

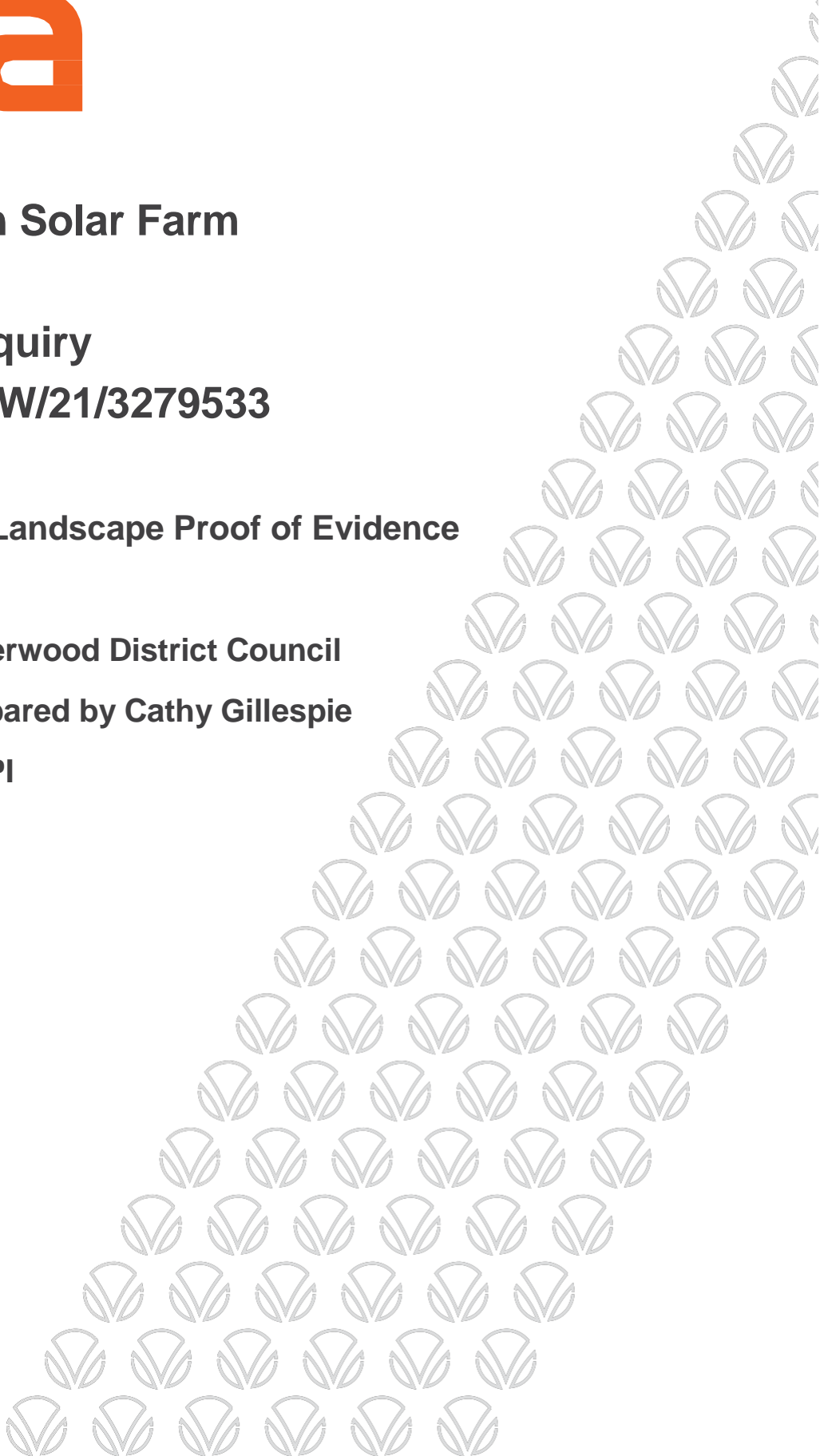


**Halloughton Solar Farm
Southwell
Planning Inquiry
APP/B3030/W/21/3279533**

**Addendum to Landscape Proof of Evidence
on behalf of
Newark and Sherwood District Council
Addendum prepared by Cathy Gillespie
CMLI AssocRTPI**

