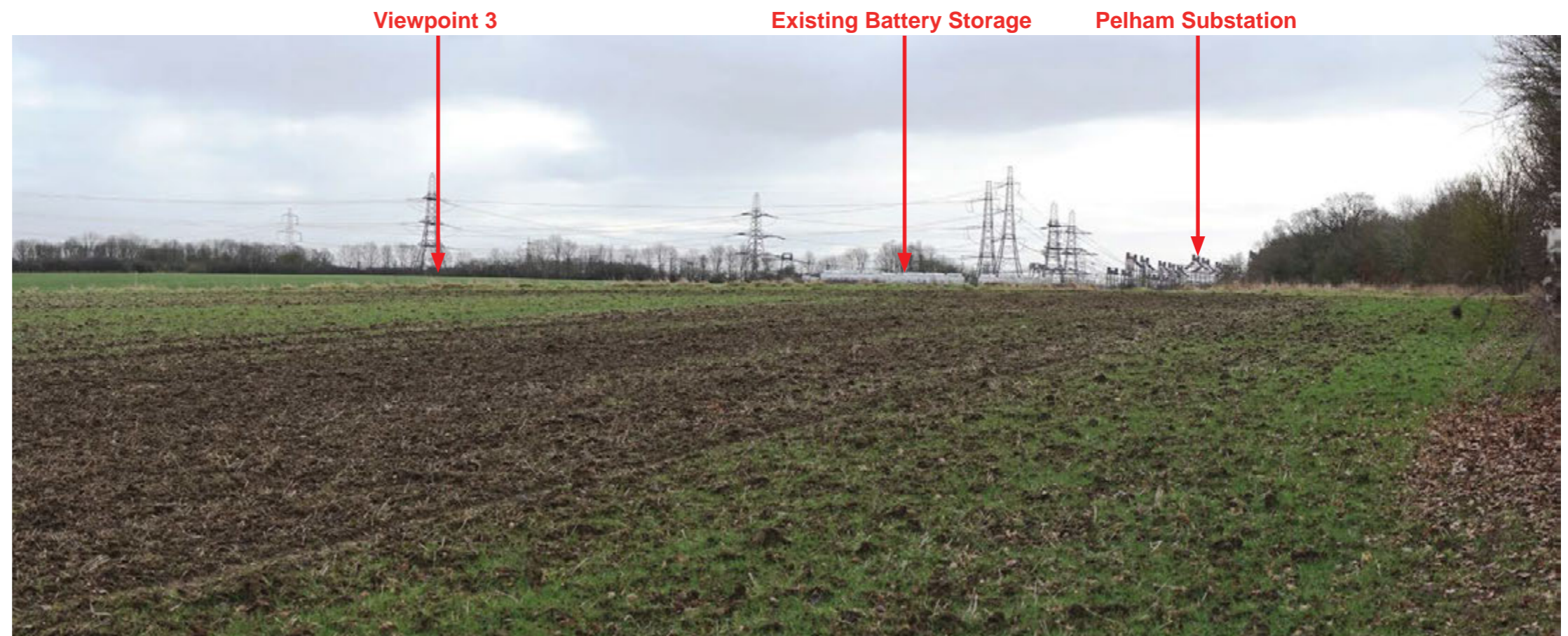


**Figure 6.2: Internal viewpoints C & D**



**Photograph C**

The pan continuing to the southeast, again illustrating the enclosing tree cover and the adverse landscape and visual influence of the overhead transmission line. The water tower is visible but not the nearby dwellings at its base. The upper parts of residential properties on The Street can just be seen.



**Photograph D**

The pan continuing to the south. The battery electricity storage facility is visible, with the upper section of the Pelham Substation and transmission towers visible beyond. The tree line on the ridge provides visual enclosure to the Site to views from further south. The proposed Pelham Spring solar farm (currently refused) lies on the far side of the ridge, further down the slope, and so the two solar farms will not be inter-visible. Viewpoint 3 is from a public footpath which passes through the Site.



Figure 6.3: Internal viewpoints E & F

Properties at Benskins Close



Photograph E

This is a summer view from PRoW 5/26 looking northeast, illustrating the level of visual enclosure to the Site. It also illustrates the slight dip within the central eastern side of the Site. PRoW 5/22 runs along the hedgeline within the dip.

Stocking Pelham lies behind the tree line

The Pelham Road lies behind the hedgerow



Photograph F

View from PRoW 5/26 looking northwest across the Site towards Stocking Pelham, which lies screened by the high degree of visual enclosure. The start of the slight dip in the landform in the centre of the Site is visible and continues to the east.



**Figure 6.3: Internal viewpoints G & H**



**Photograph G**

From PRow 5/21 looking south, illustrating the high level of visual enclosure.

