

WILLOUGHBY 1

PRE-APPLICATION LANDSCAPE AND VISUAL STATEMENT

ON BEHALF OF EXAGEN GROUP LTD

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

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1. INTRODUCTION

- 1.1 Pegasus Group have been commissioned by Exagen to prepare this Landscape and Visual Statement (LV Statement) in support of a pre-application consultation with Rushcliffe Borough Council (the Council). The proposed scheme would comprise solar modules and battery storage facility set within open countryside and would be located, broadly speaking, to the north of Willoughby-on-the-Wolds (refer to the Figure 1 Site Location and Context Plan).
- 1.2 At this stage the layout of the proposed development has not yet been developed. This pre-application LV Statement aims to identify potential key landscape and visual issues associated with the site and proposed development, thus inform the layout design, but stops short of assessing the scale of effects.
- 1.3 This LV Statement has been prepared by a Chartered Landscape Architect. It reviews the relevant planning policies pertinent to the proposed development, reviews and evaluates the baseline condition of the site and its surrounding landscape and considers opportunities for mitigation measures and whether such measures would be appropriate to the local landscape character. It does not substitute a full Landscape and Visual Impact Assessment (LVIA), which should support a subsequent planning application.
- 1.4 Desktop studies and a single site visit were carried out in late January 2022. The on-site appraisal did not reveal any cumulative solar farms or battery storage schemes in the local area that would have the potential to raise any cumulative visual issues. This conclusion is based on on-site observation only, without any desktop research, thus cumulative issues should be explored further through engagement with the Council during the pre-application stage.
- 1.5 This LV Statement has been undertaken with regards to the best practice guidelines within the *Guidelines for Landscape and Visual Impact Assessment* Edition 3 (hereafter referred to as *GLVIA3*). The scope of work for this LV Statement is proportionate to the modest scale of the proposed development, as advocated in paragraph 1.17 of the *GLVIA3*.
- 1.6 The detailed methodology for this LV Statement and subsequent LVIA is provided in Appendix 1. The photographic evidence has been prepared with regard to the Technical Guidance Note 06/19 published 17th September 2019 by the Landscape Institute: *Visual Representation of Development Proposals*.

2. DESCRIPTION OF THE SITE AND PROPOSALS

Site and its Context

- 2.1 The site comprises 4 separate parcels of land located in close proximity to each other, and broadly speaking, located to the north west and north of Willoughby-on-the-Wolds. The parcels occupy a series of gentle undulations separated and drained by Kingston Brook and Fairham Brook, and their tributaries.
- 2.2 The western parcel includes 5 medium to large scale field enclosures and lies between Willoughby-on-the-Wolds and the settlement of Wysall, which is located further to the north west. Field boundaries are marked by mature and well developed hedgerows, and blocks of woodland: Woollerton's Plantation, Jubilee Plantation, Thorpe Plantation, and Triangle Plantation. Boundary hedgerows are relatively high and approximately 2m and over, with infrequent hedgerow trees. One of the perimeter hedgerows, extending west from Triangle Plantation is characterised by frequent trees. Windyridge Road lies to the west and leads north to Wysall, and south to Wymeswold. West Thorpe road lies to the east and leads south to Willoughby-on-the-Wolds.
- 2.3 The remaining part of the site comprises three parcels of land, concentrated along Widmerpool Lane and Mill Lane, north of Willoughby-on-the-Wolds. One of them, the central parcel, lies west of Widmerpool Lane and consists of 4 small to medium field enclosures. The fields are rectangular with the western most field relatively long and narrow. Its alignment reflects the presence of a local watercourse.
- 2.4 The two eastern parcels both consist of a single field each, with one of them adjacent to Widmerpool Lane, and located opposite the above described central parcel. The second eastern parcel is adjacent to Mill Lane and extends to the edge of Willoughby-on-the-Wolds. Boundaries are delineated by hedgerows, which appear to be in good condition, but are often relatively low, between 1.2m to 2m in height, with seldom growing hedgerow trees.
- 2.5 Generally speaking, the landscape around the village is undulating and there are occasional long range views, but the localised variations in levels foreshorten views, which are further interrupted by vegetation. In certain views, the presence of blocks of woodland and hedgerow trees create a perception of a well wooded landscape. There are no elevated hills or pronounced changes in levels immediately around the site and views are generally interrupted or enclosed by woodlands and higher ground that encloses the site. Ratcliffe on Soar power station is visible in certain

views looking north west, but is a distant feature often screened by woodland blocks. The Six Hill Wind Farm located approximately 1.5km away to the south east of Willoughby-on-the-Wolds, frequently appears in views, often simultaneously with the village.

