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LANDSCAPE AND VISUAL IMPACT ASSESSMENT

Beane Solar Farm

NI 2747
Landscape & Visual
Impact Assessment
02
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Quality Management

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1 LANDSCAPE AND VISUAL IMPACT

1.1 Purpose and Scope

1.1.1 RPS has been commissioned by RES Ltd (the Applicant) to undertake a Landscape and Visual Impact Assessment (LVIA) in support of the construction and operation of Beane Solar PV development (henceforth referred to as the 'Proposed Development'). The Proposed Development is located across several parcels of agricultural land which are wholly contained within East Hertfordshire adjacent to the A507.

1.1.2 This report provides an assessment of the effects of the Proposed Development on the existing landscape resources and receptors, as well as an assessment of the effects on visual receptors in the surrounding landscape. Where appropriate, mitigation measures are proposed to prevent, reduce or offset any adverse effects.

1.1.3 The assessment considers the effects on the landscape and visual environment during the first winter following completion of the development (Year 1) after the landscape measures have been implemented, as a worst case. Thereafter, any predicted adverse effects will lessen, as the proposed planting matures.

1.1.4 This assessment has been prepared and reviewed by chartered landscape architects at RPS.

1.1.5 A site location map is provided below in **Figure 1.1**.

Figure 1-1: Site Location Map

1.2 Study Area

1.2.1 The study area associated with the Proposed Development extends to 5km from the outer edges of the site, in all directions, and has been adopted due to the relative scale (land take) of the Proposed Development.

1.2.2 It is anticipated that any potential significant effects would be contained within this radius. The location of the site and relevant landscape designations within the study area are shown on Appendix A; Figure 3.

1.2.3 To determine the potential intervisibility of the Proposed Development within the surrounding landscape, a computer-generated Zone of Theoretical Visibility (ZTV) has been generated. The ZTV is defined as the theoretical area from which parts of the Proposed Development would be potentially visible and broadly defines the extent of potential visibility within 5km for both the landscape character and visual assessment. The ZTV is shown on Appendix A; Figure 4.

1.3 Consultation

1.3.1 An initial meeting, via Microsoft Teams was held on the 17th October 2023 with representatives from both the Applicant and the East Hertfordshire District Council Local Planning Authority (LPA). During this initial meeting it was proposed that 8 viewpoint locations, representing a range of receptors within the study area would be utilised for assessment of visual impacts. All preliminary viewpoints were located in close proximity to the proposed site.

1.3.2 Following comments received from the LPA's Landscape Architect, because of the initial meeting, the number and location of viewpoints for assessment purposes were reviewed and revised to reflect comments received, which included;

- Consideration of the PRoW which crosses the site;
- Viewpoints from nearby conservation areas; and
- Viewpoints in the wider hinterland surrounding the site.

1.3.3 The revised list of viewpoints was provided to the LPA on the 11th December 2023 and were noted as being acceptable in the pre-application feedback received from the LPA on the 12th January 2024.

1.3.4 The agreed list of viewpoints for assessment purposes is provided in **Table 1**.

Table 1: List of Agreed Viewpoints

ID	Easting	Northing	Location
1	530638	231361	Treacle Lane, Rushden
2	529799	230588	A507 from North
3	530177	230300	Junction Cromer Heath / A507
4	530570	230158	A507 (Northern Boundary)
5	531021	229643	A507 (at farmhouse)
6	531479	229643	A507 (Cottered outskirts)
7	531458	229044	Cottered Maze
8	531353	229043	Cottered Path
9	530737	228733	B1037 at Path junction
10	530450	228646	Cottered Windmill
11	529901	228606	Junction B1037 / Cromer Heath
12	529111	227861	White Hill
13	529776	229019	Newell Lane
14	530192	229035	Cromer Heath looking north

ID	Easting	Northing	Location
15	530197	229224	Cromer Heath Path
16	530252	229535	Cromer Heath near River Beane
17	532314	230932	Broadfield Lodge Farm Road
18	529290	228487	Road to Luffenhall

1.3.5 The representative viewpoint photography was undertaken during the site visit on 1st February 2024, during which time the location of the viewpoint was adjusted to be reflective of available views at each location.

1.4 Planning Policy Context

Local Planning Policy

1.4.1 As mentioned previously in Section 1.1 above, the site for the Proposed Development falls within the East Hertfordshire District Council, and as such the policies contained within the East Hertfordshire District Plan 2018 are of relevance to this Landscape and Visual Impact Assessment (LVIA).

1.4.2 Following a review of the District Plan, the following Policies are of relevance to this LVIA;

- **Policy GBR2 Rural Area Beyond the Green Belt**:

I. In order to maintain the Rural Area Beyond the Green Belt as a valued countryside resource, the following types of development will be permitted, provided that they are compatible with the character and appearance of the rural area:

(a) buildings for agriculture and forestry;

(b) facilities for outdoor sport, outdoor recreation, including equine development in accordance with CFLR6 (Equine Development), and for cemeteries;

(c) new employment generating uses where they are sustainably located, in accordance with Policy ED2 (Rural Economy);

(d) the replacement, extension or alteration of a building, provided the size, scale, mass, form, siting, design and materials of construction are appropriate to the character, appearance and setting of the site and/or surrounding areas;

(e) limited infilling or the partial or complete redevelopment of previously developed sites (brownfield land), whether redundant or in continuing use (excluding temporary buildings) in sustainable locations, where appropriate to the character, appearance and setting of the site and/or surrounding area;

(f) rural exception housing in accordance with Policy HOU4 (Rural Exception Affordable Housing Sites);

(g) accommodation for Gypsies and Travellers and Travelling Showpeople in accordance with Policy HOU9 (Gypsies and Travellers and Travelling Showpeople) or Non-Nomadic Gypsies and Travellers and Travelling Showpeople, in accordance with Policy HOU10 (New Park Home Sites for Non-Nomadic Gypsies and Travellers and Travelling Showpeople);

(h) development identified in an adopted Neighbourhood Plan.

- **Policy DES2 Landscape Character:**

(i) Development proposals must demonstrate how they conserve, enhance or strengthen the character and distinctive features of the district's landscape. For major applications, or applications where there is a potential adverse impact on

landscape character, a Landscape and Visual Impact Assessment and/or Landscape Sensitivity and Capacity Assessment should be provided to ensure that impacts, mitigation and enhancement opportunities are appropriately addressed.

(j) Appropriate mitigation measures will be taken into account when considering the effect of development on landscape character/landscaping.

(k) Where relevant, development proposals will have regard to the District Council's currently adopted Landscape Character Assessment Supplementary Planning Document.

- **Policy DES3 Landscaping:**

I. Development proposals must demonstrate how they will retain, protect and enhance existing landscape features which are of amenity and/or biodiversity value, in order to ensure that there is no net loss of such features.

II. Where losses are unavoidable and justified by other material considerations, compensatory planting or habitat creation will be sought either within or outside the development site. Replacement planting schemes should comprise mature, native species appropriate to the local conditions and landscape character, supported by a monitoring and replacement programme.

- **Policy DES4 Design of Development**

I. All development proposals, including extensions to existing buildings, must be of a high standard of design and layout to reflect and promote local distinctiveness. Proposals will be expected to:

(c) Avoid significant detrimental impacts on the amenity of occupiers of neighbouring properties and land, and ensure that their environments are not harmed by noise and disturbance or by inadequate daylight, privacy or overshadowing;

- **Policy CFLR3 Public Rights of Way**

Proposals for development must not adversely affect any Public Right of Way and, where possible, should incorporate measures to maintain and enhance the Rights of Way network.

- **Policy HA1 Designated Heritage Assets**

I. Development proposals should preserve and where appropriate enhance the historic environment of East Herts.

II. Development proposals that would lead to substantial harm to the significance of a designated heritage asset will not be permitted unless it can be demonstrated that the harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss. Less than substantial harm should be weighed against the public benefits of the proposal.

III. Where there is evidence of neglect of, or damage to, a heritage asset, the deteriorated state of the heritage asset will not be taken into account in any decision.

IV. The Council will, as part of a positive strategy, pursue opportunities for the conservation and enjoyment of the historic environment recognising its role and contribution in achieving sustainable development.

- **Policy HA8 Historic Parks and Gardens**

I. Development proposals should protect the special historic character, appearance or setting of those sites listed on the Historic England 'Register of Historic Parks and Gardens'. The same level of protection will be afforded to other locally important sites.

II. Where appropriate, the District Council will actively encourage proposals for the repair, restoration and management of historic parks and gardens.

1.4.3 It is noted that the site for the Proposed Development also falls within the boundaries of the Buntingford Community Area Neighbourhood Plan 2014 – 2031, and a review of this plan has identified the following policies of relevance to this LVIA;

- **ES2**: *Development proposals that encroach within 12m of the bank tops of the Rivers Rib, Beane and Quin will not be supported, unless the benefits from the development clearly outweigh any harm to the contribution of the river courses to the landscape, wildlife and biodiversity of the BCA. Development that abuts the rivers will be expected to observe this minimum distance, to manage this zone as complimentary habitat and to take opportunities to restore the aquatic environment where it has been damaged.*
- **ES3**: *Green energy generation initiatives such as wind turbines, solar, anaerobic digestion, biomass, ground & air source heat pumps and hydro will be supported in order to make an important contribution to combatting climate change and the sustainable treatment of waste, where an assessment demonstrates that the benefits of the proposal outweigh any harmful impact on:*

  (a) environmental and historic assets;

  (b) visual amenity and landscape character;

  (c) local transport networks;

  (d) the amenity of neighbouring residents and sensitive uses;

  (e) air quality and human health;

  (f) the preservation of long-distance views from public rights of way;

  (g) high quality agricultural land.
- **ES7:** *Development will be expected to protect and enhance biodiversity in line with NPPF requirements. Development must demonstrate a net gain in biodiversity in an ecological report consistent with BS 42020*

1.4.4 It is noted from a review of the current NPPF (December 2023) that when determining planning applications, local planning authorities should apply the following principles, covered under Paragraph 186;

a) if significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused;

b) development on land within or outside a Site of Special Scientific Interest, and which is likely to have an adverse effect on it (either individually or in combination with other developments), should not normally be permitted. The only exception is where the benefits of the development in the location proposed clearly outweigh both its likely impact on the features of the site that make it of special scientific interest, and any broader impacts on the national network of Sites of Special Scientific Interest;

c) development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons67 and a suitable compensation strategy exists; and

d) development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to improve biodiversity in and around developments should be integrated as part of their design, especially where this can secure measurable net gains for biodiversity or enhance public access to nature where this is appropriate.

1.5 Assessment Methodology

General Approach

1.5.1 The methodology and approach to the assessment contained within this chapter has been based on the relevant guidance described in the following documents;

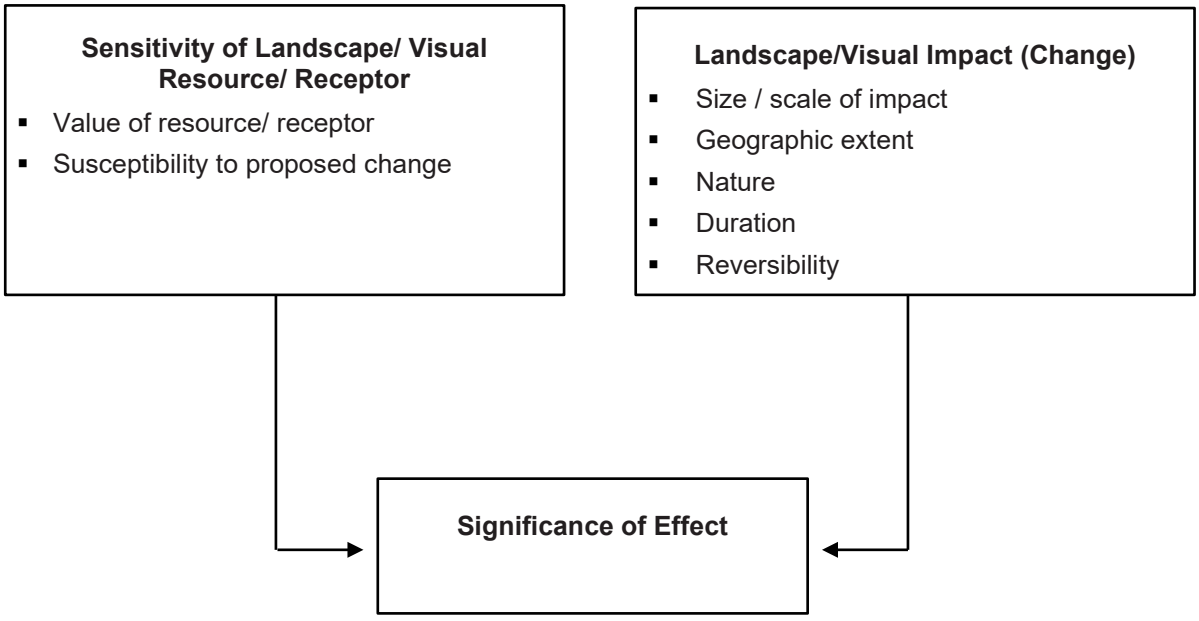
- Guidelines for Landscape and Visual Impact Assessment, Third Edition (The Landscape Institute and Institute of Environmental Management & Assessment, 2013) (GLVIA3);
- Technical Guidance Note 06/19 Visual Representation of Development Proposals (The Landscape Institute, 2019).

1.5.2 GLVIA3 recommends that an LVIA *'concentrates on principles and process' and 'does not provide a detailed or formulaic 'recipe"* to assess effects, it being the '*responsibility of the professional to ensure that the approach and methodology adopted are appropriate to the task in hand*' (preface to the third edition).

1.5.3 The effects on the landscape resources or visual receptors (people) are assessed by considering the proposed change in the baseline conditions (the impact of the proposal) against the type of landscape resource or visual receptor (including the importance and sensitivity of that resource or receptor). The methodology is set out in detail below and summarised in **Figure 1-2**.

1.5.4 These factors are determined through a combination of quantitative (objective) and qualitative (subjective) assessment using professional judgement.

Figure 1-2: Assessment Methodology Summary



1.5.5 The LVIA considers the potential effects of the project upon:

- Individual landscape features and elements;
- Landscape character; and
- Visual amenity and the people who view the landscape.

Identification of Baseline Conditions

1.5.6 Baseline conditions have been identified and assessed through an analysis of;

- Up to date digital copies of Ordnance Survey Discovery Series raster and OS vector maps, to aid in the identification of existing soft and hard landscape features including woodland areas and areas of built form;
- Aerial photography, to aid in the identification of features contained within the surrounding landscape context such as hedgerows, woodland planting, areas of built form and scattered residential development and road networks;
- Natural England - National Character Areas 2014 to identify the broad scale landscape character within England;
- East of England Regional Landscape Framework 2010 to identify the regional landscape character associated with the development site;
- East Hertfordshire District Council Landscape Character Assessment to identify the county/ local level landscape associated with the development site and the surrounding context within which it is situated;
- Local Development Plans to identify and review the policies applicable to the development site and the proposed development form. Review of the local development plan also undertaken to identify any landscape designations within the study area associated with the Proposed Development ;
- Historic England – Register of Parks and Gardens of Special Historic Interest in England to identify any designated landscapes within the study area associated with the Proposed Development; and
- Drawings of the Proposed Development to aid in the assessment of the potential impacts of the Proposed Development on landscape features and elements contained within and adjacent of the development site boundary.

1.5.7 Site visits were undertaken on the 1st February 2024 to assess the existing environment, to establish the existing visual resource and to identify sensitive receptors, i.e. Road users, recreational users, users of the Public Rights of Way (PRoW) network, residential receptors and those receptors at scenic viewpoints. Site visits were also used to consider the potential effects on landscape character and visual impacts arising because of the Proposed Development.

Identifying Effects

1.5.8 Assessing the significance of an effect is a key component of the LVIA and is an evidence-based process combining professional judgment on the nature of a landscape or visual receptor's sensitivity, their susceptibility or ability to accommodate change and the value attached to the receptor. It is important to note that judgments in this LVIA are impartial and based on professional experience and opinion informed by best practice guidance.

1.5.9 The effects of a new development are considered to be of variable duration and are assessed as being of either short-term, medium-term or long-term duration, and permanent or reversible.

1.5.10 Effects of a new development may be considered to be of a long-term duration during the operational phase, whilst operations and infrastructure works apparent during the construction and initial operating period are considered to be temporary or of a short-term duration.

1.5.11 The reversibility of an effect is also variable. The effects on the landscape and visual resource that occurs during the construction period such as the use of construction machinery are considered to be reversible.

1.5.12 Where effects arise during the construction period, these are most likely to be as a result of: movement of construction machinery within the landscape; construction of new structures and

construction activities within the site boundary all of which are considered to be temporary and of a short-term duration.

1.5.13 To avoid repetition, the duration and reversibility of effects are not reiterated throughout the assessment.

Assessment Criteria

1.5.14 The objective of the assessment process is to identify and evaluate the predicted significant effects arising from a proposed development. Significance is a function of the:

- Sensitivity of the affected landscape or visual receptors, determined through consideration of the susceptibility of the receptor to the type of change arising from the specific proposals and the value attached to the receptor; and
- Secondly its Scale or Magnitude, derived from a consideration of the size / scale, geographical extent, duration and reversibility of the Proposed Development.

1.5.15 These definitions recognise that landscapes vary in their capacity to accommodate different forms of development according to the nature of the receiving landscape and the type of change being proposed.

1.5.16 As with any new development, it is acknowledged that the introduction of a development into the existing landscape or visual context could cause either a deterioration, improvement or neutral impact on the existing landscape or visual resource.

