

LANDSCAPE AND VISUAL IMPACT ASSESSMENT ADDENDUM

FULL PLANNING APPLICATION FOR THE CONSTRUCTION OF A SOLAR FARM AND BATTERY STORAGE FACILITY TOGETHER WITH ALL ASSOCIATED WORKS, EQUIPMENT AND NECESSARY INFRASTRUCTURE

HALLOUGHTON, SOUTHWELL, NOTTINGHAMSHIRE

ON BEHALF OF JBM SOLAR PROJECTS 6 LTD

Pegasus Group

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PLANNING | **DESIGN** | **ENVIRONMENT** | **ECONOMICS**

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1. INTRODUCTION

- 1.1 This Landscape and Visual Impact Assessment (LVIA) Addendum has been prepared by Pegasus Group on behalf of JBM Solar Projects 6 Ltd ("the Applicant") to address the comments provided by Environmental Management and Design (EMD) Team at Via East Midlands Limited dated 18th September 2020 and, the Conservation Advice provided by Oliver Scott of Newark and Sherwood District Council. These comments were made in response to the LVIA prepared in July 2020 by Pegasus Group to accompany planning application 20/01242/FULM, for the installation and operation of a solar farm and battery energy storage facility together with associated equipment and infrastructure ("the Proposed Development") on Land near to Halloughton, Southwell, Nottinghamshire ("the Site").
- 1.2 This LVIA Addendum should be read in conjunction with the Landscape and Visual Impact Assessment July 2020 (P18-2917_19A) and, the Site Layout and Planting Proposals, Revision J (P18-2917_12), included at Appendix 1.

2. BASELINE REVIEW

- 2.1 As illustrated on the accompanying Site Layout and Planting Proposals, Revision J at Appendix 1 there have been a number of alterations to the proposals since the July 2020 application, these include:
- Pulling back development in the south of the Site and enclosing the open field boundary with new hedgerow vegetation including hedgerow trees.
 - Reinstating a historic Public Right of Way (PRoW) route across the far south eastern extent of the Site.
 - Amending the alignment of the PRoW Southwell Bridleway Number 74, to run along western side of the hedgerow.
 - Realigning the access track so that the mature Poplar at the entrance to Halloughton is retained.
- 2.2 All of the changes listed above have occurred within the Site boundary illustrated on the Site Layout and Planting Proposals Revision J, which now excludes an area of woodland within the Site under third party ownership. This minor alteration to

the Site boundary is not considered to alter sections: 3 Planning Policy Context or, 4 Existing Context, within the July 2020 LVIA

- 2.3 Section 5 Published Landscape Character Assessments within the July 2020 LVIA is also relevant with the addition of the accompanying text for Policy Zone 39 – Thurgaton Village Farmlands with Ancient woodlands, which is provided below.

3. VIA EAST MIDLANDS LIMITED RESPONSE

- 3.1 The comments from Environmental Management and Design (EMD) Team at Via East Midlands Limited are addressed in the following section under the same headings as they appear in the EMD document.

Physical Landscape Impact

- 3.2 With regard to the comments on Page 9 relating to the removal of the mature Poplar tree at the entrance to Halloughton. It is confirmed that this mature Poplar tree located near the proposed access for the Site will not be removed as a result of the Proposed Development. The proposed Site access track has been repositioned slightly to accommodate the tree, which will be subject to protection measures. Further information regarding its retention and protection is covered in a separate document prepared by the Arboricultural Consultant.

Impact on the Landscape Character

- 3.3 It is noted that the accompanying text relating to Policy Zone 39: Thurgaton Village Farmlands with Ancient woodlands, covers a small part of the southern extent of the Site, which was excluded from the original LVIA.
- 3.4 The published text from the Newark and Sherwood Landscape Character Assessment which relates to Policy Zone 39 is included below.
- 3.5 Under the heading landscape analysis, the landscape condition is defined as "very good", and goes on to state that:

"The area has a unified pattern of elements composed of predominantly arable fields, blocks of deciduous woodland and isolated farms; there are few detracting features including views to pylon lines running E-W and N-S, and disused works at Thurgaton. Overall this gives a visually strongly unified area..."

In ecological terms the area provides a strong habitat for wildlife, with areas of mixed deciduous woodland and hedgerows forming generally

good networks. Cultural integrity is good in that the field pattern is by and large intact, with hedgerows often being mature, well maintained and species-rich. A strongly unified area with a very strong functional integrity gives a very good landscape condition."

3.6 Characteristic visual features are listed as:

- *"Very gently undulating and rounded topography.*
- *Medium distance views to frequently wooded skylines, although often enclosed by vegetation – hedgerows, woodland etc.*
- *Mixture of intensive arable fields with strongly trimmed hedges and some low intensity farming with permanent improved pasture.*
- *Numerous blocks of woodland and plantation, of varying scale.*
- *Predominantly vernacular settlements and dwellings.*
- *Good network of mainly intact and well maintained hedgerows."*

3.7 The landscape sensitivity is defined as "high", the description goes on to state that:

"The components of the landscape are characteristic to the Mid-Nottinghamshire LCA. The time depth is historic (post 1600) giving a moderate sense of place overall.

The landform is dominant with intermittent areas of woodland giving a generally high visibility value within the Policy Zone. Views are intermittent due to numerous blocks of woodland and hedgerows. A moderate sense of place and high visibility leads to a high landscape sensitivity overall."

3.8 The landscape actions for the policy zone are identified as "conserve", and include to:

- *"Conserve permanent pasture and seek opportunities to restore arable land to pastoral.*
- *Conserve hedgerow planting along roadsides, seek to reinforce and enhance as appropriate.*
- *Conserve the biodiversity and setting of the designated SINC, seek to enhance where appropriate.*
- *Conserve and enhance woodland/plantation blocks, seek to reinforce green infrastructure as appropriate."*

Impact on Landscape Features of the Site.

- 3.9 It is acknowledged that the EMD team agrees with the assessment upon topography, trees and hedgerows put forward in the LVIA. However, they do not agree with the assessment upon land cover, which is assessed as experiencing Minor Beneficial Effects as a result of High Magnitude of Change and Low Sensitivity.
- 3.10 The assessment of land cover has been revised to focus on the perception of change to the landscape, rather than the biodiversity benefits provided by the proposed species rich meadow grassland around the field margins. The Magnitude of Change is assessed as High, which, when combined with a Low Sensitivity, results in a Moderate Adverse Scale of Effect. The High Magnitude is a reflection of the introduction of the built elements (principally the solar panels), which would obscure views of areas of the grassland beneath the panels. However, the Proposed Development can be described as long term in nature but temporary, allowing the land to be effectively returned to its previous condition and use following decommissioning.

Impact on the character of Landscape Policy Zones MN 37, 38 and 39

- 3.11 It is acknowledged that the EMD team agrees with the assessment upon National Character Areas (NCA) and Regional Landscape Character Type (RLCT), But do not agree with the assessment of the effects upon Newark and Sherwood Landscape Character Landscape Policy Zones.
- 3.12 Based on the analysis provided within The Landscape Character Assessment Supplementary Planning Document, Policy Zone 37: Halam Village Farmlands with Ancient Woodlands and Policy Zone 39: Thurgaton Village Farmlands with Ancient woodlands have been assessed as having a High Sensitivity. Whilst Policy Zone 38: Halloughton Village Farmlands has been assessed as having a Medium Sensitivity.
- 3.13 It is considered that the Proposed Development would bring forward landscape enhancements such as lengths of new hedgerows and infilling of field boundaries, which would undoubtedly strengthen the landscape framework across the Site. The proposals would introduce built form into an area which currently contains a high proportion of agricultural fields. The Magnitude of Change is therefore assessed as High, which translates into Major Effects upon Policy Zones 37,38

and 39. However, it should be noted that these effects would diminish to Negligible rapidly beyond the boundaries of the Site, as a result of the combination of intervening landform and well-established vegetation across the surrounding landscape.

- 3.14 The short term, localised, construction and decommissioning period and temporary operational period would cause a Negligible Magnitude of Change to the defining characteristics of the Trent and Belvoir Vale NCA and RLCT 5b: Wooded Village Farmlands covering the Site and wider study area.
- 3.15 The nature of the construction works would introduce movement, temporary structures, facilities and a change of land use; however changes to the landscape character would be localised. It is expected that the short term, localised, construction and decommissioning period would cause a Medium Magnitude of Change to the defining characteristics of the Policy Zones 37,38 and 39.
- 3.16 Any impacts arising as part of the construction phase of the development on the Conservation Area and listed buildings, such as the church of St. James, have been assessed by a qualified Heritage Consultant. However, the following comments can be made in relation to the change in the perception of the landscape character of the village of Halloughton at the construction stage due to the presence of the access road and primarily by visual presence of construction vehicles.
- 3.17 As confirmed earlier in this addendum, the mature Poplar tree near the proposed Site access point is to be retained and protected. The proposed access track for the Site is to be taken off Bridle Farm Road that runs from the A612 Highcross Hill, to the east of the church of St. James.
- 3.18 The perceived landscape character of the village varies depending on which area of the village you are experiencing it from. Whilst the western and central portions of the village could be described as relatively tranquil with some intervisibility between the village and the adjacent landscape, experienced from locations such as the PRoW bridleway to the south of the village which passes through Bridle Road Farm. The eastern edge of the village has a different character, it feels more enclosed and less tranquil due to the presence of the A612 Highcross Hill. A612 Highcross Hill is a busy route that travels through Southwell, and as observed on the Site visit carries a variety of vehicles including

lorries and local buses. Construction vehicles traveling from the A612 Highcross Hill will have to travel along approximately 37m of Bridle Farm Road before they turn into the proposed Site access. The introduction of these vehicles at the frequency detailed in the Construction Traffic Management Plan, which accompanies the application, are expected to bring about a Medium Magnitude of Change to the perceptible landscape character of the village of Halloughton. However, changes to the landscape character would be localised.

Landscape Mitigation Proposals

3.19 Mitigation and enhancement measures for the Site shown on the Site Layout and Planting Proposals include:

- Hedgerow field boundaries internally and around the periphery of the Site would be retained, and where necessary infilled with native species to enhance and strengthen the local landscape character.
- Trees within the Site along field boundaries would be retained and protected to provide structure to the landscape and, to help in filtering views from publically accessible locations across the wider landscape.
- A 15m wide belt of native trees will be implemented ahead of time this winter 2020 / spring 2021 along part of the Sites southern boundary to help to filter and restrict views from locations to the south of the Site, including the residential properties on the northern edge of Halloughton.
- A new native hedgerow with trees is proposed along the part of the far western extent of the southern boundary of the Site, to help mitigate any potential views from locations to the south-southwest of the Site including residential properties, road and PRow users in and around the village of Halloughton.
- The existing boundary vegetation situated adjacent to the route of Southwell Bridleway Number 74 is to be retained and infilled, with a new length of hedgerow proposed where it crosses the central portion of the Site, to help in softening the appearance of the proposed built form.
- Internal access tracks have been designed to utilise existing gateways and farm tracks wherever possible to minimise the need for localised hedgerow removal.
- The battery units within the Site are located on the periphery of the fields to benefit from a level of screening provided by existing field boundary vegetation to minimise visual impact.
- The sub-station and one of temporary construction compounds would be seen in the context of an existing large scale pylon on the Site, and

located near two dense blocks of woodland and a length of hedgerow. The second temporary construction compound would be located in the northern parcel of the Site, near an existing field boundary and two well-established blocks of woodland. These locations have been carefully considered to benefit from screening provided by existing vegetation to aid in restricting views of the proposals from locations across the surrounding landscape. The temporary construction compounds would each be approximately 0.18 hectares in size.

Visual Impact

- 3.20 As requested, a full set of the 18 Viewpoints and the additional 3 Heritage Viewpoints have been retaken to represent 'winter views' where the vegetation is not in leaf and included at Appendix 3. The Photomontages will also be updated with the winter photography and are to follow.
- 3.21 The visual assessment summary table at Appendix 2 includes the assessment of visual effects at Year 1 and 10 as detailed within the July 2020 LVIA but also adds in effects as a result of the construction phase as requested by the EMD team. Any revisions to the previously submitted July 2020 visual assessment is provided in dark red, the original assessment is struck through.
- 3.22 As requested by the EMD team the Magnitude of Change and resulting Scale of Effect have been reviewed for Viewpoint 1, 2, 3 where the assessment at Year 10 was based totally on the successful establishment of the proposed hedgerows and the effective management of the existing hedgerows. As a precautionary approach, the Magnitude of Change at Year 10 for all three Viewpoints has been changed from Negligible to Low.
- 3.23 The assessment of Heritage Viewpoint B has also been amended from Negligible at Year 1 to Moderate to Negligible Scale of Effect. The Year 10 assessment remains as Negligible.

Residential Properties in Halloughton

- 3.24 For the occupants of residential properties in Halloughton, the Susceptibility to change arising from the Proposed Development is considered to be High. This is based on the assumption that views of the surrounding countryside are an important component of the visual amenity associated with these properties. With Medium Value being an attractive but un-designated landscape, this results in High Sensitivity for residential receptors.

- 3.25 For residents of the properties on the northern edge of the village, closest to the Site. It is anticipated that the new tree belt and hedgerows in combination with the existing field boundary vegetation along the Site's southern boundary, which is to be infilled and strengthened as part of the proposals. The layers of existing tree groups on Site, vegetation in the gardens of the properties, and in places agricultural buildings are expected to restrict views of the Proposed Development from the lower floor windows and gardens of the properties. Partial views may be experienced from the upper floor windows of the properties during the construction phase and Year 1 resulting in a Low Magnitude of Change and Moderate Scale of Effect. By Year 10, following the successful establishment of the proposed vegetation the Magnitude of Change is expected to reduce to Negligible.

Local Farmsteads

- 3.26 Residents of the local farms scattered across the local landscape including New Radley Farm, Stubbins Farm, Halloughton Wood Farm and Thorney Abbey Farm are also assessed as being of High Sensitivity to the Proposed Development.
- 3.27 New Radley Farm is located in the northern extent of the Site, although it sits outside of the Site boundary. The farmhouse is surrounded by dense woodland to the north, east and south and hedgerow vegetation to the west. As a result, it is anticipated that residents of New Radley Farm would have the opportunity to experience partial views of the construction activities taking place to the west of the property, resulting in a Low Magnitude of Change. Partial views of the operational solar development may also be possible from any upper floor windows that face in a westerly orientation, resulting in a Low Magnitude of Change and Moderate Scale of Effect at both Year 1 and 10. Although it must be emphasised that because the farm is private, this assumption has been made using aerial mapping and observations during the Site visit. As the residents approach the property along the driveway to the north, it is anticipated that views of the construction activities and the proposals at Year 1 could be available. By Year 10 once the hedgerow along the eastern edge of the driveway has established, the Magnitude of Change and Scale of Effect are expected to diminish. It should be noted that New Radley Farm is owned by the same landowner who owns the land which will accommodate the Proposed Development.

- 3.28 Stubbins Farm and Stubbins Barn are located just to the north of Viewpoint 4, set back by approximately 70m and set within a mature garden which includes a number of large shrubs. For residents it is anticipated that field boundary vegetation along the Site's boundary, which is to be infilled and strengthened as part of the proposals, and vegetation in the garden of the properties is expected to restrict views of the Proposed Development from the lower floors. Partial and filtered views may be experienced from the upper floor windows of the construction activities and proposals at Year 1 resulting in a Low Magnitude of Change Moderate Scale of Effect. Although it must be emphasised that because the farm is private, this assumption has been made off aerial mapping and observations during the Site visit. By Year 10 once the proposed vegetation along the Site's boundaries matures the Magnitude of Change and Scale of Effect will reduce.
- 3.29 Halloughton Wood Farm is located approximately 600m to the southwest of the Site. Intervening vegetation which includes a dense mature hedgerow alongside Cotmoor Lane Byway to the east, Halloughton Wood to the north and vegetation around the periphery of the farmyard. This vegetation in combination with the large agricultural barns within the farmyard are expected to prevent views of the construction phase or operational solar development.
- 3.30 Thorney Abbey Farm is located on the B6386 to the north of the Site. From a study of aerial mapping, it appears that the residential property is located to the eastern end of the farmyard and surrounded by dense vegetation including several mature trees. Thorney Abbey Farm is not located in an elevated position and, as a result, the layers of intervening field boundary vegetation, including along the Site northern boundary would heavily filter and restrict views of the proposals. This would result in a Negligible Magnitude of Change and subsequent Scale of Effect during the construction phase and Year 1 and 10.

Construction Phase

- 3.31 The sub-station compound is located between an existing pylon and block of woodland. Structures such as the inverter and transformer blocks within the compound would be considerably lower in height than the existing pylon. Therefore, much of the equipment is expected to be screened from view by the existing vegetation, as illustrated by Viewpoint 9, 10 and 11. The proposals would introduce an additional pylon located in close proximity to the existing pylon near

the sub-station compound. However, if visible the pylon would be seen in the context of the existing line of pylons which cross the Site.