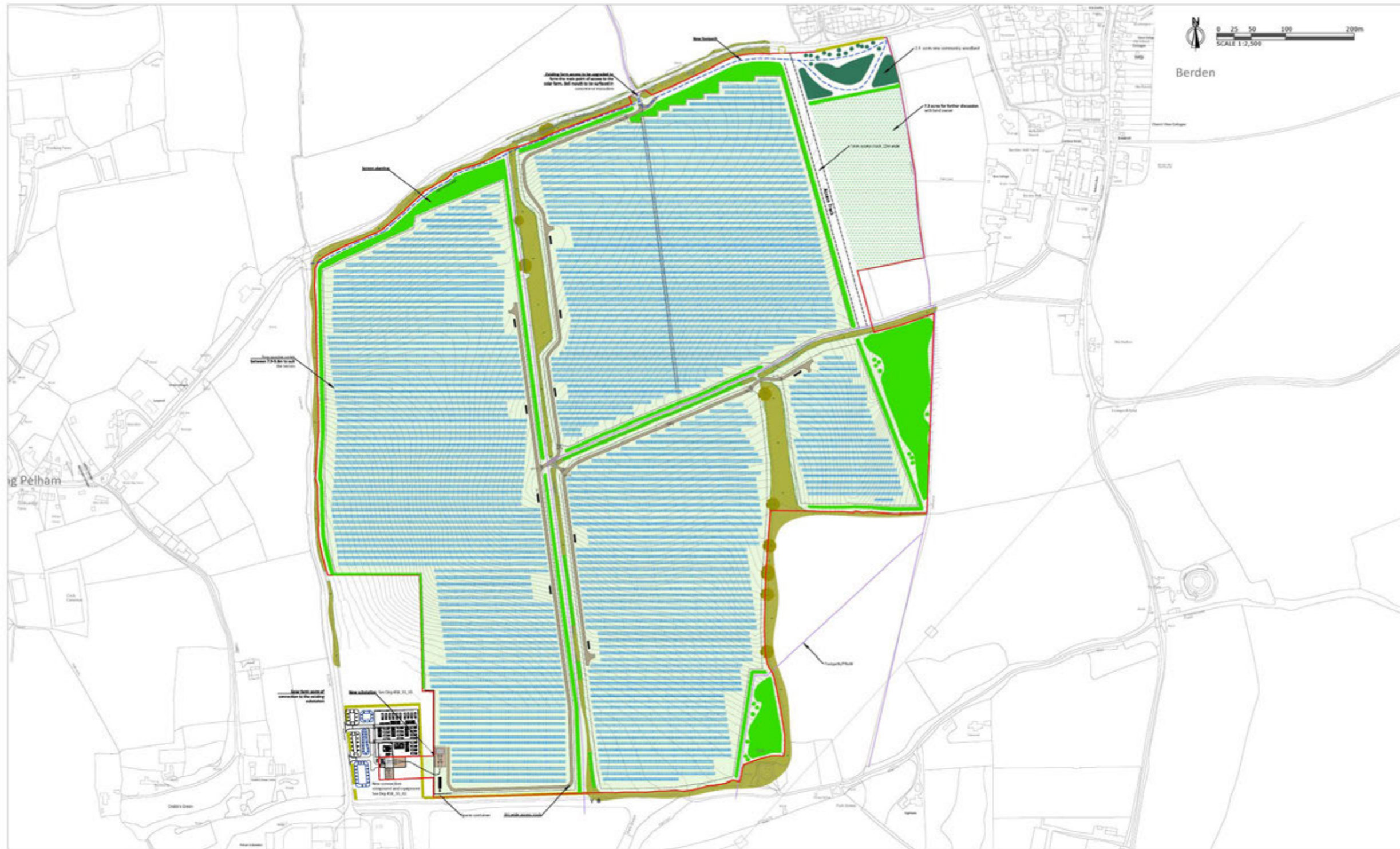


**Photograph H**

Access to the Site will be via this existing agricultural access onto the Pelham Road which will be upgraded. Hedge planting has already been undertaken along the Site's boundary with the Pelham Road and this will be augmented with further hedge and tree planting.