Date: November 2021

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1. Introduction

1.1 Witness Qualifications and Experience

- 1.1.1 My name is Cathy Gillespie I hold a Bachelor of Science degree in Geography, a Masters Degree in Landscape Architecture from the University of Sheffield and a Diploma in Landscape Management from the University of Sheffield. I am a Chartered Member of the Landscape Institute (C.M.L.I) and Associate Member of the Royal Town Planning Institute, (AssocRTPI)
- 1.1.2 I am a Landscape Architect and have been employed by Nottinghamshire County Council since 2002, and by Via East Midlands since 2016 as Head of Environmental Management and Design, a multidisciplinary service within Via's Consultancy Division of approximately 90 staff. Via East Midlands is based in Nottinghamshire and is a company wholly owned by Nottinghamshire County Council. Via's Environmental Management and Design team employs approximately 30 staff delivering services across a range of disciplines including Landscape Design and Landscape Planning. The team includes 5 Landscape Architects other than me; we adhere to the 2012 Landscape Institute Code of Standards of Conduct and Practice for Landscape Professionals.
- 1.1.3 I have headed the provision of landscape planning advice to clients including Nottinghamshire County (NCC) and Newark and Sherwood District Councils (NSDC) throughout this period both in relation to planning policy and site-specific development applications. These commissions include the Landscape Character Assessment of Newark and Sherwood, with which was achieved by working collaboratively with officers from NSDC, commissions to update the assessment to be adopted as a Landscape Character Assessment Supplementary Planning Guidance (SPG) and Southwell Landscape Setting Supplementary Planning Guidance Document (SPD)
- 1.1.4 I have experience of landscape practice across design and planning of over 30 years, the last 25 years almost entirely focused within Nottinghamshire. My landscape planning experience includes provision of advice in relation to development of two mineral plans within Nottinghamshire, including provision of evidence at public inquiry as well as advice to planning authorities in the county in relation to numerous development applications which have included both solar and wind turbine developments.

- 1.1.5 I have also worked collaboratively with other public bodies and authorities in the East Midlands through this period to develop a range of strategies and initiatives relating to landscape over this period including consultation on Natural Character Areas and the East Midlands Regional Landscape Character Assessment. I am a committee member of the Landscape Institute East Midlands Branch and am currently mentoring a candidate through the Landscape Institute pathway to Chartership.
- 1.1.6 This statement is based on my professional judgement and has been prepared in accordance with the guidance of my professional institution, the Landscape Institute, and I confirm that the opinions expressed are my true and professional opinions.

1.2 Background to the Addendum

- 1.2.1 I am commissioned by NSDC to provide impartial, expert evidence, based on my own professional judgement. In respect of landscape and visual impacts of the proposed development of the Cotmoor Solar Farm and associated infrastructure north of Halloughton near Southwell. My evidence is limited to the landscape and visual effects of the proposal.
- 1.2.2 My commission to provide evidence is in substitution for the commission of my colleague Helen Jones, also of Via East Midlands Ltd (Via), who unfortunately has had to stand down from the Inquiry. This addendum has been informed by the Landscape Proof of Evidence submitted by Helen Jones in October 2021 and sets out where I agree or diverge from the views prepared by my colleague Helen Jones, which supported the Council's reasons for refusal in the NSDC planning committee decision notice of 4th March 2021 (Core Document A45)

- 1.2.3 I have read the relevant parts of the planning application, including the Landscape and Visual Impact Assessment (A13A) by the appellant (and the Addendum (A13B)), the planning statement (A15), the design and access statement (A7), the biodiversity management plan (A8C) and the relevant plans submitted illustrating the proposals, development parameters and site layout. I have undertaken thorough visits to the site and surroundings.
- 1.2.4 Via's evidence supports the Council's reasons for refusal in the NSDC planning committee decision notice of 4th March 2021 (A45) as it relates to landscape and visual effects as outlined in section 1.2.4 the Landscape Proof of Evidence, October 2021, prepared by Helen Jones.

