

in partnership with



**Nottinghamshire
County Council**

Miss Honor Whitfield
Planner
Planning Policy Business Unit,
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Castle House,
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Nottinghamshire,
NG24 1BY

Your ref: 20/01242/FULM

My ref: TP20250708

Date: 26th January 2021

Dear Honor,

Re: Planning Application Reference – 20/01242/FULM

Location – Land north of Halloughton, Southwell, Nottinghamshire

Proposal - Construction of a solar farm and battery stations together with all associated works, equipment and necessary infrastructure.

Applicant – JBM Solar Projects 6 Limited

1.Introduction

The following comments have been prepared by Helen Jones of Via East Midlands Limited, acting as a landscape consultant to Newark and Sherwood District Council (NSDC). These comments have been formulated on the basis of the additional submitted information detailed below. A site visit was made to the study area and representative viewpoints by Helen Jones on 26th August 2020.

The Environmental Management and Design (EMD) Team have examined the following additional information submitted by the applicant to make these comments (only information that is relevant to Landscape and Visual Impact is listed below) following previous comments provided by the EMD Team on 18th September 2020. These comments follow the sequence of our original comments, information provided by Pegasus Group is shown in red font, and additional VIA East Midlands comments and discussion are in blue font.

Documents

- Covering Letter JOW/P18-2917 18th December 2020 to Honor Whitfield NSDC
- Landscape and Visual Impact Assessment addendum – (including the winter viewpoints) - Pegasus Group - December 2020 / CR / P18-2917
- Winter photomontages – Pegasus Group – December 2020
- Agricultural Land Classification Report issue 2 – Amet Property – November 2020
- Site access note - JOW P18 2917 - Pegasus Group – December 2020

- Report of an Archaeological Evaluation ref: R14340 prepared by PreConstruct Archaeology – December 2020
- Planting note – Pegasus Group – 21st January 2021 – Caroline Roe
- Site Selection Report – JOW P18 -2917 – Pegasus Group – January 2021

Drawings

- Updated Site Location Plan No. P18-2917_02 Rev E – Pegasus Environment
- Updated Site Layout and Planting Proposals plan No. P18- 2917_12 Rev J. - Pegasus Environment
- Superseded revised site location plan No. P18-2917_02 Rev D – Pegasus Environment
- Superseded revised site layout plan No. P18- 2917_12 Rev H - Pegasus Environment
- Tree Protection Plan – Highways Access No. BHA_665_03
- Swept Path Analysis: Proposed Site Access 15.4m Articulated Vehicle No. P18-2917 FIGURE 2 Rev A
- Proposed Site Access Visibility Splays Plan No. P18-2917 FIGURE 1 Rev A

Comments submitted by other consultees

- Conservation advice – NSDC Oliver Scott – NSDC Honor Whitfield – dated 24th September 2020
- Tree consultant – Graham Wilson North Kesteven District Council to NSDC Honor Whitfield – 18th December 2020
- NCC Rights of Way – NCC Sue Jarczewski to NSDC Honor Whitfield – dated 18th December 2020
- NCC Highways – NCC David Albans to NSDC Honor Whitfield – dated 11th January 2021
- Neighbour or public comments – various dates

Summary of comments of 18th September 2020 provided by Via East Midlands Ltd

- The LVIA has been carried out to the accepted best practice which is the Landscape and Visual Impact Assessment (GLIVA3) Third Edition published by the Landscape Institute and Institute of Environmental Managers and Assessment (April 2013), and the photography practice note – Landscape Institute 2019 Visual Representation of Development Proposals. Technical Guidance Note 06/19, with the exception of the issue noted below concerning the lack of viewpoint photographs when trees and hedgerow are not in leaf.

No response required

- The landscape assessment has referred to national, regional and local landscape character assessments. Only negligible landscape impacts have been identified on the national and regional landscape character types, which is agreed by the EMD Team.

No response required

- A section of the southern part of the proposed site is within the Mid Nottinghamshire Farmlands Landscape Character Area - Policy Zone 39 –Thurgaton Village Farmlands with Ancient woodlands, information about PZ 39 should be added to this section of the LVIA.

Information about MN PZ 39 has now been added into the LVIA document (Paragraphs 3.3 - 3.8 LVIA addendum Pegasus Group - December 2020 / CR / P18-2917)

To summarise the contents of the NSDC Landscape Character Assessment:-

MN PZ 37 has **very good** landscape condition, and a **high** landscape sensitivity – approximately 50% of the site area. The policy action is **Conserve**.

