

JOW/P18-2917

2nd February 2021

Honor Whitfield
Planning Development and Business Unit
Newark and Sherwood District Council
Castle House
Great North Road
Newark-on-Trent
NG24 1BY

Dear Miss Whitfield

**Construction of a solar farm and battery stations together with all associated works, equipment and necessary infrastructure (ref: 20/01242/FULM)
Land North of Halloughton, Southwell**

Further to our meeting on 29th January 2021, please find enclosed an updated Site Layout and Planting Proposals Plan for the above application, prepared to address comments received regarding built heritage and landscape and visual effects.

The submitted **Site Layout and Planting Proposals Plan No. P18-2917_12 Rev L** replaces the previously submitted Revision K.

Description of Amendments

The amendments shown in the submitted plan can be summarised as:

- Removal of proposed panels from land closest to Halloughton village and Conservation Area at the southern end of the easternmost field in the Application Site.
- Planting of a species rich meadow grassland where panels were previously proposed and allowance for the route of a historic footpath to be established across this area.
- Planting of a new native hedgerow along the new southern edge of the panels in the easternmost field and along the northern edge of the access track to further establish separation between the Proposed Development and the village.
- Removal of proposed panels from field in central section of the Application Site, south and east of the Southwell Bridleway 74.
- Removal of proposed hedgerow along southern edge of Southwell Bridleway 74.
- Reinforcement of existing trees and hedgerows along the northern boundary of the southern parcel with planting of further semi-mature trees.
- Reinforcement of hedgerow along western boundary of the Application Site, adjacent to Public Right of Way footpath 209/42/1, with planting of native trees.

Consideration of Amendments

The amendments to the Proposed Development would increase the separation between the Proposed Development and the Halloughton Conservation Area and the new hedgerow would further restrict the limited intervisibility of the solar farm and the village. The new buffer from the Conservation Area will allow for a more uniform setback from the Conservation Area and its setting, across the full width of the southern boundary of the Proposed Development.

The Visual Assessment is updated to consider the removal of the built form from the field through which Bridleway 74 passes and the proposed implementation of semi-mature native trees along the northern boundary of the southern Site parcel.

The updated assessment applies to Viewpoints 1, 2, 3, 4 and 5. A summary table is provided at Appendix 1 of this letter based on the revised layout. The text has been crossed through where the assessment varies from the December 2020 LVIA Addendum.

For Viewpoint 1, 2 and 3, the effects of the construction phase assume that whilst much of the activity taking place across the Application Site would be screened from view, there may be the opportunity for bridleway users on route 74 to experience heavily filtered isolated views of machinery beyond the intervening Application Site boundary hedgerows. Similarly, at Year 1 before the proposed boundary enhancement and infill vegetation has matured, bridleway users may have the opportunity to experience partial views of the proposed built form. By Year 15, for bridleway users at Viewpoints 1, 2 and 3 the matured proposed boundary vegetation in combination with the existing intervening field boundary hedgerows are expected to restrict views of the proposed built form resulting in a Negligible Scale of Effect.

The effects experienced by bridleway users at Viewpoint 4 have been updated to reflect the changes to the planting proposals to include an increased quantity of native semi-mature trees along the northern boundary of the southern parcel of the Site which are anticipated to be planted prior to the construction phase.

The effects assessed at Viewpoint 5 are not anticipated to be altered by the introduction of the new planting proposals or layout changes.

The removal of the panels in the central portion of the Site provides a clear buffer in excess of 100m between the two blocks of development. The removal of the panels from the field adjacent to the Bridleway 74 also ensures that the journey experienced by users passing through this section of the Application Site who currently experience views of an agricultural landscape would be retained. The implementation of additional semi-mature trees along the northern boundary of the southern parcel of the Application Site would further reinforce and strengthen the character of Policy Zones 37, 38 and 39 in line with the landscape actions detailed in the Newark and Sherwood Landscape Character Assessment.

As detailed above, the introduction of the semi-mature trees and removal of panels are also anticipated to lower the Magnitude of Change and subsequent Scale of Effects of bridleway users on route 74. It is therefore considered in light of these amendments that there would not be substantial change in the surroundings experienced by the bridleway users on route 74 on their approach to the village.