Landscape Impact Assessment

1.5.17 The LVIA firstly assesses how a development would impact directly on any landscape features and resources. This category of effect relates to specific landscape elements and features (e.g. woods, trees, walls, hedgerows, watercourses) that are components of the landscape that may be physically affected by the development, such as the removal or addition of trees and alteration to ground cover.

1.5.18 The LVIA then considers impacts on landscape character at two levels. Firstly, consideration is given to how the landscape character is affected by the removal or alteration of existing features and the introduction of new features. This is a direct impact on landscape character.

1.5.19 Secondly, the indirect impacts of a development on the wider landscape are considered. The assessment of impacts on the wider landscape is discussed using the surrounding character areas identified in the relevant landscape character assessments. It is acknowledged there is an overlap between perception of change to landscape character and visual amenity, but it should be remembered that landscape character is generally derived from the combination and pattern of landscape elements within the view.

1.5.20 The significance of effects on landscape features and character is determined by considering both the sensitivity of the feature or landscape character and the magnitude of impact.

1.5.21 Consideration of the sensitivity of the landscape resource against the magnitude of impact caused by the proposed development is fundamental to landscape and visual assessment and these two criteria are defined in more detail below.

Sensitivity of Landscape Resource/ Receptors

1.5.22 The sensitivity of a landscape receptor is a combination of 'judgements of their susceptibility to the type of change or development proposed and the value attached to the landscape" (GLVIA, para 5.39). For the purpose of this assessment, susceptibility and value of landscape receptors are defined as follows:

- Landscape susceptibility: "*the ability of the landscape receptor (whether it be the overall character or quality/condition of a particular landscape type or area, or an individual element and/or feature, or a particular aesthetic and perceptual aspect) to accommodate the proposed*

change without undue consequences for the maintenance of the baseline situation and/or the achievement of landscape planning policies and strategies" (GLVIA, para 5.40).

- Value of the landscape receptor: "*The value of the Landscape Character Types or Areas that may be affected, based on review of designations at both national and local levels, and, where there are no designations, judgements based on criteria that can be used to establish landscape value; and, the value of individual contributors to landscape character, especially the key characteristics, which may include individual elements of the landscape, particularly landscape features, notable aesthetic, perceptual or experiential qualities, and combinations of these contributors*" (GLVIA, para 5.44).

1.5.23 Sensitivity is not readily graded into bands. However, descriptions of landscape susceptibility and value are set out in **Table 2**.

1.5.24 Assessments of susceptibility and value of a particular landscape resource may be different and professional judgement will always be used to conclude on the judgement of sensitivity. For example, value may be high, and susceptibility may be low, and a professional judgement will be made to determine whether sensitivity is high, low or in between, supported by narrative explanation.

Table 2: Landscape Sensitivity

Definition		Sensitivity
Landscape resource/ receptor susceptibility	**Landscape resource/ receptor value**	
Exceptional landscape quality, no or limited potential for substitution. Key elements / features well known to the wider public. Little or no tolerance to change	Nationally / internationally designated/ valued landscape, or key elements or features of national/ internationally designated landscapes. Little or no tolerance to change	Very High
Strong/ distinctive landscape character; absence of landscape detractors. Low tolerance to change.	Regionally/ nationally designated/ valued countryside and landscape features. Low tolerance to change.	High
Some distinctive landscape characteristics; few landscape detractors. Medium tolerance to change.	Locally' regionally designated/ valued countryside and landscape features. Medium tolerance to change.	Medium
Absence of distinctive landscape characteristics; presence of landscape detractors. High tolerance to change	Undesignated countryside and landscape features. High tolerance to change	Low
Absence of positive landscape characteristics. Significant presence of landscape detractors. High tolerance to change	Undesignated countryside and landscape features. High tolerance to change	Negligible

Magnitude of Impact on Landscape Resources and Receptors

1.5.25 The magnitude of impact or change affecting landscape receptors depends on the size or scale, geographical extent of the area influenced and its duration and reversibility. These factors are described below:

- Size or scale: "*The extent of the existing landscape elements that will be lost, the proportion of the total extent that this represents and the contribution of that element to the character of the landscape…; the degree to which aesthetic or perceptual aspects of the landscape are altered either by removal of existing components of the landscape or by addition of new ones…*" and, "*whether the effect* [impact] *changes the key characteristics of the landscape, which are critical to its distinctive character*" (GLVIA, para 5.49).
- Geographical extent: Distinct from scale or size, this factor considers the geographical area over which the landscape impacts will be felt, it might, for example, be a moderate loss of landscape receptors or character over a large area, or a large loss of receptors or character over a very localised area. At para 5.50 GLVIA3 notes that "*in general effects* [impacts] *may have an influence at the following scales, although this will vary according to the nature of the project and not all may be relevant on every occasion: at the site level within the development site itself; at the level of the immediate setting of the site; at the scale of the landscape type or character area within which the proposal lies; and, on a larger scale, influencing several landscape types or character areas.*" For the purposes of this LVIA, the assessment considers the impact of the Proposed Development on the published landscape character areas, at local level, i.e. the fourth landscape scales.

1.5.26 Duration and reversibility: Duration is categorised as short, medium or long-term. GLVIA explains that as there are no standard lengths of time within these categories, the appraisal must state what these are and why these have been chosen (GLVIA, para 5.51). Reversibility is described as "*a judgement about the prospects and practicality of the particular effect being reversed in, for example, a generation*" (GLVIA, para 5.52). Projects can be permanent (irreversible), partially reversible or fully reversible.

1.5.27 For the purposes of this LVIA assessment, duration is; Temporary (less than 1 year), short term (1 to 7 years), medium term (7 to 15 years), long term (15 – 60 years) and permanent (effects lasting over 60 years). The photomontages in support of this Report (refer to Appendix B) have been provided to illustrate the existing view available from each location along with illustrative imagery depicting a Year 1 and Year 10 scenario, with the latter including mitigation planting.

1.5.28 For the purposes of this assessment the Proposed Development is considered to be temporary and fully reversible.

1.5.29 The magnitude of landscape impact has been classified on a five-point scale (Large, Medium, Small, Negligible and No Change). The definitions of terms relating to the magnitude of landscape impact are set out in **Table 3** below.

Table 3: Magnitude of Landscape Impact

Definition	Magnitude of Impact
Total loss or addition or/ very substantial loss or addition of key elements / features / patterns of the baseline, i.e., pre-development landscape and/ or introduction of dominant, uncharacteristic elements with the attributes of the receiving landscape	Large
Partial loss or addition of or moderate alteration to one or more key elements / features / patterns of the baseline, i.e., pre-development landscape and / or introduction of elements that may be prominent but may not necessarily be substantially uncharacteristic with the attributes of the receiving landscape.	Medium
Minor loss or addition of or alteration to one or more key elements / features / patterns of the baseline, i.e., pre-development landscape and or introduction of elements that may not be uncharacteristic with the surrounding landscape.	Small
Very minor loss or addition of or alteration to one or more key elements / features / patterns of the baseline, i.e., pre-development landscape and/or introduction of elements that are not uncharacteristic with the surrounding landscape approximating to a 'no-change' situation.	Negligible
No loss, alteration or addition to the receiving landscape resource	No change

Visual Impact Assessment

1.5.30 As outlined in GLVIA 3 (Paragraph 6.1) 'An assessment of visual effects deals with the effects of change and development on the views available to people and their visual amenity'. The assessment of effects on views is an assessment of how the introduction of a proposed development will affect views within the study area. The Assessment of visual effects therefore needs to consider:

- Direct impacts of a proposed development upon views of the landscape through intrusion or obstruction;
- The reaction of viewers who may be affected, e. g. residents, walkers, road users; and
- The overall impact on visual amenity.

1.5.31 Viewpoint locations utilised within this LVIA have been agreed with the LPA, as noted in Section 1.3, and have been selected to meet the following criteria:

- A balance of viewpoints from where main directions of view are towards the Proposed Development;
- A range of views of the proposed development covering the extent of the study area. A proportion representing areas known to be available to the community where people may frequently congregate; and
- Locations of interest e.g. settlements.

Sensitivity of Visual Receptors

1.5.32 Visual receptors are always people. The sensitivity of each visual receptor (the particular person or group of people likely to be affected at a specific viewpoint) "*should be assessed in terms of both their susceptibility to change and in views and visual amenity and also the value attached to particular views*" (GLVIA, para 6.31). For the purpose of this assessment, susceptibility and value of visual receptors are defined as follows:

- Visual susceptibility: "*The susceptibility of different visual receptors to changes in views and visual amenity is mainly a function of: The occupation or activity of people experiencing views at the particular locations; and, the extent to which their attention or interest may therefore be focused on the views and the visual amenity they experience at particular locations*" (GLVIA, para 6.32).

- Value of views: Judgements made about the value of views should take account of: "*recognition of the value attached to particular views, for example in relation to heritage assets, or through planning designations; and, indicators of value attached to views by visitors, for example through appearances in guidebooks or on tourist maps, provision of facilities for their enjoyment (such as parking places, sign boards or interpretive material) and references to them in literature or art…*" (GLVIA, para 6.37).

1.5.33 Sensitivity is not readily graded in bands and GLVIA notes, with regards to visual sensitivity, that the division of who may or may not be sensitive to a particular change "*is not black and white and in reality, there will be a gradation in susceptibility to change*" (GLVIA, para 6.35).

1.5.34 In order to provide both consistency and transparency to the assessment process, however, **Table 4** below defines the criteria which have guided the judgement as to the intrinsic susceptibility and value of the resource/receptor and subsequent sensitivity to the Proposed Development.

Table 4: Visual Resource Sensitivity

Definition		Sensitivity
Visual resource/ receptor Susceptibility	**Visual resource/ receptor value**	
Views of remarkable scenic quality, of and within internationally designated landscapes or key features or elements of nationally designated landscapes that are well known to the wider public. Little or no tolerance to change.	Observers, drawn to a particular view, including those who have travelled to experience the views. Little or no tolerance to change	Very High
Views from residential property. Public rights of way, National Trails, Long distance walking routes and nationally designated countryside/ landscape features with public access. Low tolerance to change.	Observers enjoying the countryside from their homes or pursuing quiet outdoor recreation are more sensitive to visual change. Little tolerance to change	High
Views from local roads and routes crossing designated countryside / landscape features and 'access land' as well as promoted paths. Medium Tolerance to change.	Observers enjoying the countryside from vehicles on quiet/ promoted routes are moderately sensitive to visual change. Medium tolerance to change	Medium
Views from work places, main roads and undesignated countryside / landscape features. High tolerance to change.	Observers in vehicles or people involved in frequent or infrequent repeated activities are less sensitive to visual change. High tolerance to change	Low
Views from within and of undesignated landscapes with significant presence of landscape detractors. High tolerance to change.	Observers in vehicles or people involved in frequent or frequently repeated activities are less sensitive to visual change. High tolerance to change	Negligible

Magnitude of Impact on Visual Receptors

1.5.35 As with the magnitude of landscape impacts, the magnitude of impact or change affecting visual receptors depends on the size or scale, geographical extent of the area influenced and its duration and reversibility. These factors are described below:

- Size or scale: Judgements need to take account of: "*the scale of the change [impact] in the view with respect to the loss or addition of features in the view and changes in its composition,*

including the proportion of the view occupied by the proposed development; the degree of contrast or integration of any new features or changes in the landscape with existing or remaining landscape elements and characteristics in terms of form, scale and mass, line, height, colour and texture; and, the nature of the view of the proposed development, in terms of the relative amount of time over which it will be experienced and whether views will be full, partial or glimpses" (GLVIA, para 6.39).

- Geographical extent: This will vary from viewpoint to viewpoint and will reflect: "*the angle* [orientation] *of view in relation to the main activity of the receptor; the distance of the viewpoint from the proposed development; and, the extent of the area over which the changes* [impacts] *would be visible*" (GLVIA, para 6.40).

1.5.36 Duration and reversibility of visual effects: As with landscape impacts, duration should be categorised as short, medium or long-term and projects considered to be permanent (irreversible), partially reversible or fully reversible (GLVIA, para 6.41).

1.5.37 For the purposes of this appraisal the impacts on views of the Proposed Development are considered to be temporary and fully reversible. The magnitude of visual impact has been classified on a five-point scale (Large, Medium, Small, Negligible and No Change). The definitions of terms relating to the magnitude of landscape impact are set out in **Table 5** below.

Table 5: Magnitude of Visual Impact

Definition	Magnitude
Complete or very substantial change in view dominant involving complete or very substantial obstruction of existing view or complete change in character and composition of baseline, e.g., through removal of key elements	Large
Moderate change in view: which may involve partial obstruction of existing view or partial change in character and composition of baseline, i.e., pre-development view through the introduction of new elements or removal of existing elements. Change may be prominent, but would not substantially alter scale and character of the surroundings and the wider setting. Composition of the view would alter. View character may be partially changed through the introduction of features which, though uncharacteristic, may not necessarily be visually discordant	Medium
Minor change in baseline, i.e. pre-development view - change would be distinguishable from the surroundings whilst composition and character would be similar to the pre change circumstances.	Small
Very slight change in baseline, i.e. pre-development view - change barely distinguishable from the surroundings. Composition and character of view substantially unaltered.	Negligible
No alteration to the existing view	No change

Significance of Effects

1.5.38 The purpose of this LVIA is to determine, in a transparent way, the likely significance of the landscape and visual effects of the Proposed Development. It is recognised that new development will lead to some landscape and visual effects. However, it should be stressed that not all landscape and visual effects arising will be significant.

1.5.39 GLVIA3 explains, at paragraph 5.55, that a staged approach can be adopted when assessing landscape significance "*susceptibility to change and value can be combined into an assessment of sensitivity for each receptor, and size/scale, geographical extent and duration and reversibility can be combined into an assessment of magnitude for each effect. Magnitude and sensitivity can then be combined to assess overall significance*."

1.5.40 GLVIA3 also identifies that *' a final judgment is made about whether or not each effect is likely to be significant. There are no hard and fast rules about what effects should be deemed 'significant' but LVIAs should always distinguish clearly between what are considered to be significant and non-significant effects*'.

1.5.41 Significance can only be defined in relation to each development and its specific location. The relationship between receptors and effects is not typically a linear one. It is for each LVIA to determine how judgements about receptors and effects should be combined to derive significance and to explain how this conclusion has been arrived at.

1.5.42 Significance varies depending on the receptor's sensitivity and the magnitude of impact of the Proposed Development. The distance to the new development can be a major factor in determining the magnitude of the impact. Those resources or receptors closer to the project are likely to experience a greater significance of effects than those further away.

1.5.43 A significant effect would not necessarily mean that the effect is unacceptable in planning terms. What is important is that the likely effects of any proposal are transparently assessed and understood in order that the determining authority can bring a balanced and well-informed judgement to bear when making any decision. This judgement should be based upon weighing up the benefits of the proposal against the anticipated effects, both positive and negative.

1.5.44 The effects of the development are of variable duration and are assessed as being either short-term or long-term, and temporary, permanent or reversible. Effects are judged to be long-term during the operational phase of the development, whilst other operations and infrastructure such as temporary construction compounds and access tracks, apparent only during the construction and initial operating period are considered to be short-term, temporary effects.

1.5.45 The reversibility of effects is also variable. The effects on the landscape and visual resource that result from the presence of the solar arrays are reversible as they will be removed on decommissioning. The effects that will occur during the construction period and decommissioning of the site, such as the use of heavy machinery, are also reversible.

1.5.46 Any significant effects that occur in relation to the Proposed Development will either be medium-term or long-term duration and reversible.

1.5.47 The significance of effect on landscape, views and visual amenity has been described according to the six-point scale shown in the above matrix (Substantial, Major, Medium, Minor, Negligible or None). A description of these terms is provided in **Table 6** below.

Table 6: Definitions of Significance Criteria

Significance of Effect	Landscape Resource	Visual Resource
None	Where the project would not alter the landscape character of the area.	Where the project would retain existing views.
Negligible	Where proposed changes would have an indiscernible effect on the character of an area.	Where proposed changes would have a barely noticeable effect on views/visual amenity.
Minor	Where proposed changes would be at slight variance with the character of an area.	Where proposed changes to views, although discernible, would only be at slight variance with the existing view.
Moderate	Where proposed changes would be noticeably out of scale or at odds with the character of an area.	Where proposed changes to views would be noticeably out of scale or at odds with the existing view.
Major	Where proposed changes would be uncharacteristic and/or would significantly alter a valued aspect of (or a high quality) landscape.	Where proposed changes would be uncharacteristic and/or would significantly alter a valued view or a view of high scenic quality.
Substantial	Where proposed changes would be uncharacteristic and/or would significantly alter a landscape of exceptional landscape quality (e.g., internationally designated landscapes), or key elements known to the wider public of nationally designated landscapes (where there is no or limited potential for substitution nationally).	Where proposed changes would be uncharacteristic and/or would significantly alter a view of remarkable scenic quality, within internationally designated landscapes or key features or elements of nationally designated landscapes that are well known to the wider public.

1.5.48 For the purposes of this assessment those effects indicated, in **Table 7** below, of Moderate and below are not considered to be significant. Those effects Major and above are considered to be significant.

1.5.49 The matrix at has been used to guide the assessment of effects. Where the matrix provides a choice of level of effects, e.g., Minor to Moderate, the assessor has exercised professional judgement in determining which of the levels is more appropriate.