- 3.32 There are two temporary proposed construction compounds on the Site. The first is located adjacent to the proposed sub-station location, and the second is to be located in the norther parcel of the Site. Both locations have been chosen to benefit from the level of screening provided by the existing vegetation including the tree blocks. The temporary construction compounds would each be approximately 0.18 hectares in size.
- 3.33 The applicant considered two other construction access routes for the Site: firstly, further west at main farm entrance in the centre of the village, however this option was discounted to avoid disruption to villagers and secondly; via Stubbins lane, but this would have resulted in more tree loss and disruption on Stubbins Lane.

Cumulative effects

- 3.34 From a check of the Newark and Sherwood District Council online planning applications website, it can be confirmed that there are currently no proposed solar farm development registered with the local authority that fall within the study area.

4. CONSERVATION ADVICE RESPONSE

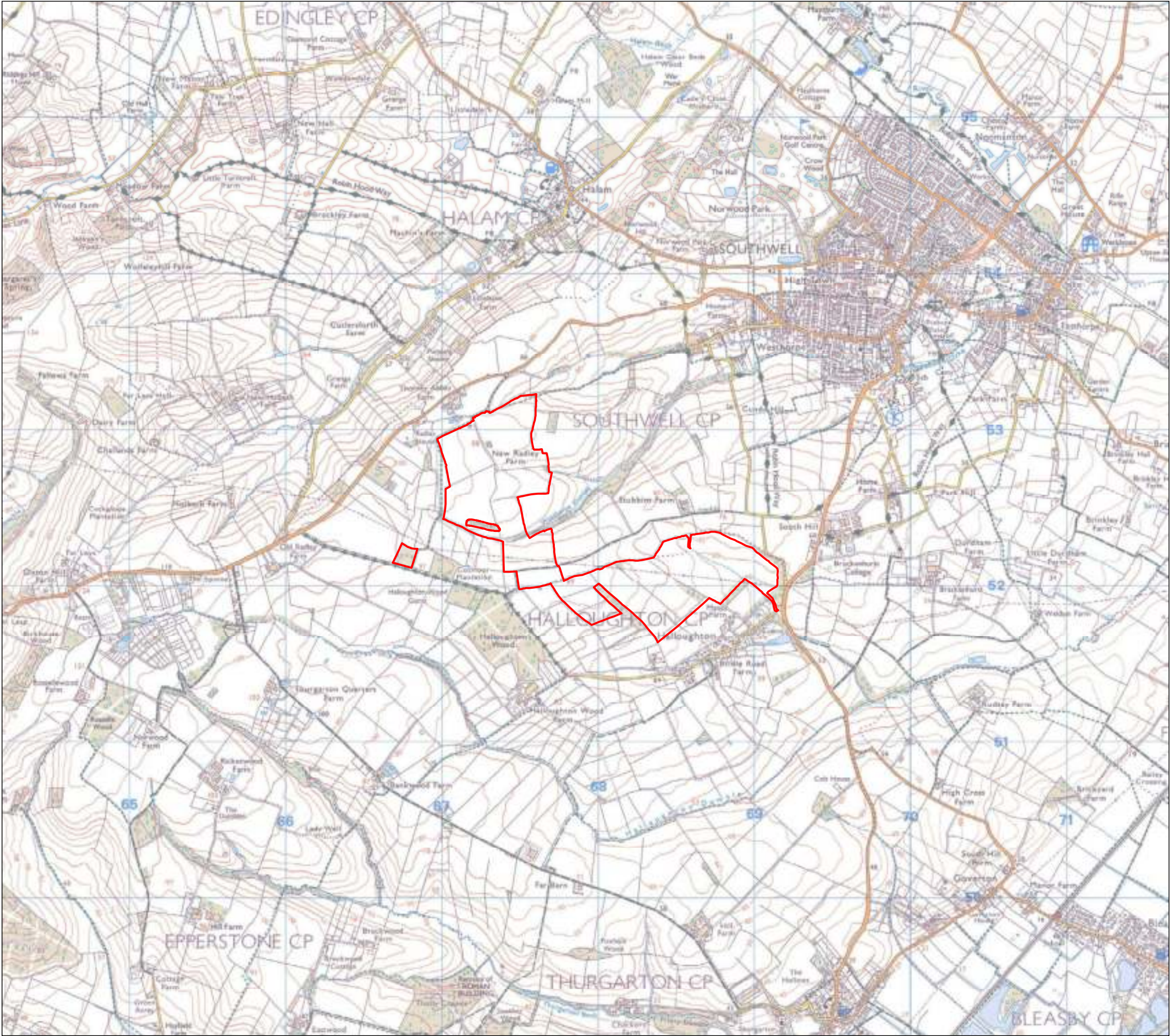
- 4.1 The Conservation Officer concludes: *"Overall, we find the proposal to be harmful to the setting and experience of Halloughton CA, as well as to the setting of listed buildings within the CA, notably the Church of St James and the Manor House. Whilst we accept some of the arguments presented by the applicant with regards to tree and hedge buffers, the solar farm proposal remains a dominating and alien feature to this attractive rural landscape. Some harm will potentially be caused to the setting of heritage assets within the Brackenhurst complex, as well as South Hill House. Further landscape assessment is required to demonstrate conclusively the assumptions made in the applicant's heritage statement."*
- 4.2 Whilst an assessment of effects on heritage assets and their setting is undertaken by a qualified Heritage Consultant in the Heritage Assessment, the following comments can be made from a landscape and visual perspective.

- 4.3 Inter-visibility between the Site and publically accessible locations in the Halloughton Conservation Area are limited, as demonstrated by the Heritage Statement, and supported by the LVIA at Viewpoints 8, 9 and 11 which are all taken from within or on the edge of Conservation Area. As illustrated by Viewpoints 8, 9, 11 and 10 – which are taken from bridleway 186/3/1 to the southwest of the village, and the accompanying assessment in the LVIA, July 2020. Partial views of the proposals could be possible at Year 1, but views encompassing much of the Proposed Development are expected to be restricted by intervening vegetation including dense blocks and belts of woodland. Screening will be further strengthened by a proposed 15m wide belt of trees along approximately 420m of the Sites southern boundary (being planted winter 2020 / Spring 2021), as illustrated by the Site Layout and Planting Proposals at Appendix 1. Neither the Conservation Area mapping or Conservation Officer identify key views from the Manor House or towards the Church of St James.
- 4.4 The SZTV included at Appendix 1 identifies that there would be limited opportunities to experience views towards the Site from within the Brackenhurst College complex. However, as confirmed during the Site visit, existing dense vegetation along the A612 Nottingham Road and South Hill House in combination with the plantation woodland alongside the Site's south-eastern boundary, heavily filters, and restricts view towards the Site from locations within the Brackenhurst College complex.
- 4.5 Inter-visibility between the Site and the South Hill House is restricted by the tree plantation that encircles the south-eastern boundary of the southern part of the Site, and trees within the gardens of the house. The façade of South Hill House faces southwards rather than directly towards the Site which is located to the southwest and as a result the Site is not anticipated to be visible in any designed views from South Hill House.

5. CONCLUSION

- 5.1 In summary, the overall conclusions presented in the July 2020 LVIA have not been changed as a result of this work, and the assessment of effects upon landscape features, landscape character and visual amenity remains valid and relevant.

APPENDIX 1: ILLUSTRATIVE MATERIAL



KEY

Site Boundary

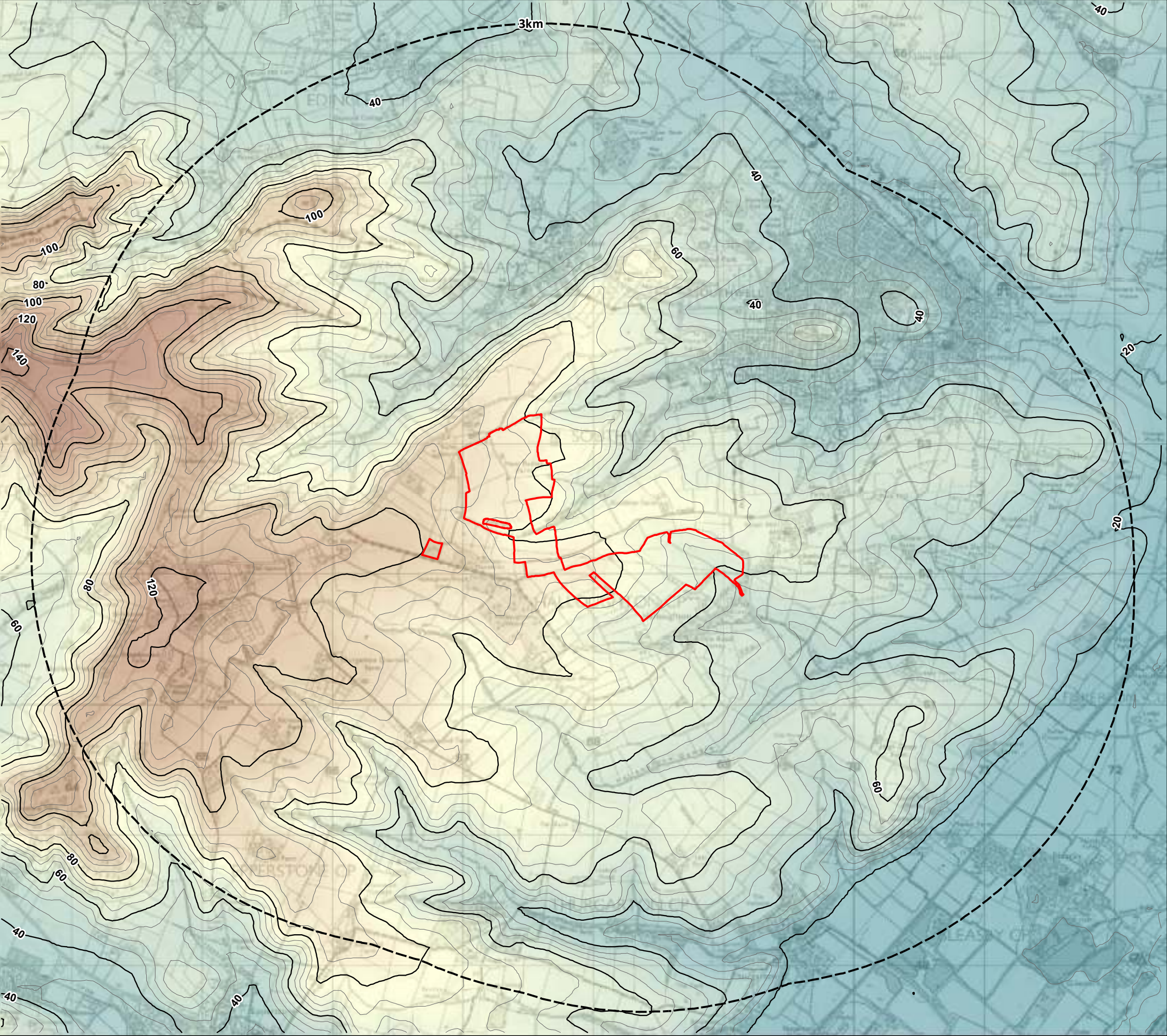
Revisions:
First Issue- 04/03/2019 JS
A - (09/08/2019 JS) Boundary amended
B - (17/03/2020 JS) Boundary amended
C - (27/03/2020 JS) Boundary amended
D - (15/04/2020 JS) Boundary amended
E - (15/12/2020 JS) Boundary amended

Site Location Plan

Cotmoor Solar Farm

Client:	JBM Solar Projects Ltd		
DRWG No:	P18-2917_02	Sheet No:	- REV: E
Drawn by:	JS	Approved by:	SC
Date:	15/12/2020		
Scale:	1:25,000 @ A3		





KEY

-  Site Boundary
-  Contour

DTM (metres above ordnance datum)
High : 143.029



Low : 13.0321

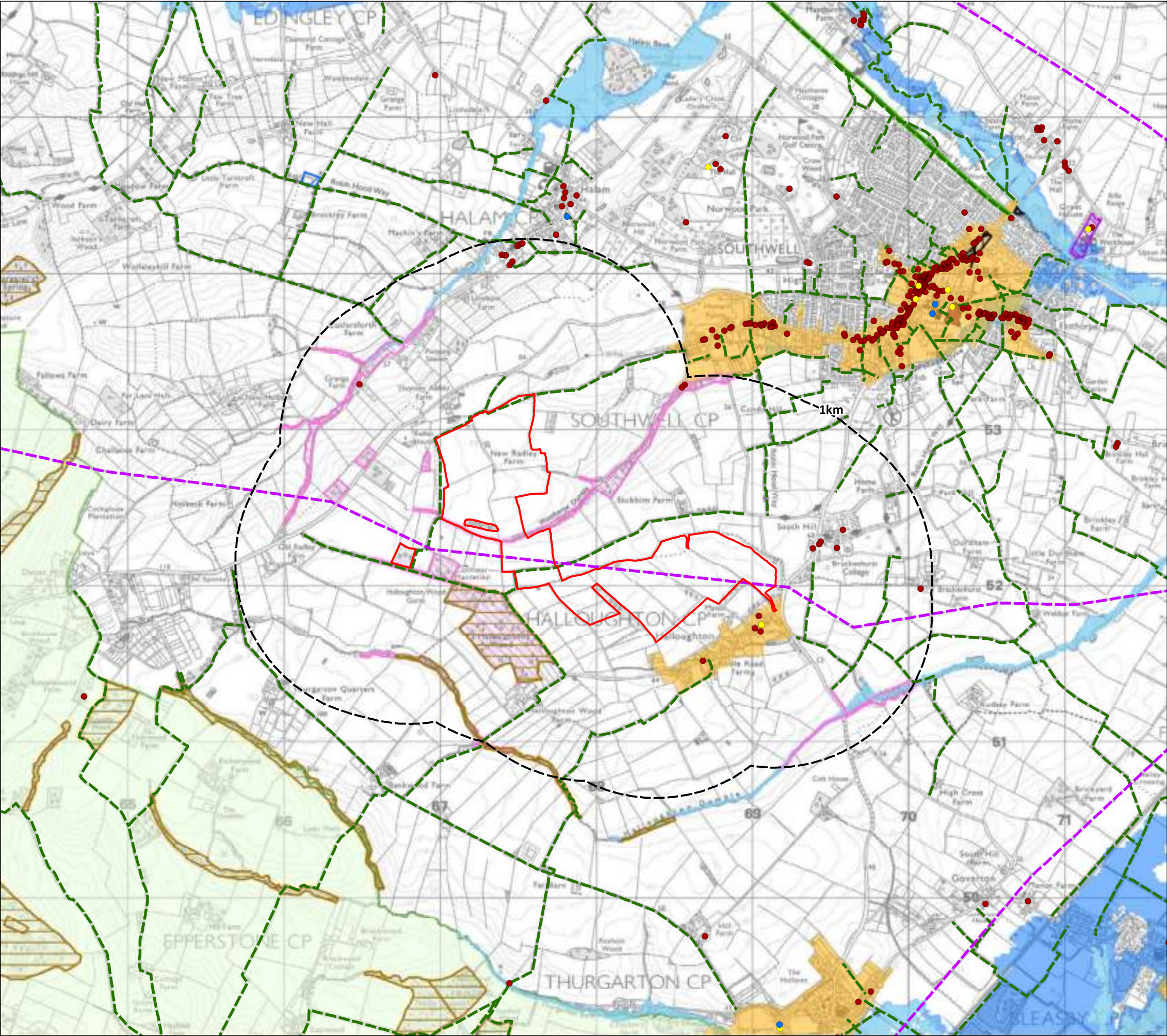
Revisions:
First Issue- 14/08/2019 AD
A - (17/03/2020 JS) Boundary amended
B - (02/06/2020 JS) Boundary amended
C - (15/12/2020 JS) Boundary amended

Topography Plan

Halloughton Solar Farm

Client: JBM Solar Projects Ltd
DRWG No: **P18-2917_05** Sheet No: - REV: **C**
Drawn by: JS Approved by: CR
Date: 15/12/2020
Scale: 1:30,000 @ A3





KEY

Site Boundary

Overhead Line

Public Right of Way

Green Belt

Open Access Land /
Registered Common Land

Grade I Listed Building

Grade II* Listed Building

Grade II Listed Building

Registered Park / Garden

Scheduled Monument

Conservation Area

Local Nature Reserve (LNR)

Site of Special Scientific Interest
(SSSI)

Ancient Woodland

Site of Interest in Nature Conservation
(within 1km)

EA Flood Zone 3

EA Flood Zone 2

Revisions:
First Issue- 03/01/2019 JS
A - (04/03/2019 JS) Boundary amended
B - (30/05/2019 JS) Overhead line added
C - (17/03/2020 JS) Boundary amended
D - (27/03/2020 JS) Boundary amended
E - (15/04/2020 JS) Boundary amended
F - (15/12/2020 JS) Boundary amended