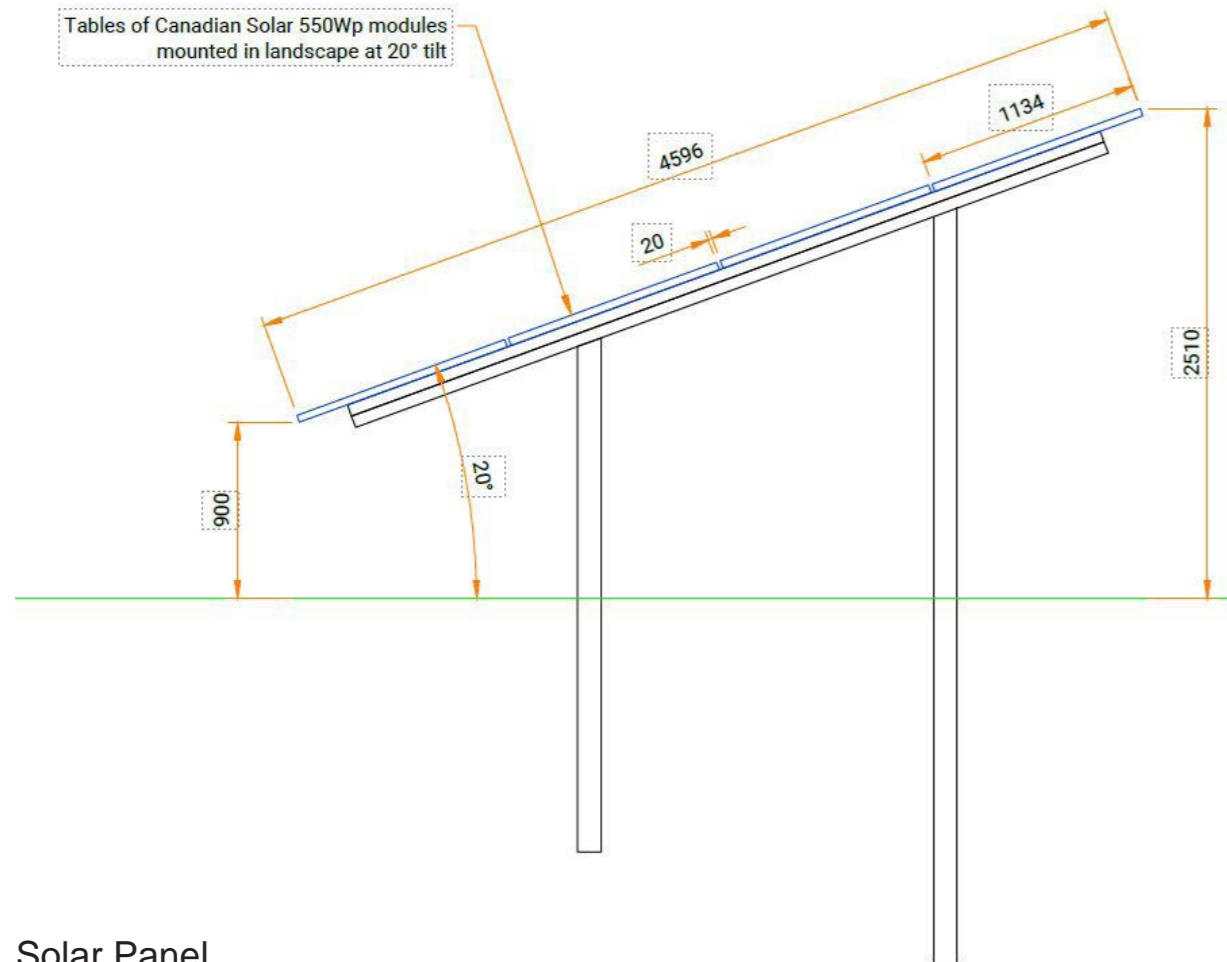
Figure 8: Block Plan



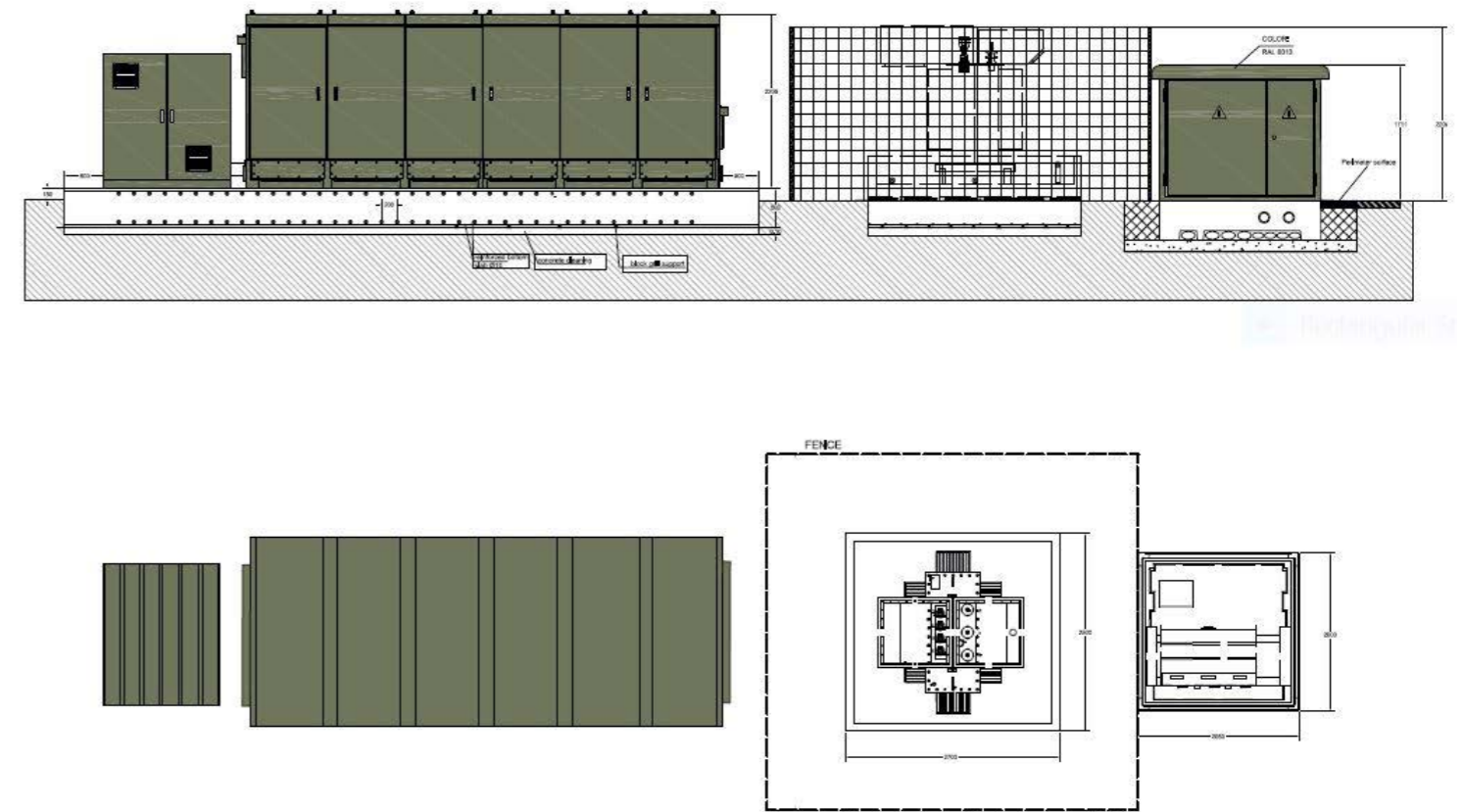
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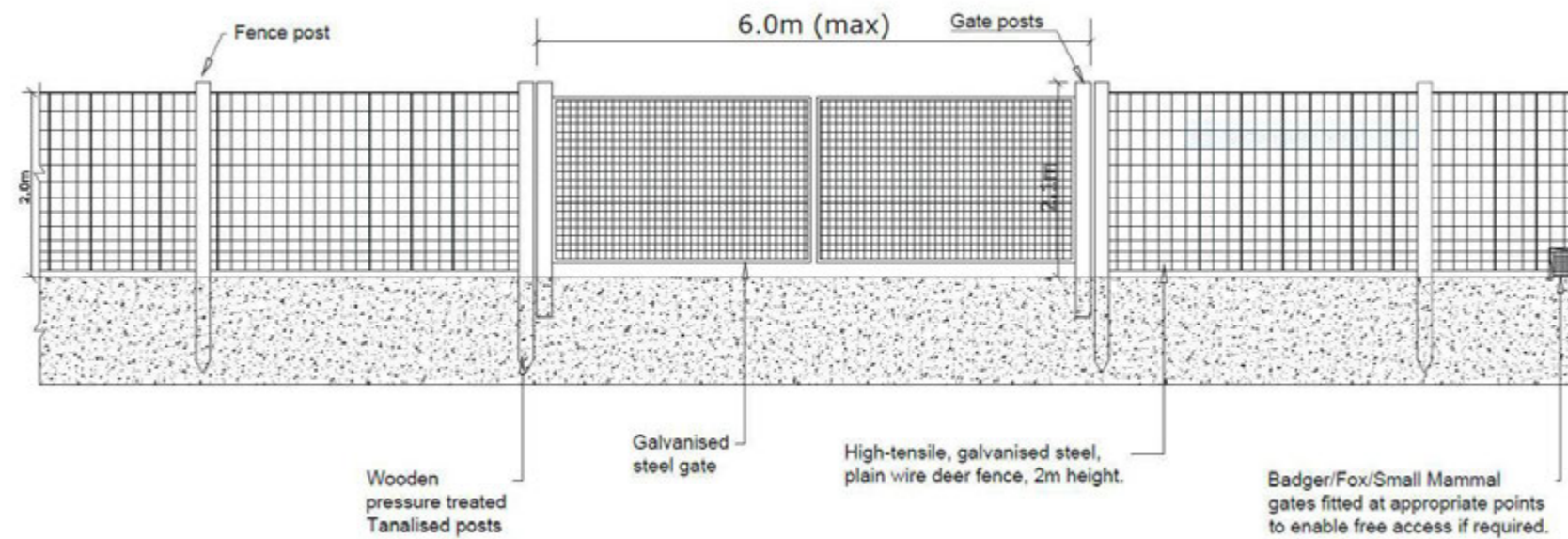
Figure 8: Equipment Plans