Table 7: Significance of effects matrix

Magnitude of Impact	Sensitivity				
	Negligible	Low	Medium	High	Very High
No Change	No Change	No Change	No Change	No Change	No Change
Negligible	Negligible	Negligible to Minor	Negligible to Minor	Minor	Minor
Small	Negligible to Minor	Negligible to Minor	Minor	Minor to Moderate	Moderate to Major
Medium	Negligible to Minor	Minor	Moderate	Moderate to Major	Major to Substantial
Large	Minor	Minor to Moderate	Moderate to Major	Major to Substantial	Substantial

1.5.50 A conclusion that an effect is 'significant' should not be taken to imply that the Proposed Development is unacceptable. Significance of effect needs to be considered regarding the scale over which it is experienced and whether it is beneficial or adverse.

1.6 Baseline Conditions

General Overview

1.6.1 The application site measures approximately 79.5ha and comprises several mixed used arable, agricultural fields of varying scale, located within East Hertfordshire west of the A507.

1.6.2 Within the application site itself, two sets of overhead power lines run through the northern parcel of the site in a generally east - west orientation. The River Beane also bisects the northern parcel of land with a further, minor water course bisecting the southern portion of the northern parcel. Both identified water courses bisect the site in a generally east – west orientation.

1.6.3 From a review of the available information regarding the Public Rights of Way (PRoW) within Hertfordshire, it has been identified that two PRoW's traverse through the application site. The ProW identified as Cottered 028, traverses the northern parcel running from Cromer Heath to Lodge Farm, whilst the PRoW identified as Ardeley 049 is located between the southern boundary of the northern parcel and the northern boundary of the southern parcel, running between Newell land and the B1037 to the east.

1.6.4 Cottered Airfield falls within the site which remains active. The airfield is for exclusive private use and is in the control of the landowner. The landowner intends to cease the private airfield use. To confirm, there are no commercial activity / flights from this airfield.

1.6.5 The northern parcel of the application site is bounded to the north by an existing field boundary hedgerow, with mature trees present along its length which provides partial enclosure. Eastern boundaries of the northern parcel align with the adjacent A507, whilst southern boundaries are well defined by a mix of woodland planting and hedgerow planting. Western boundaries associated with the northern parcel of land lie adjacent to the local road network running generally north from the junction of Newell Lane and Cromer Heath to its junction with the A507. Western boundaries are well defined by the local road network, and vegetation along this boundary is comprised of field boundary hedges on top of raised verges, though localised sections of this boundary are open in nature with no hedgerows present.

1.6.6 The southern parcel of the application site is bounded to the north by existing field boundary hedgerows, which align with the southern edge of the Ardeley PRoW. Eastern boundaries are partially defined by hedgerow, though primary definition is provided by field margin vegetation. Southern boundaries of this parcel of land align with the B1037, which are generally open in nature though defined by small embankments. Western boundaries of the southern parcel of land align with the local road identified as Cromer Heath, which are partially defined by field boundary hedges.

1.6.7 In respect of the wider context, the application site is located approximately 400m west of Cottered and approximately 6km north-east of Stevenage, with Stansted Airport approximately 23km to the southeast. The site is well connected within the wider context, owing to being sited adjacent to the A057, with the A1 motorway being 7km to the west and the A10 approximately 5km to the east.

1.7 Landscape and Visual Baseline

Landscape Character Baseline

Published Landscape Character Assessments

1.7.1 Landscape character can be defined at a variety of scales and a substantial amount of existing published information is available at national and county / regional levels (refer Appendix A; Figure 2).

Natural England National Character Areas 2014

1.7.2 In recognising the importance of sustaining regional identity, Natural England commissioned the identification of 159 National Character Areas (NCAs) within England. Each NCA represents an area of distinct and recognisable character at a national scale. The boundaries of identified NCA's follow natural lines in the landscape, not county or district boundaries.

1.7.3 Each NCA is described in an interactive 'profile', based upon information on people and place and the combinations of nature, culture and perception which make each part of England unique and has been developed to meet commitments set out in England's Character Area Framework.

1.7.4 A review of Natural England's NCAs indicates that the Proposed Development lies in one NCA; NCA 86 – South Suffolk and North Essex Clayland (refer to Appendix A: Figure 2).

South Suffolk and North Essex Clayland NCA 86

1.7.5 The key characteristics identified from the NCA description are as follows:

- *An undulating chalky boulder clay plateau is dissected by numerous river valleys, giving a topography of gentle slopes in the lower, wider valleys and steeper slopes in the narrower upper parts.*
- *Fragments of chalk give many of the soils a calcareous character, which also influences the character of the semi-natural vegetation cover.*
- *South-east-flowing streams and rivers drain the clay plateau. Watercourses wind slowly across flood plains, supporting wet, fen-type habitats; grazing marsh; and blocks of cricket-bat willows, poplars, and old willow pollards. Navigation locks are present on some rivers.*
- *Lowland wood pasture and ancient woodlands support the dormouse and a rich diversity of flowering plants on the clay plateau. Large, often ancient hedgerows link woods and copses, forming wooded skylines.*
- *The agricultural landscape is predominantly arable with a wooded appearance. There is some pasture on the valley floors. Field patterns are irregular despite rationalisation, with much ancient countryside surviving. Field margins support corn bunting, cornflower, and brown hare.*

- *Roman sites, medieval monasteries and castles and ancient woodlands contribute to a rich archaeology. Impressive churches, large barns, substantial country house estates and Second World War airfields dot the landscape, forming historical resources.*
- *There is a dispersed settlement pattern of scattered farmsteads, parishes, and small settlements around 'tyes' (commons) or strip greens and isolated hamlets. The NCA features a concentration of isolated moated farmsteads and numerous well-preserved medieval towns and large villages.*
- *Larger 20th-century development has taken place to the south and east around Chelmsford, Ipswich and the new towns of Harlow and Stevenage.*
- *Traditional timber-frame, often elaborate buildings with exposed timbers, colour-washed render, pargeting, and steeply pitched roofs with pegtiles or long straw thatch. Sometimes they have been refronted with Georgian red brick or Victorian cream-coloured bricks ('Suffolk whites'). Clay lump is often used in cottages and farm buildings.*
- *Winding, narrow and sometimes sunken lanes are bounded by deep ditches, wide verges, and strong hedgerows. Transport infrastructure includes the A14, A12, M11 and Stansted Airport.*
- *A strong network of public rights of way provides access to the area's archetypal lowland English countryside.*

1.7.6 The NCA 86 is described as having the following character: "The South Suffolk and North Essex Clayland's chalky, boulder clay plateau is dissected by small-scale undulating river valley topography. Views from the plateau, which rises to 161 m above sea level, are often extensive, with large, open skies. The winding river valleys are smaller in scale, with an intimate sense of enclosure, particularly in their upper reaches. Rivers including the Colne, Blackwater, Brain, Ter, Chelmer, and Stour all have their headwaters on the clay plateau. The area's open yet wooded character is sufficiently endowed with copses and small woods to have wooded horizons, which give a large, distantly wooded character to the landscape – an impression that is sometimes missing at close quarters due to the loss of hedges and hedgerow trees. In Suffolk, oaks, and ash, with some cherry and holly, give a more treed and hedged character."

Hertfordshire District Council Landscape Character Assessment 2007

1.7.7 Hertfordshire District Council has undertaken separate landscape character assessments which describe the variations in character between the different landscape types within the County. The assessment process has identified over 230 local landscape character areas, and each distinct area has been mapped and includes a description of the landscape character, key characteristics, physical influences and historical and cultural influences and an evaluation of the condition and robustness of the landscape character area. Guidelines in relation to strategy for managing change is also included within each of the assessments.

1.7.8 A review of the landscape character area assessments has identified that the Proposed Development is wholly located within the Upper Beane Valley Tributaries (Area 221) landscape character area defined by Hertfordshire District Council (refer to Appendix A: Figure 2).

Upper Beane Valley Tributaries (Area 221)

1.7.9 The accompanying landscape character assessment for Area 221 (Upper Beane Valley Tributaries) states that the 'Character Area comprises the upper headwaters of the River Beane which continues to the south of the District within a previously identified Character Area – The Middle Beane Valley (Character Area 39). The Upper Beane Valley Tributaries are mainly the three upper arms of the valley that rise at Rushden village, Kingswoodbury and Church End to the east of Weston. All three tributaries join the main valley at Luffenhall'.

1.7.10 The assessment describes the landscape character as an 'Incised chalk landscape with water courses. Predominantly arable land use, organic enclosure pattern associated with an irregular network of winding lanes to the north and west of Luffenhall. The Beane valley to the north and

west has regular rectilinear field boundaries often curving, set within an earlier organic pattern of boundaries'.

1.7.11 Key characteristics identified in the assessment of Area 221 (Upper Beane Valley Tributaries) include:

- *Arable land use*
- *Irregular pattern, of medium to large sized fields*
- *Scattered hedgerows and waterside trees*
- *Small blocks of relict ancient woodland on the upper slopes*
- *Narrow winding lanes*
- *Sparse settlement.*

1.7.12 Distinctive features listed within the landscape assessment accompanying Area 221 (Upper Beane Valley Tributaries) include pylon lines.

1.7.13 In relation to the evaluation of the landscape character area, it is noted that the assessment identifies current condition as being '*Good'* and robustness as '*weak*', resulting in a landscape that is considered to require strengthening and reinforcement.

1.7.14 The strategy and guidelines for managing change associated with Area 211 (Upper Beane Valley Tributaries) include the following relevant guidance;

- *Encourage the development of neutral, species-rich grasslands*
- *Promote the creation of buffer zones between intensive arable production and areas of semi-natural habitat and the creation of links between habitat areas*
- *Promote hedgerow restoration along the lines of historic field boundaries and for the creation of visual links between existing woodland areas*
- *Promote the use of traditional field hedges in place of post and wire enclosures to new grazing areas*
- *Protect and preserve the pattern of narrow winding lanes and associated hedge banks, sunken lanes, verges and hedges*
- *Promote the diversity of hedgerow species and the planting of standard hedgerow trees*

Landscape Designations

1.7.15 This section reviews relevant landscape designations and their proximity to the Proposed Development (refer to Appendix A: Figure 3). A brief explanation of these has been given below:

Local Nature Reserves (LNR)

1.7.16 A LNR is a habitat of local or regional significance that makes a useful contribution both to nature conservation and to the opportunities for the community to see, learn about and enjoy wildlife.

1.7.17 Following a review of the East Hertfordshire District Plan 2018, it has been established that the closest LNR, Weston Hill LNR, is located approximately 6km to the northwest of the Proposed Development Site. Due to separation distance, intervening topographical changes and screening provided by vegetation and built form it is considered that there will be no direct or indirect impacts upon the Weston Hill LNR, and as such an assessment of effects upon the Weston Hill LNR is not considered further within this LVIA assessment

Historic Parks and Gardens

1.7.18 Historic England has identified parks, gardens, and demesnes that it considers representative of significant historic and landscape resource.

1.7.19 Following a review of available information, it has been identified that there is a single Historic Park & Garden (HPG), located approximately 0.5km southeast of the Proposed Development Site at The Garden House, Cottered.

1.7.20 Following site survey, it is considered that due to screening effects provided by intervening topographical changes and significant vegetation cover forming the western boundary of the HPG that that there are predicted to be no direct or indirect impacts upon the identified HPG, resulting in no significant effects upon the character of the landscape, the setting of the HPG or views towards or from the HPG and as such an assessment of effects upon the HPG is not considered further within this LVIA assessment.

Conservation Areas

1.7.21 A Conservation Area is an area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance, and which has been designated by East Hertfordshire Council. There are several Conservation Areas located within the study area associated with the Proposed Development (refer Appendix A; Figure 3).

1.7.22 Following a review of the available information, it has been identified that the closest Conservation Area to the Proposed Development is the Cottered Conservation Area, the western boundary of which lies approximately 0.45km south-east of the Proposed Development site.

1.7.23 Following site survey, it is considered that due to screening effects provided by intervening topographical changes and significant vegetation cover which forms the western boundary of the Conservation Area that there are predicted to be no significant indirect impacts on the identified Conservation Area, the setting of the Conservation Area or any features contained and contributing to the Conservation Area and as such an assessment of effects upon the Conservation Area is not considered further within this LVIA assessment.

Way Marked Trails / Public Rights of Way (PRoW)

1.7.24 In England the Right of Way is a legally protected right of the public to pass and re-pass on specific paths. There are several PRoWs located within proximity to the Proposed Development site which have been identified from information available on Hertfordshire County Council. Relevant PRoW's have been identified as follows;

- Ardeley 049; traverses the south-western portion of the Proposed Development, dividing the application site into northern and southern parcels. The route is described as '*Commences at junction with county road on parish boundary opposite Newell Lane Luffenhall, thence SE to junction with county road NW of Hare Street.*'
- Cottered 028; is located within the Proposed Development site and the route is described as '*Commences from county road A507 at Lodge Farm E of barn, thence SW through gap and over grass field to Park boundary and junction with county road (Cumberlow Green to Cromer) opposite Swamstey Common.*'
- Cottered 026; located approximately 370m south-east of the Proposed Development site, the route is described as '*Commences at junction with county road S of Town Houses in Cottered by step stile thence to FP27 at step stile thence SW over Green Lane through hedge gap to junction with county road B1037 NW of Hare Street.*'
- Cottered 027; located approximately 460m south-east of the Proposed Development site, the route is described as '*Commences at junction with county road B1037 NE of Hare Street thence N to junction with FP26 W of Cheynes and S of Nottingham Charity Houses.*'
- Clothall 020; located approximately 520m north-west of the Proposed Development site, the route is described as '*Commences from Baldock - Buntingford Road S of Cumberlow Green thence SW passing E of Kipple Field to join county road approx. 70 yds S of Harveyshill Farm'*

1.7.25 All of the above identified PRoW's have the potential to experience either direct or indirect impacts as a result of the Proposed Development and as such have been carried forward for further assessment within Section 1.10.

Representative Viewpoints

1.7.26 As previously mentioned in Section 1.3, representative viewpoints have been discussed and agreed with the LPA. **Table 8** provides a description of the view available from each of the agreed locations together with an indication of the receptors predicted to experience the available view.

Table 8: Viewpoint Description and Receptors

Viewpoint		Receptors	Description of view
1	View south from field entrance at Rushden	The view is considered to be representative of views experienced by residents to the southern end of Treacle Lane.	The existing view available from this location is generally panoramic in nature, though locally constrained by existing vegetation which includes field boundary hedgerows and woodland copse planting on more elevated land. The view available from this slightly elevated location is largely comprised of enclosed mixed agricultural (pastoral and arable) farmland, which is gently undultating in nature with visible horizons punctuated and interupted by upper canopies of trees. At close to mid-distance, farmland and mature vegetation are the dominant visual feature within the view, whilst at distance large scale man-made elements, including pylons and a single transmitter mast are visible across the whole of the view. Whilst prominent within the view, large scale man-made structures form minor points of visual interest.
2	View southeast from A507	The view is representative of views experienced by transient receptors traveling east on the A507 towards Cottered.	The existing view available from this slightly elevated location is partially restricted in nature by roadside hedgerow forming the immediate foreground of the view. The wider view is generally panoramic in nature and partially restricted by existing vegetation, including hedgerows and scattered tree planting. The landform is gently undulating in nature and comprises mixed arable and pastoral farmland, with field boundaries partially defined by vegetation. Distant horizons formed by upper canopies of woodland cover are locally elevated by overhead lines, which form a perceived / elevated horizon line between large scale pylons. Whilst prominent within the view, large scale man-made structures form minor points of visual interest.
3	View southwest from A507 corner	The view is considered to be representative of peripheral views available to transient receptors on the A507 and the Cromer Heath Road. The view is also considered to be representative of views experienced by recreational receptors on the PRoW (Clothall 020).	The existing view available from this location is open, expansive and panoramic in nature, with arable agricultural farmland forming the immediate foreground of the view. Mid distance and distant portions of the view are largely comprised of mixed-use agricultural pastoral and arable farmland, within a gently undulating landform, with visible field boundaries delineated by hedgerows and hedgerows with mature trees which form textural interest throughout

Viewpoint		Receptors	Description of view
			the view. Distant horizons are elevated in nature by existing vegetation cover, comprised mixed species woodland and scattered trees within hedgerows. Visible at mid-distance, large scale man-made pylons carrying overhead lines form prominent visual elements with additional pylons, visible beyond, forming minor visual interest as they are generally perceived against a well vegetated background.
4	View south from A507	The view is considered to be representative of direct and peripheral views available to transient receptors on the A507.	The existing view available from this location is generally open and panoramic in nature, though partially restricted by topographical changes at close distance. The immediate foreground of the view is comprised of arable farmland, with lower portion of a single pylon forming a dominant element of the view at close distance. Timber poles carrying overhead lines are visible adjacent to the A507, adding further verticality at close distance. Distant horizons are partially elevated by existing vegetation, with tree cover visible to the left of the view associated with the western edge of Cottered.
5	View north from A507	The view is considered to be representative of direct and peripheral views available to transient receptors on the A507.	The existing view available from this location is generally open and panoramic in nature. The immediate foreground of the view is comprised of arable farmland, across a gently undulating landform, with field boundaries partially delineated by hedgerows and hedgerows with mature trees across mid-distance portions of the view. Distant horizons are partially elevated by existing vegetation which includes woodland cover. large scale pylons, carrying overhead lines, are visible across the whole of the view, forming distinct visual elements within the view. Existing traffic movement on the A507 to the right of the view adds interest and movement within a generally agricultural view. Timber poles carrying overhead lines are visible adjacent to the A507, adding further verticality at close distance.
6	View from A507 – Gap in Hedge	The view is considered to be representative of peripheral views available to transient receptors on the A507 and residential receptors in the immediate vicinity	The view available from this locally elevated location is partially restricted in nature by roadside hedgerows immediately north and south of the viewpoint location. Views are further restricted by a combination of existing field boundary hedgerows, and field boundary hedgerows with mature trees visible at mid-distance. The immediate foreground of the view is comprised of agricultural arable farmland, with further glimpsed views of arable farmland available beyond and below intervening vegetation cover. Whilst visible within the view, large scale man-made structures including pylons carrying overhead lines form minor elements of the view. Distant horizons are partially screened by intervening vegetation