- 2.6 Medium to small scale pastoral fields separate the individual parcels of the site and characterise the landscape around the village. Large to medium arable fields are also present in the local landscape, and indeed in the immediate vicinity of the site. Notwithstanding the aforementioned blocks of woodland located around the western parcel of the site, the medium range and distant landscape is largely open with sparse woodland cover. Cinder Hill Plantation lies north of the western parcel and near Annabell's Planation. Willoughby Gorse lies to the south east, between the western parcel and Willoughby-on-the-Wolds. Occasional small woodland blocks or linear belts of trees mark the local watercourses and the village edge.
- 2.7 In addition to the aforementioned highways, Back Lane connects Willoughby-on-the-Wolds with the A6006/ East Road to the west and links it with Wymeswold, located approximately 2.7km away from the village. To the east, Back Lane links to the A46, which is the only major highway in the local area.
- 2.8 As mentioned before, the site's perimeter, in addition to the aforementioned highways, follows existing field boundaries delineated by hedgerows, blocks of woodland and trees. Boundary hedgerows associated with the site are generally well maintained and approximately 1.5m to 2m in height, albeit there are sections which are higher (refer to Figure 2 Site Context Views). The variation in levels does allow for some medium to distant views, with the eye traveling towards the more distant horizons.
- 2.9 Topographically the site forms part of the elevated Nottinghamshire Wolds, which in this part is dissected by various watercourses, and slopes from south to north. The eastern most parcel is the most elevated part of the site and sits at approximately 100m AOD contours. The central and western parcels straddle the 90m and 80m AOD contour line. In the context of the site, it is worth noting that Willoughby-on-the-Wolds sits slightly higher between 90m to 105m AOD with the landform continuing to rise further south and south east, and reaching approximately 120m AOD around the Six Hill Wind Farm (refer to Figure 3 Topography Plan). Despite this increase in levels the elevated landscape to the

south and south east of the village is not that evident from within the site and its immediate environs (refer to Figure 2 Site Context Views).

2.10 Due to the undulating landform across and around the site, and the presence of woodlands, views towards and into the interior of the site are limited. Views from around the eastern most parcel and from within the western most parcel are more distant, but mitigation opportunities do exist to limit reciprocal views. This is further explained in Section 5 of this LV Statement.

2.11 There are a number of properties that adjoin the site or lie in very close proximity to it:

- Dwellings along Wysall Lane / Wymeswold Road to the west,
- Church Site Farm to the west of western parcel, accessed off Wysall Lane/ Windyridge Road,
- Annabell's Farm and Woodside Farm to the north of the western parcel,
- Mushill Farm, Cripwell Farm, and Field Farm to the south of the western parcel, and accessed from Wysall Lane/ Windyridge Road and Back Lane,
- Cheese House, Olde Willoughby Lodge, Hunters Lodge and Manor Farm to the north of the central parcel, and accessed from Willoughby Road,
- Willoughby Lodge to the north east of the two eastern parcels, and
- Residential dwellings along the northern settlement edge of Willoughby-on-the-Wolds.

2.12 In terms of public access, there are a number of Public Rights of Way (PRoWs) that traverse the surrounding landscape. This is particularly relevant in terms of the two eastern parcels and western parcel where PRoWs are located in very close proximity, abut or indeed cross the site (refer to Figure 1 Site Location and Context Plan).

2.13 According to the OS Explorer map 1:25,000 there are no Open Access Land areas, commons, country parks or accessible woodlands in the local area. Public access is limited to highways and PRoWs.

Proposed Development

2.14 This LV Statement is based on the following assumptions:

- the proposed solar modules would be approximately 3m high, south facing, and fixed (not trackers),
- the panels would be located in rows or strings to represent a coherent and relatively simple layout,
- it is envisaged that access to the site and between individual field enclosures would utilise the existing field gates / openings, where practical,
- the proposed battery storage units would be secured in containers approximately 3m high,
- the site would be secured by deer style fencing of 2.0m in height, supported by wooded posts of approx. 2.4m in height,
- where access gates are necessary these are envisaged as double leaf timber gates with height to match the rest of the fencing,
- CCTV cameras would be required.

2.15 The location of the above listed elements and other ancillary equipment and facilities will be informed by the findings of this LV Statement and assessed in the subsequent LVIA.

2.16 The proposed development would use a limited palette of both colours and materials that would be typically self-finishing. The photovoltaic panels are designed to absorb the light rather than reflect it and with their dark colour would appear quite recessive in the landscape.

3. PLANNING POLICY REVIEW

3.1 The relevant planning policies are detailed within the *National Planning Policy Framework (NPPF)*, *Planning Policy Guidance*, and the Development Plan for Rushcliffe Borough Council.

3.2 The *NPPF* and *Planning Policy Guidance* have been reviewed to inform this LV Statement and will inform the assessment provided in the subsequent LVIA.