1.3 Scope of Evidence and Addendum

- 1.3.1 My colleague's statement and my addendum addresses the potential effects of the proposed solar development on landscape character and visual amenity. My intention is to provide the Inquiry with a proportionate and technically sound summary of the potential landscape and visual effects of the proposal and explain where there are differences in my judgement to that of the Appellant.
- 1.3.2 During the course of the planning application my colleague, Helen Jones, reviewed the Appellant's Landscape and Visual Impact Assessment (A13A). Whilst, this was generally a technically sound document, there were some omissions in the original application and additional information was requested by them and provided by the appellant. Their comments and information provided by the applicant are summarised in section 1.3.2 in the Landscape Proof of Evidence, October 2021, prepared by Helen Jones.
- 1.3.3 Via did not conduct a stand-alone Landscape and Visual Impact Assessment because this was not a requirement of the commission by NSDC. However, as part of Via's independent assessment a thorough review and evaluation was undertaken of the Appellant's methodology, references to correct baseline information, assessment application, Landscape Character findings, viewpoint selection, site visits to clarify and confirm viewpoint findings, respective conclusions of independent sections and cumulative impacts, and all other information supplied by the Appellant relevant to Landscape & Visual Impacts as part of the application.

1.3.4 Via's comments have been guided by the 3rd Edition Guidelines for Landscape and Visual Impact Assessment (GLVIA3). Any other relevant planning or landscape guidance referred to is identified in the reference list in section 8

1.3.5 Points of divergence and agreement with Landscape Proof of Evidence, October 2021, prepared by Helen Jones are identified below. I have followed the same headings and sub-headings as those used by Ms Jones. Where individual paragraph numbers are provided, these are references to paragraphs in Ms Jones' Proof.

2. The Site, Landscape Character & Visual Context

2.1 The Proposal

I am in agreement with this section in entirety

2.2 The Site and Context

I am in agreement with this section in entirety

2.3 Landscape Character Context

I am in agreement with this section in entirety

2.4 Visual context

I am in agreement with this section in entirety

2.5 Policy Context

I am in agreement with this section in entirety

3. Effects on Landscape Character

3.1 Effects on Landscape Character

I am in agreement with this section in entirety with the exception of the following:

3.1.5 Factual error in the last sentence in respect of the Revised Scheme (A47), shown in

Appellants plan P18-2917 Rev M.

The northern third of Field 8 (identified on core document A47A) is within MN39 Thurgarton Village Farmlands with Ancient Woodlands. Therefore, in my view the level of landscape effect on the character of Policy Zone 39 as experienced at site scale would remain a major scale of landscape effect for the Revised Scheme. However, there would only be a minor scale of effect in reference to the wider policy zone.

3.2 Discussion of Effects on Landscape Character

I am in agreement with this section in entirety with the exception of the following:

3.2.7 In my view, outgrown hedges are not incongruous within this localised Landscape. This paragraph should therefore read as follows:

While this proposed landscaping may well eventually successfully screen a majority of the views evaluated within the Appellant's assessment, the perception of the landscape character as you walk through it will be changed, and physically reinforced by outgrown hedge height, closing down views of the wider landscape and spatial perception (see sections 2.3.6, 2.3.9, 2.3.12 in Chapter 2.3 above).

4. Effects on Landscape Features

4.1 Assessment of effects on Landscape Features

I am in agreement with this section in entirety with the exception of the following:

4.1.7 In my view, outgrown hedges are not incongruous within this localised Landscape. This paragraph should therefore read as follows:

While the structure of features within the landscape will largely remain unchanged, the extensive application of tall outgrown hedgerows will result in an effective change in experience and perception of the landscape.

5. Effects on Visual Receptors

5.1 Current Position

5.1.3 In respect of the Appeal Scheme I am in agreement with what is set out in Ms Jones' table which is reproduced below for convenience:

Viewpoint Reference	Scale of Visual Effect		
	Construction	Year 1	Year 10
4	Major-Moderate	Major-Moderate	Moderate-Negligible
5	Moderate	Negligible	Negligible
6	Negligible	Negligible	Negligible
7	Negligible	Negligible	Negligible
8	Moderate	Minor	Minor
9	Minor	Minor	Negligible
10	Moderate	Moderate	Negligible
11	Minor	Minor	Negligible
12	Major	Moderate	Negligible
13	Moderate	Moderate	Negligible
14	Major	Major	Moderate-Negligible
15	Major	Major	Major
16	Moderate	Moderate	Negligible
17	Negligible	Negligible	Negligible
18	Negligible	Negligible	Negligible
Heritage A	Negligible	Negligible	Negligible
Heritage B	Moderate-Negligible	Low-Negligible	Negligible
Heritage C	Negligible	Negligible	Negligible

5.1.4 Following my own site visit undertaken on 23/11/21 I have reached some different conclusions on the viewpoints identified in Ms Jones' table 5.1.4. I therefore provide a revised table below, with changes from Ms Jones' assessment set out in red. Ms Jones' prior assessments are shown in black within brackets struck through.