Environmental Designations Plan

Cotmoor Solar Farm

Client: JBM Solar Projects Ltd

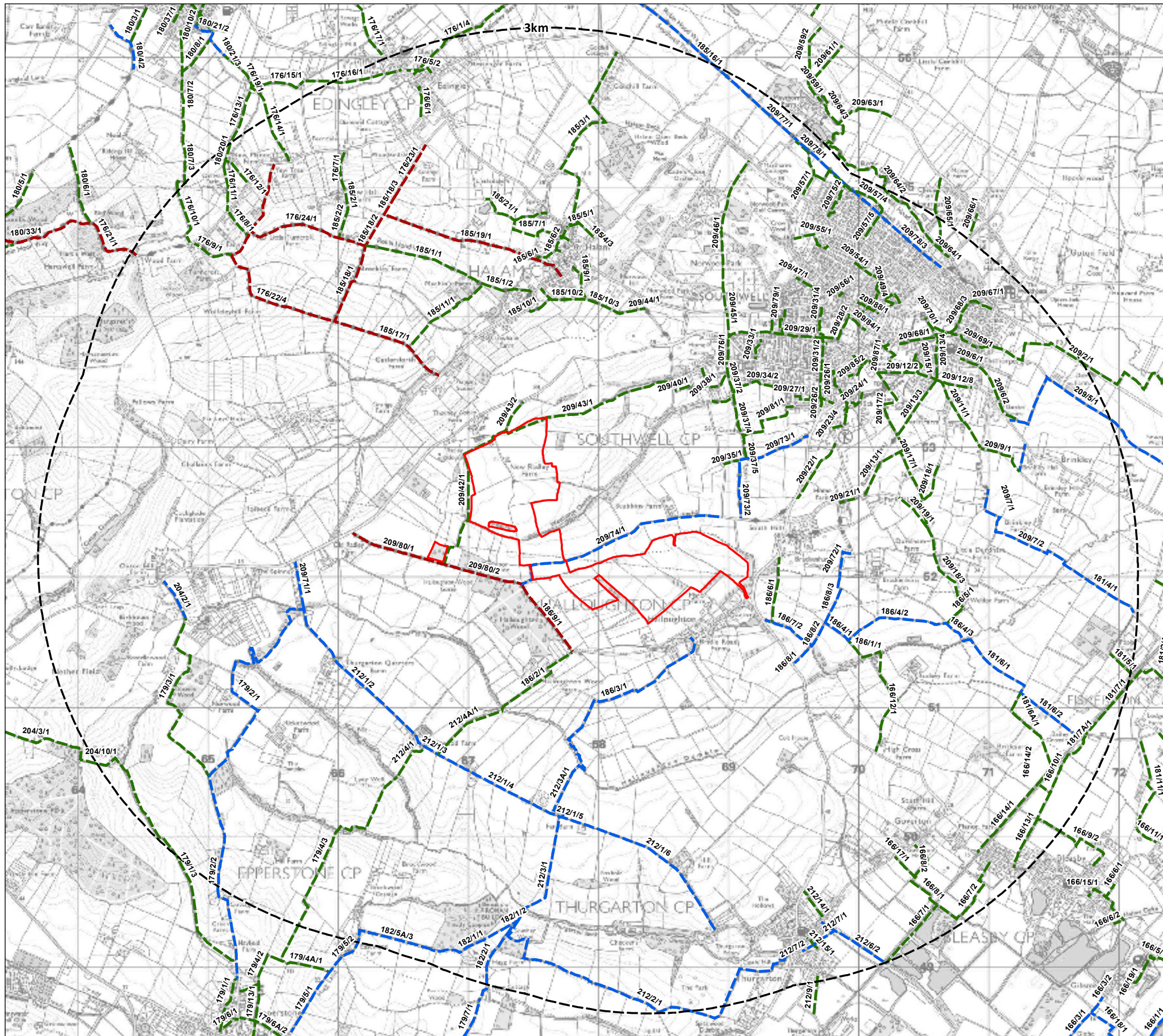
DRWG No: **P18-2917_01** Sheet No: - REV: **F**

Drawn by: JS Approved by: SC

Date: 15/12/2020

Scale: 1:25,000 @ A3

Pegasus
Environment



KEY

- Site Boundary
- Footpath
- Brideway
- BOAT

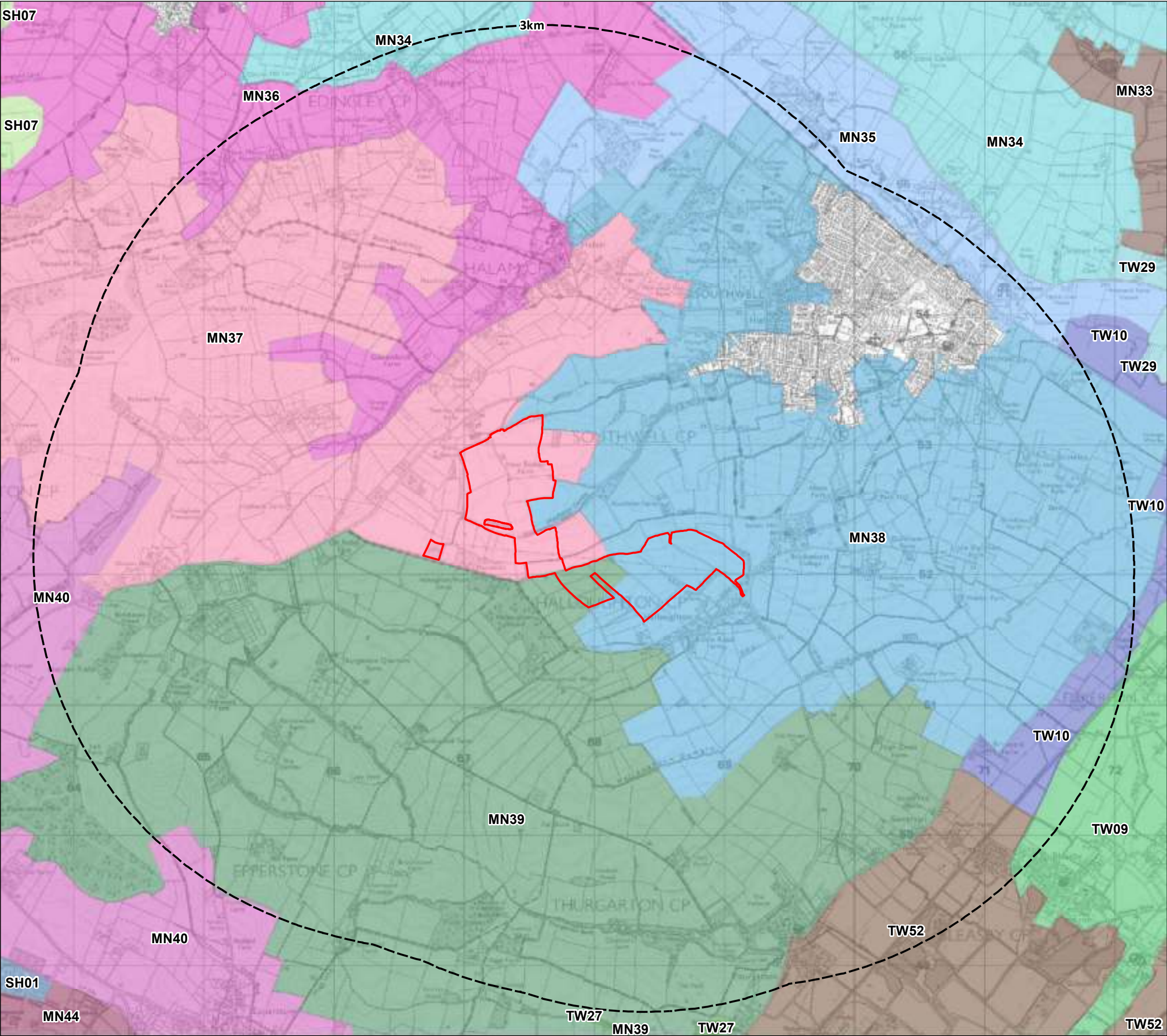
Revisions:
First Issue- 14/08/2019 AD
A - (17/03/2020 JS) Boundary amended
B - (02/06/2020 JS) Boundary amended
C - (15/12/2020 JS) Boundary amended

Public Rights of Way Plan

Cotmoor Solar Farm

Client: JBM Solar Projects Ltd
DRWG No: **P18-2917_07** Sheet No: - REV: **C**
Drawn by: JS Approved by: CR
Date: 15/12/2020
Scale: 1:30,000 @ A3





KEY

- (Red outline symbol)
- MN33
- MN34
- MN35
- MN36
- MN37: HALAM VILLAGE FARMLANDS WITH
- MN38
- MN39: THURGARTON VILLAGE FARMLANDS
- MN40: EPPERSTONE VILLAGE FARMLANDS
- TW09
- TW09: Bleasby, Fiskerton and Morton Village
- TW10
- TW27: Caythorpe and Gonalston River
- TW29
- TW52
- TW52

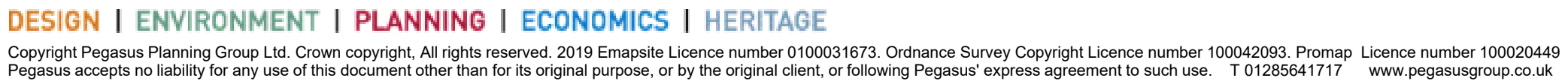
Revisions:
First Issue- 14/08/2019 AD
A - (17/03/2020 JS) Boundary amended
B - (02/06/2020 JS) Boundary amended
C - (15/12/2020 JS) Boundary amended

Landscape Character Plan

Halloughton Solar Farm

Client: JBM Solar Projects Ltd
DRWG No: **P18-2917_08** Sheet No: - REV: **C**
Drawn by: JS Approved by: CR
Date: 15/12/2020
Scale: 1:30,000 @ A3







KEY

- Site Boundary
- Footpath
- Bridleway
- BOAT

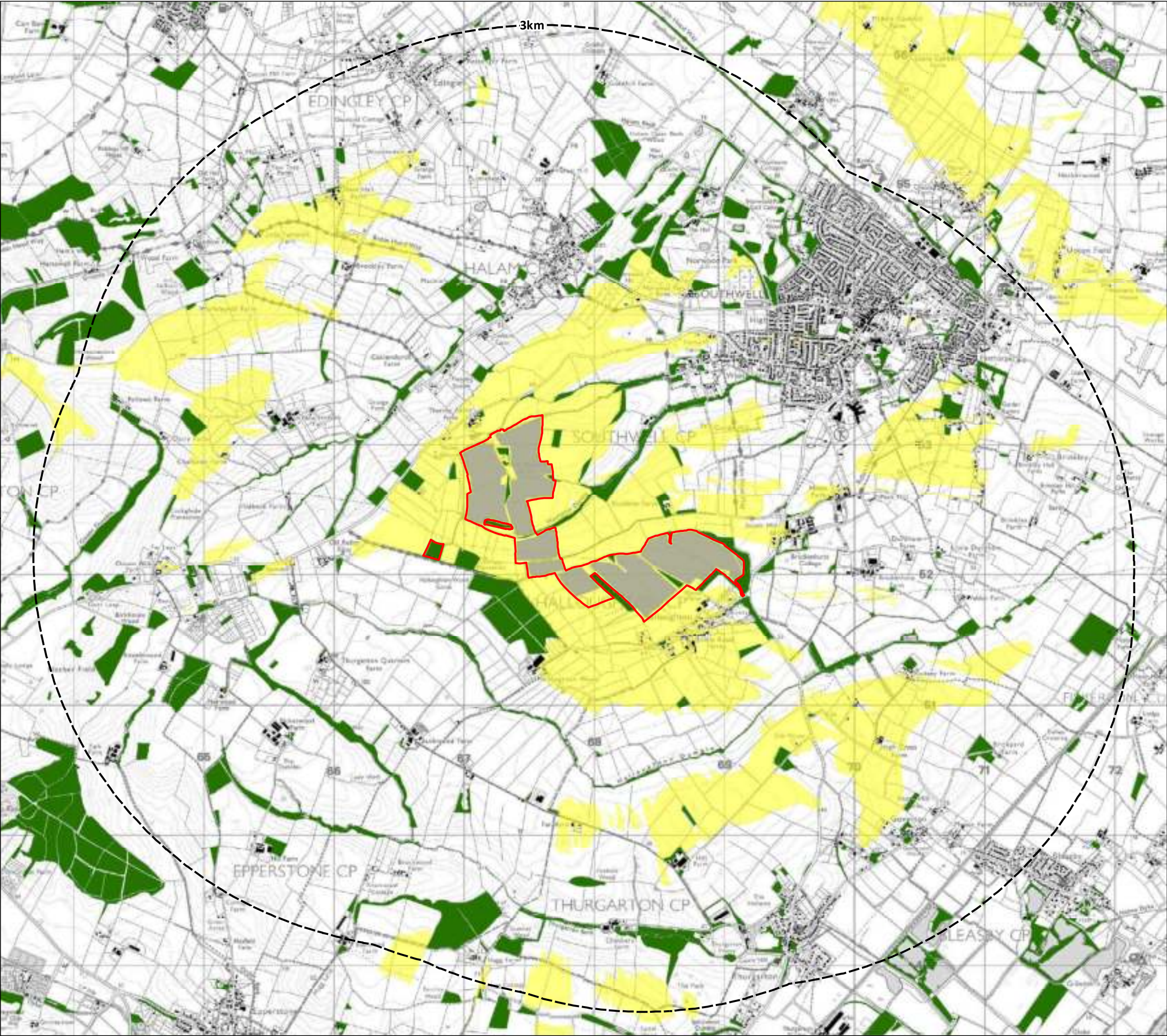
Revisions:
First Issue- 14/08/2019 AD
A - (17/03/2020 JS) Boundary amended
B - (02/06/2020 JS) Boundary amended
C - (15/12/2020 JS) Boundary amended

Landscape Features Plan

Halloughton Solar Farm

Client: JBM Solar Projects Ltd
DRWG No: **P18-2917_09** Sheet No: - REV: **C**
Drawn by: JS Approved by: CR
Date: 15/12/2020
Scale: 1:10,000 @ A3





KEY

Site Boundary

Development Area

OS Open Map Local Building

OS Open Map Local Woodland

Zone of Theoretical Visibility (3m)

Screened ZTV Production Information -

- DTM data used in calculations is OS Terrain 5 that has been combined with OS Open Map Local data for woodland and buildings to create a Digital Surface Model (DSM).
- Indicative Woodland and Building heights are modelled at 15m and 8m respectively.
- Viewer height set at 1.7m
- Calculations include earth curvature and light refraction

N.B. This Zone of Theoretical Visibility (ZTV) image illustrates the theoretical extent of where the development will be visible from, assuming 100% visibility, and includes the screening effect from vegetation and buildings, based on the assumptions stated above.

Revisions:

First Issue- 14/08/2019 AD

A - (17/03/2020 JS) Boundary amended and ZTV re-run

B - (02/06/2020 JS) Boundary amended

C - (15/12/2020 JS) Boundary amended and ZTV re-run

Screened Zone of Theoretical Visibility Plan

Halloughton Solar Farm

Client:

JBM Solar Projects Ltd

DRWG No:

P18-2917_10

Sheet No:

-

REV:

C

Drawn by:

JS

Approved by:

CR

Date:

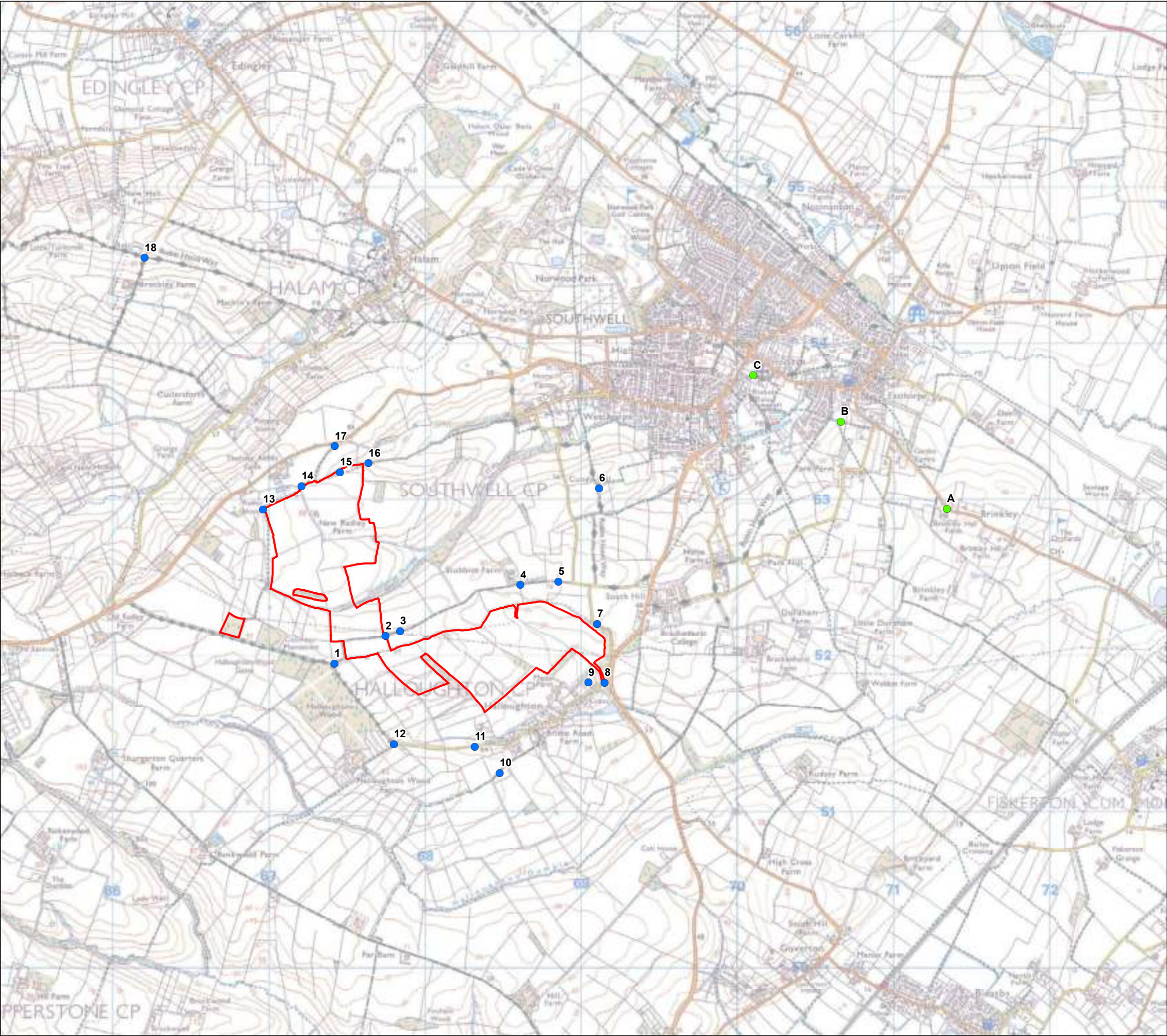
15/12/2020

Scale:

1:30,000

@ A3

Pegasus Environment



KEY

- Site Boundary
- Viewpoint Location
- Additional Viewpoints

Revisions:
First Issue- 19/03/2020 AJH
A - (02/06/2020 JS) Boundary amended
B - (15/12/2020 JS) Boundary amended

Viewpoint Location Plan

Halloughton Solar Farm

Client: JBM Solar Projects Ltd
DRWG No: **P18-2917_18** Sheet No: - REV: **B**
Drawn by: JS Approved by: CR
Date: 15/12/2020
Scale: 1:25,000 @ A3



APPENDIX 2: VISUAL ASSESSMENT SUMMARY TABLE

Viewpoint reference	Receptor type and sensitivity	Magnitude of change			Scale of Visual Effect			Distance from Site
		Construction	Year 1	Year 10	Construction	Year 1	Year 10	
1	Recreational High sensitivity	Medium	Medium	Negligible Low	Major	Major	Negligible Moderate	76m
2	Recreational High sensitivity	High	High	Low to Negligible Low	Major	Major	Moderate to Negligible Moderate	0m
3	Recreational High sensitivity	Medium	Low	Negligible Low	Major	Moderate	Negligible Moderate	81.7m
4	Recreational High sensitivity	Medium	Medium	Low to Negligible	Major	Major	Moderate to Negligible	123.2 m
5	Recreational High sensitivity	Low	Negligible	Negligible	Moderate	Negligible	Negligible	137.7m
6	Recreational High sensitivity	Negligible	Negligible	Negligible	Negligible	Negligible	Negligible	819.8m
7	Road user Medium	Negligible	Negligible	Negligible	Negligible	Negligible	Negligible	38.7m

Viewpoint reference	Receptor type and sensitivity	Magnitude of change			Scale of Visual Effect			Distance from Site
		Construction	Year 1	Year 10	Construction	Year 1	Year 10	
8	Road user Medium	Medium	Low	Low	Moderate	Minor	Minor	9.4m
9	Visitor to churchyard Medium	Low	Low	Negligible	Minor	Minor	Negligible	75.9m
10	Recreational High sensitivity	Low	Low	Negligible	Moderate	Moderate	Negligible	416m
11	Road user Medium	Low	Low	Negligible	Minor	Minor	Negligible	229m
12	Recreational High sensitivity	Medium	Low	Negligible	Major	Moderate	Negligible	356.6m
13	Recreational High sensitivity	Low	Low	Negligible	Moderate	Moderate	Negligible	7.8m
14	Recreational High sensitivity	Medium	Medium	Low to Negligible	Major	Major	Moderate to Negligible	10.4m

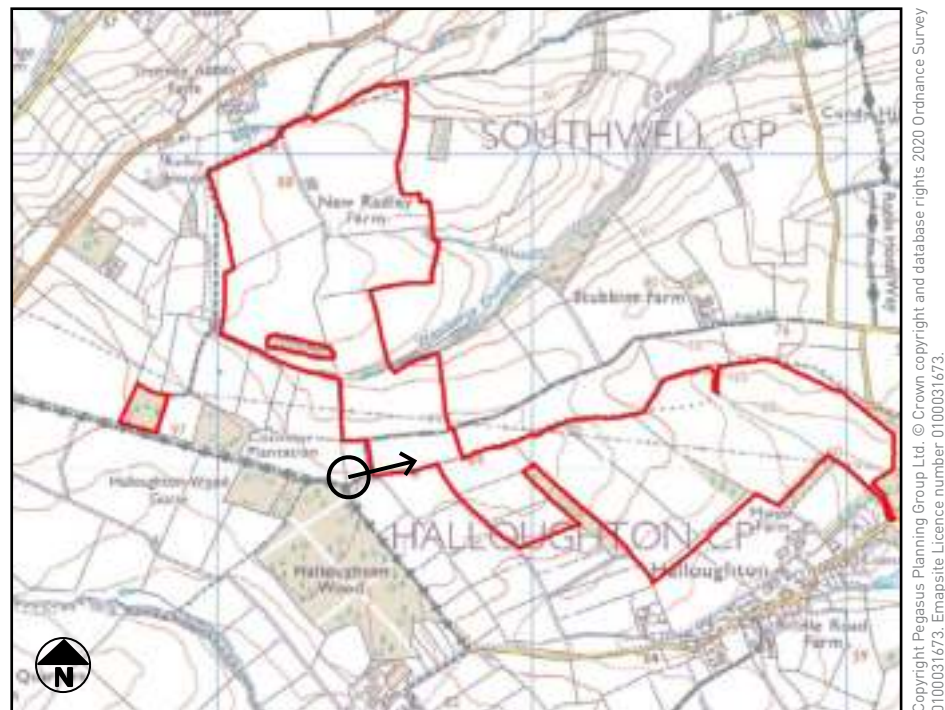
Viewpoint reference	Receptor type and sensitivity	Magnitude of change			Scale of Visual Effect			Distance from Site
		Construction	Year 1	Year 10	Construction	Year 1	Year 10	
15	Recreational High sensitivity	High	High	High	Major	Major	Major	0m
16	Recreational High sensitivity	Low	Low	Negligible	Moderate	Moderate	Negligible	46.6m
17	Recreational High sensitivity	Negligible	Negligible	Negligible	Negligible	Negligible	Negligible	149.4m
18	Recreational High sensitivity	Negligible	Negligible	Negligible	Negligible	Negligible	Negligible	1783.4m
A	Road user medium	Negligible	Negligible	Negligible	Negligible	Negligible	Negligible	2400.1m
B	Recreational High sensitivity	Low to Negligible	Negligible Low to Negligible	Negligible	Moderate to Negligible	Negligible Low to Negligible	Negligible	2105.2m
C	Recreational High sensitivity	Negligible	Negligible	Negligible	Negligible	Negligible	Negligible	2002.9m

APPENDIX 3: WINTER VIEWPOINTS



CONTEXT BASELINE VIEWPOINT 1

View from PRow bridleway 209/74/1, looking east





Camera make & model - Canon EOS 5D
Lens make & focal length - Canon EF 50mm, f/1.4 USM
Date & time of photograph - 14/12/2020 @ 11:11
OS grid reference - 467419, 351948

Viewpoint height (AOD) - 90.4m
Distance from site - 82.0m
Projection - Planar
Enlargement / Sheet Size - 100% @ A3

Visualisation Type - Type 1
Horizontal Field of View - 39.6°
Height of camera AGL - 1.5m
Page size / Image size (mm) - 420 x 297 / 390 x 260

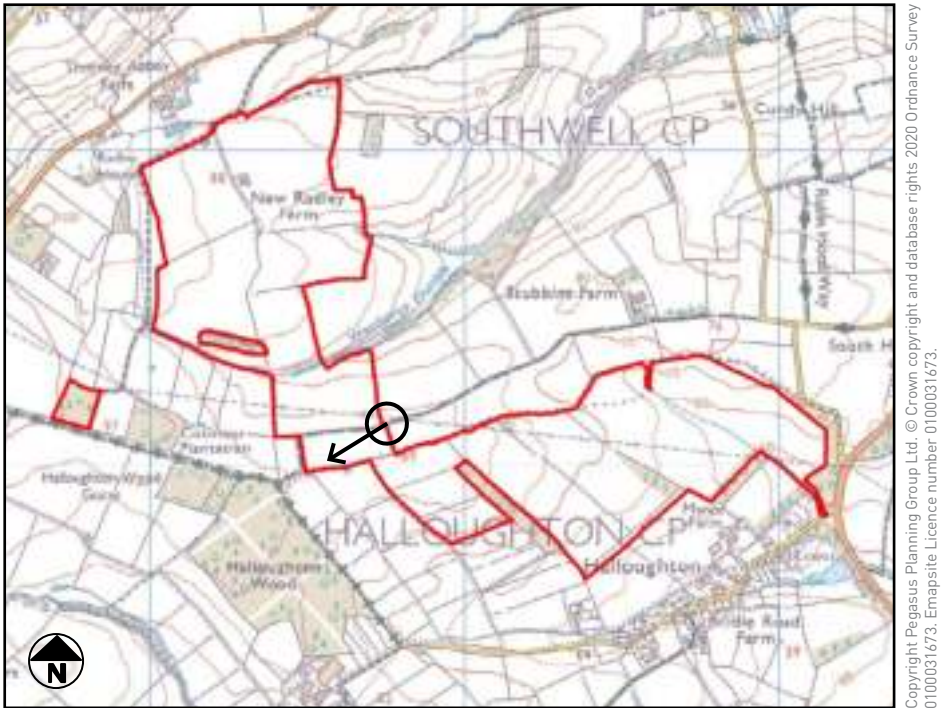
VIEWPOINT 1

View from PRow bridleway 209/74/1, looking east



CONTEXT BASELINE VIEWPOINT 2

View from PRow bridleway 209/74/1, looking south west





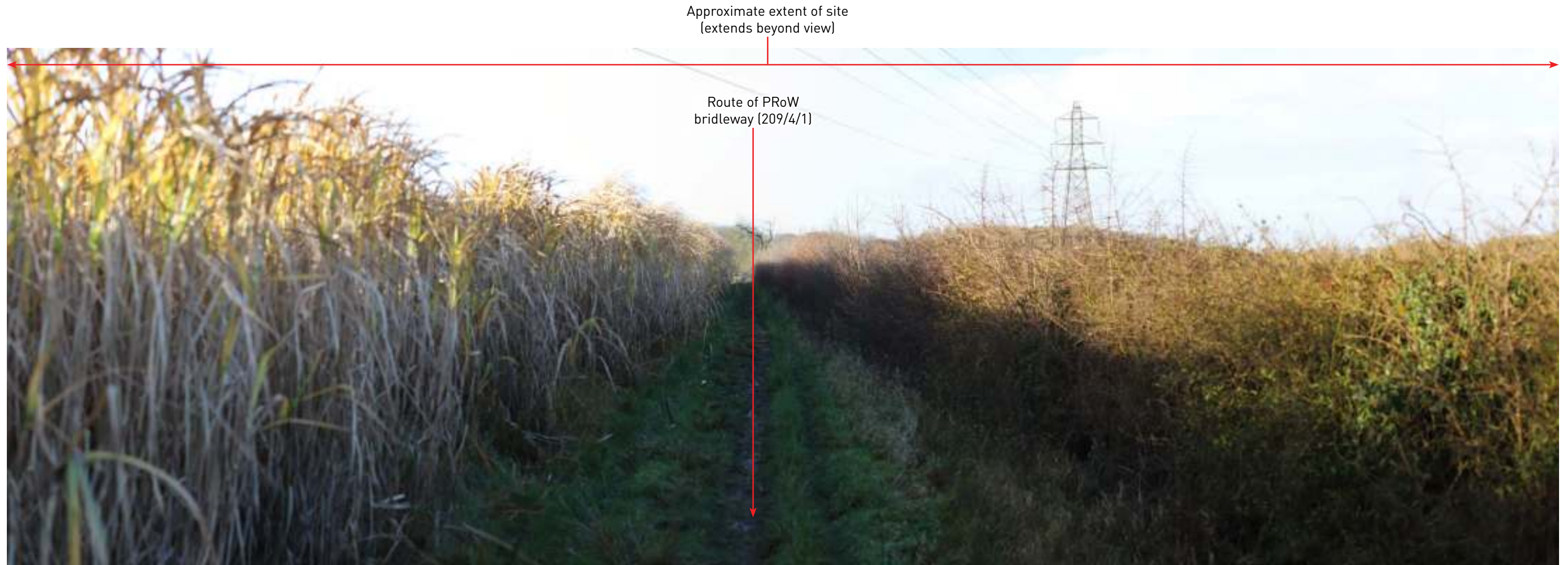
Camera make & model - Canon EOS 5D
Lens make & focal length - Canon EF 50mm, f/1.4 USM
Date & time of photograph - 14/12/2020 @ 11:19
OS grid reference - 467745, 352126

Viewpoint height (AOD) - 86.5m
Distance from site - 0.0m
Projection - Planar
Enlargement / Sheet Size - 100% @ A3

Visualisation Type - Type 1
Horizontal Field of View - 39.6°
Height of camera AGL - 1.5m
Page size / Image size (mm) - 420 x 297 / 390 x 260

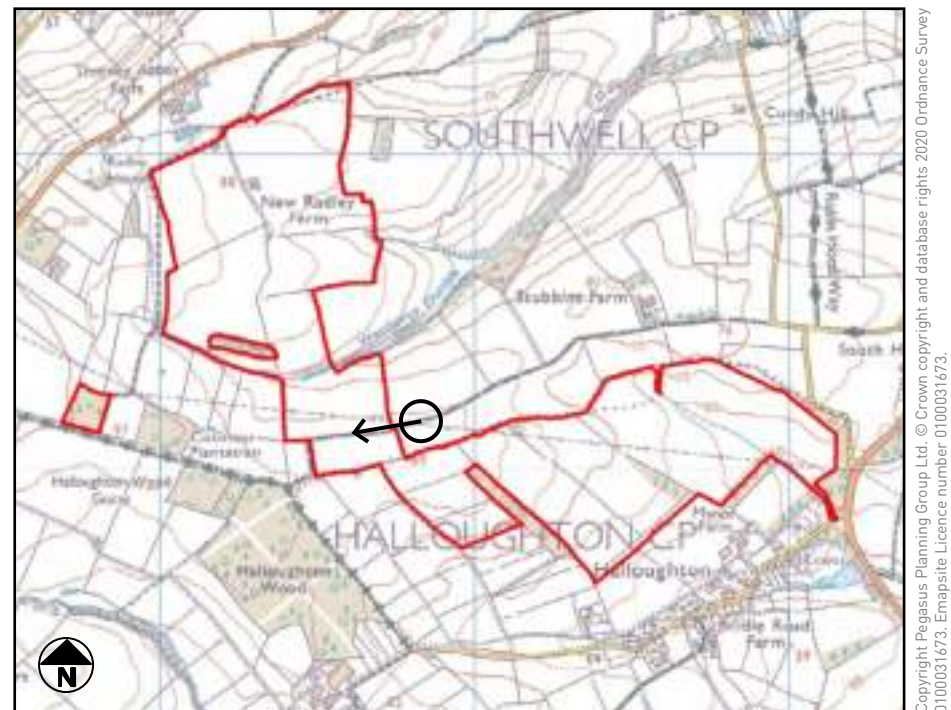
VIEWPOINT 2

View from PRow bridleway 209/74/1, looking west



CONTEXT BASELINE VIEWPOINT 3

View from PRoW bridleway 209/74/1, looking west





Camera make & model - Canon EOS 5D
Lens make & focal length - Canon EF 50mm, f/1.4 USM
Date & time of photograph - 14/12/2020 @ 11:23
OS grid reference - 467841, 352159

Viewpoint height (AOD) - 86.0m
Distance from site - 95m
Projection - Planar
Enlargement / Sheet Size - 100% @ A3

Visualisation Type - Type 1
Horizontal Field of View - 39.6°
Height of camera AGL - 1.5m
Page size / Image size (mm) - 420 x 297 / 390 x 260