Rushcliffe Local Plan

- 3.3 Planning policies relevant to this LV Statement are contained in the *Rushcliffe Local Plan Part 1: Core Strategy* (adopted December 2014) and *Rushcliffe Local Plan Part 2: Land and Planning Policies* (adopted October 2019).
- 3.4 Based on the review of the *Part 1: Core Strategy* and *Part 2: Land and Planning Policies* the following policies are considered to be the most relevant and informative to this LV Statement:
- *Part 1: Core Strategy*: Policy 2 'Climate Change', its Point 5, Policy 10 'Design and Enhancing Local Identity', Policy 16 'Green Infrastructure, Landscape, Parks and Open Space', and Policy 17 'Biodiversity'.
 - *Part 2: Land and Planning Policies*: Policy 16 'Renewable Energy', Policy 22 'Development Within the Countryside'.
- 3.5 With regard the landscape character issues, *Part 1: Core Strategy* Policy 16 'Green Infrastructure, Landscape, Parks and Open Space' is informative and states:
- “ (...)
- 2. The approach will require that: (...)**
- e) Landscape Character is protected, conserved or enhanced where appropriate in line with the recommendations of the Greater Nottingham Landscape Character Assessment. Criteria for the assessment of proposals and any areas of locally valued landscape requiring additional protection will be included the Local Plan Part 2 (Land and Planning Policies).”**
- 3.6 *Part 2: Land and Planning Policies* Policy 16 'Renewable Energy' is particularly informative to this LV Statement, and states:
- “1. Proposals for renewable energy schemes will be granted planning permission where they are acceptable in terms of: (...)**
- b) landscape and visual effects; (...)**
 - g) amenity of nearby properties;**
 - h) grid connection;**
 - i) form and siting;**
 - j) mitigation;**
 - k) the decommissioning and reinstatement of land at the end of the operational life of the development;**

I) cumulative impact with existing and proposed development;...”

- 3.7 The text accompanying Policy 16 ‘Renewable Energy’ refers to the *Melton and Rushcliffe Landscape Sensitivity Study: Wind Energy Development* (2014). Similarly to the *Wind Energy Supplementary Planning Document*, the published document relates strictly to wind farm developments and therefore is of very limited use to this LV Statement.
- 3.8 The review of the Council’s website did not reveal any Supplementary Planning Documents or Guidance that would be informative to this LV Statement, in terms of solar energy or battery storage schemes, or any landscape sensitivity assessments for renewable and low carbon developments. Therefore, the sensitivity of the local landscape to the scheme proposed will be analysed in the subsequent LVIA, at the application stage.
- 3.9 It appears that there are no made Neighbourhood Plans that would apply to the site and its immediate area.

4. LANDSCAPE CHARACTER

Landscape Designations

- 4.1 The proposed site does not fall within any statutory landscape designations. The review of the Council’s website and Local Plan did not reveal any non-statutory local landscape designations either. Therefore, the site is not constrained by any landscape designations that relate to its value or scenic beauty.
- 4.2 The review of the Development Plan revealed that the northern parcel of the site falls within the ‘South Rushcliffe Pondscape’ ecological network identified as part of biodiversity opportunity areas in the *Rushcliffe Local Plan Part 2: Land and Planning Policies* (adopted October 2019) Appendix E. This issue will be considered, if appropriate, in the ecology report at the application stage.

Landscape Character

- 4.3 The character of the landscape within the study area has been analysed and described on three levels:
- national level assessment provided by Natural England; and
 - county level in the *Greater Nottingham Landscape Character Assessment* (June 2009).

National Level

- 4.4 According to Natural England, the site and study area fall within the National Character Area (NCA) 74 'Leicestershire and Nottinghamshire Wolds'.¹ This national level assessment, however, is considered too coarse and geographically too extensive to provide a detailed information that would be relevant to the site and proposed development. For this reason, the description of the national level NCA 74 has been reviewed to inform this pre-application LV Statement but has not been assessed as a specific landscape receptor. It is also proposed that the NCA 74 is excluded from the subsequent LVIA.

Regional and Local

- 4.5 *Part 1: Core Strategy*: Policy 10 'Design and Enhancing Local Identity' specifically refers to the published *Greater Nottingham Landscape Character Assessment* (June 2009), and states:

"5. Outside of settlements, new development should conserve or where appropriate, enhance or restore landscape character. Proposals will be assessed with reference to the Greater Nottingham Landscape Character Assessment."

- 4.6 The use of the *Greater Nottingham Landscape Character Assessment* is reinforced by Policy 16 'Green Infrastructure, Landscape, Parks and Open Space'.
- 4.7 The published *Greater Nottingham Landscape Character Assessment* is available on the Council's website,² however, the maps are not legible, and it is difficult to identify the relevant Regional Character Areas with certainty. It appears that the site falls within the 'Nottinghamshire Wolds' Regional Character Area, and the eastern most part of Draft Policy Zone NW03 'Widmerpool Clay Wolds'.
- 4.8 The key characteristic features of the Draft Policy Zone NW03 'Widmerpool Clay Wolds' are identified in the above Assessment as being:
- **"Rolling landscape which forms part of the wider glacial plateau of chalky boulder clay overlying lower lias and Rhaetic beds"**
 - **Undulations in the landscape are formed by small streams and tributaries which have cut through softer mudstones and clays**

¹ National Character Area (NCA) 97 'Arden'

<http://publications.naturalengland.org.uk/publication/1819400?category=587130>

² [Local Plan 2 Submission - Rushcliffe Borough Council](#)