MN PZ 38 has **good** landscape condition, and a **moderate** landscape sensitivity – approximately 40% of the site area. The policy action is **Conserve and Reinforce**.

MN PZ 39 has **very good** landscape condition, and a **high** landscape sensitivity – approximately 10% of the site area. The policy action is **Conserve**.

- The location and size of the temporary construction compound should be clarified by the applicant, as this is shown on the key of the layout drawing but not shown clearly on the drawing itself.

The location and size of the temporary construction compounds is clarified on the updated Site Layout and Planting Proposals plan No. P18- 2917_12 Rev J - Pegasus Environment.

Additional information is also provided in the LVIA addendum in paragraph 3.32, which explains that there are two compounds of size 0.18 ha. One is located in the northern half of the site and is positioned near an existing field boundary and two blocks of woodland, and one is in the southern half adjacent to the substation connection to the grid and would be seen in the context of the existing large scale pylon on the site, and located near two dense blocks of woodland and a length of hedgerow.

The EMD Team consider that this is sufficient information to show that the location of the temporary construction compounds has been properly considered, and no additional information is required.

- The NCC Highway comments indicate that a mature Poplar at the entrance to Halloughton village will need to be removed, the applicant should confirm whether this tree needs to be removed or not.

This issue had been clarified in the submitted information, and the mature Poplar Tree was to be retained as confirmed on the Tree Protection Plan – Highways Access No. BHA_665_03 – Barton Hyett Arboricultural Consultants – December 2020.

However, an application has been made to NCC Highways Development Control by the Via East Midlands Senior Forestry Officer to fell the tree in respect of its safety and this application is due to be approved. (NCC Highways – NCC David Albans to NSDC Honor Whitfield – dated 11th January 2021). This is a separate application and does not form part of any contract for advanced works for the solar farm.

- Landscape impact - The EMD Team do not agree with the assessment that there is a minor beneficial change in landcover throughout the site. This assessment has focussed on the biodiversity aspects of the change and not on the perception of the change in the landscape. The applicant should review and revise this assessment to encompass perceived change as part of the overall evaluation and provide an updated revision on this issue.

The landscape impact on the **elements of the site** is covered in Paragraphs 3.9 and 3.10 (LVIA addendum Pegasus Group - December 2020 / CR / P18-2917)

The previous assessments by the applicant are summarised as follows:-

Topography – negligible scale of effect – this is agreed by the EMD Team because there are no changes to topography as a result of the proposed works.

Hedgerows and Trees – minor-moderate scale of effect – this is agreed by the EMD Team because there is no major removal of trees and hedgerows required as a result of the proposed works.

Landcover – this was assessed by the applicant as having low value and low susceptibility which leads to a low sensitivity. The applicant says the magnitude of change is high but that this is offset by biodiversity inputs. The EMD Team do not agree that a low sensitivity x high magnitude of change leads to a minor beneficial effect and asked the applicant to reassess this, which they did. The applicant now accepts that there is a **moderate adverse scale of effect** on landcover as opposed to a minor beneficial impact, during the 40 year lifetime of the scheme.

Paragraph 3.10 of the LVIA addendum reads as follows:-

*'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.'*

Effect on the landscape character of the policy zones

Paragraph 3.13 of the LVIA addendum reads as follows:-

*'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.'*

In summary, there would be a major adverse scale of effect on Policy Zones 37.38 and 39 for the 40 year lifetime of scheme. It is accepted that these impacts are localised to the site area and will diminish rapidly with distance for the proposed site, but nevertheless a substantial change to the landscape character of these policy zones within the site area is accepted by the applicant.

The construction impact on the landscape character of the policy zones

Paragraph 3.15 of the LVIA addendum reads as follows:-

*'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.'*

The applicant does not spell out the scale of effect at the construction stage on the character of the landscape policy zones. If this is extrapolated from the information above – a medium magnitude of change x a moderate to high sensitivity site (if the NSDC Landscape character assessment sensitivity is used) would lead to at least a medium to high adverse scale of effect on the policy zones at the construction stage. It is accepted that these impacts are localised to the site area and will diminish rapidly with distance for the proposed site, but nevertheless a substantial change to the landscape character of these policy zones within the site area can be extrapolated from the information provided.

- Landscape impact - There will be a 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 emerging on to Bridle Farm Lane, the main route into the village, caused primarily by visual presence of construction vehicles, and the potential loss of the large poplar at the village entrance. This effect has not been assessed and needs to be considered by the applicant.

Construction impact on the village of Halloughton

The following comments have been made by the applicant 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 in paragraph 3.18 of the LVIA addendum.