Solar Panel



Inverter and Transformer Unit



Fencing



Figure 9: External Viewpoint Plan

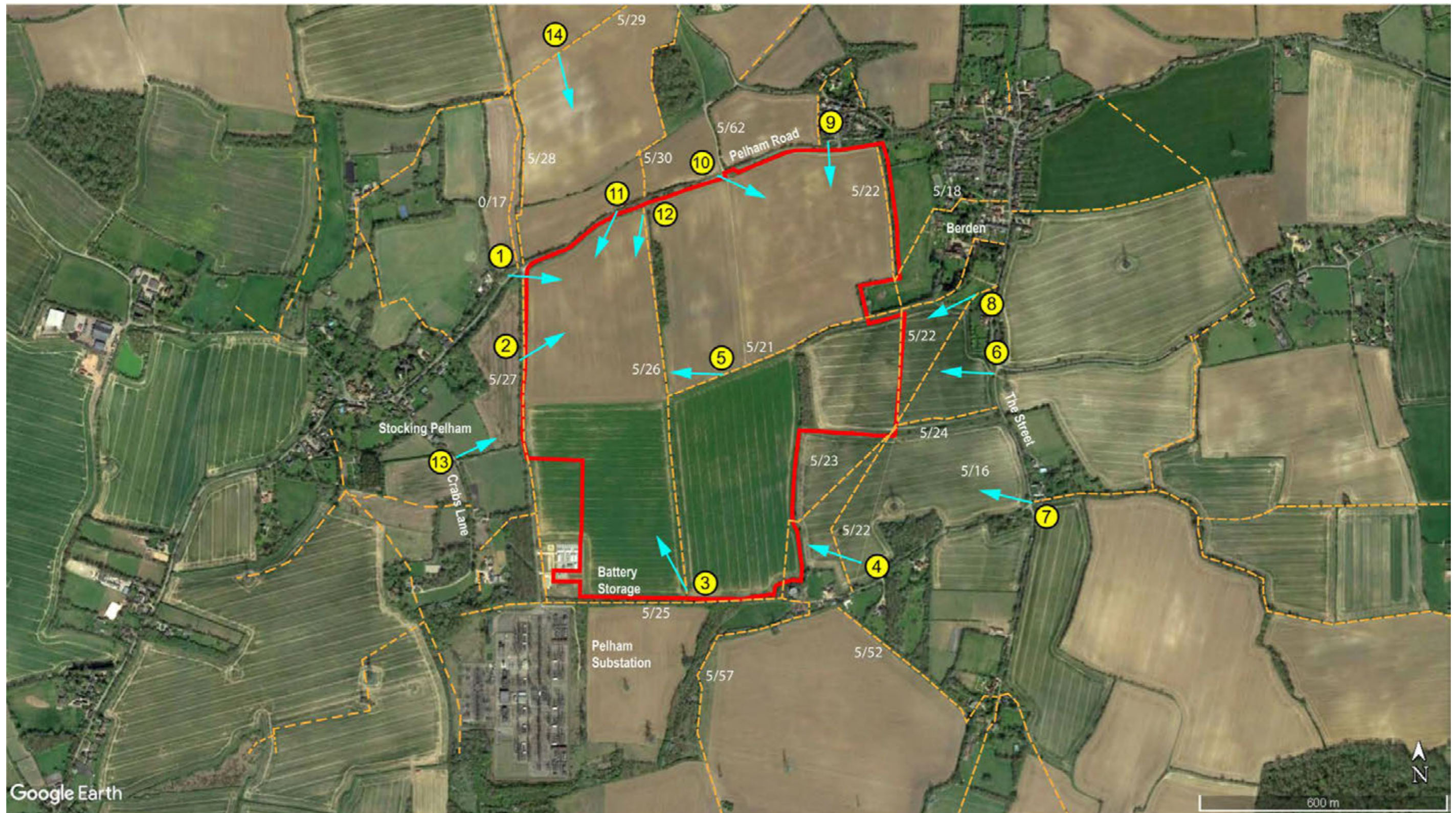




Figure 10.1: View from the Pelham Road (Ginns Road) as it heads east out of Stocking Pelham (Panoramic View)



**Viewpoint 1**

**Direction of view:** West

**Distance to nearest site boundary:** 32 m

**Elevation:** 114 m AOD

**Grid reference:** TL 45676 29421

**Date photo was taken:** 20.01.2022

***The existing view***

This is the first view of the Site when heading east from the village of Stocking Pelham. Prior to this point views are blocked by intervening trees and hedges, even in winter. Part of the Site is visible through a gap in the hedge which runs alongside the access to the Pelham Substation. The Site appears as an open rural field with a hedge on the far side of the field forming the skyline.

***Predicted changes to the view without mitigation***

Solar panels will be seen side on through the gap in the hedge and through the perimeter deer fencing, but the first panels will be set 35 m back from the fence. The permissive path to Berden will start at the gap between the fence and the hedge and run parallel to the road, inside the hedge.

The sensitivity of users is Medium and the magnitude of change is Medium in winter and summer, resulting in a Moderate adverse impact in winter and summer.

***Mitigation and assessment of residual impact***

It is proposed to plant a native hedge with trees set 2 m out from the deer fence to screen the proposed solar farm. Once established the hedge will be managed at a winter cut height of 3 m and 3 m wide at the base.

Once established the hedge will screen the solar farm from view in summer, resulting in a Negligible impact on visual amenity. In winter it will be possible to glimpse the panels and fencing through the leafless branches (a Low magnitude of change), resulting in an adverse impact of Minor significance.





Figure 10.1: View from the Pelham Road (Ginns Road) as it heads east out of Stocking Pelham (Single Frame)





Figure 10.2: View from PRow 5/27 as it heads north along the access drive to the Pelham Substation (Panoramic View)



**Viewpoint 2**

**Direction of view:** Northeast  
**Distance to nearest site boundary:** 5 m  
**Elevation:** 124 m AOD  
**Grid reference:** TL 45708 29178  
**Date photo was taken:** 20.01.2022

***The existing view***

This PRow heads south from the Pelham Road, along the tarmac access road to the Pelham Substation. A hedge runs along the eastern edge, but several large gaps afford views through to the Site, such as this one. It is a rural view which is curtailed by rising ground and hedge cover to the east and south. There are wider, but not extensive, views over the valley to the north.

***Predicted changes to the view without mitigation***

The solar panels will be visible through the gaps in the hedge, typically set back 15 – 25 m from the existing hedge and seen through the deer fencing.

The sensitivity of walkers is High and the magnitude of change is High (when walking sequentially along the PRow) in winter and Medium in summer, resulting in a Major adverse impact in winter and Moderate – Major in summer.

***Mitigation and assessment of residual impact***

It is proposed to plant a native hedge set 2 m out from the deer fence to screen the proposed solar farm. Once established the hedge will be managed at a winter cut height of 3 m and 3 m wide at the base.

Once established the hedge will screen the solar farm from view in summer, resulting in a Negligible impact on visual amenity. In winter it will be possible to glimpse the panels and fencing through the leafless branches (a Low magnitude of change), resulting in an adverse impact of Minor significance.



A photomontage has been produced for this view. See Appendix C.



Figure 10.2: View from PRow 5/27 as it heads north along the access drive to the Pelham Substation (Single Frame)





Figure 10.3: View from PRow 5/26 as it heads north towards the Pelham Road through the Site (Panoramic View)



**Viewpoint 3**

**Direction of view:** North northwest  
**Distance to nearest site boundary:** 0 m  
**Elevation:** 126 m AOD  
**Grid reference:** TL 46113 28652  
**Date photo was taken:** 20.01.2022

***The existing view***

PRow 5/27 terminates at the boundary of the substation, joining with PRow 5/25 which heads east to join with PRow 5/26. Views towards the Site from PRow 5/25 are very restricted by a substantial intervening hedgerow, even in winter. PRow 5/26, however, heads south, first affording clear views over the Site, as at this point, and then it continues through the Site until it meets the Stocking Pelham Road (Ginns Lane).

***Predicted changes to the view without mitigation***

The solar farm will be visible in the foreground, with the panels seen through the deer fence, blocking the view. Walkers will then continue through the solar farm within a corridor flanked to the east by an existing hedge and the deer fence of the proposed solar farm set around 12 m from the hedge to form a wide corridor for walking.

The sensitivity of walkers is High and the magnitude of change is High in winter and summer resulting in a Major adverse impact on visual amenity.

***Mitigation and assessment of residual impact***

It is proposed to plant a native hedge set 2 m out from the deer fence to screen the proposed solar farm. Once established the hedge will be managed at a winter cut height of 3 m and 3 m wide at the base, leaving a 7 m wide grass corridor for the PRow.

Once established the hedge will screen the solar farm from view in summer, resulting in a Minor impact on visual amenity (due mainly to the loss of openness). In winter it will be possible to glimpse the panels and fencing through the leafless branches (a Medium magnitude of change), resulting in an adverse impact of Moderate - Major significance.





Figure 10.3: View from PRow 5/26 as it heads north towards the Pelham Road through the Site (Single Frame)





Figure 10.4: View from PRow 5/22 (Panoramic View)



**Viewpoint 4**

**Direction of view:** West northwest  
**Distance to nearest site boundary:** 118 m  
**Elevation:** 122 m AOD  
**Grid reference:** TL 46520 28716  
**Date photo was taken:** 20.01.2022

***The existing view***

This view illustrates the relationship between the residential property, water tower and the Site. The Site lies behind the hedge and is not visible, even in winter. A small part of the Site becomes visible through gaps in the hedge as walkers on the footpath head north. There are a few other residential properties along the lane to the southeast of this viewpoint but their views towards the Site are blocked by hedge and tree cover.