- Distinctive steep slopes present along the western edge of the DPZ
- Frequent watercourses which are often demarcated by landform and riparian trees along their course
- Remote rural character present across the area although there are views towards the urban edge of Keyworth in the north
- Land use is a mixture of arable and pasture although pasture becomes more dominant approaching Widmerpool and Willoughby-on-the-Wolds where the land is continuous pasture and is particularly distinctive
- Field pattern includes medium to large scale regular, semi-regular geometric and irregular field patterns. An area reflecting one of the earliest forms of enclosure within Nottinghamshire is present as a cluster around Thorpe-in-Glebe
- Field boundaries are almost all hedgerows which are generally intact and comprise mostly hawthorn although blackthorn, field maple and hazel are present in places
- Around larger fields, hedgerows show some sign of fragmentation and replacement with timber post and wire and stockproof fencing. In places parkland style fencing provides an element of formality along roads
- Areas of ridge and furrow are locally distinctive
- Woodland comprises a mix of small linear belts, geometric copses and coverts on high ground and around large farmsteads and halls on village fringes
- Wooded impression created through frequent blocks of small woodland, hedgerow trees and mature hedgerows
- The railway is a prominent wooded feature within the landscape
- Prominent Roman road (Fosse Way) is visible within the landscape, traffic movement on it provides a slight urbanising feature
- Frequent small nucleated villages which have a remote and rural character with concentrations of distinctive vernacular buildings and some more modern additions
- Farmsteads are frequent within the landscape, and they often contain a large red brick and pantile roofed farmstead with modern timber or metal outbuildings; older red brick barns are also frequent

- Some villages are set on slightly higher ground and are visible within the landscape. Woodland and trees along the boundaries reduces their prominence and edges are often seen as individual or small clusters of buildings
- Thorpe Le Glebe, a former medieval village site is discernible through undulations within the ground
- Wooded formal parkland present around Widmerpool is a local feature of the landscape
- Views vary from enclosed and channelled views from lower ground to open often expansive views from higher ground
- Views are rural in character with dispersed village fringes and small woodland blocks a feature on high ground
- Distinctive long distance views along western edge of DPZ on the A606 across the adjacent Vale of Belvoir flat farmland.”

4.9 Draft Policy Zone NW03 ‘Widmerpool Clay Wolds’ is described as,³:

“This area is characterised by its gently rolling landform dissected by frequent small wooded streams. The DPZ has a strongly rural and remote character with a mix of arable and pasture farmland and a regular dispersed pattern of small copses and coverts often on higher ground. Fields are a mixture of medium to large scale fields and include pasture and arable farming with both modern and older enclosures. Around Thorpe in Glebe the field pattern is much smaller and regular and represents one of the oldest patterns in the county. The land has a slightly more enclosed character within this area. The area has a wooded impression although relatively low woodland cover. Woodland comprises small geometric shaped coverts and copses and some smaller linear blocks on the edges of fields. Most is broadleaved and on high ground. A small area of ornamental and conifer woodland is present around Widmerpool Hall to the south west of Widmerpool. The landscape condition is GOOD. Features are generally well maintained although there is a minor amount of fragmentation where fields have expanded in the south and north of the area.”

4.10 The published Assessment goes on to state:

“Views are either local short distance views from low ground or expansive long distance views from higher ground over rolling landform with frequent woodland and farmsteads. There is a particularly distinctive view along the A606 from the plateau to lower ground in the Vale of Belvoir. The escarpment on the eastern edge of the

³ [3 Appendices.pdf \(rushcliffe.gov.uk\)](#)

character area forms a backdrop to views within the Vale of Belvoir. The character strength of the area is STRONG. The area has a strong intact rural character with arable and pasture farming and pockets of woodland key features. There is a minor amount of fragmentation where fields have expanded in the south and north of the area. In these places hedgerows trees in fields are a remnant of a former pattern."

4.11 With regard the 'landscape actions' these generally refer to the conservation of various landscape features, historic field pattern, and land use. Those that are informative to this LV Statement are quoted below:

- **"Conserve the older field patterns within the character area such as those reflecting open systems and the semi-regular geometric patterns.**
- **Conserve the regular dispersed patterns of small geometric broadleaved copses and woodlands often on high ground**
- **Conserve the rural character with built form infrequent in views**
- **Conserve hedgerows and where present ensure that infill planting is undertaken where gaps occur rather than infilling with fencing**
- **Conserve the regular distribution of hedgerow trees and ensure that where overmature and senescent that a programme for replacement is undertaken. Species used should be mostly ash with some oak.**
- **Industry is not present or visible within this landscape and this should be conserved through careful consideration of siting of development and planting works."**

Pegasus Analysis of Landscape Sensitivity

4.12 As mentioned before, the Council has not published any Supplementary Planning Documents or Guidance that would be informative in terms of landscape sensitivity to solar farms or battery storage developments.

4.13 As advocated in the *GLVIA3*, the subsequent LVIA will analyse the landscape susceptibility to the type of the development proposed, i.e., solar farms and battery storage infrastructure. It will comment on the landscape value and arrive at the overall landscape sensitivity of the host landscape.