Viewpoint Reference	Assessment	Scale of Visual Effect		
		Construction	Year 1	Year 10
1	Appellant	Moderate	Moderate	Negligible
	Council	Minor {Major-Moderate}	Minor {Major-Moderate}	Negligible
2	Appellant	Moderate	Moderate	Negligible
	Council	Major-Moderate	Moderate {Major-Moderate}	Minor {Negligible}
3	Appellant	Moderate	Negligible	Negligible
	Council	Minor {Major-Moderate}	Negligible {Moderate}	Negligible

I provide an explanation for my assessments below.

Viewpoints in Dispute

5.2 Viewpoint 1

5.2.1 & 5.2.2

At the time of my site visit, the outgrown hedge was approx. 3 m high. The viewpoint is set a distance away from panels located to the north in F6. In my opinion, views of panels will be screened at this distance apart from during construction and Year 1 in winter. These largely filtered views will continue beyond Year 1 in winter until the proposed thickening up of the hedgerow has filled out. I would expect this to be achieved by year 10.

Refused scheme

My Assessment: Construction minor, Year 1 minor, Year 10 negligible

I have assessed the scale of effect for the Construction Stage and Year 1 as minor. This is because the magnitude of change visible at this viewpoint is low; it sits outside of any field where physical changes are being made and only has potentially limited views through the thin hedge during construction activity or in winter until the bulking up planting proposed matures.

Revised scheme

My Assessment: Construction minor, Year 1 minor, Year 10 negligible

The magnitude of change visible at this viewpoint is low because it sits outside of any field where physical changes are being made and only has potentially limited views through the thin hedge during construction activity or in winter until the bulking up planting proposed matures.

5.3 Viewpoint 2

5.3.1 This viewpoint is by the proposed gated access between F6 and F12. The photograph in the Appellant's LVIA does not cover the full extent of the development. The image provided with the LVIA only captures the field where panels have been removed. The view northwest into F6 where there are proposed solar panels would be down a proposed access track. There would be a gap in the hedge which would allow views northwest into this field. As this access gap will be a permanent feature of the development this view would remain at year 10 and beyond.

5.3.3 As a result of the clarification above, in my opinion the scale of visual effects at this Viewpoint as a result of the Appeal Scheme would be:

Construction: Major to Moderate, Year 1: Moderate, Year 10: Minor

NOTE: In my opinion, there would also be views into F6 (as shown on A23E) while walking along northern boundary of F12 (footpath 209/74/1) to the west of VP2. The shallow structure of the hedge along with the dead wood within it creates thinner open sections allowing views through from the adjacent footpath at around 3 to 4 sections. In my opinion, from here there will be some relatively clear filtered views north into F6 of the solar arrays during winter and this impact would be moderate - minor adverse due to proximity at Year 1 in winter, continuing until proposed hedge thickening has matured. I anticipate by Year 10 this would be negligible.

5.4 Viewpoint 3

5.4.1 Factual Clarification - Following my site visit 23/11/21 I can confirm that in my opinion there are no direct views of site available from this viewpoint, however, there are sequential views between viewpoints 4 and 3 which have not been assessed. There may be possible impact during construction when lifting equipment and panels may be visible while they are being installed.

5.4.3 As a result of the clarification above, in my opinion the scale of visual effects at this Viewpoint as a result of the Appeal Scheme would be:

Construction: Minor, Year 1: Negligible, Year 10: Negligible

NOTE: Further expansion - There are views through gaps in the northern boundary hedge as you walk between VP4 & VP3 heading west. These views show a strong eastern boundary hedge to F6 (as identified on A23E) that may have some mid distant views of panel tops during Construction & Year 1. However, more noticeable was the significant extent of gaps in the eastern hedge boundary to F5. This allowed clear mid distance views fully into F5 which in my opinion would create a major adverse scale of visual effect during construction, year 1 and year 10 when travelling between VPs 4 and 3 unless replacement planting is undertaken. Therefore, while in my view there are no direct views of site from VP 3, PRoW users heading west between VP4 and VP 3 would be afforded clear views into F5 through the missing eastern hedge boundary across Westhorpe Dumble. The major adverse scale of visual effect identified between VPs 4 and 3 during Construction, Year 1 and Year 10 would be significant at all three stages.