***Predicted change to the view without mitigation***

The residential properties will not afford views of the solar farm from within the dwellings or their immediate environs. The sensitivity of the viewer is High, and the magnitude of change is Negligible resulting in a Negligible adverse impact on visual amenity, winter and summer. Users of the PRow will be able to glimpse some panels resulting in a Moderate adverse impact on visual amenity.

***Mitigation and assessment of residual impact***

It is proposed to plant a block of woodland within the southeast corner of the Site to ensure there is spatial and visual separation between the solar farm and the nearby residential properties. Tree planting will be undertaken to close of gaps in the hedgerow to screen the panels from walkers.

The impact of the Proposed Development on visual amenity will be Negligible.



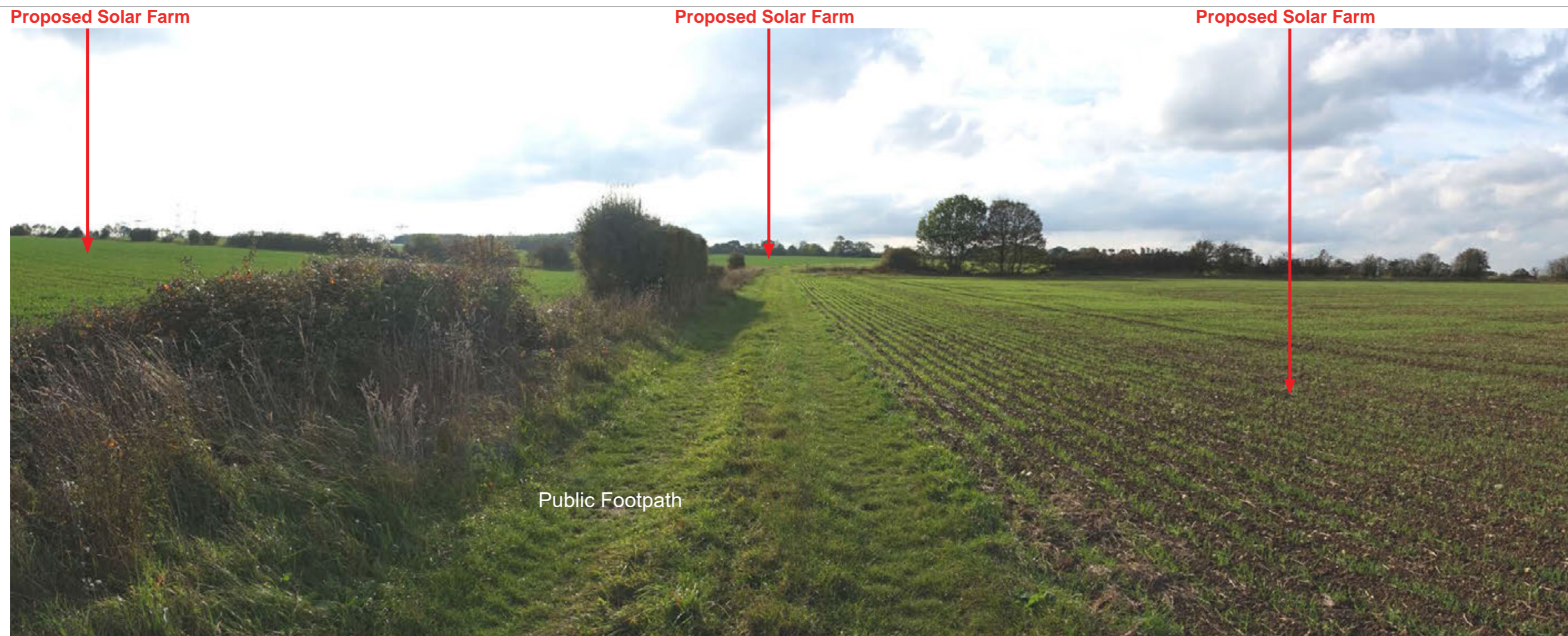


Figure 10.4: View from PRow 5/22 (Single Frame)





Figure 10.5: View from PRow 5/21 as it passes through the Site (Panoramic View)



**Viewpoint 5**

**Direction of view:** West

**Distance to nearest site boundary:** 0 m

**Elevation:** 111 m AOD

**Grid reference:** TL 46174 29182

**Date photo was taken:** 20.01.2022

***The existing view***

This footpath heads east from PRow 5/26, passing through the Site. The view has been chosen to illustrate the change in view to walkers as they pass through the Proposed Development.

***Predicted change to the view without mitigation***

Solar panels will occupy the field to the left of the existing hedge and within the field in which the footpath runs. Deer fencing will be erected to leave a broad corridor for the existing footpath and hedge. The panels will lie 5 – 10 m beyond the deer fence.

The sensitivity of the viewer is High, and the magnitude of change is High in winter and summer resulting in a Major adverse impact on visual amenity, winter and summer.

***Mitigation and assessment of residual impact***

It is proposed to plant a native hedge set 2 m out from the deer fence to screen the proposed solar farm. Once established the hedge will be managed at a height of 3 m and 3 m wide at the base, leaving a 7-8 m wide grass corridor for the PRow.

Once established the hedge will screen the solar farm from view in summer, resulting in a Minor adverse impact on visual amenity (mainly due to the loss of openness). In winter it will be possible to glimpse the panels and fencing through the leafless branches (a Medium magnitude of change), resulting in an adverse impact of Moderate – Major significance.



A photomontage has been produced for this view. See Appendix C.



Figure 10.5: View from PRow 5/21 as it passes through the Site (Single Frame)





Figure 10.6: View from field gate on The Street by Easingwell Pond (Panoramic View)

Proposed Solar Farm



This field lies outside the Site.

**Viewpoint 6**

**Direction of view:** West

**Distance to nearest site boundary:** 250 m

**Elevation:** 108 m AOD

**Grid reference:** TL 46842 29212

**Date photo was taken:** 20.01.2022

***The existing view***

Views towards the Site from The Street are limited by the sunken nature of the lane and hedge cover, but this field gate affords a clear view across to the Site. The majority of the Site lies beyond the far hedge/tree line, but it is proposed to erect panels on the far side of the foreground field. The field has a significant dip to it, falling to the west, and so most of the field which comprises the Site is screened from view. There are some residential properties along the lane, but their views are restricted by intervening garden and hedge cover, but clearer views will be possible from west facing upper windows.

***Predicted changes to the view without mitigation***

The majority of the solar farm will be screened from view, but it will be possible to glimpse the tops of some of the panels on the eastern edge. It will also be possible to see panels in the far field, through the gap in the tree cover.

The sensitivity of the viewer is High and the magnitude of change Medium in winter and summer, resulting in a Moderate adverse impact on visual amenity in Summer and winter.

***Mitigation and assessment of residual impact***

It is proposed to plant a native hedge along the eastern edge of the proposed solar farm, which will be managed at a height of around 3m. Since the hedge will run along the high point of the field it will screen the panels beyond, including those in the far field. The residual impact will be Negligible in summer and adverse of Minor significance in winter since it may be possible to glimpse some panels through the leafless branches.