Viewpoint		Receptors	Description of view
			and are formed by existing vegetation cover, including woodland.
7	View from Publc Path (ProW Cottered 027)	The view is considered to be representative of views available to recreational receptors using the Public Right of Way.	The existing view available from this location is constrained and screened by existing vegetation to the immediate east and west of the PRoW, which focuses views along the direction of travel. Overall, this view is enclosed and constrained in nature.
8	View from Path over Field	The view is considered to be representative of views experienced by recreational receptors on the PRow between Cromer and Cottered.	The existing view available from this location is open and panoramic in nature, though locally constrained by existing vegetation which includes field boundary hedgerows and woodland copse planting on more elevated land. The available view from this slightly elevated location is comprised of mixed agricultural (pastoral and arable) farmland, which is gently undultating in nature with visible horizons punctuated and interupted by large scale plyons. At close to mid-distance, farmland and mature vegetation are the dominant visual feature within the view, whilst at distance the pylons whilst prominent form minor points of visual interest and punctuate distant horizons.
9	PRoW Path at B1037	The view is considered to be representative of views experienced by recreational receptors utilising the PRoW at this location.	The existing view available from this location is generally panoramic in nature, though partially restricted and constrained by existing vegetation at close distance which includes field boundary hedgerows and mature trees to the left of the view. The available view from this location is largely comprised of enclosed mixed agricultural (pastoral and arable) farmland, which is gently undultating in nature with visible horizons formed and punctuated by upper canopies of trees at close and mid-distance. At close to mid-distance, farmland and mature vegetation are the dominant feature within the view, whilst at distance large scale man-made elements, including pylons visible across the whole of the view. Whilst prominent within the view, large scale man-made structures form minor points of visual interest.
10	Cromer Windmill	The view is considered to be representative of peripheral views experienced by road users traveling east and west along the B1037.	The existing view available from this location is partially restricted by a combination of existing vegetation, comprised of field boundary hedgerows, and topographical changes associated with the gently undulating landform. Mature trees within field boundary hedges interrupt and punctuate distant horizons. Distant horizons are partially elevated by canopies associated with existing woodland cover, whilst large scale man-made elements form minor visual interest within the view as they are perceived against a well vegetated backdrop.
11	Edge of Cromer	The view is considered to be representative of peripheral views available to transient receptors on the	The existing view available from this location is generally open and panoramic in nature. The immediate foreground of the

Viewpoint		Receptors	Description of view
		local road network and from residential receptors in the immediate vicinity.	view is comprised of arable farmland, across a gently undulating landform, with field boundaries partially delineated by hedgerows and hedgerows with mature trees across mid-distance portions of the view. Distant horizons formed from more elevated land across the central portion of the view, are punctuated and locally elevated by overhead lines carried by large scale man-made pylons. The pylons, whilst prominent in the view form localised visual interest within the view. Scattered tree canopies are visible within the view, adding further localised visual interest and texture to the view.
12	Whitehill Road	The view is considered to be representative of peripheral views available to transient receptors on the local road network.	The existing view available from this location is generally panoramic in nature, though partially restricted by existing vegetation within the view. Field boundary hedgerows and woodland planting provide a strong sense of enclosure within the view, defining boundaries of the mixed agricultural use fields. The landform is gently undulating in nature and distant horizons are perceived / elevated by upper canopies of woodland cover on more elevated lands within the view. Upper portions of roof associated with scattered residential dwellings are visible at lower elevation within the central portion of the view, forming minor elements and are partially screened by existing vegetation cover. whilst visible in the view, large scale man-made elements such as pylons form minor elements of the view. are locally elevated by overhead lines, which form a perceived / elevated horizon line between large scale pylons. Whilst perceived within the view, large scale man-made structures form minor points of visual interest.
13	Newell Lane	The view is considered to be representative of views available to transient receptors on Newell Lane.	The view available from this location is partially restricted and focused by existing roadside vegetation, which also partially restricts views of agricultural land beyond. The landform contained within the view is gently undulating in nature, with central portions of the view becoming more elevated in nature. Distant horizons are elevated in nature due to the presence of mature trees associated with field boundaries, with upper portions of tree canopies forming the perceived elevation above agricultural land.
14	Cromer Heath Road	The view is considered to be representative of direct and peripheral views available to transient receptors on the local road network	The existing view available from this location is generally open and panoramic in nature. The immediate foreground of the view is comprised of arable farmland, across a gently undulating landform, with field boundaries partially delineated by hedgerows and hedgerows with mature trees across mid-distance portions of the view. Distant horizons formed from more elevated land across the central portion of the view, are punctuated and locally elevated by overhead lines carried by large

Viewpoint		Receptors	Description of view
			scale man-made pylons. The pylons, whilst prominent in the view form localised visual interest within the view. Scattered tree canopies are visible within the view, adding further localised visual interest and texture to the view.
15	ProW, Cromer Heath Road	The viewpoint is located adjacent to the Proposed Development and is considered to be representative of views experienced by receptors on the PRoW.	The existing view available from this location is open and panoramic in nature, comprised of open agricultural land at close proximity, with field boundaries partially defined by hedgerows and hedgerows with mature trees on more elevated land within the central portion of the view. Lands generally rise towards the south, with woodland on horizons elevating the perceived horizon
16	Cromer Heath Road	The view is considered to be representative of peripheral views available to transient receptors on the local road network.	The existing view available from this location is generally open and panoramic in nature. The immediate foreground of the view is comprised of arable farmland, across a gently undulating landform, with field boundaries partially delineated by hedgerows and hedgerows with mature trees across mid-distance portions of the view. Distant horizons formed from more elevated land across the central portion of the view, are punctuated and locally elevated by overhead lines carried by large scale man-made pylons. The pylons, whilst prominent in the view form localised visual interest within the view. Scattered tree canopies are visible within the view, adding further localised visual interest and texture to the view.
17	Broadfield Lodge	The view is considered to be representative of views available to transient receptors on the local laneway, recreational receptors on the laneway and residential receptors in the immediate vicinity	The existing view available from this location is partially restricted in nature by existing vegetation visible across the view at mid-distance. Woodland planting visible at mid distance partially restricts views of distant horizons, with large scale pylons visible within the view above upper canopies. The immediate foreground of the view is comprised of mixed use agricultural land, partially enclosed by existing field boundary hedgerows. Whilst panoramic in nature, visibility of lands at varying distances within the view is restricted by intervening topographical changes, with vegetation cover providing textural variety.
18	Walnut Tree Farm Gate	The view is considered to be representative of views available to transient receptors on the local laneway, recreational receptors on the laneway and residential receptors in the immediate vicinity.	This viewpoint is located at a gated field entrance to the south-east of Walnut Tree Farm, approximately 850m south-west of the Proposed Development site and is located adjacent ot the laneway access to the farm complex. The view is considered to be representative of views available to transient receptors on the local laneway, recreational receptors on the laneway and

Viewpoint		Receptors	Description of view
			residential receptors in the immediate vicinity. The existing view available from this location is restricted in nature by existing vegetation visible across the view at mid-distance and close-distance. Existing vegetation restricts views of distant horizons, with timber poles carrying overhead lines visible as minor elements of the view, perceived against and within existing vegetation cover.

1.8 Proposed Development

1.8.1 The Proposed Development comprises the construction and operation of a solar farm with a proposed capacity of 49.9MW. Key project components are listed in the bullet points below:

- Photovoltaic (PV) Solar Panels erected on steel/aluminium frames set out in south facing arrays;
- Transformer/ inverter units and energy storage facility co-located within compounds placed throughout the site;
- Electrical Substation Compound;
- On-site cabling;
- Internal Tracks;
- New site accesses;
- Associated infrastructure including CCTV and Security Fencing;
- Temporary construction compounds (x2);
- Associated Landscaping; and
- Biodiversity Enhancement.

1.8.2 When operational the site will support a dual renewable/farming use, and the overwhelming land area will remain agricultural. Sheep grazing will take place across the entire area and will not be impeded by the proposed infrastructure.

1.8.3 Planning permission is sought on a temporary basis for the project's lifetime, which will be up to 40 years. All project elements will be removed from site and where possible will be recycled. Any waste generated during the decommissioning process will be removed and transported by a certified and licensed contractor. The site will be restored leaving no permanent visible trace. The solar panels will be removed from the site in the same way they were transported to the site originally. The cables interconnecting the panels to the electricity grid system will be de-energised and removed from the site, with any cable marker signs removed.

1.8.4 A series of design principles have underpinned the design evolution of the project. These include:

- A commitment to take account of existing site constraints and landscape features including the existing site topography to minimise the potential for ground works / cut and fill;
- Tree retention across the site and accommodation of development proposals within existing landscape and or field boundary hedgerows and features;
- Facilitating internal access tracks via existing gateways where possible thereby minimising any potential loss of trees/hedging; and,
- Bringing forward a comprehensive landscape strategy which seeks to enhance retained planting and implement new landscaping were deemed appropriate. Landscape proposals include a mix

of hedgerow, specimen trees, woodland, wildflower and other arable grassland seeding. Landscaping proposals are proposed as an integral part of the overall project and have evolved through the assessment process to ensure inter-alia, the potential for landscape effects from surrounding receptors is minimised, that existing landscape features are enhanced and that the opportunity for biodiversity net gain is maximised.

1.9 Landscape Effects

1.9.1 The assessment of landscape effects follows the methodology previously described in Section 1.2 and considers those effects which are predicted to occur during the construction and operational phases of the Proposed Development.

1.9.2 To avoid repetition, an assessment of construction phase impacts and predicted operational phase impacts is included within the following landscape assessments.

Description of the Sources of Impact

1.9.3 The assessment of landscape effects follows the methodology previously described in Section 1.2 and considers those effects which are predicted to occur during the construction and operational phases of the Proposed Development.

1.9.4 The assessment of the construction phase (Short-term duration) effects relate to the following identified activities:

- Construction works associated with the formation of the solar farm, energy storage units, substation, inverters and associated infrastructure development;
- Delivery of materials to working areas; and
- Localised site clearance and reinstatement.

1.9.5 The construction phase of the Proposed Development will result in additional built elements being introduced into the landscape. The operational phase of the Proposed Development will result in new built form being visible within the surrounding landscape, though effects are fully reversible.

1.9.6 An assessment of the predicted landscape impacts during both construction and operation is provided in the following table and has been based upon the susceptibility and sensitivity of the landscape character as described within the East Hertfordshire District Council Landscape Character Assessment.

1.9.7 An assessment of the predicted landscape impacts during both construction and operation is provided in the following tables and has been based upon the susceptibility and sensitivity of the landscape character as described within the Natural England National Character Areas 2014, and the East Hertfordshire District Council Landscape Character Assessment 2007.

Table 9: South Suffolk and North Essex Clayland NCA 86; Predicted Impacts

South Suffolk and North Essex Clayland NCA 86	
Sensitivity	The Proposed Development is located entirely within this NCA. The South Suffolk and North Essex Clayland's chalky, boulder clay plateau is dissected by small-scale undulating river valley topography. Views from the plateau, which rises to 161 m above sea level, are often extensive, with large, open skies. The winding river valleys are smaller in scale, with an intimate sense of enclosure, particularly in their upper reaches. Rivers including the Colne, Blackwater, Brain, Ter, Chelmer, and Stour all have their headwaters on the clay plateau. The area's open yet wooded character is sufficiently endowed with copses and small woods to have wooded horizons, which give a large, distantly wooded character to the landscape – an impression that is sometimes missing at close quarters due to the loss of hedges and hedgerow trees. In Suffolk, oaks, and ash, with some cherry and holly, give a more treed and hedged character.

South Suffolk and North Essex Clayland NCA 86	
	Key characteristics which, together with field work, have informed an understanding of the susceptibility of this landscape within proximity of the Proposed Development site and the type of development proposed include; • An undulating chalky boulder clay plateau is dissected by numerous river valleys, giving a topography of gentle slopes in the lower, wider valleys and steeper slopes in the narrower upper parts. • Fragments of chalk give many of the soils a calcareous character, which also influences the character of the semi-natural vegetation cover. • South-east-flowing streams and rivers drain the clay plateau. Watercourses wind slowly across flood plains, supporting wet, fen-type habitats; grazing marsh; and blocks of cricket-bat willows, poplars, and old willow pollards. Navigation locks are present on some rivers. • Lowland wood pasture and ancient woodlands support the dormouse and a rich diversity of flowering plants on the clay plateau. Large, often ancient hedgerows link woods and copses, forming wooded skylines. • The agricultural landscape is predominantly arable with a wooded appearance. There is some pasture on the valley floors. Field patterns are irregular despite rationalisation, with much ancient countryside surviving. • Roman sites, medieval monasteries and castles and ancient woodlands contribute to a rich archaeology. Impressive churches, large barns, substantial country house estates and Second World War airfields dot the landscape, forming historical resources. • There is a dispersed settlement pattern of scattered farmsteads, parishes, and small settlements around 'tyes' (commons) or strip greens and isolated hamlets. The NCA features a concentration of isolated moated farmsteads and numerous well-preserved medieval towns and large villages. • Larger 20th-century development has taken place to the south and east around Chelmsford, Ipswich and the new towns of Harlow and Stevenage. • Traditional timber-frame, often elaborate buildings with exposed timbers, colour-washed render, pargeting, and steeply pitched roofs with pegtiles or long straw thatch. Sometimes they have been refronted with Georgian red brick or Victorian cream-coloured bricks ('Suffolk whites'). Clay lump is often used in cottages and farm buildings. • Winding, narrow and sometimes sunken lanes are bounded by deep ditches, wide verges, and strong hedgerows. • A strong network of public rights of way provides access to the area's archetypal lowland English countryside. Susceptibility of this LCA to the type of development proposed is judged to be **medium**. This NCA places value in the sense of place, sense of history and biodiversity, however the NCA notes no important landscape features in proximity to the Proposed Development. The value of the NCA is judged to be **medium**. Overall, considering the susceptibility and value attached to the NCA, the overall sensitivity of this NCA is judged to be **medium**.
Magnitude of Change – Construction Phase	Direct impacts on this NCA will arise from the physical construction of the Proposed Development, resulting in the introduction of new manmade elements into the existing landscape. The existing vegetation within the Proposed Development site boundary will be retained which aid in the integration and screening of the Proposed Development, helping to reduce impacts. New built form and associated ancillary features will require construction equipment and activities that will be locally conspicuous during the construction phase of the Proposed Development. It is considered that construction activities will have a localised, temporary effect. Construction phase operations associated with the underground cabling and operations associated with the installation of solar panels and related infrastructure will have a localised, short-term impact on the NCA as roadside verges and localised portions of fields are disturbed during the construction phase. Construction traffic may be more apparent on local roads, but this will have a localised, short-term impact on the NCA.

South Suffolk and North Essex Clayland NCA 86	
	Localised portions of the NCA adjacent to, but beyond the site boundary of the Proposed Development are predicted to experience indirect effects only because of the formation of the new features, though the predicted effects to the west, south-west and south-east are restricted in extent by existing, retained vegetation. The predicted magnitude of change associated with the construction stage of the Proposed Development, including the construction of ancillary infrastructure and security fencing are localised and large during the construction phase, restricted to land contained within the site boundary.
Magnitude of Change – Operational Phase	During the operational phase, new buildings, battery storage facility, inverters, solar PV panels, substation and security fencing will be perceived as a moderate alteration locally, though generally not obvious within the wider context due to its low development form. Proposed planting will increase the screening provided by existing, retained vegetation. The predicted magnitude of change in the landscape resource during the operational phase is judged to be localised and medium during the operational phase, prior to the establishment of mitigation planting.
Significance of Landscape Effect during Construction Phase	Moderate to major, temporary, short duration assessed as locally significant effects are predicted to be experienced during the construction phase of the Proposed Development. Remaining portions of the NCA outside of the Proposed Development boundary are predicted to experience no significant indirect effects.
Significance of Landscape Effect during Operational Phase.	Moderate localised, medium term, reversible landscape effects assessed as locally significant are predicted to be experienced during the initial operational phase of the Proposed Development prior to establishment of mitigation planting. Minor, localised long term reversible effects, assessed as not significant are predicted to be experienced during the operational phase of the Proposed Development following successful establishment of mitigation planting. Predicted effects during the operational phase are limited in extent by existing vegetation cover on western, southern and northern boundaries of the Development Site. Additional built form will become less apparent in the landscape as mitigation planting on boundaries establishes and matures. Additional built form will be perceived as a noticeable alteration, following establishment of mitigation proposals, though not considered out of scale with the character of the NCA at a local level. Remaining portions of the NCA beyond the development site boundary are predicted to experience no significant indirect effects.

Table 10: Upper Beane Valley Tributes LCA; Predicted Impacts

Upper Beane Valley Tributes LCA	
Sensitivity	The Proposed Development is located entirely within the Upper Beane Valley Tributaries LCA. Key characteristics which, together with field work, have informed an understanding of the susceptibility of this landscape within proximity of the Proposed Development site and the type of development proposed include; • Landscape is primarily of arable land use. • Fields are of an irregular pattern, comprised generally of medium to large sized fields. • Scattered hedgerows, hedgerows with mature trees define field boundaries within the study area. • Small blocks of relict ancient woodland on the upper slopes. • Landscape is well served by local and national road networks, along with winding lanes, tracks and rights of way. • Large scale man-made structures (Pylons) located within the study area, often forming prominent, but not uncommon features within the landscape.