Viewpoints Not in Dispute

5.5 Viewpoint 4

I am in agreement with this section in entirety and would add as follows:

5.5.2 This view looks south to rising land which screens the village of Halloughton situated beyond the rising land. There are 4 fields on this rising land which are proposed to have solar panels placed within them (Fields F1, F2, F3 and F4 as shown on Figure 5 Site plan with field parcel and woodland reference in the Heritage Impact Assessment - Core Document C7C). These fields are clearly visible for the full panorama to the south above the existing outgrown hedge and would remain so. In order to screen the view of these solar panels the Appellant intends to *'retain the existing hedgerow with trees and infill with semi mature native trees.'* In my opinion, this proposed mitigation would only partially filter views. During winter the spaced and bare individual trees would not provide sufficient screening to cut out views of the wide extent of the solar farm. Whereas in summer, in full leaf, the current open mid distance views towards Halloughton would be interrupted. This would affect the visual perception of the Landscape which is described in the Heritage Impact Assessment (C7C) as fields that form part of the setting of the village of Halloughton, although the village itself is not visible from this point.

5.6 Viewpoint 10

I am in agreement with this section in entirety.

5.7 Viewpoint 12

I am in agreement with this section in entirety.

5.8 Viewpoint 14

I am in agreement with this section in entirety with the exception of the following;

5.8.3 Factual Clarification – The view from viewpoint 14 is looking south from the northern extent of the site where it crosses the access track to New Radley Farm when walking along PRow footpath 209/42/1 and 209/43/1. There will be clear views of F1 looking southeast and framed views of F2 where the access to a barn creates an opening in the hedge line. The mitigation proposal in both the Refused and Revised scheme is to plant a new hedgerow along the western boundary of F1 connecting through to the woodland lock surrounding New Radley Farm.

5.8.4 In respect of the Revised scheme, in my opinion, interventions are not visible from this viewpoint. This paragraph should therefore read as follows:

Due to the close proximity of the viewpoint to the panels within the fields, in my opinion the massed array of 3m panels, security fencing, CCTV cameras, etc. will have a major adverse visual effect during construction and year 1 which will reduce to moderate-negligible by year 10. A framed view of field F2 will remain through the barn access gap at year 10.

5.9 Viewpoint 15

I am in agreement with this section in entirety with the exception of the following;

5.9.3 Factual Clarification - When walking along PRow footpaths 209/42/1 and 209/43/1 in an easterly direction from the outskirts of Southwell, the walker passes through a wooded area and then the views open out to the south to give views of undulating and rising fields typical of the Mid Nottinghamshire Farmlands Landscape Character Type.

6 Mitigation and enhancement

6.1 Biodiversity Management Plan

I am in agreement with this section in entirety.

7 Summary and Conclusion

7.1 Summary Key points

I am in agreement with this section in entirety.

7.2 Landscape Effects

I am in agreement with this section in entirety with the exception of the text in red. For convenience, I have reproduced this section in full, below (with my changes in red):

7.2.1 Landscape Effect on Landscape character type Mid Nottinghamshire Farmlands Policy Zone 37 - Halam Village Farmlands with ancient woodlands:

- Refused Scheme: **Major scale of landscape effect – Significant**
- Revised Scheme: **Major scale of landscape effect – Significant**

7.2.2 Landscape Effect on Landscape character type Mid Nottinghamshire Farmlands Policy Zone 38 - Halloughton Village Farmlands

- Refused Scheme: **Major scale of landscape effect – Significant**
- Revised Scheme: **Major scale of landscape effect – Significant**

7.2.3 Landscape Effect on Landscape Character type Mid Nottinghamshire Farmlands Policy Zone 39 – Thurgarton Village Farmlands

- Refused Scheme: **Major scale of landscape effect – Significant**
- Revised Scheme: **Minor scale of landscape effect – Not significant**

For clarification, in the revised scheme only a small area of the solar farm will still remain within this policy zone therefore in my opinion there would remain a minor scale of effect in reference to the wider policy zone PZ39.