A photomontage has been produced for this view. See Appendix C.



Figure 10.6: View from field gate on The Street by Easingwell Pond (Single Frame)





Figure 10.7: View from the southern end of The Street near the Crump (a dwelling with a nearby Scheduled Ancient Monument of the same name (Panoramic View)



**Viewpoint 7**

**Direction of view:** West northwest

**Distance to nearest site boundary:** 354 m

**Elevation:** 120 m AOD

**Grid reference:** TL 46919 28893

**Date photo was taken:** 20.01.2022

***The existing view***

Views from The Street and the dwelling The Crump, remain restricted by hedge banks, but this open field access on the corner affords a glimpsed view over the countryside towards the Site. The view is marred slightly by the overhead transmission line which crosses in the foreground. The closest part of the Site lies beyond a low hedge with gaps, within a dip in topography, and so is not particularly visible. Other parts of the Site are visible through gaps in the internal hedge and tree cover.

***Predicted changes to the view without mitigation***

The majority of the Proposed Development in the field closest to the viewer will lie in the dip, out of view, but upper edge of the southernmost panels will be visible above and between the bushes in the hedge with gaps. The panels will be clearly visible to users of PRoW 5/16 and 5/22 which cross the field in the foreground. Other areas of panels will be visible in more distant fields.

The sensitivity of the viewer is High and the magnitude of change Low to users of the lane and residents, but High to users of the PRoW which crops the fields. This will result in a Moderate adverse impact to users of the lane and Major adverse to users of the PRoW, both in summer and winter.

***Mitigation and assessment of residual impact***

It is proposed to plant a native hedge on the far side of the existing hedge with gaps, and along the eastern edge of the solar farm. This planting will, once established to a height of 2.5 m, screen the panels within the field closest to the viewer. The internal hedges within the Site will be strengthened with new planting and new hedges will be planted alongside the PRoW. Once established this planting will screen the Proposed Solar Farm from view.

The residual impact to users of the lane will be Negligible in summer and Minor adverse in winter. To users of the PRoW which cross the fields the impact will be Minor adverse in summer and Moderate adverse in winter.



A photomontage has been produced for this view. See Appendix C.



Figure 10.7: View from the southern end of The Street near the Crump (a dwelling with a nearby Scheduled Ancient Monument of the same name (Single Frame)





Figure 10.8: View from PRow 5/21 as it leaves the edge of Berden (Panoramic View)

It is proposed to put panels in this area with a hedge and woodland in the foreground



**Viewpoint 8**

**Direction of view:** West southwest  
**Distance to nearest site boundary:** 245 m  
**Elevation:** 104 m AOD  
**Grid reference:** TL 46766 29363  
**Date photo was taken:** 20.01.2022

***The existing view***

The village of Berden benefits from substantial tree and hedge cover within and on the edge of the village and so there are no views of the Site from within the village. This point offers the first glimpse of the Site on heading west out of the village. The view is across an arable field, part of which forms the Site, but the majority of this area lies out of sight in a dip. Tree cover screens the majority of the Site from view with only a small area visible through a gap in the tree line.

***Predicted changes to the view without mitigation***

The majority of the panels in the foreground field will lie out of Site within the dip, but the upper section of some panels will be visible, particularly as the dip weakens to the north, with the northernmost panels being clearly visible. The PRow switches to the north side of an established hedge as it passes closest to the panels, allowing only glimpsed views in winter.

The sensitivity of walkers is High and the magnitude of change Medium, resulting in a Moderate – Major adverse impact on visual amenity.

***Mitigation and assessment of residual impact***

It is proposed to plant a native species hedge and woodland along the eastern edge of the solar farm. The woodland will extend as far as PRow 5/22, forming a triangular shape. Once this has reached around 2.5 m high it will screen the solar farm in summer, resulting in a Negligible impact in summer, but Minor adverse in winter as it will be possible to glimpse the panels through the leafless branches. The woodland will also screen the solar farm to users of PRow 5/22.



A photomontage has been produced for this view. See Appendix C.



Figure 10.8: View from PRow 5/21 as it leaves the edge of Berden (Single Frame)





Figure 10.9: View from footway adjacent to dwellings at Benskins Close, on the western edge of Berden (Panoramic View)



**Viewpoint 9**

**Direction of view:** South

**Distance to nearest site boundary:** 48 m

**Elevation:** 113 m AOD

**Grid reference:** TL 46430 29747

**Date photo was taken:** 20.01.2022

***The existing view***

The dwellings are single storey and views are limited from within by garden vegetation. The environs afford limited views over the open countryside and the Site. The upper section of the Pelham Substation is visible and the transmission lines which radiate from it. The recently built battery storage facility is also visible, although this will eventually be screened by landscaping.

***Predicted changes to the view without mitigation***

The proposed solar farm occupy the part of the field which lies to the west of the properties but will stop short of the area of field in front of the properties to maintain their rural outlook. A hedge has recently been planted along Ginns Road (the rabbit guards are just visible in the photograph), and this will screen the remainder of the proposed development from view in summer. In winter it may be possible to glimpse areas of panels through the leafless branches, sensitivity is High and the magnitude of change Low, resulting in an adverse impact of Moderate significance.

***Mitigation and assessment of residual impact***

A community woodland will be planted along the eastern boundary of the solar farm to act as a second layer of screening to the hedge recently planted along the road. Once established there will be a Negligible impact on visual amenity, in summer or winter. The proposed permissive path will enter the community woodland from the road and then run parallel to the road, inside hedge line.





Figure 10.9: View from footway adjacent to dwellings at Benskins, on the western edge of Berden (Single Frame)





Figure 10.10: View from the Pelham Road (Ginns Lane) where it is met by PRow 5/62, also the location of the existing farm access (Panoramic View)



**Viewpoint 10**

**Direction of view:** Southeast

**Distance to nearest site boundary:** 11 m

**Elevation:** 114 m AOD

**Grid reference:** TL 46172 29672

**Date photo was taken:** 20.01.2022

***The existing view***

To those travelling along Ginns Road, views of the Site are partially restricted by roadside vegetation and a slight bank. But gaps do allow some views to travellers. The landowner has recently planted a hedge alongside the road, which once established will block views of the Site in summer and only allow glimpsed views in winter.

***Predicted changes to the view without mitigation***

The existing farm access will be retained for agricultural use by the landowner, but it will be upgraded to form the main point of access to the solar farm. The gate will be set 17m back from the edge of carriageway to allow an HGV to turn in without waiting for the gate to be opened. This 17 m section will have a tarmac or concrete surface. Agricultural vehicles will head east on entering the Site and run parallel to Ginns Road until the open, undeveloped part of the field is reached. A 10 m wide grass corridor will be retained for this purpose (and does not form part of the Site). The deer fencing, forming the northern edge of the solar farm, will be set around 32 m back from the edge of Ginns Road, with the panels between 5 m and 20 m beyond. Construction and maintenance traffic for the solar farm will turn west on passing through the deer fencing.

Once the hedge along Ginns Lane has established it will only be possible to see the solar farm in summer through the remodelled entrance. In winter it will be possible to glimpse the rear edges of the panels through the leafless branches. Sensitivity of road users is Medium and the magnitude of change in summer will be Low and Medium in winter, resulting in a Minor adverse impact in summer and Moderate in summer.