Upper Beane Valley Tributes LCA	
	• Sparse settlement. Susceptibility of this LCA to the type of development proposed is judged to be **medium**. The assessment undertaken by the LPA identifies that this LCA is of good condition, though of weak robustness resulting in an overall assessment of '*Strengthen and Reinforce'*. The value of the LCA is judged to be **low**. Overall, considering the susceptibility and value attached to the LCA, the overall sensitivity of this LCA is judged to be **medium,** as whilst there are local instances of landscape detractors (large scale pylons) there are some distinctive landscape characteristics present such as hedgerows, hedgerows with trees and scattered woodland planting within the generally open agricultural landscape.
Magnitude of Change – Construction Phase	Direct impacts on this LCA will arise from the physical construction of the Proposed Development, resulting in the introduction of new manmade elements into the existing landscape and replacement of existing grassland areas in the short term. The existing vegetation forming the Proposed Development site boundary will be largely retained, other than 13m long section of hedgerow which is to be removed to facilitate access. The retention of remaining hedgerows aids in the integration and screening of the Proposed Development, helping to reduce impacts. New built form and associated ancillary features will require construction equipment and activities that will be locally conspicuous during the construction phase of the Proposed Development. It is considered that construction activities will have a localised, temporary effect. Construction phase operations associated with the underground cabling and operations associated with the installation of solar panels and related infrastructure will have a localised, short-term impact on the Landscape Tract as roadside verges and localised portions of fields are disturbed during the construction phase. Construction traffic may be more apparent on local roads, but this will have a localised, short-term impact on the Upper Beane Valley Tributes. Localised portions of the LCA adjacent to, but beyond the site boundary of the Proposed Development are predicted to experience indirect effects only because of the formation of the new features, though the predicted effects to the west, south-west and south-east are restricted in extent by existing, retained vegetation. The predicted magnitude of change associated with the construction stage of the Proposed Development, including the construction of ancillary infrastructure and security fencing are localised and medium, restricted to land contained within the site boundary.
Magnitude of Change – Operational Phase	During the operational phase, new buildings, battery storage facility, inverters, solar PV panels, substation and security fencing will be perceived as a moderate alteration locally particularly when visible in southern views from the A507, though generally not obvious within the wider context due to its low development form and screening provided by scattered hedgerows. Proposed planting will increase the screening provided by existing, retained vegetation, with landscape mounding and woodland planting proposed along the eastern boundary with the A507 helping to integrate and screen proposals from the adjacent transport corridor. The predicted magnitude of change in the landscape resource during the operational phase is judged to be localised and medium during the operational phase, prior to the establishment of mitigation planting.
Significance of Landscape Effect during Construction Phase	Moderate, temporary, short-term duration assessed as locally significant effects are predicted to be experienced during the construction phase of the Proposed Development and limited to lands contained within the site boundary. Remaining portions of the LCA outside of the Proposed Development boundary are predicted to experience negligible to minor, assessed as not significant indirect effects.
Significance of Landscape Effect during Operational Phase.	Moderate localised, medium term, reversible landscape effects assessed as locally significant are predicted to be experienced during the initial operational phase of the Proposed Development prior to establishment of mitigation planting. Minor, localised long term reversible effects, assessed as not significant are predicted to be experienced during the operational phase of the Proposed Development following successful establishment of mitigation planting. Predicted effects during the operational phase are limited in extent by existing vegetation cover on western, southern and northern boundaries of the Development Site. Additional built form will become less apparent in the landscape as mitigation

Upper Beane Valley Tributes LCA	
	planting on boundaries establishes and matures. Additional built form will be perceived as a noticeable alteration, following establishment of mitigation proposals, though not considered out of scale with the character of the LCA at a local level. Remaining portions of the LCA beyond the development site boundary are predicted to experience negligible to minor and not significant indirect effects following successful establishment of the mitigation planting proposed as part of the Proposed Development.

Landscape Designation Impacts

1.9.8 As described in Section 1.4 above when considering impacts on area of lands identified as either Historic Parks and Gardens, Conservation Areas or Local Nature Reserves, no significant, indirect effects are predicted to occur on these designated lands due to separation distance, intervening topographical changes and screening provided by vegetation and built form.

Table 11: Summary of Predicted Landscape Effects

Landscape Character / Designation	Predicted Construction Phase Landscape Effects	Predicted Operational Phase Landscape Effects
South Suffolk and North Essex Clayland NCA 86	Moderate to major, temporary, short duration assessed as locally significant	Moderate localised, medium term, reversible landscape effects assessed as locally significant are predicted to be experienced during the initial operational phase of the Proposed Development prior to establishment of mitigation planting. Minor, localised long term reversible effects, assessed as not significant are predicted to be experienced during the operational phase of the Proposed Development following successful establishment of mitigation planting.
Upper Beane Valley Tributes	Moderate to major, short-term duration, reversible and assessed as locally significant. Effects are limited to areas within the site boundary with remaining areas of the LCA beyond predicted to experience no significant, indirect effects.	Moderate localised, medium-term, reversible landscape effects assessed as locally significant are predicted to be experienced during the initial operational phase of the Proposed Development prior to establishment of mitigation planting. Minor, localised long term reversible effects, assessed as not significant are predicted to be experienced during the operational phase of the Proposed Development following successful establishment of mitigation planting. Effects are limited to areas within the site boundary with remaining areas of the LCA beyond predicted to experience no significant, indirect effects.
Local Nature Reserves	**No Change**	**No Change**
Historic Parks & Gardens	**No Change**	**No Change**
Conservation Areas	**No Change**	**No Change**

1.10 Visual Effects

1.10.1 All of the viewpoints utilised in the following assessment of visual effects have been located on publicly accessible roads, footpaths, verges and walking routes (refer to Appendix A; Figure 5).

Visualisations from each of the viewpoint locations are included in Appendix B, Vp01 to Vp 18 inclusive.

1.10.2 To avoid repetition, an assessment of construction phase impacts and predicted operational phase impacts is included within the following viewpoint assessment tables.

Table 12: Viewpoint 1 – Field Entrance at Rushden

Viewpoint 1 – Field Entrance at Rushden			
Grid Ref	530655, 231346	**Existing Viewpoint Location**	Appendix B: VP01 – Field Entrance at Rushden
Direction of View	South	**Approx Distance to Proposed Development**	1180m from northern boundary

Description of existing view and potential receptors	This viewpoint is located at a field gate entrance at the end of Treacle Lane, approximately 1.2km north of the Proposed Development. The view is considered to be representative of views experienced by residents to the southern end of Treacle Lane. The existing view available from this location is generally panoramic in nature, though locally constrained by existing vegetation which includes field boundary hedgerows and woodland copse planting on more elevated land. The view available from this slightly elevated location is largely comprised of enclosed mixed agricultural (pastoral and arable) farmland, which is gently undultating in nature with visible horizons punctuated and interupted by upper canopies of trees. At close to mid-distance, farmland and mature vegetation are the dominant visual feature within the view, whilst at distance large scale man-made elements, including pylons and a single transmitter mast are visible across the whole of the view. Whilst prominent within the view, large scale man-made structures form minor points of visual interest.
Sensitivity	Residential receptors at this location are judged to be of a low tolerance to change in their views. The viewpoint does not represent a recognised stopping place and does not form part of a recognised tourist route, and the overall value of the view available is judged to be medium. Overall, taking into account the receptor susceptibility and the value of the view the sensitivity is judged to be **medium**.
Magnitude of Change – Construction Phase	During the construction phase the main source of impact on the view will be the visibility of machinery and activities associated with the Proposed Development, which are predicted to be visible at distance within a minor portion of the available view from this location. Construction phase operations will be viewed well below existing horizons, and perceived against a well vegetated backdrop which aids integration. The magnitude of visual impact during the construction phase of the Proposed Scheme is judged to be localised and **small** as such operations will be perceived within a minor portion of the view, at distance and below perceived horizons.
Magnitude of Change – Operational Phase	During the operational phase, elements of the Proposed Development will be partially visible, at distance within a minor portion of the overall view available from this location. Viewed at distance, the Proposed Development, will be perceived as a minor addition to the view, perceived well below existing horizons, with the character of the landscape remaining unaltered. Existing elements of the view, including the large scale man-made structures will retain visual prominance, with, middle distance and long-distance views remaining unaffected. Overall, the magnitude of visual impact during the operational phase is judged to be **negligible**.
Significance of Visual Effect during Construction Phase	Localised **minor**, short-term, reversible effects assessed as not significant visual effects predicted to be experienced during the construction phase of the Proposed Development.
Significance of Visual Effect during Operational Phase	Localised **negligible to minor**, long-term, reversible effects assessed as not significant visual effects are predicted to occur during the initial operational phase of the Proposed Development prior to establishment of mitigation planting. Whilst portions of the Proposed Development will be perceived, they will be seen as a minor alteration to the existing character and composition of the view. Following successful establishment of mitigation planting predicted long-term, reversible effects are predicated to remain as localised, **negligible to minor** and not significant.

Table 13: Viewpoint 2 – View from A507

Viewpoint 2 – A507			
Grid Ref	529796, 230597	**Existing Viewpoint Location**	Appendix B: VP02 – A507
Direction of View	South-east	**Approx Distance to Proposed Development**	760m from northern boundary

Description of existing view and potential receptors	This viewpoint is located approximately 754m to the north-west of the Proposed Development site on the grassed verge forming the northern edge of the A507 Road. The view is representative of views experienced by transient receptors traveling east on the A507 towards Cottered. The existing view available from this slightly elevated location is partially restricted in nature by roadside hedgerow forming the immediate foreground of the view. The wider view is generally panoramic in nature and partially restricted by existing vegetation, including hedgerows and scattered tree planting. The landform is gently undulating in nature and comprises mixed arable and pastoral farmland, with field boundaries partially defined by vegetation. Distant horizons formed by upper canopies of woodland cover are locally elevated by overhead lines, which form a perceived / elevated horizon line between large scale pylons. Whilst prominent within the view, large scale man-made structures form minor points of visual interest.
Sensitivity	Transient receptors on the road at this location are judged to be of a high tolerance to change in their views at this location, as the main focus of receptors will be on the direction of travel and the view represented is predominantly experienced peripheral to the direction of travel. The viewpoint does not represent a recognised stopping place and does not form part of a recognised tourist route, and the overall value of the view available is judged to be medium. Overall, taking into account the receptor susceptibility and the value of the view the sensitivity is judged to be **medium**.
Magnitude of Change – Construction Phase	During the construction phase the main source of impact on the view will be the visibility of machinery and activities associated with the Proposed Development, which are predicted to be visible at distance within a minor portion of the available view from this location. Construction phase operations will be viewed well below existing horizons, and perceived against a well vegetated backdrop which aids integration. The magnitude of visual impact during the construction phase of the Proposed Scheme is judged to be localised and **negligible** as such operations will be perceived within a minor portion of the view, at distance and below well vegetated horizons.
Magnitude of Change – Operational Phase	During the operational phase, elements of the Proposed Development will be visible, at distance within a minor portion of the overall view available from this location. Viewed at distance, the Proposed Development, will be perceived as a minor addition to the view, perceived well below existing horizons, with the character of the landscape remaining unaltered. Existing elements of the view, including the large scale man-made structures will retain visual prominance, with, middle distance and long-distance views remaining unaffected. Overall, the magnitude of visual impact during the operational phase is judged to be **negligible**.
Significance of Visual Effect during Construction Phase	Localised **negligible to minor**, short-term, reversible effects assessed as not significant visual effects predicted to be experienced during the construction phase of the Proposed Development.
Significance of Visual Effect during Operational Phase	Localised **negligible to minor**, long-term, reversible effects assessed as not significant visual effects are predicted to occur during the operational phase of the Proposed Development prior to establishment of mitigation planting. Whilst portions of the Proposed Development will be perceived, they will be seen as a minor alteration to the existing character and composition of the view. Following successful establishment of mitigation planting predicted long-term, reversible effects are predicated to remain as localised, **negligible to minor** and not significant.

Table 14: Viewpoint 3 – View from Cromer Heath / A507 Junction

Viewpoint 3 – Cromer Heath / A507 Junction			
Grid Ref	530179, 230286	**Existing Viewpoint Location**	Appendix B: VP03 – A507 Corner
Direction of View	South-east	**Approx Distance to Proposed Development**	300m from northern boundary

Description of existing view and potential receptors	This viewpoint is located on the grassed verge forming the southern boundry of the A507, at its junction with Cromer Heath Road approximately 300m north-west of the Proposed Development Site. The view is considered to be representative of peripheral views available to transient receptors on the A507 and the Cromer Heath Road. The view is also considered to be representative of views experienced by recreational receptors on the PRoW (Clothall 020). The existing view available from this location is open, expansive and panoramic in nature, with arable agricultural farmland forming the immediate foreground of the view. Mid distance and distant portions of the view are largely comprised of mixed-use agricultural pastoral and arable farmland, within a gently undulating landform, with visible field boundaries delineated by hedgerows and hedgerows with mature trees which form textural interest throughout the view. Distant horizons are elevated in nature by existing vegetation cover, comprised mixed species woodland and scattered trees within hedgerows. Visible at mid-distance, large scale man-made pylons carrying overhead lines form prominent visual elements with additional pylons, visible beyond, forming minor visual interest as they are generally perceived against a well vegetated background.
Sensitivity	Transient receptors on the road at this location are judged to be of a high tolerance to change in their views, as the main focus of receptors will be on the direction of travel and the view represented is predominantly experienced peripheral to the direction of travel. Recreational receptors on the Public Right of Way are judged to be of a low tolerance to change in their view at this location. The viewpoint does not represent a recognised stopping place but is representative of views from a recognised trail and the value of the view is judged to be medium. Overall, taking into account the receptor susceptibility and the value of the view the sensitivity is judged to be **medium**.
Magnitude of Change – Construction Phase	During the construction phase, operations and machinery movements associated with the Proposed Development will be visible at mid-distance across the central portion of the view. Operations and machinery movements will be viewed as a moderate alteration to the view, though will be perceived well below existing horizons within a gentlry undulating landscape. The magnitude of visual impact during the construction phase of the Proposed Development is judged to be localised and **medium** as such operations will be perceived within a central portion of the view, below horizons.
Magnitude of Change – Operational Phase	During the operational phase, elements of the Proposed Development will be visible, at mid-distance within a lower elevation, central portion of the view available from this location. Whilst distinguishable, the Proposed Development does not substantially alter the scale and character of the surroundings and wider setting. Viewed at mid-distance, the Proposed Development, will be visible well below existing horizons, with the character of the landscape remaining unaltered. Existing elements of the view, including the large scale man-made structures will retain visual prominance, with, middle distance and long-distance views remaining unaffected. Overall, the magnitude of visual impact during the initial operational phase is judged to be **medium**.
Significance of Visual Effect during Construction Phase	Localised **moderate**, short-term, reversible effects assessed as not significant visual effects predicted to be experienced during the construction phase of the Proposed Development.
Significance of Visual Effect during Operational Phase	Localised **moderate**, long-term, reversible effects assessed as not significant visual effects are predicted to occur during the operational phase of the Proposed Proposed Development prior to establishment of mitigation planting. Whilst portions of the Proposed Development will be visible, they will be seen as a minor alteration to the existing character and composition of the view, viewed well below existing horizons with

Viewpoint 3 – Cromer Heath / A507 Junction	
	existing features and elements of the view maintaining overall character and composition of the view. Following successful establishment of mitigation planting predicted long-term, reversible effects are predicated to remain as localised, **moderate** and not significant.

Table 15: Viewpoint 4 – View from A507 looking south

Viewpoint 4 – A507 looking south			
Grid Ref	530564, 230157	**Existing Viewpoint Location**	Appendix B: VP04 – A507 looking south-east
Direction of View	South-east	**Approx Distance to Proposed Development**	Adjacent to northern boundary

Description of existing view and potential receptors	This viewpoint is located on the grassed verge forming the southern edge of the A507, immediately adjacent to the northern boundary of the Proposed Development site. The view is considered to be representative of direct and peripheral views available to transient receptors on the A507. The existing view available from this location is generally open and panoramic in nature, though partially restricted by topographical changes at close distance. The immediate foreground of the view is comprised of arable farmland, with lower portion of a single pylon forming a dominant element of the view at close distance. Timber poles carrying overhead lines are visible adjacent to the A507, adding further verticality at close distance. Distant horizons are partially elevated by existing vegetation, with tree cover visible to the left of the view associated with the western edge of Cottered.
Sensitivity	Transient receptors on the road at this location are judged to be of a high tolerance to change in their views, as the main focus of receptors will be on the direction of travel and the view represented is predominantly experienced peripheral to the direction of travel. The viewpoint does not represent a recognised stopping place and does not form part of a recognised tourist route, and the overall value of the view available is judged to be medium. Overall, taking into account the receptor susceptibility and the value of the view the sensitivity is judged to be **medium**.
Magnitude of Change – Construction Phase	During the construction phase, operations and machinery movements associated with the Proposed Development will be clealry visible at close distance across the central portion of the view. Construction phase activities and vehicular movements will be viewed as a significant change to the overall view. Overall, the magnitude of visual impact during the construction phase is judged to be **large**.
Magnitude of Change – Operational Phase	During the initial operational phase of the Proposed Development, built form and infrastructure will be partially screened by the combination of localised land-form changes and planting proposed along the northern boundary of the site. Following successful establishement of the proposed planting along the northern boundary, visible elements of the Proposed Development will become screened, with an alteration to the existing view produced. Overall, the magnitude of visual impact during the initial operational phase is judged to be **large**.
Significance of Visual Effect during Construction Phase	Localised **moderate to major**, short-term reversible effects assessed as significant effects predicted to be experienced during the construction phase of the Proposed Development.
Significance of Visual Effect during Operational Phase	Localised **moderate to major**, medium-term, reversible effects assessed as significant during the initial operational effects prior to successful establishment of proposed boundary planting. Following the successful establishment of planting the significance of visual effect is considered to reduce to localised **moderate**, long-term, reversible assessed as not significant.