4.14 The Council's published *Melton and Rushcliffe Landscape Sensitivity Study: Wind Energy Development* (2014), includes the information from the above mentioned *Greater Nottingham Landscape Character Assessment*, and identifies Unit 16

'Nottinghamshire Wolds: Gotham and West Leake Wooded Hills and Scarps' which coincides with the above described Draft Policy Zone NW01 'Gotham and West Leake Wooded Hills and Scarps'. It is, however, concerned with wind farm developments, thus the sensitivity level assigned to Unit 18 / Draft Policy Zone NW03 cannot be applied to the proposed scheme.

- 4.15 At this stage, Pegasus considers that the landscape sensitivity to solar farms and battery storage infrastructure is likely to be medium.

Preliminary Comments on Landscape Character Effects

- 4.16 It is accepted that the site's character will change from open agricultural land to one that contains elements of energy infrastructure: solar modules and battery storage facilities.
- 4.17 The change would be limited to the site itself.
- 4.18 The surrounding landscape would not be physically affected.
- 4.19 Limited visibility of the site and dispersed nature of the site into separate parcels, would help retain the agricultural character of the landscape around the site and around Willoughby-on-the-Wolds.
- 4.20 The eastern most parcel sits very close to the settlement edge of Willoughby-on-the-Wolds and is the most elevated part of the site. There would be cumulative effects with the Six Hills Wind Farm from PROWs to the north east of the village.
- 4.21 The western parcel sits in very close proximity to Thorpe in Glebe. This part of the local landscape is small scale, and the introduction of energy infrastructure would lead to change in the landscape pattern and landscape scale. The intervening woodland blocks would help reduce / mitigate against any inter-visibility and reduce the potential landscape character effects.
- 4.22 The preliminary analysis did not reveal any additional localised or specific landscape character sensitivities that would be applicable to any particular part of the site or associated field enclosures, and which would influence the design of the development.

Preliminary Comments on Mitigation Measures

- 4.23 The proposed layout would take into account the existing boundary vegetation and their Root Protection Zones and offset to avoid overshadowing from mature trees.
- 4.24 The internal field boundaries would be retained and strengthened by additional tree planting, where appropriate.
- 4.25 Grassland beneath and around the modules would be managed to increase biodiversity.
- 4.26 Watercourses would be avoided, and appropriate buffers provided.
- 4.27 Views from private dwellings would be managed through hedgerow and hedgerow tree planting along the identified lines of sight – subject to LVIA assessment.
- 4.28 PRoWs that cross the site would be enclosed by hedgerow, to create 'green corridors' in order to reduce the adverse effects and protect the visual amenity of recreational receptors.

5. VISUAL ANALYSIS

Zone of Theoretical Visibility

- 5.1 The Screened Zone of Theoretical Visibility (SZTV) included as Figure 4 has been run at a maximum of 3m high development. This accounts for solar modules and battery storage containers. Screening is provided by blocks of woodland shown on OS data sets at an assumed 15m height.
- 5.2 The extent and pattern of theoretical visibility reflects the presence of localised higher ground with areas of visual shadow in valleys and along watercourses. It is important to note, however, that the STZV does not take into account hedgerows and belts of trees. Thus, SZTV should be used as a tool to inform site visits and viewpoint selection rather than as definite evidence of the visibility of the proposed scheme. This is explained later in this Section 5.

Potential Receptors

Road users

- 5.3 Local public highways are enclosed by roadside hedgerows and trees, which limit views across the elevated wolds. In places, hedgerows developed into tall linear belts of vegetation, for example along West Thorpe Road. Elsewhere, tree canopies

interrupt views and this is evident as one travels along Widmerpool Lane out of Willoughby-on-the-Wolds and passes the Willoughby-on-the-Wolds Community Park and Mill Lane. Past Mill Lane, the eastern parcel comes into the view, but the roadside hedgerow screens the interior of the site. Further north, and past the isolated barn and juvenile woodland plantation, receptors would gain views into the central parcel of the site, adjacent to the west of Widmerpool Lane. The hedgerow along the western edge of the road has been recently subject to traditional hedge-laying management practice, which reduced its height. It is recognised that, with time, this hedgerow would have the potential to screen the interior of the site whilst still being in keeping with the character of the local landscape and consistent with the height of nearby roadside hedgerows. As one travels past the site and further north, views become enclosed again and the combination of landform and roadside vegetation assists in screening the site.

- 5.4 Based on the site visit, and as assessed above, it transpired that road users travelling along Widmerpool Lane are the only road receptors that may gain less restricted views into some parts of the site. Views into the eastern two parcels can be gained from Mill Lane, but this is a dead-end lane that leads to Willoughby Lodge and therefore such views would be experienced by people associated with the farm and Willoughby Lodge.
- 5.5 Views from other public highways have also been investigated, and this included West Thorpe Road, roads within Willoughby-on-the-Wolds, Back Lane, Hades' Lane to the south of the village, the A6006 to the south west of the site, and Wysall Lane / Windyridge Road to the west of it. The site is either not visible at all or is considerably screened in views from these public highways, as evidenced later in this Section 5 and illustrated by site photography (refer to Figure 5: Baseline Panoramas). For that reason, the users of these particular roads are not considered further in this Statement and are not recommended for inclusion in the subsequent LVIA.