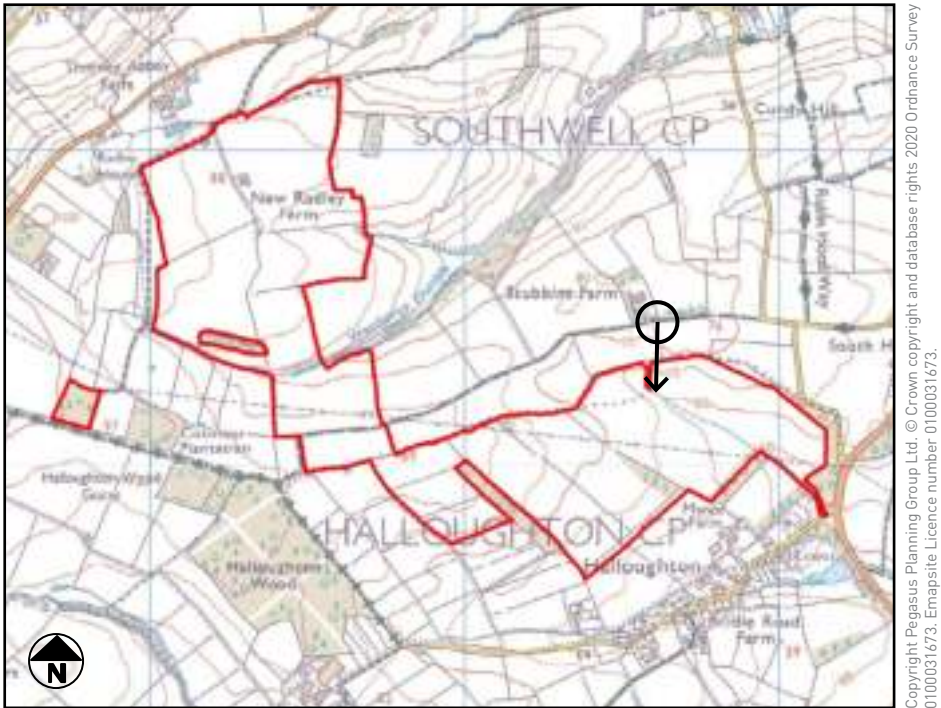
VIEWPOINT 3

View from PRow bridleway 209/74/1, looking west



CONTEXT BASELINE VIEWPOINT 4

View from PRoW bridleway 209/74/1, looking south





Camera make & model - Canon EOS 5D
Lens make & focal length - Canon EF 50mm, f/1.4 USM
Date & time of photograph - 14/12/2020 @ 12:08
OS grid reference - 468610, 352455

Viewpoint height (AOD) - 77.6m
Distance from site - 123m
Projection - Planar
Enlargement / Sheet Size - 100% @ A3

Visualisation Type - Type 1
Horizontal Field of View - 39.6°
Height of camera AGL - 1.5m
Page size / Image size (mm) - 420 x 297 / 390 x 260

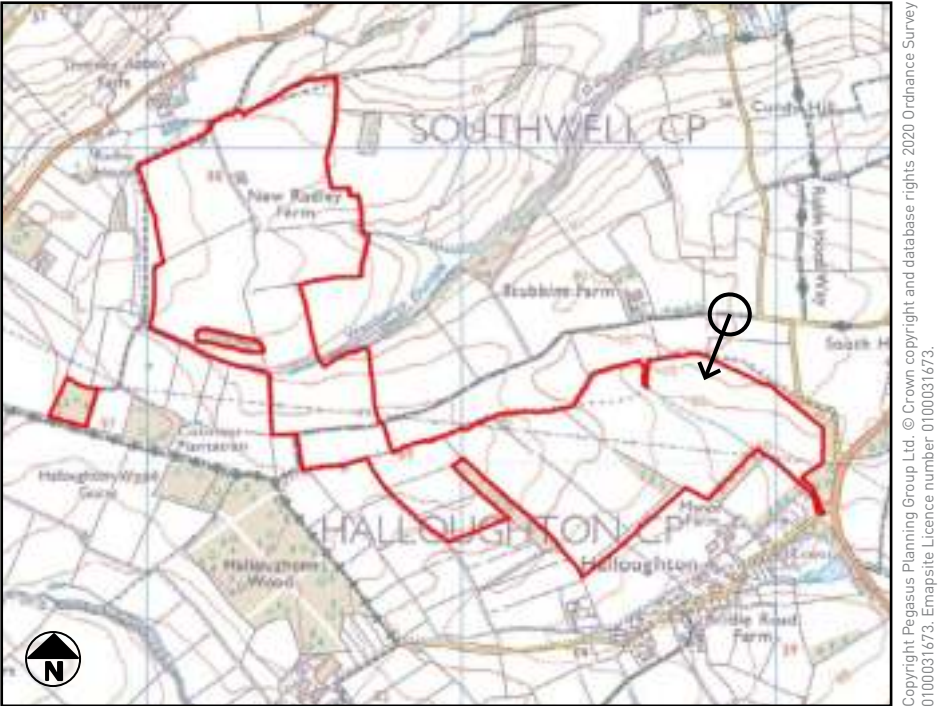
VIEWPOINT 4

View from PRow bridleway 209/74/1, looking south



CONTEXT BASELINE VIEWPOINT 5A

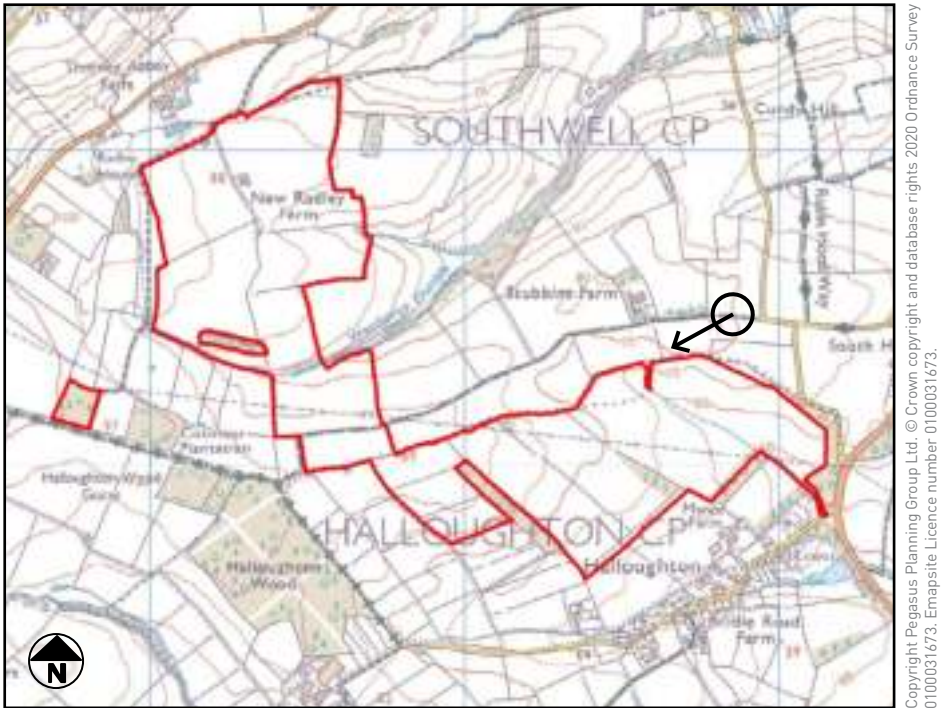
View from PRoW bridleway 209/74/1, looking southwest





CONTEXT BASELINE VIEWPOINT 5B

View from PRow bridleway 209/74/1, looking southwest





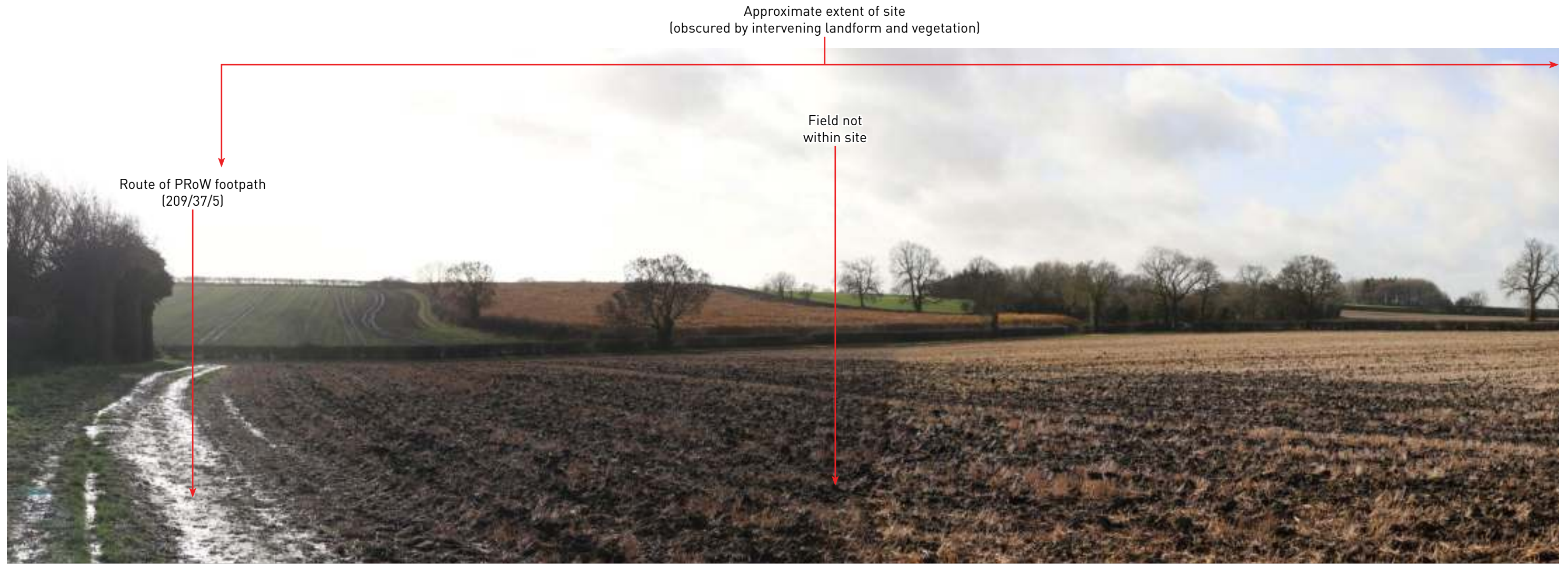
Camera make & model - Canon EOS 5D
Lens make & focal length - Canon EF 50mm, f/1.4 USM
Date & time of photograph - 14/12/2020 @ 12:02
OS grid reference - 468852, 352476

Viewpoint height (AOD) - 75m
Distance from site - 153m
Projection - Planar
Enlargement / Sheet Size - 100% @ A3

Visualisation Type - Type 1
Horizontal Field of View - 39.6°
Height of camera AGL - 1.5m
Page size / Image size (mm) - 420 x 297 / 390 x 260

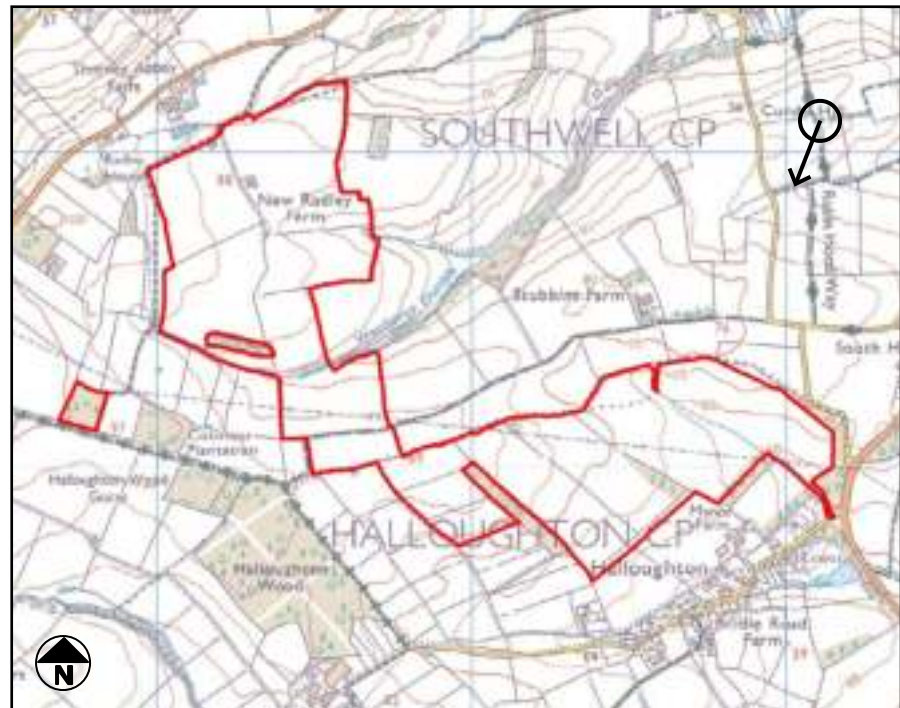
VIEWPOINT 5

View from PRow bridleway 209/74/1, looking southwest



CONTEXT BASELINE VIEWPOINT 6A

View from the Robin Hood Way Long Distance Footpath, looking southwest



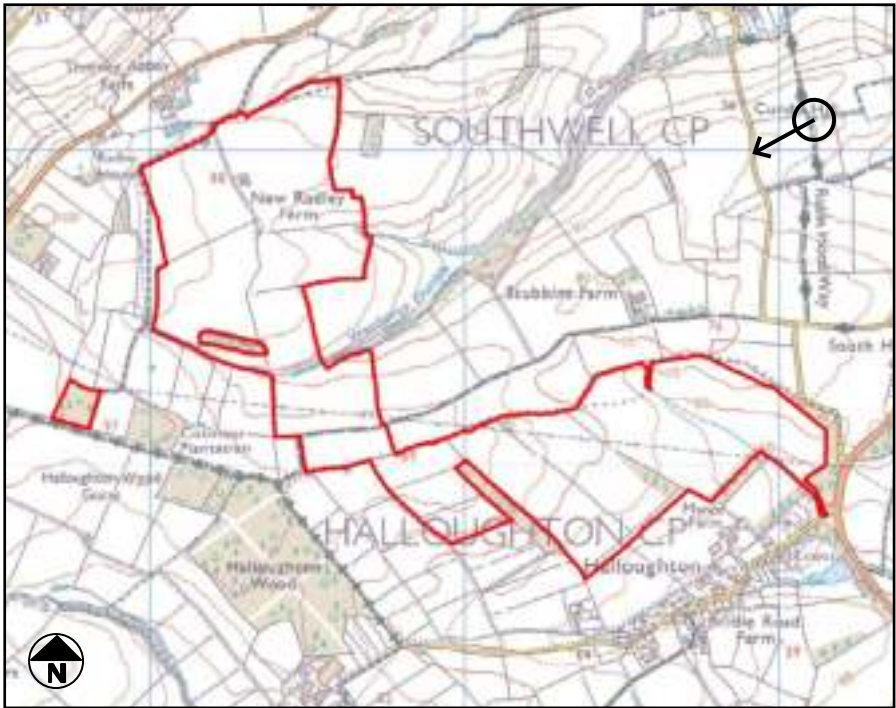
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Approximate extent of site
(obscured by intervening landform and vegetation)



CONTEXT BASELINE VIEWPOINT 6B

View from the Robin Hood Way Long Distance Footpath, looking southwest



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Camera make & model - Canon EOS 5D
Lens make & focal length - Canon EF 50mm, f/1.4 USM
Date & time of photograph - 14/12/2020 @ 12:25
OS grid reference - 469115, 353075

Viewpoint height (AOD) - 62m
Distance from site - 807m
Projection - Planar
Enlargement / Sheet Size - 100% @ A3

Visualisation Type - Type 1
Horizontal Field of View - 39.6°
Height of camera AGL - 1.5m
Page size / Image size (mm) - 420 x 297 / 390 x 260

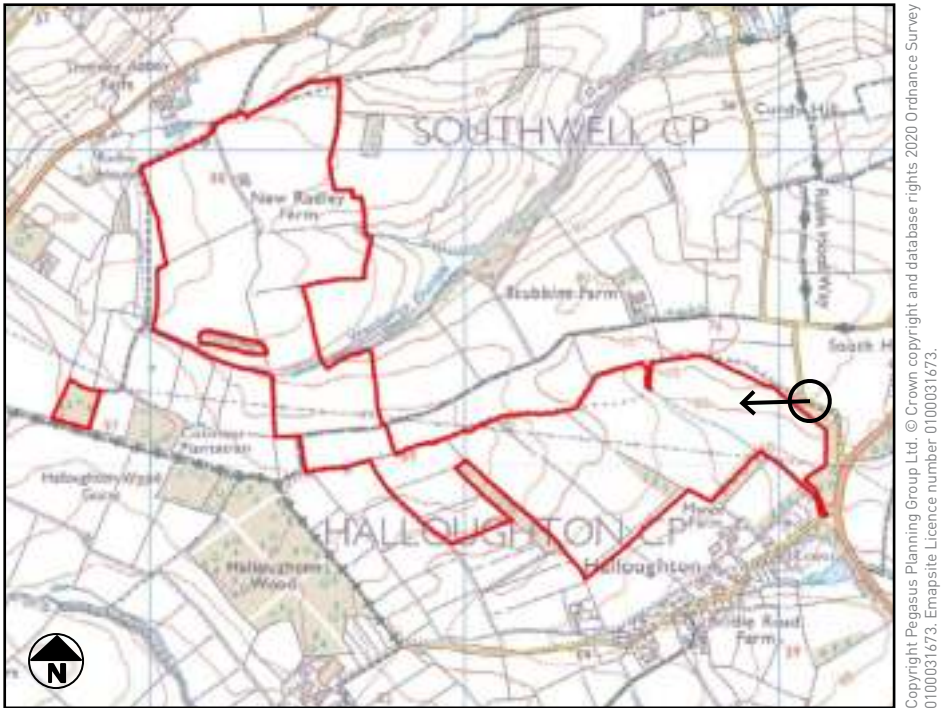
VIEWPOINT 6

View from the Robin Hood Way Long Distance Footpath,
looking southwest



CONTEXT BASELINE VIEWPOINT 7

View from an unnamed local road, looking west





Camera make & model - Canon EOS 5D
Lens make & focal length - Canon EF 50mm, f/1.4 USM
Date & time of photograph - 14/12/2020 @ 11:56
OS grid reference - 469101, 352205