Table 16: Viewpoint 5 – View from A507 looking north

Viewpoint 5 – A507 looking north			
Grid Ref	531031, 2295638	**Existing Viewpoint Location**	Appendix B: VP05 – A507 looking north
Direction of View	North	**Approx Distance to Proposed Development**	10m from northern boundary

Description of existing view and potential receptors	This viewpoint is located on the grassed verge forming the southern edge of the A507, immediately adjacent to the northern boundary of the Proposed Development site. The view is considered to be representative of direct and peripheral views available to transient receptors on the A507. The existing view available from this location is generally open and panoramic in nature. The immediate foreground of the view is comprised of arable farmland, across a gently undulating landform, with field boundaries partially delineated by hedgerows and hedgerows with mature trees across mid-distance portions of the view. Distant horizons are partially elevated by existing vegetation which includes woodland cover. large scale pylons, carrying overhead lines, are visible across the whole of the view, forming distinct visual elements within the view. Existing traffic movement on the A507 to the right of the view adds interest and movement within a generally agricultural view. Timber poles carrying overhead lines are visible adjacent to the A507, adding further verticality at close distance.
Sensitivity	Transient receptors on the road at this location are judged to be of a high tolerance to change in their views, as the main focus of receptors will be on the direction of travel and the view represented is predominantly experienced peripheral to the direction of travel. The viewpoint does not represent a recognised stopping place and does not form part of a recognised tourist route, and the overall value of the view available is judged to be medium. Overall, taking into account the receptor susceptibility and the value of the view the sensitivity is judged to be **medium**.
Magnitude of Change – Construction Phase	During the construction phase, operations and machinery movements associated with the Proposed Development will be clealry visible at close distance across the central portion of the view. Construction phase activities and vehicular movements will be viewed as a significant change to the overall view. Overall, the magnitude of visual impact during the construction phase is judged to be **large**.
Magnitude of Change – Operational Phase	During the initial operational phase of the Proposed Development, built form and infrastructure will be partially screened by the combination of localised land-form changes and planting proposed along the northern boundary of the site. Following successful establishement of the proposed planting along the northern boundary, visible elements of the Proposed Development will become screened, with an alteration to the existing view produced. Overall, the magnitude of visual impact during the initial operational phase is judged to be **large**.
Significance of Visual Effect during Construction Phase	Localised **moderate to major**, short duration assessed as significant effects predicted to be experienced during the construction phase of the Proposed Development.
Significance of Visual Effect during Operational Phase	Localised **moderate to major**, medium-term, reversible effects assessed as significant during the initial operational effects prior to successful establishment of proposed boundary planting. Following the successful establishment of planting the significance of visual effect is considered to reduce to localised **moderate**, long-term, reversible assessed as not significant.

Table 17: Viewpoint 6 – View from A507 – Gap in Hedge

Viewpoint 6 – View from A507 – Gap In Hedge			
Grid Ref	531462, 229388	**Existing Viewpoint Location**	Appendix B: VP06 – Edge of Cottered Village
Direction of View	West	**Approx Distance to Proposed Development**	340m from south-western boundary

Description of existing view and potential receptors	This viewpoint is located on the grassed verge forming the western boundary of the A507, approximately 340m east of the Proposed Development site, on the edge of Cottered. The view is considered to be representative of peripheral views available to transient receptors on the A507 and residential receptors in the immediate vicinity. The view available from this locally elevated location is partially restricted in nature by roadside hedgerows immediately north and south of the viewpoint location. Views are further restricted by a combination of existing field boundary hedgerows, and field boundary hedgerows with mature trees visible at mid-distance. The immediate foreground of the view is comprised of agricultural arable farmland, with further glimpsed views of arable farmland available beyond and below intervening vegetation cover. Whilst visible within the view, large scale man-made structures including pylons carrying overhead lines form minor elements of the view. Distant horizons are partially screened by intervening vegetation and are formed by existing vegetation cover, including woodland.
Sensitivity	Transient receptors on the road at this location are judged to be of a high tolerance to change in their views, as the main focus of receptors will be on the direction of travel and the view represented is predominantly experienced peripheral to the direction of travel. Residential receptors in the immediate vicinity are judged to be of a low tolerance to change in their views. The viewpoint does not represent a recognised stopping place and does not form part of a recognised tourist route, and the overall value of the view available is judged to be medium. Overall, taking into account the receptor susceptibility and the value of the view the sensitivity is judged to be **medium**.
Magnitude of Change – Construction Phase	During the construction phase, operations and machinery movements associated with the Proposed Development will be partially visible at mid-distance, beyond intervening field boundary vegetation at lower elevation within a small portion of the overall view available. Construction phase activities and vehicular movements will be viewed as a minor addition to the overall view. Overall, the magnitude of visual impact during the construction phase is judged to be **small**.
Magnitude of Change – Operational Phase	During the operational phase, elements of the Proposed Development will be partially visible, at mid-distance within a small portion of the overall view available from this location. Viewed beyond intervening vegetation, the Proposed Development, will be perceived as a minor addition to the view, perceived well below existing horizons, with the character of the landscape remaining largely unaltered. Existing elements of the view, including hedgerows and hedgerows with trees will retain visual prominance, with middle distance and long-distance views remaining unaffected. Overall, the magnitude of visual impact during the operational phase is judged to be **small**.
Significance of Visual Effect during Construction Phase	Localised **minor**, short-term reversible effects assessed as not significant visual effects predicted to be experienced during the construction phase of the Proposed Development.
Significance of Visual Effect during Operational Phase	Localised **minor**, long-term, reversible effects assessed as not significant visual effects are predicted to occur during the initial operational phase of the Proposed Development prior to establishment of mitigation planting. Following the successful establishment of planting the significance of visual effect is considered to remain as localised **minor**, long-term, reversible assessed as not significant as whilst portions of the Proposed Development will be perceived, they will be seen as a minor alteration to the existing character and composition of the view.

Table 18: Viewpoint 7 – View from Public Path (PRoW Cottered 027)

Viewpoint 7 – View from Public Path (PRoW Cottered 027)			
Grid Ref	531357, 229056	**Existing Viewpoint Location**	Appendix B: VP07 – Public Path
Direction of View	North-east	**Approx Distance to Proposed Development**	410m from eastern boundary

Description of existing view and potential receptors	This viewpoint is located on the public footpath identified as ProW *Cottered 027*, located approximately 410m east of the Proposed Development site. The view is considered to be representative of views available to recreational receptors using the Public Right of Way. The existing view available from this location is constrained and screened by existing vegetation to the immediate east and west of the PRoW, which focuses views along the direction of travel. Overall, this view is enclosed and constrained in nature.
Sensitivity	Receptors on the PRoW are judged to be of a low tolerance to change in their views. The viewpoint does represent views from a recognised trail and the value of the view is judged to be low as the view is constrained by existing vegetation at close proximity which does not permit views of the wider landscape. Overall the sensitivity of the view is judged to be **low**.
Magnitude of Change – Construction Phase	During the construction phase, operations and machinery movements associated with the Proposed Development will not be visible in views availabe from this location due to screening effects of vegetation adjacent to the PRoW. Overall, the magnitude of change during the construction phase of the Proposed Development is judged to be **No Change**.
Magnitude of Change – Operational Phase	The Proposed Development and associated infrastructure will be screened in views available from this location due to screening effects of adjacent vegetation. Overall, the magnitude of visual impact during the operational phase is judged to be **No Change**.
Significance of Visual Effect during Construction Phase	**No Change**
Significance of Visual Effect during Operational Phase	**No Change**

Table 19: Viewpoint 8 – View from Path over Field

Viewpoint 8 – View from Path over field			
Grid Ref	531346, 229043	**Existing Viewpoint Location**	Appendix B: VP08 – View from Path over Field
Direction of View	North-west	**Approx Distance to Proposed Development**	460m from eastern boundary

Description of existing view and potential receptors	This viewpoint is located on a Public Right of Way (*Cottered 026)*, approximtaley 460m from the eastern boundary of the Proposed Development site. The view is considered to be representative of views experienced by recreational receptors on the PRow between Cromer and Cottered. The existing view available from this location is open and panoramic in nature, though locally constrained by existing vegetation which includes field boundary hedgerows and woodland copse planting on more elevated land. The available view from this slightly elevated location is comprised of mixed agricultural (pastoral and arable) farmland, which is gently undultating in nature with visible horizons punctuated and interupted by large scale plyons. At close to mid-distance, farmland and mature vegetation are the dominant visual feature within the view, whilst at distance the pylons whilst prominent form minor points of visual interest and punctuate distant horizons.
Sensitivity	Recreational receptors on the Public Right of Way are judged to be of a low tolerance to change in their views at this location. The viewpoint does not represent a recognised stopping place but does form part of a recognised route, and the overall value of the view available is judged to be medium.

Viewpoint 8 – View from Path over field	
	Overall, taking into account the receptor susceptibility and the value of the view the sensitivity is judged to be.**medium**.
Magnitude of Change – Construction Phase	During the construction phase, operations and machinery movements associated with the Proposed Development will be visible at mid-distance across the central portion of the view. Operations and machinery movements will be viewed as a moderate alteration to the view, though will be perceived well below existing horizons within a gently undulating landscape at lower elevation. The magnitude of visual impact during the construction phase of the Proposed Development is judged to be localised and **medium** as such operations will be perceived within a central portion of the view, below horizons and against a well vegetated backdrop.
Magnitude of Change – Operational Phase	During the operational phase, elements of the Proposed Development will be visible, at mid-distance within a lower elevation, central portion of the view available from this location. Whilst distinguishable, the Proposed Development does not substantially alter the scale and character of the surroundings and wider setting. Viewed at mid-distance, the Proposed Development, will be visible well below existing horizons, with the character of the landscape remaining unaltered. Existing elements of the view, including the large scale man-made structures will retain visual prominance, with long-distance views remaining unaffected. Overall, the magnitude of visual impact during the operational phase is judged to be **medium**.
Significance of Visual Effect during Construction Phase	Localised **moderate**, short-term, reversible effects assessed as not significant visual effects predicted to be experienced during the construction phase of the Proposed Development.
Significance of Visual Effect during Operational Phase	Localised **moderate**, long-term, reversible effects assessed as not significant visual effects are predicted to during the initial operational phase of the Proposed Development prior to establishment of mitigation planting. Following the successful establishment of planting the significance of visual effect is considered to remain as localised **moderate**, long-term, reversible assessed as not significant as whilst portions of the Proposed Development will be perceived, they will be seen as a minor alteration to the existing character and composition of the view

Table 20: Viewpoint 9 – View from PRoW Path at B1037

Viewpoint 9 – PRoW Path at B1037			
Grid Ref	530740, 228738	**Existing Viewpoint Location**	Appendix B: VP09 – Public Right of Way Path at B1037
Direction of View	North	**Approx Distance to Proposed Development**	275m from south-eastern boundary

Description of existing view and potential receptors	This viewpoint is located at the junction of the B1037 and the PRoW identified as Ardley 049 and Cottered 026, approximately 275m south of the Proposed Development. The view is considered to be representative of views experienced by recreational receptors utilising the PRoW at this location. The existing view available from this location is generally panoramic in nature, though partially restricted and constrained by existing vegetation at close distance which includes field boundary hedgerows and mature trees to the left of the view. The available view from this location is largely comprised of enclosed mixed agricultural (pastoral and arable) farmland, which is gently undultating in nature with visible horizons formed and punctuated by upper canopies of trees at close and mid-distance. At close to mid-distance, farmland and mature vegetation are the dominant feature within the view, whilst at distance large scale man-made elements, including pylons visible across the whole of the view. Whilst prominent within the view, large scale man-made structures form minor points of visual interest.
Sensitivity	Recreational receptors on the PRoW are judged to be of a low tolerance to changes in their view at this location. The viewpoint does not represent a recognised stopping place but does form part of a recognised route, and the overall value of the view available is judged to be medium.

Viewpoint 9 – PRoW Path at B1037	
	Overall, taking into account the receptor susceptibility and the value of the view the sensitivity is judged to be.**medium**.
Magnitude of Change – Construction Phase	During the construction phase, operations and machinery movements associated with the Proposed Development will be visible at mid-distance across the central portion of the view. Operations and machinery movements will be viewed as a moderate alteration to the view, though will be perceived well below existing horizons within a gently undulating landscape at lower elevation. The magnitude of visual impact during the construction phase of the Proposed Scheme is judged to be localised and **medium** as such operations will be perceived within a central portion of the view, below horizons and against a well vegetated backdrop.
Magnitude of Change – Operational Phase	During the operational phase, elements of the Proposed Development will be visible, at mid-distance within a lower elevation, central portion of the view available from this location. Whilst distinguishable, the Proposed Development does not substantially alter the scale and character of the surroundings and wider setting. Viewed at mid-distance, the Proposed Development, will be visible well below existing horizons, with the character of the landscape remaining unaltered. Existing elements of the view, including the large scale man-made structures will retain visual prominance, with long-distance views remaining unaffected. Overall, the magnitude of visual impact during the initial operational phase is judged to be **medium**.
Significance of Visual Effect during Construction Phase	Localised **moderate**, short-term reversible effects assessed as significant visual effects predicted to be experienced during the construction phase of the Proposed Development.
Significance of Visual Effect during Operational Phase	Localised **moderate**, medium-term, reversible effects assessed as not significant during the initial operational effects prior to successful establishment of proposed boundary planting. Following the successful establishment of planting the significance of visual effect is considered to remain as localised **minor**, long-term, reversible effects assessed as not significant as whilst portions of the Proposed Development will be perceived, they will be seen as a minor alteration to the existing character and composition of the view, with new hedgerows and mitigation planting strengthening field boundaries and providing visual integration.

Table 21: Viewpoint 10 –Cromer Windmill

Viewpoint 10 – Cromer Windmill			
Grid Ref	530470, 228650	**Existing Viewpoint Location**	Appendix B: VP10 – Cromer Windmill
Direction of View	North	**Approx Distance to Proposed Development**	330m from southern boundary

Description of existing view and potential receptors	This viewpoint is located on the grassed verge forming the southern edge of the local road immediately north of Cromer Windmill, approximately 330m from the southern boundary of the Proposed Development. The view is considered to be representative of peripheral views experienced by road users traveling east and west along the B1037. The existing view available from this location is partially restricted by a combination of existing vegetation, comprised of field boundary hedgerows, and topographical changes associated with the gently undulating landform. Mature trees within field boundary hedges interrupt and punctuate distant horizons. Distant horizons are partially elevated by canopies associated with existing woodland cover, whilst large scale man-made elements form minor visual interest within the view as they are perceived against a well vegetated backdrop.
Sensitivity	Transient receptors at this location are judged to be of a low tolerance to change in their views as availabel views are are predominantly experienced peripheral to the direction of travel. The viewpoint does not represent a recognised stopping place and does not form part of a recognised tourist route; therefore, the value of the view is judged to be medium. Overall, taking into account the receptor susceptibility and the value of the view the sensitivity is judged to be **medium**.

Viewpoint 10 – Cromer Windmill	
Magnitude of Change – Construction Phase	During the construction phase, operations and machinery movements associated with the Proposed Development will be visible at mid-distance within a small central portion of the overall view. Operations and machinery movements will be partailly screened by intervening topographical changes and screening provided by vegetation, including field boundary hedgerows and mature trees. Construction phase activities and vehicular movements will be viewed as a minor change to the overall view. Overall, the magnitude of change during the construction phase of the Proposed Development is judged to be localised and **small**.
Magnitude of Change – Operational Phase	During the operational phase, elements of the Proposed Development will be visible, at mid-distance within a lower elevation, central portion of the view available from this location. Whilst distinguishable, the Proposed Development does not substantially alter the scale and character of the surroundings and wider setting. Viewed at mid-distance, the Proposed Development, will be visible well below existing horizons, with the character of the landscape remaining unaltered. Existing elements of the view, including the large scale man-made structures will retain visual prominance, with long-distance views remaining unaffected. Overall, the magnitude of visual impact during the operational phase is judged to be **small**.
Significance of Visual Effect during Construction Phase	Localised **minor**, short-term reversible effects assessed as not significant predicted to be experienced during the construction phase of the Proposed Development.
Significance of Visual Effect during Operational Phase	Localised **minor**, long-term duration, reversible effects assessed as not significant during the initial operational phase of the Proposed Development prior to successful establishment of proposed boundary planting. Following the successful establishment of planting the significance of visual effect is considered to remain as localised **minor**, long-term, reversible effects assessed as not significant as whilst portions of the Proposed Development will be visible, they will be seen as a minor alteration to the existing character and composition of the view

Table 22: Viewpoint 11 – View from Edge of Cromer

Viewpoint 11 – Edge of Cromer			
Grid Ref	529950, 228546	**Existing Viewpoint Location**	Appendix B: VP11 – Edge of Cromer
Direction of View	North-east	**Approx Distance to Proposed Development**	200m from southern boundary

Description of existing view and potential receptors	This viewpoint is located at the edge of the hamlet of Cromer, near the junction between the B1037 and the Cromer Heath Road. This view is adjacent to the southeastern boundary of the Proposed Development site. The view is considered to be representative of peripheral views available to transient receptors on the local road network and from residential receptors in the immediate vicinity. The existing view available from this location is generally open and panoramic in nature. The immediate foreground of the view is comprised of arable farmland, across a gently undulating landform, with field boundaries partially delineated by hedgerows and hedgerows with mature trees across mid-distance portions of the view. Distant horizons formed from more elevated land across the central portion of the view, are punctuated and locally elevated by overhead lines carried by large scale man-made pylons. The pylons, whilst prominent in the view form localised visual interest within the view. Scattered tree canopies are visible within the view, adding further localised visual interest and texture to the view.
Sensitivity	Transient receptors on the road at this location are judged to be of a high tolerance to changes in their viedw, as the main focus of receptors will be on the direction of travel and the view represented is predominantly experienced peripheral to the direction of travel. Residential receptors in the immediate vicinity are judged to be of a low tolerance to changes in their view.