*'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.'*

A medium adverse magnitude of change is identified above, but the overall scale of visual effect of the construction stage on the eastern end of the village of Halloughton is not fully described. **The applicant should provide more detailed information in this respect and confirm the scale of effect at the construction stage.**

- In addition to the landscape proposals drawing and description in the Biodiversity Management Plan, a summary of the enhancement measures should be provided in the LVIA document. This is in order that the focus of the description is based on the mitigation of landscape and visual effects rather than purely biodiversity aims.

The following summary is provided in the LVIA addendum in Paragraph 3.19

- *'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 accesstracks 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 provide 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.'*

This additional information is accepted by the EMD Team and forms a useful summary of the landscape enhancements to be provided within the LVIA addendum itself rather than in another document.

More information is provided in the recently submitted planting note (Pegasus Group – 21st January 2021 – Caroline Roe. The note describes proposals for advance planting works which will provide additional screening to the northern edge of Halloughton village. These consist of the following planting areas:-

- *'Main new woodland planting adjacent to the southern edge of the Application Site of 14m width, plus a section of 10m width at its eastern extent.*
- *An additional strip of evergreen and copper beech trees adjacent to the southeastern corner of the Application Site. Note that copper beech trees are planted to reflect this species in the village, including church yard.*
- *A strip of planting adjacent to the south-west corner of the Application Site to be undertaken in advance of commencement of the solar farm development (subject to planning permission being granted).'*

A drawing (Screening and Shelterbelt planting plan) and photographs of the completed planting have been provided within this document.

However, it must be stated that the proposed scheme has not yet been granted planning approval, to carry out the woodland and evergreen advance planting seems somewhat premature, but this is an issue to be discussed with the NSDC Planning Policy Team.

Visual Assessment

- Visual assessment - It is recommended that a set of viewpoint photographs is also included in the LVIA that shows the representative views and 3 additional heritage viewpoints when the vegetation is not in leaf.

These viewpoint photographs have been provided as requested, as well as the 4 no photomontages. These are accepted by the EMD Team.

- Visual assessment - No visual assessment has been made of the construction stage of the project. The construction stage is predicted to be 14 -16 weeks. The applicant should provide an assessment of impacts during this stage of the development including additional information about the visual impact of the structures which connect with the existing pylons in this section of the LVIA.

This information is provided in the Visual Assessment Summary - Appendix 2 of the LVIA addendum document, this assessment is accepted by the EMD Team.

This shows a major adverse scale of visual effect for Viewpoints 1, 2, 3, 4, 12, 14 and 15. These are significant effects for 7 out of the 18 viewpoints at the construction stage.

- Visual assessment - The visual impact at the construction stage of vehicles bringing the components of the solar farm to the site should be assessed.

This information is also provided in the Visual Assessment Summary - Appendix 2 of the LVIA addendum document, this assessment is accepted by the EMD Team.

As above this shows major adverse scale of visual effect for Viewpoints 1, 2, 3, 4, 12, 14 and 15, but none of these are located near the site access.

For the viewpoints closest to the site access, the following visual impacts are assessed:-

- VP 7 – negligible scale of visual effect
- VP 8 – moderate adverse scale of visual effect
- VP 9 – minor adverse scale of visual effect

There are therefore visual effects for construction traffic on the access route, in the village of Halloughton which had not been reported previously.

- Visual assessment - The applicant should confirm if alternative routes for access to the site have already been ruled out, and if so for what reasons.

The most detailed information is included in the Highways Note (JOW P18 2917 - Pegasus Group – December 2020)

'3.1 The access has been selected as the most preferable option for the Proposed Development. It has been proven to be safe in highways terms, providing adequate visibility, can be provided without significant works or alterations being required and is not within a built up area.'

3.2 Two alternative locations for the access to the site were considered and discounted:

- 1) The main farm entrance further to the west of the proposed access was not considered preferable to the proposed access due to its location within the built up area of Halloughton, meaning construction vehicles would be required to enter the village and potentially cause disruption to residents.*
- 2) Access via Stubbins Lane, to the north-east of the proposed access, was discounted due to the requirement for significant loss of trees within the thick belt of existing trees on the western side of this road and highway effects. This access option would also have caused disruption to residents living along Stubbins Lane, which is a narrow lane.'*

The EMD Team agree that neither of these above options are preferable to the access chosen, due to the impact on the visual amenity of the residents of Halloughton village, and also the loss of vegetation on western side of the A612 as above. The second option would also involve substantial loss of mature hedgerow to Stubbins Lane, as well as additional impact on the entrances to Brackenhurst College. Although in terms of vegetation loss the option chosen is the preferable option, it still alters the visual perception of the eastern end of the village of Halloughton close to listed buildings such as the Grade II listed church of St James, Halloughton. The conservation comments (Conservation advice – NSDC Oliver Scott – NSDC Honor Whitfield – dated 24th September 2020) should be referred to for more detail about the impact on listed buildings.