PRoW users

- 5.6 There are a number of PRoWs that cross the local landscape and concentrate around Willoughby-on-the-Wolds. Some of these PROWs abut the site or pass in very close proximity, or indeed cross the site. Therefore, views of the proposed scheme from these PRoWs would be gained and affect the views to a considerable degree. In certain locations, however, views are screened or considerably restricted despite the proximity. This is evident around the eastern part of the site where the

boundary hedgerows provide a considerably amount of screening. This is particularly evident along Public Footpath that leads north east from Willoughby-on-the-Wolds towards the A46 or the nearby parallel Public Bridleway which coincides with Bryans Lane.

- 5.7 The PRoWs to the south of the village, such as those between the village and Back Lane, Public Bridleway along Occupation Lane, and Public Footpath between Back Lane and Hades' Lane have been visited and analysed, but no clear views of the site were gained. Similarly, views from the Cross Britain Way, a promoted long distance walking route do not include the site, with views terminating on built form and intervening vegetation. In certain views, such as to the south west of the site, i.e., north east of Wymeswold, the woodlands around the site's western parcel are identifiable and the foreground is quite open but the site itself continues to be screened by landform, hedgerows and trees.
- 5.8 There are a number of Public Footpaths that concentrate around Church Site Farm and the deserted medieval village of Thorpe le Glebe, west and south west of the site. The site, however, continues to be largely screened, despite the SZTV plan (Figure 4) indicating otherwise. It is recognised that views of the western most parcel may be gained from specific sections of some of these PRoWs. Such views would be frequently interrupted and the experience and appreciation of the local landscape likely to remain largely unchanged.
- 5.9 It is also important to recognise that Midshires Way, located in the vicinity of the site, does not provide any evident or clear views of the site. The route leads from Willoughby-on-the-Wolds to Wysall to the north west and follows the valley of the Kingston Brook and West Thorpe Road. In other words, recreational receptors travelling along this long distance promoted walking route, would not be affected or effects would be inconsequential.

Residents

- 5.10 A number of properties that abut or are located in close proximity to the site have been identified in Section 2 of this Statement. Based on the site visit it transpires that residents of Annabell's Farm, Woodside Farm, Church Site Farm, and Holmcroft near Hillcrest Farm, may gain some heavily restricted views into the site's western parcel. These views however can be successfully mitigated against.

- 5.11 Based on the site visit no views towards Mushill Farm, Cripwell Farm, and Field Farm have been gained from within the site, thus reciprocal views are also unlikely to be gained. In any case, views from these properties can be mitigated through planting.
- 5.12 Similarly, views towards Hunters Lodge and Manor Farm to the north of the central parcel, have not been gained from within the site but some inter-visibility between this parcel and Cheese House and Olde Willoughby Lodge, may exist.
- 5.13 With regard the central parcel, it is predicted that views from the village and associated dwellings would be general screened although certain dwellings may gain less restricted and direct views into this particular parcel. These are likely to be limited to Meadow View and Walter's Barn located at the northern end Church Lane.
- 5.14 With regard the two eastern parcels Willoughby Lodge is the only relevant receptor, but the dwelling itself is enclosed by trees and is separated from the site by layers of field hedgerows and trees. Any potential views can be successfully mitigated against through sensitive tree planting and change in the hedgerow management.

Viewpoint Analysis

- 5.15 Given the generally enclosed character of the site and very limited opportunities to gain views from public vantage points, a small number of representative viewpoints have been identified in which the site is visible or evident. To prove the lack of or very limited inter-visibility across the majority of the local landscape a total of 9 viewpoints have been selected to inform this Statement. Their locations are shown on Figure 4 SZTV and Viewpoint Locations Plan. Site photography is presented as Figure 5 Baseline Photographs.
- 5.16 *Viewpoint 1: Public Footpath between Willoughby-on-the-Wolds and the A46, looking south east to north west.*
- 5.17 This viewpoint is representative of the slightly elevated and open views across the landscape to the north east of Willoughby-on-the-Wolds. Hedgerows and trees feature on the horizon and partially screen the village itself. The Six Hill Wind Farm forms a feature on the horizon to the south/ south east. The block of woodland visible immediately to the right of it screens the wind farm from the south western section of this PRow.