Viewpoint 11 – Edge of Cromer	
	The viewpoint does not represent a recognised stopping place and does not form part of a recognised tourist route; therefore, the value of the view is judged to be medium. Overall, taking into account the receptor susceptibility and the value of the view the sensitivity is judged to be **medium**.
Magnitude of Change – Construction Phase	During the construction phase, operations and machinery movements associated with the Proposed Development will be clearly visible at mid-distance across the central portion of the view. Construction phase activities and vehicular movements will be viewed as a moderate change to the overall view. Overall, the magnitude of visual impact during the construction phase is judged to be **large**.
Magnitude of Change – Operational Phase	During the initial operational phase of the Proposed Development, built form and infrastructure will be visible across the central portion of the view, elevating perceived horizons, though partaily screened by woodland planting proposed along the southern edge of the Proposed Development. Following successful establishement of the proposed planting, visible elements of the Proposed Development will become screened, with an alteration to the existing view produced. Overall, the magnitude of visual impact during the initial operational phase is judged to be **large**.
Significance of Visual Effect during Construction Phase	Localised **moderate to major**, short-term reversible effects assessed as significant predicted to be experienced during the construction phase of the Proposed Development.
Significance of Visual Effect during Operational Phase	Localised **moderate to major**, medium-term, reversible effects assessed as significant during the initial operational effects prior to successful establishment of proposed boundary planting. Following the successful establishment of planting the significance of visual effect is considered to reduce to localised **moderate**, long-term, reversible assessed as not significant.

Table 23: Viewpoint 12 – View from Whitehill Road

Viewpoint 12 – Whitehill Road			
Grid Ref	529112, 2279q13	**Existing Viewpoint Location**	Appendix B: VP12 – Whitehill Road
Direction of View	North-east	**Approx Distance to Proposed Development**	1.2km from south-western boundary

Description of existing view and potential receptors	This viewpoint is located along the roadside on Whitehill Road, which is approximately 1.2km from the south-western boundary of the Proposed Development and is considered to be representative of peripheral views available to transient receptors on the local road network. The existing view available from this location is generally panoramic in nature, though partially restricted by existing vegetation within the view. Field boundary hedgerows and woodland planting provide a strong sense of enclosure within the view, defining boundaries of the mixed agricultural use fields. The landform is gently undulating in nature and distant horizons are perceived / elevated by upper canopies of woodland cover on more elevated lands within the view. Upper portions of roof associated with scattered residential dwellings are visible at lower elevation within the central portion of the view, forming minor elements and are partially screened by existing vegetation cover. whilst visible in the view, large scale man-made elements such as pylons form minor elements of the view. are locally elevated by overhead lines, which form a perceived / elevated horizon line between large scale pylons. Whilst perceived within the view, large scale man-made structures form minor points of visual interest.
Sensitivity	Transient receptors at this location are judged to be of a high tolerance to change in their view. The viewpoint does not represent a recognised stopping place and does not form part of a recognised tourist route, and the overall value of the view available is judged to be medium.

Viewpoint 12 – Whitehill Road	
	Overall, taking into account the receptor susceptibility and the value of the view the sensitivity is judged to be **medium**.
Magnitude of Change – Construction Phase	During the construction phase the main source of impact on the view will be the visibility of machinery and activities associated with the Proposed Development, which is predicted to be visible at distance within a very minor portion of the available view from this location. Construction phase operations will be viewed well below existing horizons, and perceived against a well vegetated backdrop which aids integration. The magnitude of visual impact during the construction phase of the Proposed Scheme is judged to be localised and **negligible** as such operations will be perceived within a minor portion of the view, at distance and below perceived horizons.
Magnitude of Change – Operational Phase	During the operational phase, elements of the Proposed Development will be partially visible, at distance within a minor portion of the overall view available from this location. Viewed at distance, the Proposed Development, will be perceived as a minor addition to the view, perceived well below existing horizons, with the character of the landscape remaining largley unaltered. Existing elements of the view, will retain visual prominance, with, middle distance and long-distance views remaining unaffected. Overall, the magnitude of visual impact during the operational phase is judged to be **negligible**.
Significance of Visual Effect during Construction Phase	Localised **negligible to minor**, short-term, reversible effects assessed as not significant predicted to be experienced during the construction phase of the Proposed Development.
Significance of Visual Effect during Operational Phase	Localised **negligible to minor**, long-term, reversible effects assessed as not significant are predicted to occur during the initial operational effects prior to successful establishment of proposed boundary planting. Following the successful establishment of planting the significance of visual effect is considered to remain localised **negligible to minor**, long-term, reversible assessed as not significant.

Table 24: Viewpoint 13 – View from Newell Lane

Viewpoint 13 – Newell Lane			
Grid Ref	529790, 229005	Existing Viewpoint Location	Appendix B: VP13 – Newell Lane
Direction of View	East	Approx Distance to Proposed Development	350m from western boundary

Description of existing view and potential receptors	This viewpoint is located on the roadside adjacent to Newell Lane, approximately 350m from the western boundary of the Proposed Development and is considered to be representative of views available to transient receptors on Newell Lane. The view available from this location is partially restricted and focused by existing roadside vegetation, which also partially restricts views of agricultural land beyond. The landform contained within the view is gently undulating in nature, with central portions of the view becoming more elevated in nature. Distant horizons are elevated in nature due to the presence of mature trees associated with field boundaries, with upper portions of tree canopies forming the perceived elevation above agricultural land.
Sensitivity	Transient receptors on the local road network at this location are judged to be of a medium tolerance to change in their views. The viewpoint does not represent a recognised stopping place and does not form part of a recognised tourist route, and the overall value of the view available is judged to be medium. Overall, taking into account the receptor susceptibility and the value of the view the sensitivity is judged to be **medium**.
Magnitude of Change – Construction Phase	During the construction phase, operations and machinery movements associated with the Proposed Development will be visible at mid-distance across the central portion of the view. Construction phase activities and vehicular movements will be viewed as a small change to the overall view, though such activities will be perceived below and against a well vegetated backdrop. Overall, the magnitude of change during the construction phase of the Proposed Development is judged to be localised and **medium**.

Viewpoint 13 – Newell Lane	
Magnitude of Change – Operational Phase	During the initial operational phase of the Proposed Development, built form and infrastructure will be visible across the central portion of the view, below perceived horizons, though partially screened by intervening field boundary vegetation and planting proposed along the western edge of the Proposed Development. Following successful establishement of the proposed planting, visible elements of the Proposed Development will become screened. Overall, the magnitude of visual impact during the initial operational phase is judged to be **medium**.
Significance of Visual Effect during Construction Phase	Localised **moderate**, short-term reversible effects assessed as not significant predicted to be experienced during the construction phase of the Proposed Development.
Significance of Visual Effect during Operational Phase	Localised **moderate**, medium-term, reversible effects assessed as not significant during the initial operational effects prior to successful establishment of proposed boundary planting. Following the successful establishment of planting the significance of visual effect is considered to reduce to localised **minor**, long-term, reversible assessed as not significant.

Table 25: Viewpoint 14 –Cromer Heath Road

Viewpoint 14 – Cromer Heath Road			
Grid Ref	530192, 229038	**Existing Viewpoint Location**	Appendix B: VP14 – Cromer Heath Road
Direction of View	East	**Approx Distance to Proposed Development**	Adjacent to western boundary

Description of existing view and potential receptors	This viewpoint is located on the grassed verge forming the eastern edge of the Cromer Heath Road, immediately adjacent to the western boundary of the Proposed Development site. The view is considered to be representative of direct and peripheral views available to transient receptors on the local road network. The existing view available from this location is generally open and panoramic in nature. The immediate foreground of the view is comprised of arable farmland, across a gently undulating landform, with field boundaries partially delineated by hedgerows and hedgerows with mature trees across mid-distance portions of the view. Distant horizons formed from more elevated land across the central portion of the view, are punctuated and locally elevated by overhead lines carried by large scale man-made pylons. The pylons, whilst prominent in the view form localised visual interest within the view. Scattered tree canopies are visible within the view, adding further localised visual interest and texture to the view.
Sensitivity	Transient receptors on the local road network at this location are judged to be of a medium tolerance to change in their views. The viewpoint does not represent a recognised stopping place and does not form part of a recognised tourist route, and the overall value of the view available is judged to be medium. Overall, taking into account the receptor susceptibility and the value of the view the sensitivity is judged to be **medium**.
Magnitude of Change – Construction Phase	During the construction phase, operations and machinery movements associated with the Proposed Development will be clearly visible at close distance across the whole of the available view from this location. Construction phase activities and vehicular movements will be viewed as a significant change to the overall view. Overall, the magnitude of visual impact during the construction phase is judged to be **large**.
Magnitude of Change – Operational Phase	During the initial operational phase of the Proposed Development, built form and infrastructure will be partially visible across the whole of the available view, with distant horizons obscured by new built form. Following successful establishement of the proposed planting along the western boundary, visible elements of the Proposed Development will become screened, with an alteration to the existing view produced.

Viewpoint 14 – Cromer Heath Road	
	Overall, the magnitude of visual impact during the initial operational phase is judged to be **large**.
Significance of Visual Effect during Construction Phase	Localised **moderate to major**, short-term reversible effects assessed as significant predicted to be experienced during the construction phase of the Proposed Development.
Significance of Visual Effect during Operational Phase	Localised **moderate to major**, medium-term, reversible effects assessed as significant during the initial operational effects prior to successful establishment of proposed boundary planting. Following the successful establishment of planting the significance of visual effect is considered to reduce to localised **moderate**, long-term, reversible assessed as not significant.

Table 26: Viewpoint 15 –PRoW, Cromer Heath Road

Viewpoint 15 – PRoW, Cromer Heath Road			
Grid Ref	530203, 229233	**Existing Viewpoint Location**	Appendix B: VP15 – Public Right of Way off Cromer Heath Road
Direction of View	South	**Approx Distance to Proposed Development**	Adjcent to proposed development

Description of existing view and potential receptors	This viewpoint is located at the western extent of the PRoW identified as Cottered 028, which traversese east to west through the Proposed Development site. The viewpoint is located adjacent to the Proposed Development and is considered to be representative of views experienced by receptors on the PRoW. The existing view available from this location is open and panoramic in nature, comprised of open agricultural land at close proximity, with field boundaries partially defined by hedgerows and hedgerows with mature trees on more elevated land within the central portion of the view. Lands generally rise towards the south, with woodland on horizons elevating the perceived horizon.
Sensitivity	Recreational receptors at this location are judged to be of a low tolerance to change in their views at this location. The viewpoint does not represent a recognised stopping place but does form part of a recognised route, and the overall value of the view available is judged to be medium. Overall, taking into account the receptor susceptibility and the value of the view the sensitivity is judged to be **medium**.
Magnitude of Change – Construction Phase	During the construction phase, operations and machinery movements associated with the Proposed Development will be clearly visible at close distance across the whole of the available view from this location. Construction phase activities and vehicular movements will be viewed as a significant change to the overall view. Overall, the magnitude of visual impact during the construction phase is judged to be **large**.
Magnitude of Change – Operational Phase	During the initial operational phase of the Proposed Development, built form and infrastructure will be partially visible across the whole of the available view, with distant horizons obscured by new built form. Following successful establishement of the proposed planting along the southern boundary of the PRoW, visible elements of the Proposed Development will become screened, with an alteration to the existing view produced. Overall, the magnitude of visual impact during the initial operational phase is judged to be **large**.
Significance of Visual Effect during Construction Phase	Localised **moderate to major**, short-term reversible effects assessed as significant predicted to be experienced during the construction phase of the Proposed Development.
Significance of Visual Effect during Operational Phase	Localised **moderate to major**, medium-term, reversible effects assessed as significant during the initial operational effects prior to successful establishment of proposed boundary planting. Following the successful establishment of planting the significance of visual effect is considered to reduce to localised **moderate**, long-term, reversible assessed as not significant.

Table 27: Viewpoint 16 – Cromer Heath Road

Viewpoint 16 – Cromer Heath Road			
Grid Ref	530249, 229579	**Existing Viewpoint Location**	Appendix B: VP16 – PRoW on Cromer Heath
Direction of View	North-east	**Approx Distance to Proposed Development**	Adjacent to western boundary

Description of existing view and potential receptors	This viewpoint is located on the grassed verge forming the eastern edge of the Cromer Heath Road, immediately adjacent to the western boundary of the Proposed Development site. The view is considered to be representative of peripheral views available to transient receptors on the local road network. The existing view available from this location is generally open and panoramic in nature. The immediate foreground of the view is comprised of arable farmland, across a gently undulating landform, with field boundaries partially delineated by hedgerows and hedgerows with mature trees across mid-distance portions of the view. Distant horizons formed from more elevated land across the central portion of the view, are punctuated and locally elevated by overhead lines carried by large scale man-made pylons. The pylons, whilst prominent in the view form localised visual interest within the view. Scattered tree canopies are visible within the view, adding further localised visual interest and texture to the view.
Sensitivity	Transient receptors on the local road network at this location are judged to be of a medium tolerance to change in their views. The viewpoint does not represent a recognised stopping place and does not form part of a recognised tourist route, and the overall value of the view available is judged to be medium. Overall, taking into account the receptor susceptibility and the value of the view the sensitivity is judged to be **medium**.
Magnitude of Change – Construction Phase	During the construction phase, operations and machinery movements associated with the Proposed Development will be clearly visible at close distance across the whole of the available view from this location. Construction phase activities and vehicular movements will be viewed as a significant change to the overall view. Overall, the magnitude of visual impact during the construction phase is judged to be **large**.
Magnitude of Change – Operational Phase	During the initial operational phase of the Proposed Development, built form and infrastructure will be partially visible across the whole of the available view, with distant horizons obscured by new built form. Following successful establishement of the proposed planting along the western boundary, visible elements of the Proposed Development will become screened, with an alteration to the existing view produced. Overall, the magnitude of visual impact during the initial operational phase is judged to be **large**.
Significance of Visual Effect during Construction Phase	Localised **moderate to major**, short-term reversible effects assessed as significant predicted to be experienced during the construction phase of the Proposed Development.
Significance of Visual Effect during Operational Phase	Localised **moderate to major**, medium-term, reversible effects assessed as significant during the initial operational effects prior to successful establishment of proposed boundary planting. Following the successful establishment of planting the significance of visual effect is considered to reduce to localised **moderate**, long-term, reversible assessed as not significant.

Table 28: Viewpoint 17 –Broadfield Lodge

Viewpoint 17 –Broadfield Lodge			
Grid Ref	532319, 230932	**Existing Viewpoint Location**	Appendix B: VP17 – Broadfield Lodge
Direction of View	South-west	**Approx Distance to Proposed Development**	1.8km from northern boundary

Description of existing view and potential receptors	This viewpoint is located adjacent to local access road / laneway to the immediate west of residential property at Broadfield lodge, approximately 1.8km north-east of the Proposed Development site. The view is considered to be representative of views available to transient receptors on the local laneway, recreational receptors on the laneway and residential receptors in the immediate vicinity. The existing view available from this location is partially restricted in nature by existing vegetation visible across the view at mid-distance. Woodland planting visible at mid distance partially restricts views of distant horizons, with large scale pylons visible within the view above upper canopies. The immediate foreground of the view is comprised of mixed use agricultural land, partially enclosed by existing field boundary hedgerows. Whilst panoramic in nature, visibility of lands at varying distances within the view is restricted by intervening topographical changes, with vegetation cover providing textural variety.
Sensitivity	Residential and recreational receptors at this location are judged to be of a low tolerance to changes within their views from this location. The viewpoint does not represent a recognised stopping place and does not form part of a recognised tourist route; therefore, the value of the view is judged to be medium. Overall, the sensitivity of the view is judged to be **medium**.
Magnitude of Change – Construction Phase	During the construction phase, operations and machinery movements associated with the Proposed Development will not be visible in views availabe from this location due to screening effects of intervening topographical changes and vegetation cover. Overall, the magnitude of change during the construction phase of the Proposed Development is judged to be **No Change**.
Magnitude of Change – Operational Phase	The Proposed Development and associated infrastructure will be screened in views available from this location due to screening effects of intervening topographical changes and vegetation. Overall, the magnitude of visual impact during the operational phase is judged to be **No Change**.
Significance of Visual Effect during Construction Phase	**No Change**
Significance of Visual Effect during Operational Phase	**No Change**

Table 29: Viewpoint 18 –Walnut Tree Farm

Viewpoint 18 – Walnut Tree Farm			
Grid Ref	529295, 228488	**Existing Viewpoint Location**	Appendix B: VP18 – Walnut Tree Farm
Direction of View	North-east	**Approx Distance to Proposed Development**	850m south-west of southern boundary of site

Description of existing view and potential receptors	This viewpoint is located at a gated field entrance to the south-east of Walnut Tree Farm, approximately 850m south-west of the Proposed Development site and is located adjacent ot the laneway access to the farm complex. The view is considered to be representative of views available to transient receptors on the local laneway, recreational receptors on the laneway and residential receptors in the immediate vicinity. The existing view available from this location is restricted in nature by existing vegetation visible across the view at mid-distance and close-distance. Existing vegetation restricts

Viewpoint 18 – Walnut Tree Farm	
	views of distant horizons, with timber poles carrying overhead lines visible as minor elements of the view, perceived against and within existing vegetation cover.
Sensitivity	Residential and recreational receptors at this location are judged to be of a low toelrance to chnages in theor views at this location , whilst transient receptors on the laneway access are judged to be of a medium tolerance to changes in their views The viewpoint does not represent a recognised stopping place and does not form part of a recognised tourist route; therefore, the value of the view is judged to be medium. Overall, the sensitivity of the view is judged to be **medium**.
Magnitude of Change – Construction Phase	During the construction phase, operations and machinery movements associated with the Proposed Development will not be visible in views availabe from this location due to screening effects of intervening topographical changes and vegetation cover. Overall, the magnitude of change during the construction phase of the Proposed Development is judged to be **No Change**.
Magnitude of Change – Operational Phase	The Proposed Development and associated infrastructure will be screened in views available from this location due to screening effects of intervening topographical changes and vegetation. Overall, the magnitude of visual impact during the operational phase is judged to be **No Change**.
Significance of Visual Effect during Construction Phase	**No Change**
Significance of Visual Effect during Operational Phase	**No Change**

1.10.3 **Table 30** below summarises the predicted significance of visual effect for each of the previously assessed viewpoints.