Viewpoint height (AOD) - 70m
Distance from site - 43m
Projection - Planar
Enlargement / Sheet Size - 100% @ A3

Visualisation Type - Type 1
Horizontal Field of View - 39.6°
Height of camera AGL - 1.5m
Page size / Image size (mm) - 420 x 297 / 390 x 260

VIEWPOINT 7

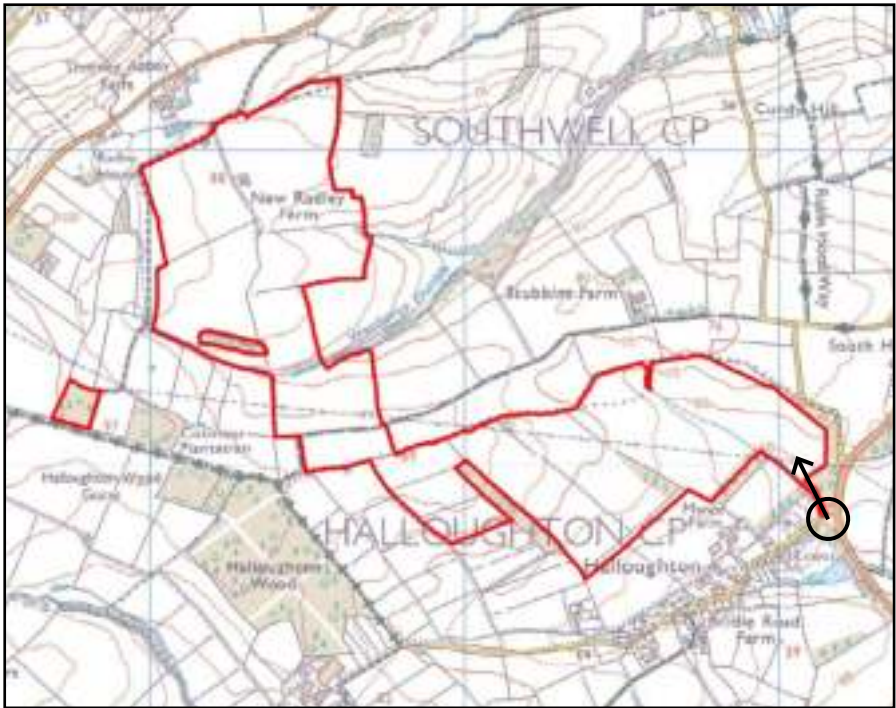
View from an unnamed local road, looking west

Approximate extent of site
(extends beyond view)



CONTEXT BASELINE VIEWPOINT 8

View from the eastern edge of Halloughton, looking north



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Camera make & model - Canon EOS 5D
Lens make & focal length - Canon EF 50mm, f/1.4 USM
Date & time of photograph - 14/12/2020 @ 10:06
OS grid reference - 469151, 351828

Viewpoint height (AOD) - 52m
Distance from site - 14m
Projection - Planar
Enlargement / Sheet Size - 100% @ A3

Visualisation Type - Type 1
Horizontal Field of View - 39.6°
Height of camera AGL - 1.5m
Page size / Image size (mm) - 420 x 297 / 390 x 260

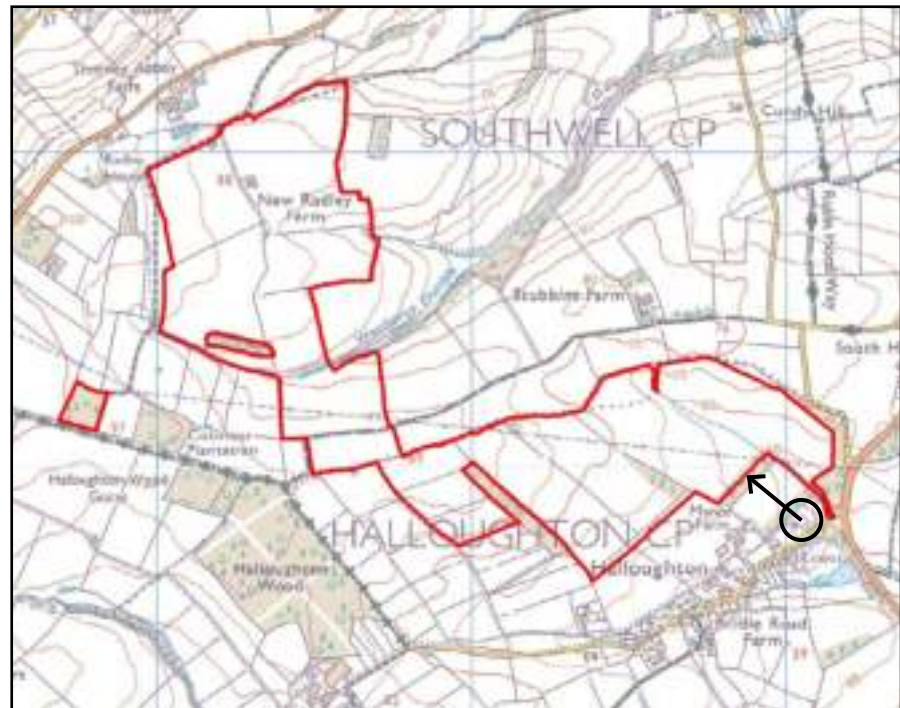
VIEWPOINT 8

View from the eastern edge of Halloughton, looking north



CONTEXT BASELINE VIEWPOINT 9A

View from the church yard of the Church of St James, Halloughton, looking north



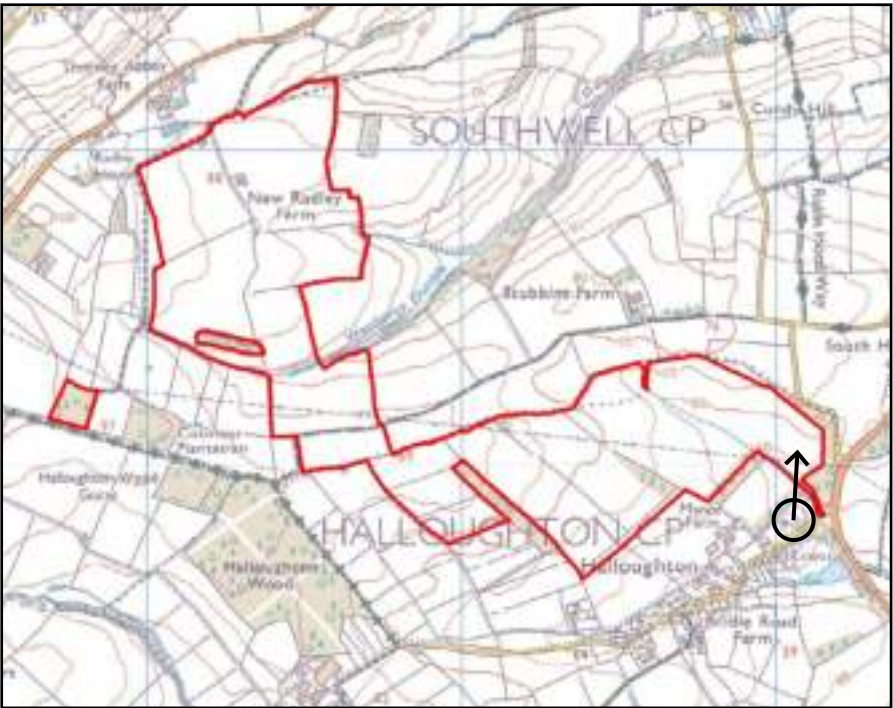
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Approximate extent of site
(extends beyond view)



CONTEXT BASELINE VIEWPOINT 9B

View from the church yard of the Church of St James, Halloughton, looking north



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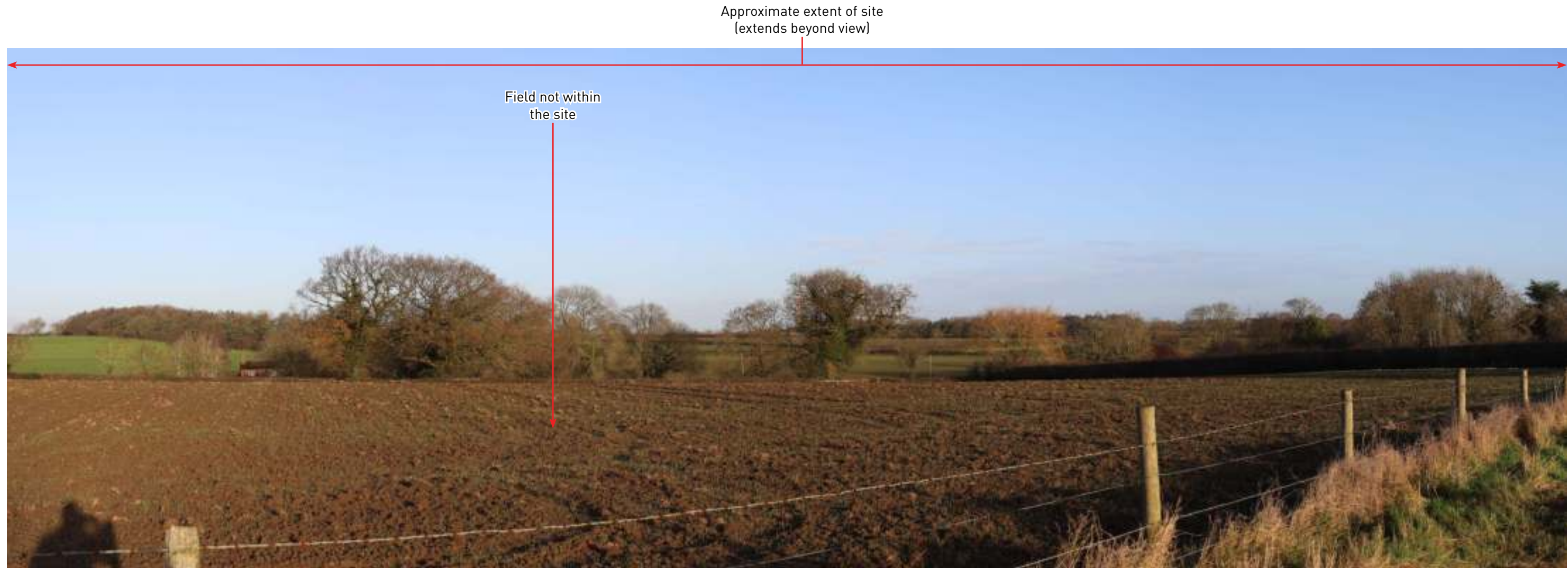
Camera make & model - Canon EOS 5D
Lens make & focal length - Canon EF 50mm, f/1.4 USM
Date & time of photograph - 14/12/2020 @ 10:11
OS grid reference - 469045, 351830

Viewpoint height (AOD) - 58m
Distance from site - 85m
Projection - Planar
Enlargement / Sheet Size - 100% @ A3

Visualisation Type - Type 1
Horizontal Field of View - 39.6°
Height of camera AGL - 1.5m
Page size / Image size (mm) - 420 x 297 / 390 x 260

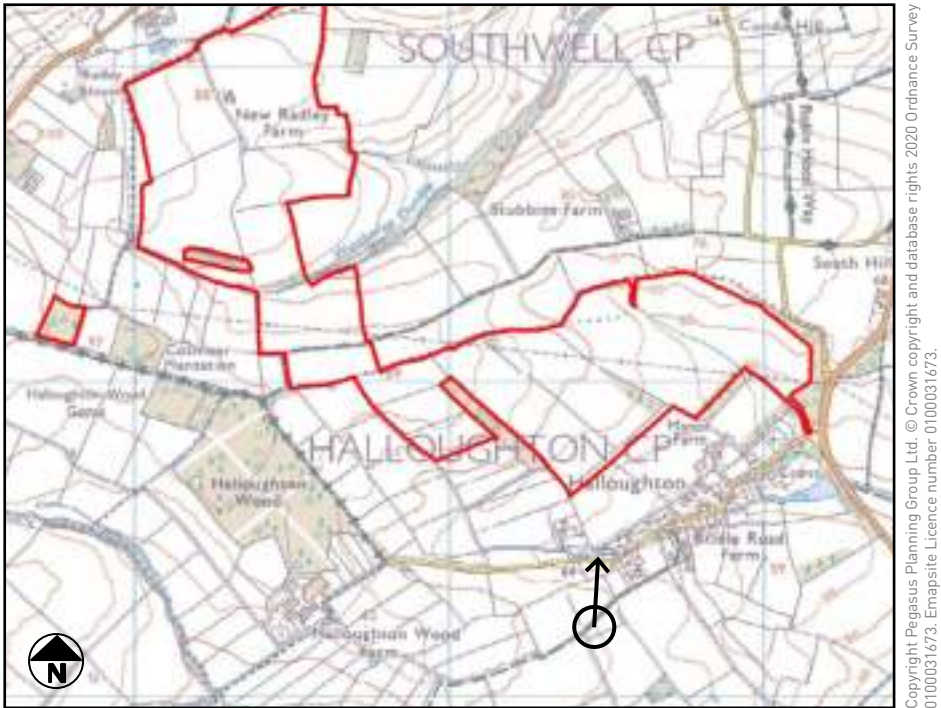
VIEWPOINT 9

View from the church yard of the Church of St James, Halloughton, looking north



CONTEXT BASELINE VIEWPOINT 10

View from PRoW bridleway 186/3/1, looking north





Camera make & model - Canon EOS 5D
Lens make & focal length - Canon EF 50mm, f/1.4 USM
Date & time of photograph - 14/12/2020 @ 10:34
OS grid reference - 468477, 351251

Viewpoint height (AOD) - 71m
Distance from site - 425m
Projection - Planar
Enlargement / Sheet Size - 100% @ A3

Visualisation Type - Type 1
Horizontal Field of View - 39.6°
Height of camera AGL - 1.5m
Page size / Image size (mm) - 420 x 297 / 390 x 260

VIEWPOINT 10

View from PRow bridleway 186/3/1, looking north



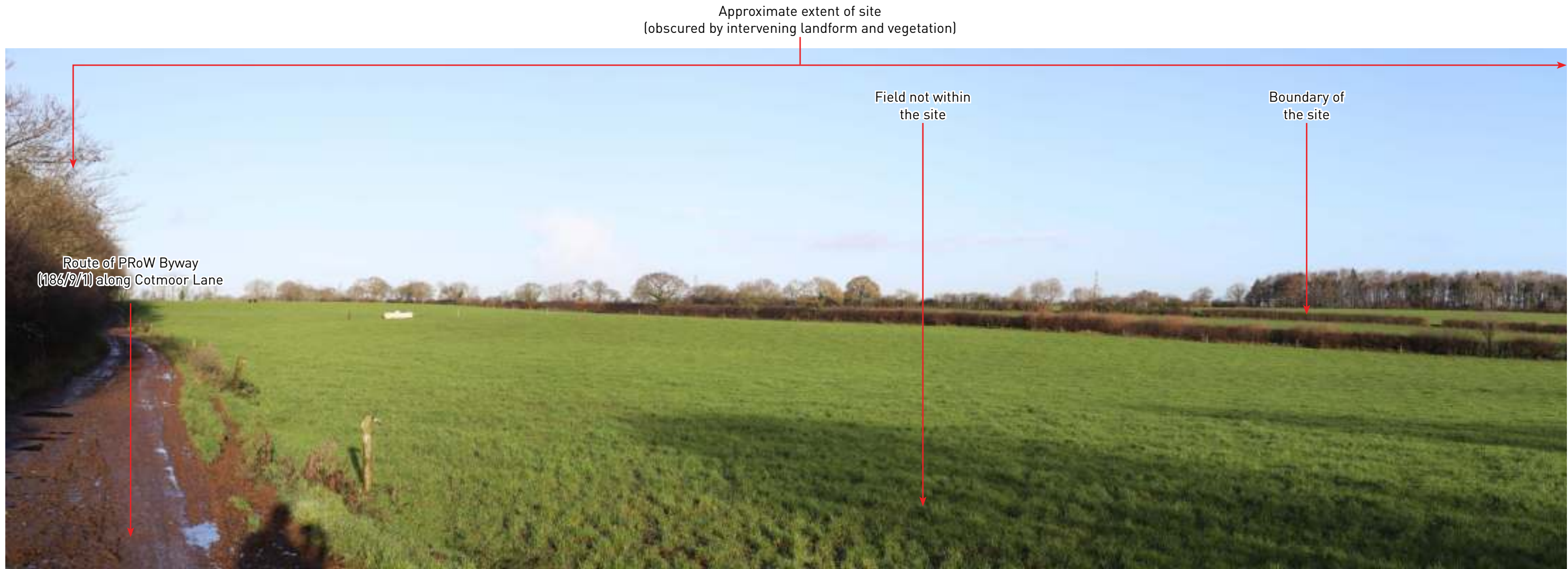
Camera make & model - Canon EOS 5D
Lens make & focal length - Canon EF 50mm, f/1.4 USM
Date & time of photograph - 14/12/2020 @ 10:51
OS grid reference - 468318, 351419