***Mitigation and assessment of residual impact***

It is proposed to plant a second native hedge in front of the deer proof fence, which will be managed at a height of around 3 m. This will add a second layer of screening to road users which should effectively screen the solar panels from view in winter and summer. The entrance gate has been offset so that the view through the agricultural entrance will be blocked by the proposed hedge.

As a result, the impact on the visual amenity of road users will be Negligible in summer and winter.



A photomontage has been produced for this view. See Appendix C.



Figure 10.10: View from the Pelham Road (Ginns Lane) where it is met by PRow 5/62, also the location of the existing farm access (Single Frame)





Figure 10.11: View from the Pelham Road (Ginns Lane) east of View 10 (Panoramic View)

Panels will be set back in the field and will eventually be screened by new planting

Recently planted hedge



**Viewpoint 11**

**Direction of view:** Southwest

**Distance to nearest site boundary:** 12 m

**Elevation:** 112 m AOD

**Grid reference:** TL 45913 29565

**Date photo was taken:** 20.01.2022

***The existing view***

This view illustrates another long gap in the existing hedgerow cover on Ginns Road, allowing views into the Site. The landowner has planted a hedge along the road and, once this has established, it will screen the Site from view in summer and only allow glimpsed views through the leafless branches in winter.

***Predicted changes to the view without mitigation***

The deer fence along the northern boundary will be set between 25 m and 55 m from the edge of the highway, but until the planted hedge has established, will be visible, with the panels behind. The sensitivity of road users is Medium, and the visual impact will be Medium, resulting in a Moderate adverse impact on visual amenity in summer and winter, declining to Negligible in summer and Minor adverse in winter once the hedge has established.

***Mitigation and assessment of residual impact***

It is proposed to plant the space between the deer fence and the hedge alongside the road with woodland planting. This will ensure that the solar farm will be fully screened from view in winter and summer. The residual impact on the visual amenity of road users will be Negligible, winter and summer.



A photomontage has been produced for this view. See Appendix C.



Figure 10.11: View from the Pelham Road (Ginns Lane) east of View 10 (Single Frame, summer)









Figure 10.12: View from the start of PRow 5/26 as it heads north from the Pelham Road (Ginns Lane) (Single Frame)





Figure 10.13: View from Crabb's Lane on the eastern side of Stocking Pelham (Panoramic View)

The Site lies behind the hedge and tree cover



**Viewpoint 13**

**Direction of view:** East northeast  
**Distance to nearest site boundary:** 180 m  
**Elevation:** 128 m AOD  
**Grid reference:** TL 45548 28973  
**Date photo was taken:** 20.01.2022

***The existing view***

This view has been chosen to illustrate the lack of visibility between the village of Stocking Pelham and the Site. Views towards the Site are only possible from the few field gateways, but views of the Site are blocked by intervening tree and hedge cover, even in winter. Planning application 3/22/0806/FUL Stocking Pelham BESS is awaiting determination and will occupy the field to the south of this field (right). It comprises an acoustic barn housing inverters and external batteries.

***Predicted changes to the view without mitigation***

The Proposed Development will be screened from view. There will be no visual impact to users of the lane or from within the properties along the lane. There will be no cumulative visual effect with the proposed BESS because it will not be possible to see the proposed solar farm.

The sensitivity of the viewer is High and the magnitude of change Nil. Resulting in no visual impact.

***Mitigation and assessment of residual impact***

A hedge will be planted along the west side of the solar farm, ensuring that it remains fully screened for the long term and in the control of the applicant.





Figure 10.13: View from Crabb's Lane on the eastern side of Stocking Pelham (Single Frame)





Figure 10.14: View from PRoW 5/29 which crosses slightly elevated ground south of the site (Panoramic View)



**Viewpoint 14**

**Direction of view:** South southeast  
**Distance to nearest site boundary:** 432 m  
**Elevation:** 116 m AOD  
**Grid reference:** TL 45761 29946  
**Date photo was taken:** 20.01.2022

***The existing view***

This PRoW crosses open elevated ground on the far side of the valley that lies to the north of the Site. The Site is visible through the gaps in the intervening hedges, although the view is marred by the overhead transmission lines which occupy the skyline. The battery storage facility can be glimpsed just beyond the southwest corner of the Site, seen set against the backdrop of the Pelham substation.

***Predicted changes to the view without mitigation***

The panels will be visible between the gaps in the vegetation but will be seen from the rear where they will appear less prominent. The sensitivity of the viewer is High and the magnitude of change Medium, in summer and winter, resulting in an adverse impact of Moderate – Major significance, summer and winter

***Mitigation and assessment of residual impact***

It is proposed to plant a block of woodland along the northern edge of the solar farm, up to 50 m in width. This will eventually screen the solar farm from view, but it may take 10 – 15 years to do so fully.

Once effective the residual impact on visual amenity will be Negligible in summer and winter.



A photomontage has been produced for this view. See Appendix C.



Figure 10.14: View from PRow 5/29 which crosses slightly elevated ground south of the site (Single Frame)