7.3 Landscape Elements Effects

I am in agreement with this section in entirety. For convenience, I have reproduced this section below:

7.3.1 Landscape effect on Landscape Elements/Land Cover:

- Refused Scheme: Long term **Moderate scale of effect** on land cover – **Not Significant**
- Revised Scheme: Long term **Moderate scale of effect** on land cover – **Not Significant**

7.4 Visual effects

I am in agreement with this section in entirety with the exception of those amendments shown in red. For convenience, I have reproduced this section in full, below (with my changes in red):

7.4.1 Viewpoint 1 — effects on users of PROW bridleway 209/74/1:

Refused Scheme:

- **Construction – Minor** adverse level of visual effect – **Not Significant**
- **Year 1 – Minor** adverse level of visual effect – **Not Significant**
- **Year 10 – Negligible – Not Significant**

Revised Scheme:

- The above conclusions remain unchanged

7.4.2 Viewpoint 2 — effects on users of PROW bridleway 209/74/1:

Refused Scheme:

- **Construction –Major to Moderate** adverse level of visual effect – **Significant**
- **Year 1 – Moderate** adverse level of visual effect – **Not Significant**
- **Year 10 – Minor** adverse level of visual effect – **Not Significant**

Revised Scheme:

- The above conclusions remain unchanged

7.4.3 Viewpoint 3 – effects on users of PRow bridleway 209/74/1

Refused Scheme:

- **Construction – Minor adverse level of visual effect – Not Significant**
- **Year 1 - Negligible – Not Significant**
- **Year 10 – Negligible – Not Significant**

Revised Scheme:

- The above conclusions remain unchanged

7.4.4 Viewpoint 4 — effects on users of PRow bridleway 209/74/1

Refused Scheme:

- **Construction – Major to Moderate adverse level of visual effect – Significant**
- **Year 1 - Major to Moderate adverse level of visual effect – Significant**
- **Year 10 – between a Moderate adverse level of visual effect and a negligible effect – Not Significant**

Revised Scheme:

- The above conclusions remain unchanged

7.4.5 Viewpoint 10 – effects on users of PRow bridleway 186/3/1:

Refused Scheme:

- **Construction – Moderate adverse level of visual effect – Not Significant**
- **Year 1 - Moderate adverse level of visual effect – Not Significant**
- **Year 10 – Negligible visual effect – Not Significant**

Revised Scheme:

- The above conclusions remain unchanged

7.4.6 Viewpoint 12 — effects on users of Cotmoor byway (PRoW Halloughton Byway 9— (186/9/1). as shown on drawing reference P18 -2917_12 Revision M (Core Document A47)

Refused Scheme:

- **Construction – Major adverse level of visual effect - Significant**
- **Year 1 - Moderate adverse level of visual effect – Not Significant**
- **Year 10 – Negligible visual effect – Not Significant**

Revised Scheme:

- **The Appellant has not provided an amended assessment of the effect on VP12, however in my opinion this is likely to reduce.**

7.4.7 Viewpoint 14 – effects on users of PRoW footpath 209/42/1:

Refused Scheme:

- **Construction – Major adverse level of visual effect - Significant**
- **Year 1 – Major adverse level of visual effect – Significant**
- **Year 10 – Moderate to Negligible adverse level of visual effect – Not Significant**

Revised Scheme: **In my view the above conclusions remain unchanged.**

7.4.8 Viewpoint 15 — effects on users of PRoW footpath 209/43/1:

Refused Scheme:

- **Construction – Major adverse level of visual effect - Significant**
- **Year 1 – Major adverse level of visual effect – Significant**
- **Year 10 – Major adverse visual effect –Significant**

Revised Scheme:

- **The Appellant has not provided an amended assessment of the effect on VP15, however in my opinion this will remain as above until vegetation becomes established – significant affects for Construction, and Year 1**

7.5 Conclusion

Following review of the documents and my colleagues PoE below is my consolidated conclusion (for the avoidance of doubt the following paragraph numbers are not a cross referenced to Mrs Jones' Proof of Evidence).

- 7.5.1 The impact upon the Landscape Character of the site is the most significant point of concern with regard to Landscape & Visual Impact issues.

- 7.5.2 In my opinion the Appeal Scheme would result in a major adverse scale of effect on the local landscape character for the Mid Nottinghamshire Farmlands Policy Zones 37, 38 and 39 [The area affected in PZ39 would be reduced in the Revised Scheme] for the forty-year lifetime of the scheme which I conclude to be significant impacts. These identified scale of effects on landscape character are also matters of agreement between parties (see the SoCG).

- 7.5.3 All three Policy Zones have Landscapes in Good condition with Sensitivity ranging from High to Moderate. This is borne out in the harmonious configuration of landscape elements across the Appeal Scheme site that exhibits almost all of the key characteristics identified within the respective policy zones and significantly contributes to the historic sense and spatial perception of this landscape.