- 5.18 The interior of the eastern most parcel is not visible with its boundary hedgerow screening views and marking the horizon. Mill Lane can be identified in the view as a double hedgerow on the lower ground, and coupled with the isolated barn located at Widmerpool Lane, helps locate the site's eastern parcel. The interior of the eastern parcel forms part of the middle ground.
- 5.19 The site's central and western parcels are not visible.
- 5.20 Views from the south western section of this PRoW would include close range views towards the eastern most parcel with the site itself perceptible through the hedgerow – in winter views.
- 5.21 The north eastern section of this PRoW would include views into the interior of the eastern parcel – similar to this Viewpoint 1.
- 5.22 Recommendations:
- 5.23 Views of the proposed scheme would be gained over the boundary hedgerows at very close to close proximity. The field hedgerows are of modest height which is characteristic of this landscape. There are, however, examples of taller hedgerows which take the form of wind breaks and indeed such taller hedgerows are evident as one travels along this particular PRoW. Therefore, opportunities do exist to increase the height of the perimeter hedgerows and screen or considerably reduce the visibility of the proposed scheme in the eastern most parcel.
- 5.24 The development in the eastern parcel, that to the north of Mill Lane, can be mitigated against through selective tree planting, but restricted views are likely to remain during winter months. Such views, however, are unlikely to be detrimental to the overall visual amenity of receptors associated with this PRoW.
- 5.25 Increase in hedgerow height and additional tree planting has the ability to reduce the anticipated level of inter-visibility and considerably restrict views of the proposed scheme.
- 5.26 *Viewpoint 2: Mill Lane, Public Footpath abutting the site: eastern most parcel, looking east to north.*
- 5.27 This viewpoint illustrates very close range views from Mill Lane and the edge of the eastern most parcel – seen to the east through a field gate. The eastern parcel, north of Mill Lane, is easily identifiable in this view although views are partially

interrupted by tree canopies. Views south include the settlement edge and the site's boundary hedgerow.

5.28 The site's central and western parcels are not visible.

5.29 Recommendations:

5.30 Maintain the site's boundary vegetation in good condition and allow to grow taller to restrict views of the development. Whilst the existing hedgerows are of modest height and insufficient to screen the modules / battery storage facilities, there are examples of taller hedgerows in the locale which would provide reference point for such mitigation measures and justify the change in the hedgerow management regime.

5.31 *Viewpoint 3: Mill Lane / Widmerpool Lane & Public Footpath, north of Willoughby-on-the-Wolds, looking west to east.*

5.32 This location aims to illustrate the sequential views from Mill Lane but also illustrates the effectiveness of vegetative screening along the southern section of Widmerpool Lane, as one leaves Willoughby-on-the-Wolds and travels north.

5.33 The site is not visible. Its eastern and eastern most parcels are screened by landform and vegetation. Similarly, the site's central and western parcels are screened by vegetation.

5.34 Recommendations:

5.35 None of the boundary vegetation visible in this view falls within the application boundary. Maintain the site's vegetation in good condition and consider increasing its height, to prevent any inter-visibility should the baseline view changed.

5.36 *Viewpoint 4: Widmerpool Lane between the site's central and eastern parcels looking south to north.*

5.37 This location aims to illustrate very close range views from the open section of Widmerpool Lane as one travels past the site's eastern and central parcels. Views east and south east are partially interrupted by tree canopies but views west, across the central parcel, are open and terminate on Triangle Plantation and Jubilee Plantation that mark the higher ground some 1.5km away. This higher ground

screens the site's western parcel. Views of the site's eastern most parcel are also screened.

5.38 Development in the eastern and central parcels would form a new feature in the view and would be seen in very close proximity. Such views are predicted to be gained along a relatively short section of this public highway, along approximately 400m, and gained by road receptors only.

5.39 Recommendations:

5.40 Manage the boundary vegetation to develop into taller hedgerows and introduce frequent hedgerow trees to interrupt the massing and scale of the proposed scheme.

5.41 *Viewpoint 5: Midshires Way on the north western edge of Willoughby-on-the-Wold, looking east to north.*

5.42 This viewpoint aims to illustrate the inter-visibility between the site and the village, particularly its western part where the valley landscape associated with Kingston Brook is most evident. Willoughby Gorse and Triangle Plantation mark the higher ground, which encloses the valley and separates the village from the landscape further west. The substation and associated large scale pylons, located to the north of the village and along West Thorpe Road are easily recognisable in the view, albeit are partially screened by the intervening vegetation.

5.43 None of the site's parcels are visible in this view.

5.44 Recommendations:

5.45 Manage the site's boundary vegetation to retain the existing level of screening.

5.46 *Viewpoint 6: Public Footpath on the eastern edge of Triangle Plantation, looking east to south east.*

5.47 This viewpoint was purposely selected to illustrate potential cumulative views with the Willoughby Substation and Six Hill Wind Farm, seen in direct context of Willoughby-on-the-Wold to the south east. The valley of Kingston Brook is easily appreciated with the change in levels offering medium range views towards the village. Views east include the substation and the upper eastern slopes of the valley. Whilst the extent of the site is difficult to identify, it is likely that the fields

on the upper slopes visible directly behind the substation, form part of the site's central parcel. It is likely that the trees on the horizon mark the western edge of the site's central parcel. The eastern and eastern most, and western parcel are not visible in this view.