Table 30: Summary of Predicted Visual Effects

Viewpoint		Predicted Construction Phase Visual Impacts	Predicted Operational Phase Visual Impacts
1	View south from field entrance at Rushden	Localised **minor**, short-term, reversible effects assessed as not significant visual effects predicted to be experienced during the construction phase of the Proposed Development.	Localised **negligible to minor**, long-term, reversible effects assessed as not significant visual effects are predicted to occur during the initial operational phase of the Proposed Development prior to establishment of mitigation planting. Whilst portions of the Proposed Development will be perceived, they will be seen as a minor alteration to the existing character and composition of the view. Following successful establishment of mitigation planting predicted long-term, reversible effects are predicated to remain as localised, **negligible to minor** and not significant.
2	View southeast from A507	Localised **negligible to minor**, short-term, reversible effects assessed as not significant visual effects predicted to be experienced during the construction phase of the Proposed Development.	Localised **negligible to minor**, long-term, reversible effects assessed as not significant visual effects are predicted to occur during the operational phase of the Proposed Development prior to establishment of mitigation planting. Whilst portions of the Proposed Development will be perceived, they will be seen as a minor alteration to the existing character and composition of the view. Following successful establishment of mitigation planting predicted long-term, reversible effects are predicated to remain as localised, **negligible to minor** and not significant.

Viewpoint		Predicted Construction Phase Visual Impacts	Predicted Operational Phase Visual Impacts
3	View southwest from A507 corner	Localised **moderate**, short-term, reversible effects assessed as not significant visual effects predicted to be experienced during the construction phase of the Proposed Development.	Localised **moderate**, long-term, reversible effects assessed as not significant visual effects are predicted to occur during the operational phase of the Proposed Proposed Development prior to establishment of mitigation planting. Whilst portions of the Proposed Development will be visible, they will be seen as a minor alteration to the existing character and composition of the view, viewed well below existing horizons with existing features and elements of the view maintaining overall character and composition of the view. Following successful establishment of mitigation planting predicted long-term, reversible effects are predicated to remain as localised, **moderate** and not significant.
4	View south from A507	Localised **moderate to major**, short-term reversible effects assessed as significant effects predicted to be experienced during the construction phase of the Proposed Development.	Localised **moderate to major**, medium-term, reversible effects assessed as significant during the initial operational effects prior to successful establishment of proposed boundary planting. Following the successful establishment of planting the significance of visual effect is considered to reduce to localised **moderate**, long-term, reversible assessed as not significant.
5	View north from A507	Localised **moderate to major**, short duration assessed as significant effects predicted to be experienced during the construction phase of the Proposed Development.	Localised **moderate to major**, medium-term, reversible effects assessed as significant during the initial operational effects prior to successful establishment of proposed boundary planting. Following the successful establishment of planting the significance of visual effect is considered to reduce to localised **moderate**, long-term, reversible assessed as not significant.
6	View from A507 – Gap in Hedge	Localised **minor**, short-term reversible effects assessed as not significant visual effects predicted to be experienced during the construction phase of the Proposed Development.	Localised **minor**, long-term, reversible effects assessed as not significant visual effects are predicted to occur during the initial operational phase of the Proposed Development prior to establishment of mitigation planting. Following the successful establishment of planting the significance of visual effect is considered to remain as localised **minor**, long-term, reversible assessed as not significant as whilst portions of the Proposed Development will be perceived, they will be seen as a minor alteration to the existing character and composition of the view.
7	View from Publc Path (ProW Cottered 027)	**No Change**	**No Change**
8	View from Path over Field	Localised **moderate**, short-term, reversible effects assessed as not significant visual effects predicted to be experienced during the construction phase of the Proposed Development.	Localised **moderate**, long-term, reversible effects assessed as not significant visual effects are predicted to during the initial operational phase of the Proposed Development prior to establishment of mitigation planting.

Viewpoint		Predicted Construction Phase Visual Impacts	Predicted Operational Phase Visual Impacts
			Following the successful establishment of planting the significance of visual effect is considered to remain as localised **moderate**, long-term, reversible assessed as not significant as whilst portions of the Proposed Development will be perceived, they will be seen as a minor alteration to the existing character and composition of the view
9	PRoW Path at B1037	Localised **moderate**, short-term reversible effects assessed as significant visual effects predicted to be experienced during the construction phase of the Proposed Development.	Localised **moderate**, medium-term, reversible effects assessed as not significant during the initial operational effects prior to successful establishment of proposed boundary planting. Following the successful establishment of planting the significance of visual effect is considered to remain as localised **moderate**, long-term, reversible effects assessed as not significant as whilst portions of the Proposed Development will be perceived, they will be seen as a minor alteration to the existing character and composition of the view
10	Cromer Windmill	Localised **minor**, short-term reversible effects assessed as not significant predicted to be experienced during the construction phase of the Proposed Development.	Localised **minor**, long-term duration, reversible effects assessed as not significant during the initial operational phase of the Proposed Development prior to successful establishment of proposed boundary planting. Following the successful establishment of planting the significance of visual effect is considered to remain as localised **minor**, long-term, reversible effects assessed as not significant as whilst portions of the Proposed Development will be visible, they will be seen as a minor alteration to the existing character and composition of the view
11	Edge of Cromer	Localised **moderate to major**, short-term reversible effects assessed as significant predicted to be experienced during the construction phase of the Proposed Development.	Localised **moderate to major**, medium-term, reversible effects assessed as significant during the initial operational effects prior to successful establishment of proposed boundary planting. Following the successful establishment of planting the significance of visual effect is considered to reduce to localised **moderate**, long-term, reversible assessed as not significant.
12	Whitehill Road	Localised **negligible to minor**, short-term, reversible effects assessed as not significant predicted to be experienced during the construction phase of the Proposed Development.	Localised **negligible to minor**, long-term, reversible effects assessed as not significant are predicted to occur during the initial operational effects prior to successful establishment of proposed boundary planting. Following the successful establishment of planting the significance of visual effect is considered to remain localised **negligible to minor**, long-term, reversible assessed as not significant.
13	Newell Lane	Localised **moderate**, short-term reversible effects assessed as not	Localised **moderate**, medium-term, reversible effects assessed as not

Viewpoint		Predicted Construction Phase Visual Impacts	Predicted Operational Phase Visual Impacts
		significant predicted to be experienced during the construction phase of the Proposed Development.	significant during the initial operational effects prior to successful establishment of proposed boundary planting. Following the successful establishment of planting the significance of visual effect is considered to reduce to localised **minor to moderate**, long-term, reversible assessed as not significant.
14	Cromer Heath Road	Localised **moderate to major**, short-term reversible effects assessed as significant predicted to be experienced during the construction phase of the Proposed Development.	Localised **moderate to major**, medium-term, reversible effects assessed as significant during the initial operational effects prior to successful establishment of proposed boundary planting. Following the successful establishment of planting the significance of visual effect is considered to reduce to localised **moderate**, long-term, reversible assessed as not significant.
15	ProW, Cromer Heath Road	Localised **moderate to major**, short-term reversible effects assessed as significant predicted to be experienced during the construction phase of the Proposed Development.	Localised **moderate to major**, medium-term, reversible effects assessed as significant during the initial operational effects prior to successful establishment of proposed boundary planting. Following the successful establishment of planting the significance of visual effect is considered to reduce to localised **moderate**, long-term, reversible assessed as not significant.
16	Cromer Heath Road	Localised **moderate to major**, short-term reversible effects assessed as significant predicted to be experienced during the construction phase of the Proposed Development.	Localised **moderate to major**, medium-term, reversible effects assessed as significant during the initial operational effects prior to successful establishment of proposed boundary planting. Following the successful establishment of planting the significance of visual effect is considered to reduce to localised **moderate**, long-term, reversible assessed as not significant.
17	Broadfield Lodge	**No Change**	**No Change**
18	Walnut Tree Farm Gate	**No Change**	**No Change**

Views from Residential Receptors

1.10.4 As part of the of visual effects assessment associated with the Proposed Development, an assessment of the predicted visual impacts on residential receptors that occur within proximity to the Proposed Development has also been undertaken. For the purposes of this assessment all residential receptors are considered to be of a low tolerance to changes in their views and are assessed as having a high sensitivity to change.

1.10.5 There are four properties on the A507 that are within 500m of the Proposed Development. These are two storey, semi-detached properties which front towards the main road, in a westerly direction. The Proposed Development will be screened from views of these properties due to mature trees and vegetation that is located close to these properties. The predicted visual impact for these properties will be negligible at both construction and operational stage. The predicted significance of effect for these properties at both construction and operational stage will be negligible.

1.10.6 There is row of housing and development located along the B1037 in the hamlet of Cromer which is within 500m from the southwestern portion of the Proposed Development site. These properties front towards the B1037, in a western and eastern direction. Viewpoint 11 in Appendix B provides a montage from the edge of Cromer hamlet which is representative of the views enter Cromer from the B1037 / Cromer Heath junction. A combination of local topography in the intervening fields between the viewpoint and the Proposed Development and the low nature of the Proposed Development combine to ensure that the majority of the Proposed Development will be screened in views from the residential properties along the B1037. Notwithstanding, it is proposed to build in landscape mitigation planting along the B1037 at the southern boundary of the Proposed Development. This landscape mitigation treatment will readily screen out all views of the proposed solar panels due to their low height and the flat nature of the topography across the Proposed Development site. Accordingly, for properties in Cromer, with direct views of the Proposed Development, localised moderate to major, short-term reversible assessed as significant effects are predicted to occur during the construction phase of the Proposed Development. Localised moderate to major, medium-term, reversible effects assessed as significant effects are predicted to occur during the initial operational period prior to successful establishment of proposed boundary planting. Following the successful establishment of planting the significance of visual effect is considered to reduce to localised moderate, long-term, reversible assessed as not significant.

1.11 Mitigation

Landscaping Aims and Objectives

1.11.1 As part of the Proposed Development, an integrated package of soft landscape interventions has been included within the overall proposals to aid the integration of the development into the surrounding landscape context and to help reduce the localised visual effects predicted to occur from viewpoints located at close proximity to the Proposed Development. The below text sets out the aims of proposed landscape interventions but the role of the landscape architect in design evolution must also be noted. Please refer to Landscape Planting Plans that accompanies the planning application (Dwg. 2747.5.01 to 2747.5.07 inclusive).

Landscaping Aims

- To supplement the existing landscape features to further physically and visually integrate the Proposed Development and associated infrastructure into the surrounding landscape; and
- Provide suitable screening to minimise visual intrusion, particularly in views from close residential receptors to reduce significant effects regarding the visual impact of the proposal and associated structures on sensitive receptors.

General Objectives

- Retention of existing hedgerows, trees, shelterbelt planting and roadside vegetation on peripheral and internal boundaries in accordance with BS5837:2012 Trees in relation to design, demolition and construction – Recommendations;
- Mitigation should be in keeping with the existing landscape. Therefore, hedgerows with scattered specimen trees are considered acceptable and appropriate to the landscape; and,
- Selection of locally appropriate deciduous trees and hedge species will be made to ensure successful plant establishment and to maintain and increase biodiversity whilst providing visual screening of the proposed development year-round.

Planting

Plant Mixes

Standard Tree Planting

1.11.2 Visual integration of the Proposed Development to be provided by planting larger nursery stock native tree species, appropriate to surrounding landscape character such as: *Quercus robur* (Oak), *Alnus glutinosa* (Alder), *Fagus sylvatica* (Beech) and *Populus tremula* (Aspen) within areas of proposed woodland mix planting and within proposed sections of new hedgerow or existing hedgerows to be augmented Final planting locations of the proposed 250nr. new trees will be carefully chosen to maximise visual screening of the Proposed Development within views predicted to experience significant visual effects.

Woodland Planting

1.11.3 Planting mixtures associated with the proposed 0.89 hectares of new woodland planting will be comprised of locally appropriate shrub species and will be composed to match existing woodland planting within the local. Species will include evergreen species such as *Ilex aquifolium* (Holly) and *Pinus sylvestris* (Scots Pine) together with deciduous species such as *Corylus avellana* (Hazel) and *Sambucus nigra* (Elder).

Hedgerows

1.11.4 Hedgerow enhancement will be provided by planting species such as; *Ilex aquifolium* (Holly), *Crataegus monogyna* (Hawthorn), *Corylus avellana* (Hazel), *Sambucus nigra* (Elder) within existing hedgerows and as new hedgerows along field boundaries defined by post and wire fencing. New hedgerows, totalling 0.45 hectares (4,497 Lnr meters) will be planted with 6Nr. native species per 30m length, creating new species rich hedgerows.

Existing Hedgerows

1.11.5 Hedgerow enhancement, totalling 0.085 hectares (846 Lnr meters) will be provided through planting locally appropriate tree and hedge species to provide continuity in hedge extent, and hedges to be maintained at a minimum of 3m height to provide increased habitat provision.

Monitoring and Maintenance

1.11.6 Maintenance of the landscape works will be an integral part of the on-going site management. This will include a defects liability period during which any defective plant material (as stated above) is to be replaced. Litter picking and weed control shall be carefully monitored during the early growing seasons of the landscape maintenance contract. Contractors will comply with all health and safety standards, in particular regard to maintenance works during the operational phase of the proposed solar farm.

1.12 Conclusion

1.12.1 The Proposed Development is located within a single Landscape Character Area identified as South Suffolk and North Essex Clayland NCA (86). The identified NCA has been assessed for both construction and operational phase effects associated with the Proposed Development. The NCA has been predicted to experience localised, moderate to major, adverse, short-term reversible effects assessed as significant during the construction phase, restricted to areas contained within the Proposed Development site only, with surrounding landscape predicted to experience no significant indirect effects. During the operational phase of the Proposed Development, moderate, localised medium-term assessed as significant effects are predicted, reducing to minor localised and not significant following the successful establishment of planting associated with the Proposed Development which aids integration and screening. Remaining portions of the NCA outwith the Proposed Development site are predicted to experience no significant, indirect effects.

1.12.2 With regards to the East Hertfordshire District Council Landscape Character Assessment, the predicted significance of landscape effect for the Upper Beane Valley Tributes during the construction phase is localised, moderate to major, adverse, short-term reversible effects assessed as significant during the construction phase, restricted to areas contained within the Proposed Development site only, with surrounding landscape predicted to experience no significant indirect effects. During the operational phase of the Proposed Development, moderate, localised medium-term assessed as significant effects are predicted, reducing to minor localised and not significant following the successful establishment of planting associated with the Proposed Development which aids integration and screening. Remaining portions of the NCA outwith the Proposed Development site are predicted to experience no significant, indirect effects

1.12.3 The Proposed Development has been assessed as not giving rise to any direct or indirect effects on any of the landscape designations including; AONB's; National Parks;Historic Parks & Gardens; Local Nature Reserves or Conservation Areas.

1.12.4 There are five PRoWs located within the study area associated with the Proposed Development site, one of which (Cottered 028) traverses through the site. Recreational receptors on this PRoW are predicted to experience localised significant effects during the construction and initial operational phases of the Proposed Development, with impacts reducing to not significant in the long-term as proposed planting establishes and aids screening and integration of the Proposed Development.

1.12.5 A total of 18 viewpoints have been assessed, for both construction and operational phases of the Proposed Development. Six viewpoints are predicted to experience localised significant effects during the construction phase, which is not unexpected given that these viewpoints lie within proximity to the Proposed Development site. During initial operational phase of the Proposed Development, six of the viewpoints assessed are predicted to experience localised significant effects in the medium-term, with predicted effects for all views assessed reducing to not significant following successful establishment of proposed planting. It is considered that proposed planting will reduce the predicted effects, such that views are predicted to experience not significant effects as visible elements of the Proposed Development will become screened in views.

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Appendix A LVIA Figures

Appendix B Photomontages