- 7.5.4 The scale of the Appeal Scheme is large covering over 100 hectares of landscape and the majority of the fields within the site would be covered with solar panels. While the fields will be able to be grazed by smaller livestock such as sheep this will be an incidental benefit of the scheme. The insertion of massed modern elements and infrastructure will physically alter the land use with the main purpose, production value, and sense of land use being one of modern industrial scale energy production.

- 7.5.5 In respect of Landscape Character, in my opinion the Appeal Scheme [and Revised Scheme] would result in a long term moderate adverse scale of effect on land cover for the forty-year lifetime of the scheme. This identified scale of effect on land cover is also a matter of agreement between parties (see the SoCG (C4)). The proposed 40-year life span of the scheme is well over a generation long, this Scheme would therefore radically change the historic sense and spatial perception of this landscape for a large portion of any individual's lifetime.
- 7.5.6 While the necessary vegetative screening to cover security fencing, solar panels, battery containers and other infrastructure of both the Refused Scheme and Revised Scheme may well eventually successfully screen a majority of the views of the development, the perception of the Landscape Character as you walk through it will be changed by closing down views of the wider landscape and spatial perception generating a further negative effect on the Landscape Character.
- 7.5.7 With regard to visual effects, it is agreed in the SoCG that the Appeal Scheme would result in some adverse visual effects during the Construction Stage, Year 1 and Year 10 of the development. I have concluded that having regard to the conclusions of the Appellant's submitted LVIA and Addendum (A13A, A13B) there is common ground on the majority of Viewpoints. .
- 7.5.8 My position on Viewpoints 1, 2, 3, 4, 10, 12, 14 and 15 has been confirmed within this document for both the Refused Scheme and Appeal Scheme. All these Viewpoints, save for VPs 1 and 3, are likely to have Major or Moderate adverse visual impacts during the Construction phase and Year 1.
- 7.5.9 While the panels and infrastructure should effectively be screened by the mitigation planting proposed, I have explained that in my view, the extensive outgrown hedges will also alter the spatial & visual experience of this Landscape.

7.5.10 Despite the mitigation planting proposed there would still be significant adverse effects on Viewpoints 2, 4, 12, 14 and 15 as a result of the Refused Scheme (A23D) and significant adverse effects on Viewpoints 2, 4, 12, 14 and 15 as a result of the Revised Scheme (A47). These Viewpoints relate to well used public rights of way (PRoW Bridleway 209/74/1, PRoW Footpath 209/42/1, PRoW Footpath 209/43/1 and Cotmoor Byway – PRoW Halloughton Byway 9 – 186/9/1).

7.5.11 Furthermore, while the development will largely be effectively screened by the maturing landscape design there would remain a significant change in views of the wider landscape, both from within and without the site, as a result of the solar farm infrastructure itself and the landscape management proposed which would result in uniform extensive application of taller outgrown hedgerows and the addition of the southernmost 15 metre wide belt of native tree species. This mitigation planting itself will close down or block middle distance views as you move around the site on PRoW's and at certain Viewpoints (particularly Viewpoints 4, 10 and 15) creating an effective change in the experience / perception of this sensitive landscape where time depth is apparent

7.5.12 The crux of the issue in Landscape terms comes down to the conflict between the potential visual impact of the scheme if unmitigated, against the impacts on the Landscape Character brought on by radically different industrial change in land use and the necessary mitigation screening that is required with that.

7.5.13 Leaving views open would obviously have a significant visual impact from the insertion of modern regimented industrial units and the scale of the scheme. Conversely screening the Appeal Scheme by wholesale increase of vegetative boundaries equally harms the Landscape Character and setting by closing down mid-distance views, changing the spatial perception of those experiencing the landscape and disconnecting elements & features that relate to each other. Either approach has a significant negative impact upon the Landscape Character of the Area.

7.5.14 I contest that given the conflict identified above and the scale of the proposal within this setting, neither option is an acceptable compromise on this site from a landscape perspective. While I wholeheartedly support green energy production in principle, there are locations where such developments are inappropriate in Landscape terms. This is determined by the setting, context and whether the scheme can be successfully mitigated without significantly damaging the sense and essence of the Landscape Character. In my opinion both the Refused Scheme and Appeal Scheme are unable to achieve this successful balance.