Figure 11: Long Distance Viewpoint

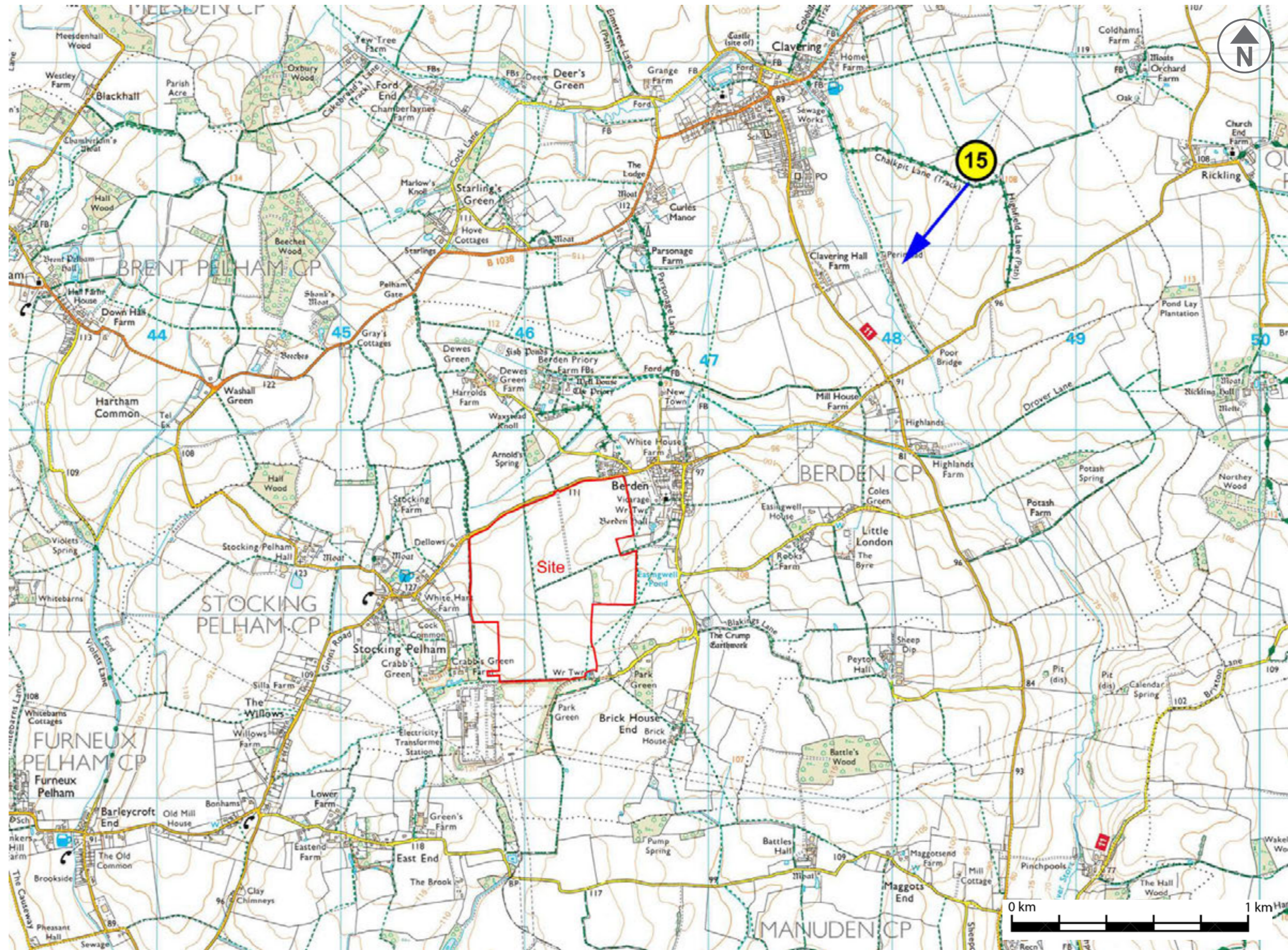




Figure 12.1: View from Chalk Lane (PROW BOAT, 10/50), a distant view northeast of the site (Panoramic View)



**Viewpoint 15**

**Direction of view:** Southwest

**Distance to nearest site boundary:** 2.7 km

**Elevation:** 108 m AOD

**Grid reference:** TL 48552 31349

**Date photo was taken:** 20.01.2022

***The existing view***

This is one of the few publicly accessible views from the landscape to the northeast of the Site. The majority of Chalk Lane runs between two hedgebanks, preventing views over the wider landscape, but a short section at this location crosses elevated open ground before soon dropping down into a valley where views are lost. The Site is visible as a thin sliver on the horizon, but the horizon and view is dominated by the electrical infrastructure which radiates from the substation.

***Predicted changes to the view without mitigation***

The panels will be visible as a thin sliver in the distance but seen from the rear they will appear as a dull grey tone and will not be particularly prominent.

The sensitivity of the viewer is High and the magnitude of change Low resulting in a Minor adverse visual impact.

***Mitigation and assessment of residual impact***

All of the proposed woodland and hedge planting will reduce the visual impact of the Proposed Development, but particularly the woodland planting along the northern and eastern edges, which will eventually almost screen it entirely from view. The residual impact once the woodland has established will be negligible, but it will take 10 – 15 years to achieve this.





Figure 12.1: View from Chalk Lane (PROW BOAT, 10/50), a distant view northeast of the site (Single Frame)





Figure 13: Cummulative Impact

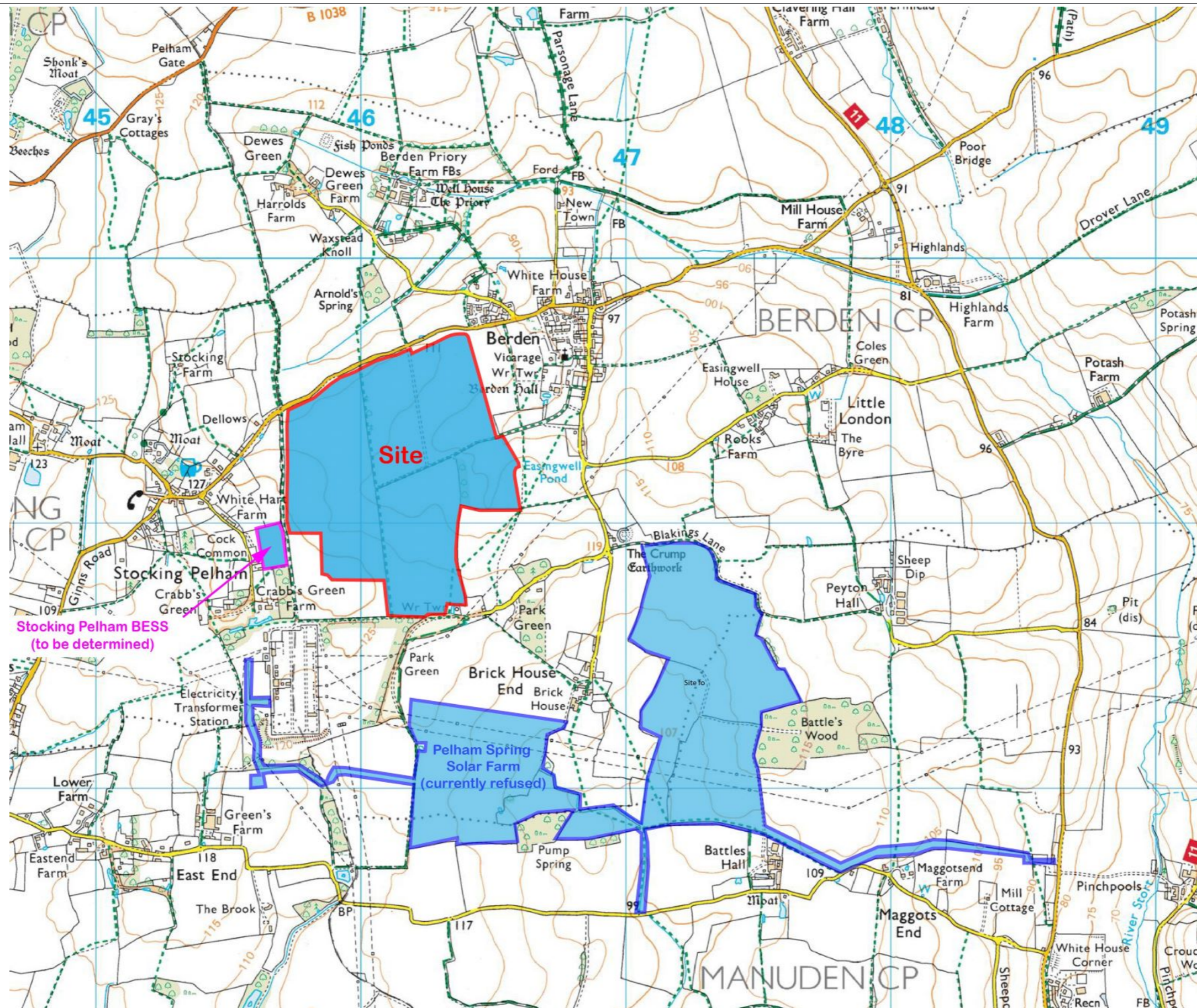




Figure 14: Predictive Zone of Visual Influence once the mitigation has become effective