Viewpoint height (AOD) - 66m
Distance from site - 257m
Projection - Planar
Enlargement / Sheet Size - 100% @ A3

Visualisation Type - Type 1
Horizontal Field of View - 39.6°
Height of camera AGL - 1.5m
Page size / Image size (mm) - 420 x 297 / 390 x 260

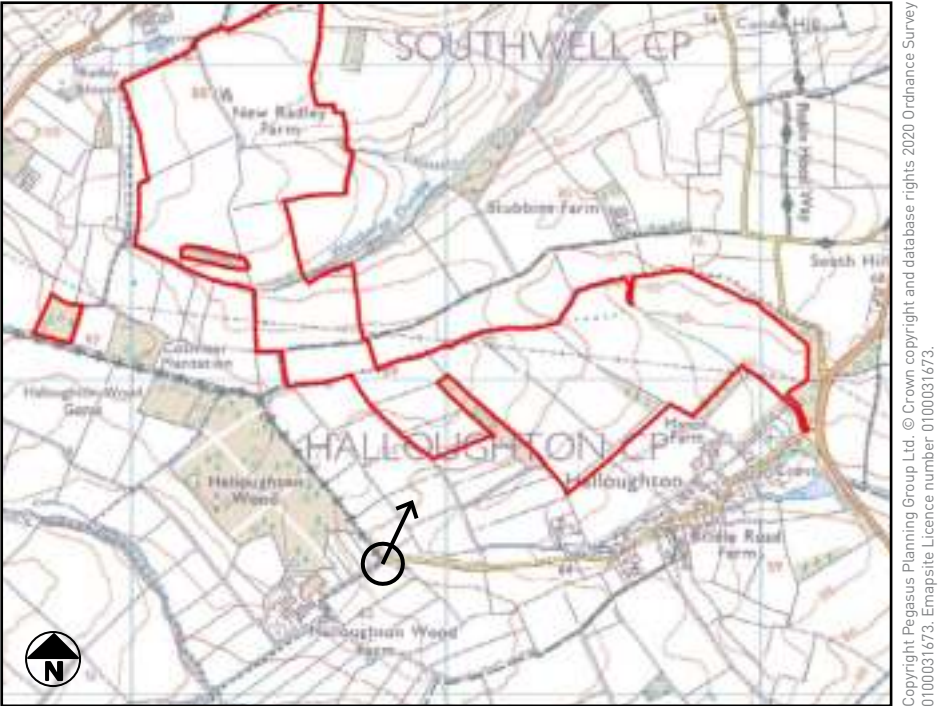
VIEWPOINT 11

View from the western edge of Halloughton, looking north



CONTEXT BASELINE VIEWPOINT 12A

View from the southern extent of Cotmoor Lane Byway, looking northeast

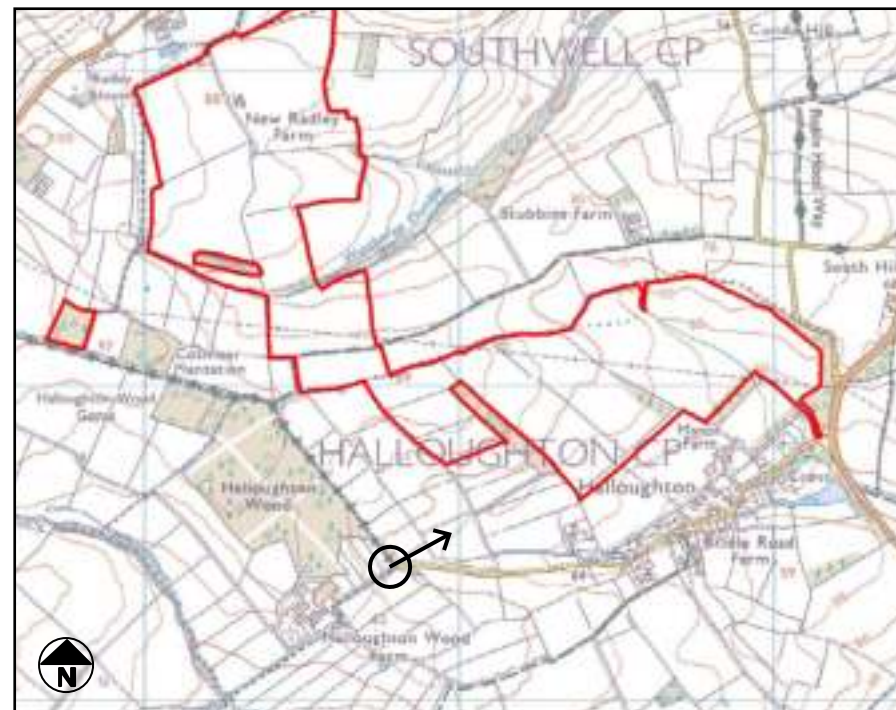


Approximate extent of site
(obscured by intervening landform and vegetation)



CONTEXT BASELINE VIEWPOINT 12B

View from the southern extent of Cotmoor Lane Byway, looking northeast



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Camera make & model - Canon EOS 5D
Lens make & focal length - Canon EF 50mm, f/1.4 USM
Date & time of photograph - 14/12/2020 @ 11:00
OS grid reference - 467800, 467800

Viewpoint height (AOD) - 76m
Distance from site - 353m
Projection - Planar
Enlargement / Sheet Size - 100% @ A3

Visualisation Type - Type 1
Horizontal Field of View - 39.6°
Height of camera AGL - 1.5m
Page size / Image size (mm) - 420 x 297 / 390 x 260

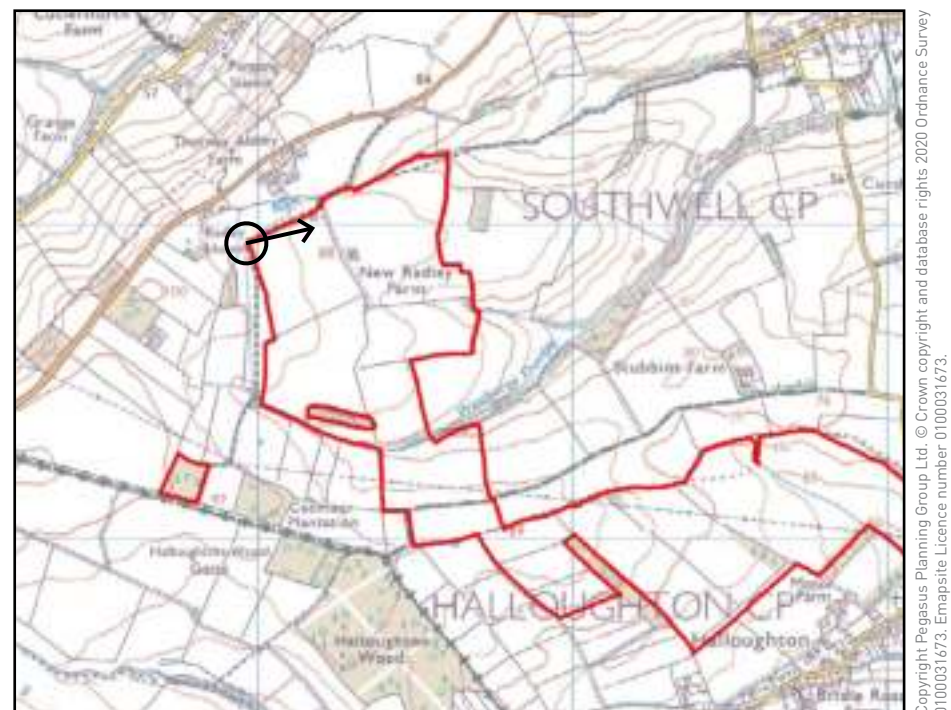
VIEWPOINT 12

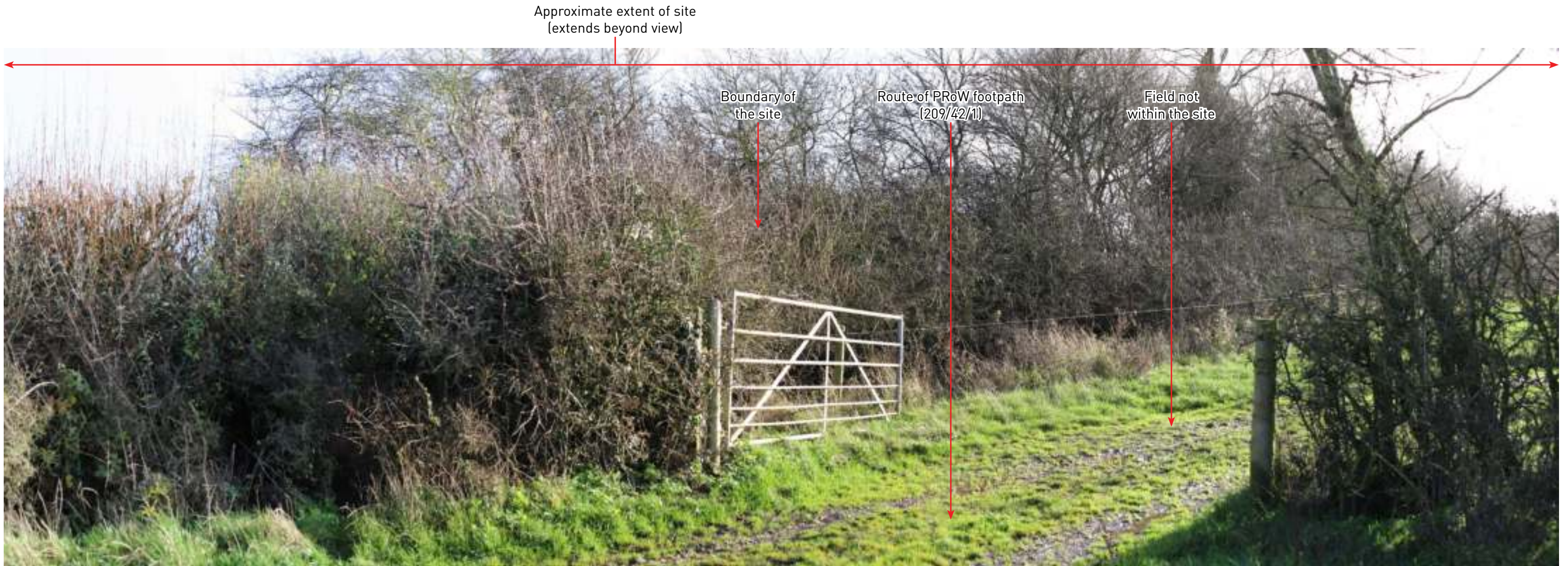
View from the southern extent of Cotmoor Lane Byway,
looking northeast



CONTEXT BASELINE VIEWPOINT 13A

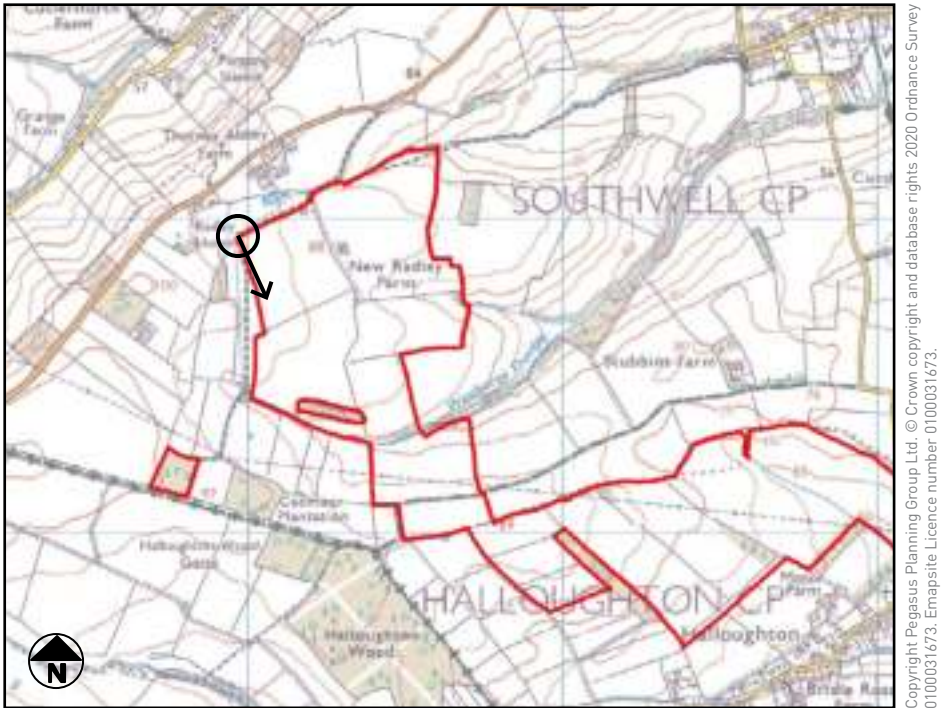
View from PRoW footpath 209/42/1, looking southeast





CONTEXT BASELINE VIEWPOINT 13B

View from PRoW footpath 209/42/1, looking southeast





Camera make & model
Lens make & focal length
Date & time of photograph
OS grid reference

- Canon EOS 5D
- Canon EF 50mm, f/1.4 USM
- 14/12/2020 @ 12:54
- 466960, 352939

Viewpoint height (AOD)
Distance from site
Projection
Enlargement / Sheet Size

- 93m
- 9m
- Planar
- 100% @ A3

Visualisation Type
Horizontal Field of View
Height of camera AGL
Page size / Image size (mm)

- Type 1
- 39.6°
- 1.5m
- 420 x 297 / 390 x 260

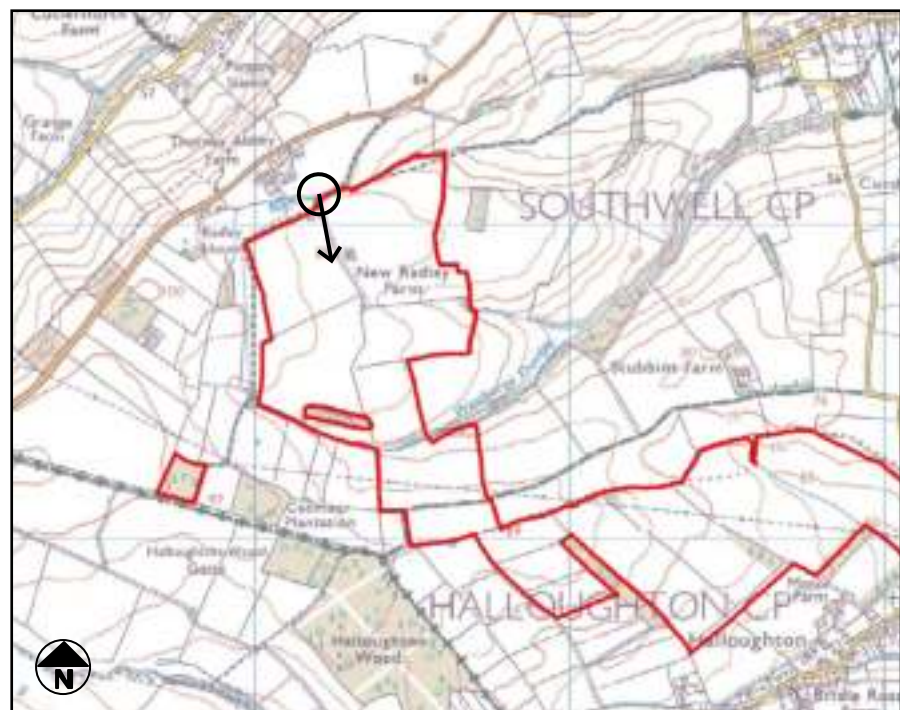
VIEWPOINT 13

View from PRoW footpath 209/42/1, looking southeast



CONTEXT BASELINE VIEWPOINT 14

View from PRoW footpath 209/42/1, on the access track to New Radley Farm, looking south



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Camera make & model - Canon EOS 5D
Lens make & focal length - Canon EF 50mm, f/1.4 USM
Date & time of photograph - 14/12/2020 @ 12:46
OS grid reference - 467208, 353088

Viewpoint height (AOD) - 88m
Distance from site - 10m
Projection - Planar
Enlargement / Sheet Size - 100% @ A3

Visualisation Type - Type 1
Horizontal Field of View - 39.6°
Height of camera AGL - 1.5m
Page size / Image size (mm) - 420 x 297 / 390 x 260