- Visual assessment – In year 1 of the development, a major scale of visual effects is recorded for viewpoints 1, 2, 4, 14 and 15 located on existing PRoVVs, the EMD Team are in agreement with this assessment. These impacts are significant in terms of the EIA regulations.

No additional information required, the information is now tabulated in the Visual Assessment Summary- Appendix 2 of the LVIA addendum document,

- Visual assessment – Heritage viewpoint B - **The EMD Team is in agreement with the conclusions of the visual assessment for year 1 of the proposed scheme for the 18 representative viewpoints, and heritage viewpoints A and C.** However, we are not in agreement with the assessment from Heritage viewpoint B from PRoV footpath 209/12/1, looking southwest (Southwell Footpath 11 on the Southwell Heritage trail 2), this point is located on the high ground to the south of Southwell and to the east of the site and there is a distant view of the southern half of the site. We consider the scale of effect for Heritage viewpoint B should be minor adverse for year 1 only.

The applicant has reconsidered the schedule of effects summary provided by Via EM in the comments and has made some amendments as provided as Appendix 2 of the LVIA addendum document,

For year 1 they have identified a range between a moderate to negligible scale of effect, with a negligible scale of effect in year 10. EDM Team still consider that there is a minor scale of visual effect which is within this range, therefore this amendment is accepted.

- Visual assessment- For Year 10 of the visual assessment for some viewpoints, the change in scale of effect from year 1 to year 10 is large, for example for viewpoint 1 the scale of effect at year 1 is Major and this declines to negligible by year 10. This large scale of change relies totally on the successful establishment of the proposed hedgerows and the effective management of the existing hedgerows. The applicant should reconsider the year 10 impacts and confirm that this degree of change is accurate.

The applicant has reconsidered the schedule of effects summary provided by the EMD Team in their comments and has made some amendments, this is provided as Appendix 2 in the LVIA addendum documents.

In summary, VPs 4 and 14 have a major adverse scale of effect reducing to a range between moderate to negligible in year 10 which remains unchanged and is accepted by the EMD Team. The Year 10 scale of effects for VP 1, 2 and 3 (which have a major adverse scale of effects in year 1) have been amended to show a moderate adverse scale effect at year 10. This reduces the large range between the scale of effects at Year 1 and Year 10, and these amendments are accepted by the EMD Team

- Visual assessment- A description of the visual effects on surrounding residential properties should be included in the LVIA, particularly on properties on the north western edge of Halloughton, this information should be added either as a Schedule of Effects or as a written description in the LVIA.

Paragraph 3.24 and 3.25 of the LVIA addendum reads as follows:-

'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.' Agree

*'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 adverse Scale of Effect**. By Year 10, following the successful establishment of the proposed vegetation the Magnitude of Change is expected to reduce to **Negligible**.'*

This issue has been addressed by a written description on the LVIA addendum. At year 1 and in the construction phase there is a moderate adverse scale of effect from upper floor windows of some properties on the northern edge of Halloughton, it is still not clear which particular properties this impact applies to, or how many **and the applicant should provide more detailed information on this issue.**

The LVIA addendum in paragraphs 4.3 comments on the lack of inter-visibility between the representative viewpoints close to Halloughton (VPs 7,8,9,10,11 and 12) and the Conservation Area. However, in order to reach the village by Southwell Bridleway 74 and Halloughton Byway 9 for example the visitor passes through the surrounding landscape before entering the village and this experience will be altered by the substantial change in the surroundings on the approach to the village.

- Visual assessment - The extent of views from the isolated farms within the study area should also be recorded, even if the views are screened by surrounding mature vegetation.

This has been addressed by a written description in the LVIA addendum in paragraphs 3.26 – 3.30

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. Agree

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.

A summary of the information provided by the applicant is :-

New Radley Farm – a moderate adverse scale of visual effect from upper levels of the property - at the construction stage, year 1 and year 10 is identified. The effects will diminish by year 10 with establishment of hedgerow along the eastern edge of the driveway. This is accepted by the EMD Team. It is noted that New Radley Farm is owned by the same landowner who owns the land which will accommodate the Proposed Development.

Stubbins Farm – a moderate adverse scale of visual effect from upper levels of the property at the construction stage and Year 1 is identified. The effects will diminish by Year 10 once the proposed vegetation along the Site's boundaries matures. This is accepted by the EMD Team.

Halloughton Wood Farm – negligible visual effect - This is accepted by the EMD Team.

Thorney Abbey Farm – negligible visual effect - This is accepted by the EMD Team.

- Cumulative effects – the applicant should confirm that there are no cumulative effects with other proposed solar farm projects within the study area, that are registered with the planning authority.

It has been confirmed by the applicant that there are no proposed solar farm developments registered with the local authority that fall within the study area, and this information is accepted by the EMD Team.

Conclusion

Pegasus Group have provided most of the additional information requested in the EMD comments of 18th September, this draws out the full landscape and visual impacts of the scheme. Items where further information is still required are:-

- **The applicant should confirm which properties the moderate scale of visual impact described on the northern edge of Halloughton applies to, at the very least the number of properties affected should be detailed.**
- **A medium adverse magnitude of change due to the construction stage of the project on the village of Halloughton is described, but the overall scale of visual effect of the construction stage on the eastern end of the village of Halloughton is not fully detailed , this information should be provided by the applicant.**

Discussion of Landscape impacts

A moderate adverse landscape impact on landcover of the proposed site for the 40 year lifetime of the scheme – rather than a minor beneficial impact as previously stated when the assessment was biodiversity focussed is described.

A major adverse scale of effects on the character of Policy Zones 37.38 and 39 for the 40 year lifetime of scheme is also described.

The impact of the proposed scheme on the setting of Halloughton Conservation Area and the listed buildings contained within this is covered in detail in the response of Oliver Scott (Conservation advice – NSDC Oliver Scott – NSDC Honor Whitfield – dated 24th September 2020) and is assessed

as '*less than substantial harm*' but harm on the setting has been identified by the heritage specialist. The EMD team would reiterate his comments and agree with the designation statement for Halloughton from 1972 which says "In fact it could be said that the visual quality of Halloughton is attributable more to its landscape, than to its buildings" (Notts County Council, 1972). In order to reach the village by Southwell Bridleway 74 and Halloughton Byway 9 for example, the visitor passes through the surrounding landscape before entering the village and this experience will be altered by the substantial change in these surroundings.

Taking the above into account the EMD Team consider that there are long term impacts on the 'land cover' element of the landscape, and long term impacts on the landscape character of the site area, it is accepted that these impacts will diminish with distance from the site. Harm has been identified to the setting of Halloughton Conservation Area and the listed buildings contained within this.

Discussion of Visual Impacts

The following scale of visual effects had been identified:-

A moderate adverse scale of effects on views from upper levels of some properties on the northern edge of Halloughton (the number of properties and which properties are affected is not detailed)

A major scale of visual effect on PRoV Southwell 74 represented by VP 1, and 2 at the construction stage and years 1 and 10 has been identified

A major scale of visual effect on PRoV Southwell 74 represented by VP 3 at the construction stage and moderate scale of visual effect at year 10

A major scale of visual effect on PRoV Southwell 74 represented by VP 4 at the construction stage and year 1, and moderate – negligible at year 10,

A major scale of visual effect on PRoV Southwell 43 represented by VP 14 at Years 1 and moderate – negligible at year 10

A major scale of visual effect on PRoV Southwell 43 represented by VP 15 at the construction stage years 1 and 10.

A moderate adverse scale of visual effect on New Radley Farm and Stubbins Farm at year 1 in views from upper levels of the properties which will reduce by year 10.

Taking the above into account the EMD Team consider that there are long term impacts on PRoV Southwell 74 particularly for the viewpoints 1 and 2 which last at least until year 10 and probably longer, and long term impacts on PRoV Southwell 43 for the viewpoints 14 and 15 which continue at year 10. These footpaths are well used particularly PRoV Southwell 74 which links Southwell and Halloughton. The visual amenity of these routes will be reduced as views will change from open farmland to views of solar farm infrastructure including the surrounding protective fencing and as described above this will affect the visual perception of the village of Halloughton.

Summary

Due to both the Landscape and Visual Impacts identified by the applicant, the EMD Team do not support the proposals for the construction of a solar farm and battery stations together with all associated works, equipment and necessary infrastructure. The EMD Team recognise the need for the provision of solar farms to achieve renewable energy targets but consider that this location close to the northern edge of the village of Halloughton is not an appropriate setting due to these identified landscape and visual impacts. These impacts should be weighed in the planning balance when considering if the proposed scheme should go ahead.

Yours sincerely

Helen Jones
Landscape Architect