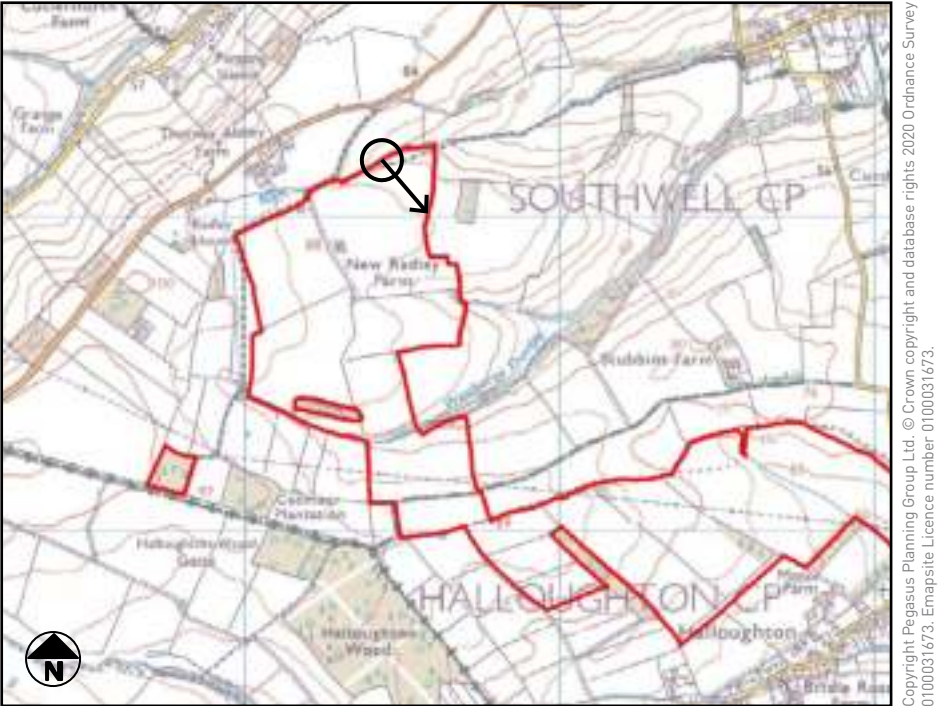
VIEWPOINT 14

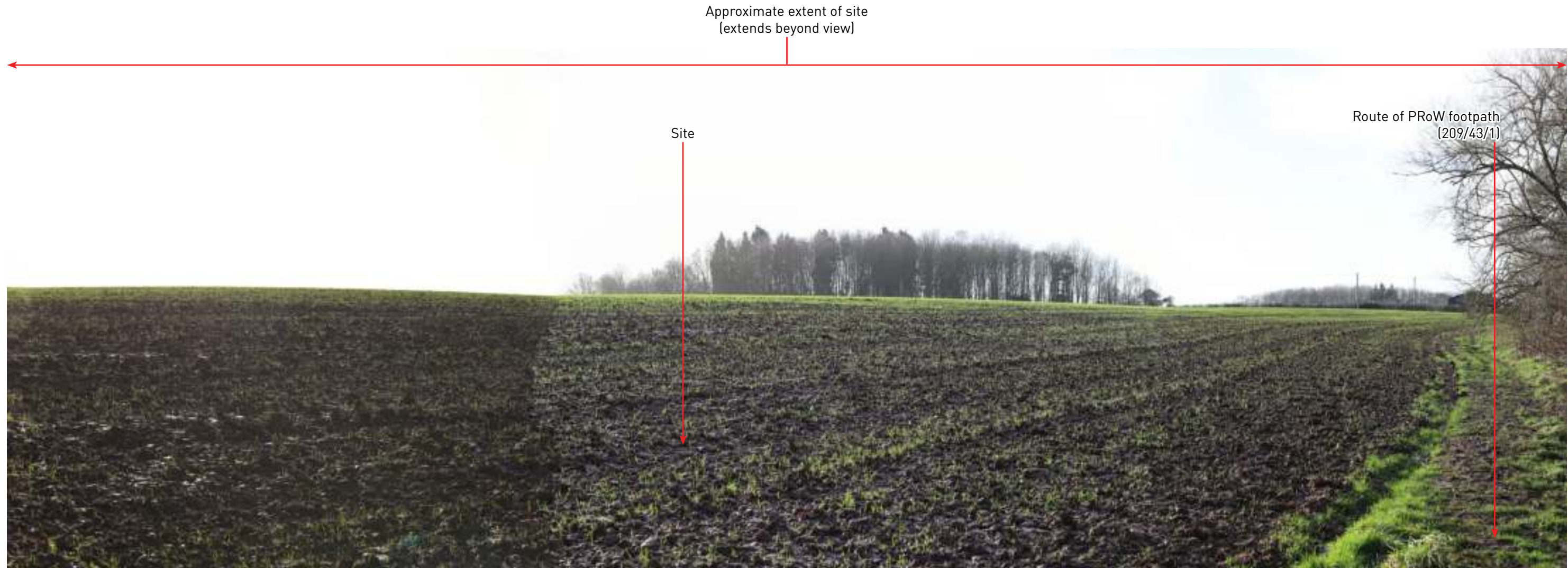
View from PRow footpath 209/42/1, on the access track to New Radley Farm, looking south



CONTEXT BASELINE VIEWPOINT 15A

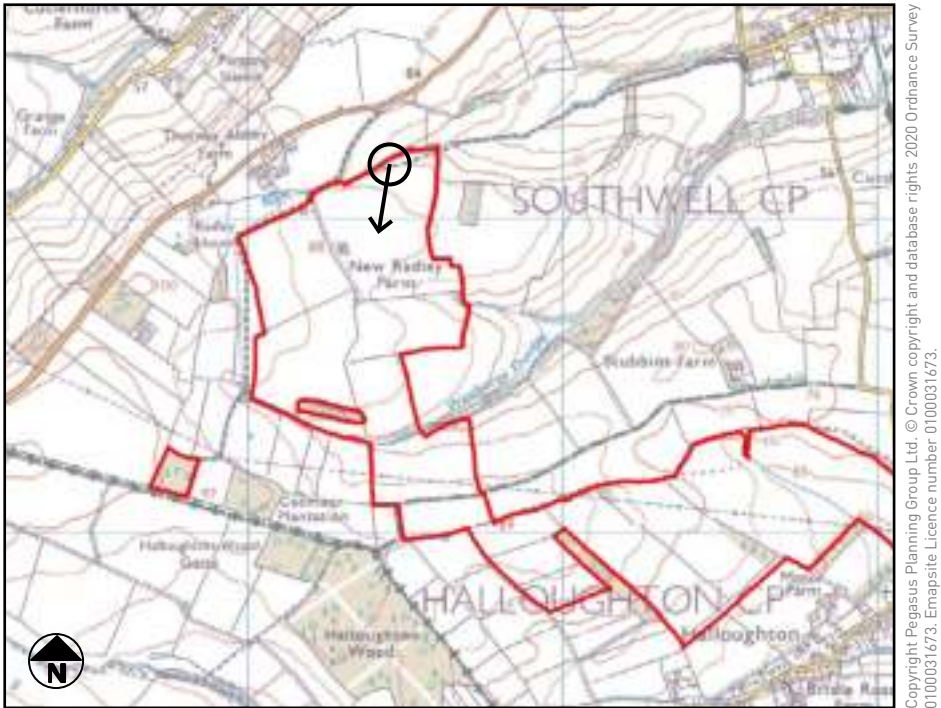
View from PRow footpath 209/43/1, looking south





CONTEXT BASELINE VIEWPOINT 15B

View from PRow footpath 209/43/1, looking south





Camera make & model - Canon EOS 5D
Lens make & focal length - Canon EF 50mm, f/1.4 USM
Date & time of photograph - 14/12/2020 @ 13:05
OS grid reference - 467455, 353175

Viewpoint height (AOD) - 81m
Distance from site - 0.0m
Projection - Planar
Enlargement / Sheet Size - 100% @ A3

Visualisation Type - Type 1
Horizontal Field of View - 39.6°
Height of camera AGL - 1.5m
Page size / Image size (mm) - 420 x 297 / 390 x 260

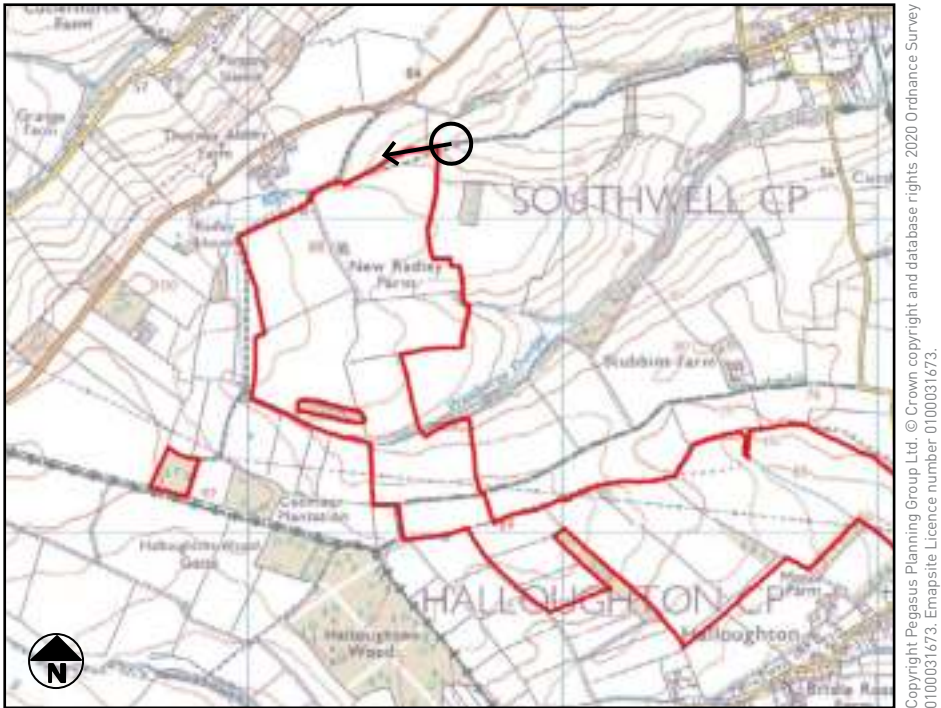
VIEWPOINT 15

View from PRow footpath 209/43/1, looking south



CONTEXT BASELINE VIEWPOINT 16

View from PRow footpath 209/43/1, looking west





Camera make & model - Canon EOS 5D
Lens make & focal length - Canon EF 50mm, f/1.4 USM
Date & time of photograph - 14/12/2020 @ 13:09
OS grid reference - 467637, 353233

Viewpoint height (AOD) - 72m
Distance from site - 35m
Projection - Planar
Enlargement / Sheet Size - 100% @ A3

Visualisation Type - Type 1
Horizontal Field of View - 39.6°
Height of camera AGL - 1.5m
Page size / Image size (mm) - 420 x 297 / 390 x 260

VIEWPOINT 16

View from PRow footpath 209/43/1, looking west

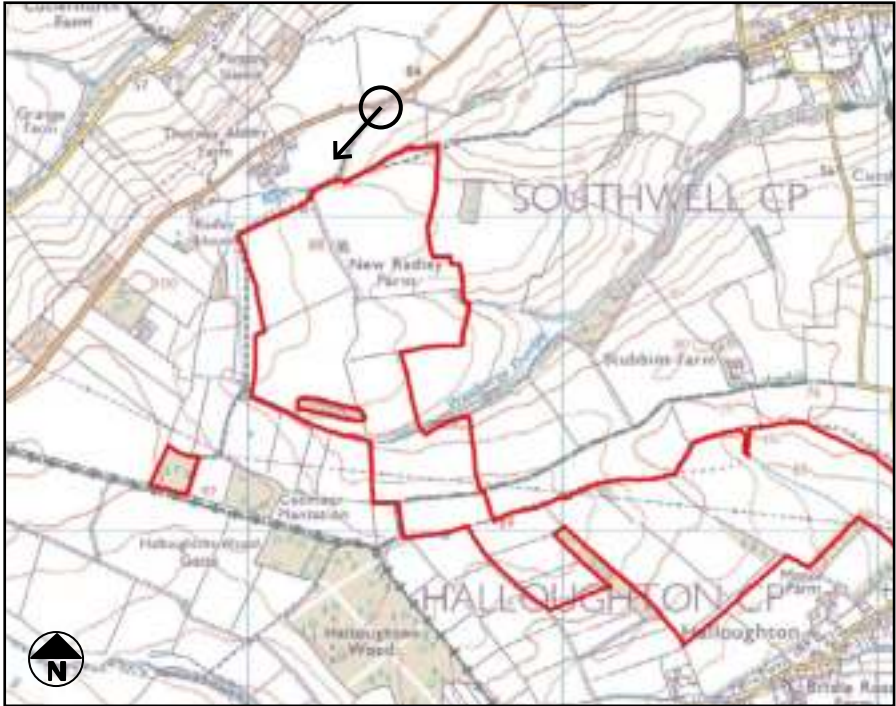
Approximate extent of site
(obscured by intervening landform and vegetation)



Route of PRow footpath
(209/43/2)

CONTEXT BASELINE VIEWPOINT 17

View from PRow footpath 209/43/2, on the access track to New Radley Farm, looking southwest



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Camera make & model - Canon EOS 5D
Lens make & focal length - Canon EF 50mm, f/1.4 USM
Date & time of photograph - 14/12/2020 @ 12:39
OS grid reference - 467420, 353344

Viewpoint height (AOD) - 85m
Distance from site - 151m
Projection - Planar
Enlargement / Sheet Size - 100% @ A3

Visualisation Type - Type 1
Horizontal Field of View - 39.6°
Height of camera AGL - 1.5m
Page size / Image size (mm) - 420 x 297 / 390 x 260

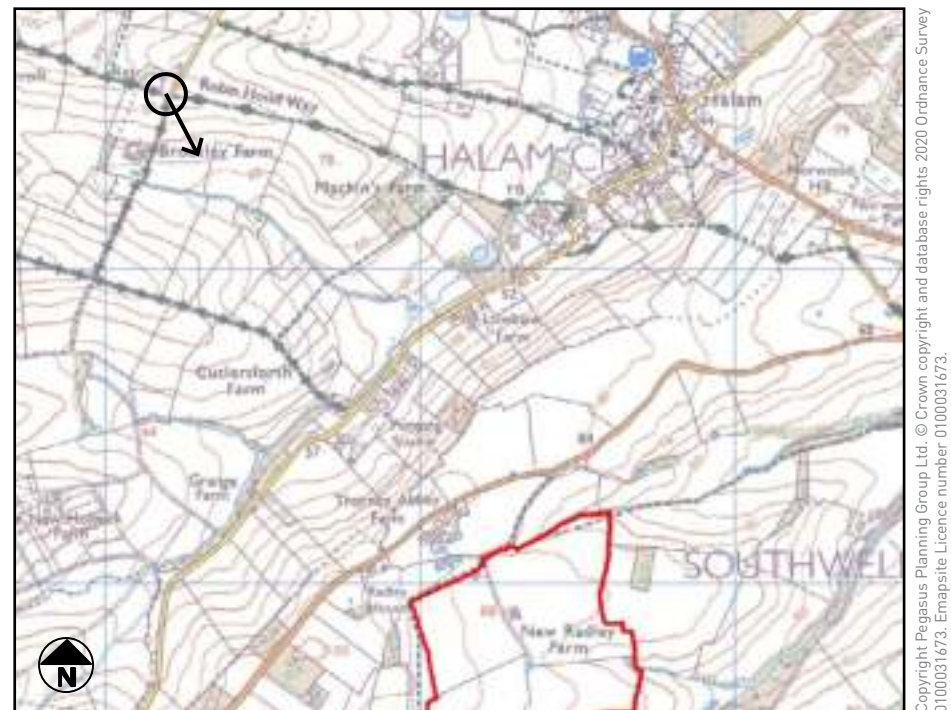
VIEWPOINT 17

View from PRow footpath 209/43/2, on the access track to New Radley Farm, looking southwest



CONTEXT BASELINE VIEWPOINT 18

View from the Robin Hood Way Long Distance Footpath on Newhall Lane, looking southeast





Camera make & model - Canon EOS 5D
Lens make & focal length - Canon EF 50mm, f/1.4 USM
Date & time of photograph - 14/12/2020 @ 13:36
OS grid reference - 466201, 354549

Viewpoint height (AOD) - 87m
Distance from site - 1777m
Projection - Planar
Enlargement / Sheet Size - 100% @ A3

Visualisation Type - Type 1
Horizontal Field of View - 39.6°
Height of camera AGL - 1.5m
Page size / Image size (mm) - 420 x 297 / 390 x 260

VIEWPOINT 18

View from the Robin Hood Way Long Distance
Footpath on Newhall Lane, looking southeast

A wide landscape photograph showing a grassy field in the foreground, a wooden fence, and several bare trees. A red bounding box highlights a specific area in the upper right, focusing on the branches of a tree.

A wide landscape photograph showing a grassy field in the foreground, a wooden fence, and several bare trees. A red bounding box highlights a specific area in the upper right, focusing on the branches of a tree.

View from PRow footpath 209/12/1, looing southwest



Approximate extent of site
(obscured by built form and vegetation)



APPENDIX 2 CONTEXT BASELINE VIEWPOINT C

View from the grounds of Southwell Minster, looking southwest



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