5.48 Views of the panels / battery storage modules would be very limited and restricted. Whilst visible, the proposed scheme would appear in direct context of the existing substation and large scale pylons, which would reduce the perceived level of change. Furthermore, such views are only gained from the very upper section of this PRoW and are increasingly restricted as one descends into the valley.

5.49 Recommendations:

5.50 Consider further tree planting and increased hedgerow height along the western edge of the site's central parcel to reduce the level of inter-visibility, and considerably reduce any visual effects.

5.51 *Viewpoint 7: Hades' Lane, south of Willoughby-on-the-Wold, looking north to east.*

5.52 This location aims to illustrate views from the southern part of the study area, where a number of PRoWs cross the landscape and offer views towards the village. The village forms an attractive feature, and its church spire attracts attention; the site is not visible.

5.53 In views towards the village, the church spire is back clothed by distant undulating landscape and built form. This built form is very difficult to perceive with the 'naked eye' but has been identified as the large scale farm building and dwelling at Manor Farm, located to the north of the site. It is important to stress that the fields immediately adjacent to Manor Farm, and visible in this view, fall outside of the site's central parcel.

5.54 Recommendations:

5.55 Due to lack of inter-visibility, there is no requirement to introduce any mitigation measures.

5.56 *Viewpoint 8: Public Footpath near the A6006 & East Road / Back Lane, looking north west to north east.*

- 5.57 The landscape to the south west of the site is low lying and is characterised by large to medium scale field pattern and limited tree cover in the foreground and mid distance. This gives an overall impression of an open and large scale landscape and the eye travels towards the distant wooded horizon. Views towards the site terminate on the built form associated with Field Farm and Cripwell Farm, and intervening vegetation.
- 5.58 The woodlands around the site's western parcel can be identified in this view but the site itself is not visible.
- 5.59 Recommendations:
- 5.60 Due to lack of inter-visibility, there is no requirement to introduce any mitigation measures.
- 5.61 *Viewpoint 9: Wymeswold Road, near Church Site Farm, looking north east to south east.*
- 5.62 Viewpoint 9 has been selected to illustrate the least restricted views from the western study area as gained along Wymeswold Road and indicates the visibility gained by road users, residential receptors and PRoWs users associated with this landscape.
- 5.63 The foreground is characterised by the undulating landform, open fields and network of hedgerows. The middle ground, however, appears to be increasingly enclosed with blocks of woodland and groups of trees compartmentalising the view. Church Site Farm can be identified in the middle ground and amongst tree canopies with various blocks of woodland seen against the sky. The site is not visible.
- 5.64 Recommendations:
- 5.65 Due to lack of inter-visibility, there is no requirement to introduce any mitigation measures. Maintain the site's boundary vegetation to maintain the current lack of inter-visibility.

6. SUMMARY

- 6.1 This Pre-Application LV Statement sets out landscape and visual baseline considerations for a solar farm and battery storage development within the area identified on Figure 1 Site Location and Context Plan.

- 6.2 The site is split into 4 parcels of land which, broadly speaking, lie to the north of Willoughby-on-the-Wolds and within an area of gently undulating agricultural landscape. Various watercourses drain the local area with Kingston Brook being the most evident in the landscape around the village. The landform slopes south to north, and the site's topography reflects the underlying landform of the wolds and the presence of Kingston Brook. The site does not lie within any statutory designated landscape.
- 6.3 The site benefits from a sense of enclosure provided by blocks of woodland and changes in the topography. This results in limited opportunities to gain views into the site's interior particularly from the nearby public highways. Views from PRoWs are less restricted, due to proximity and lower hedgerow height along their certain sections. In addition, a number of PRoWs cross the site where views would be open and very close range.
- 6.4 The western parcel can be described as being potentially more visible from the western and south western part of the study area. The onsite assessment, however, confirmed that public vantage points are very limited and views restricted despite the change in levels and scale of the parcel.
- 6.5 The central parcel of the site is enclosed by the rising landform west and east of it, and not visible from the wider and medium range landscape. Very close range views are available as one travels along Widmerpool Lane, past these particular field enclosures. Such views also include the site's eastern parcel, which is located to the east of Widmerpool Lane. Views are gained largely due to the modest height of the boundary hedgerows.
- 6.6 The site's eastern most and eastern parcels are visible in very close to close range views from PRoWs that cross the landscape to the north east of Willoughby-on-the-Wolds.
- 6.7 The above described parcels, whilst visible in certain views, do not appear to be visually sensitive over and beyond the sensitivity of an ordinary countryside.
- 6.8 Proximity to residential dwellings and availability of views, is a constrain that can be mitigated against through sensitive planting.
- 6.9 The overall sense of enclosure and dispersed nature of the site, suggests that the development within the site is not constrained in landscape character or visual

terms, but mitigation planting should be explored to reduce the existing very limited inter-visibility further.

Conclusion

- 6.10 There are no identified distant publicly accessible views which would include the site. In very close to close range views, from public highways and PRowWs, parts of the site are visible, and the proposed scheme would be easily appreciated. Such views are limited to specific locations only and are not typical or representative of the overall limited visibility of the scheme.
- 6.11 Any potential adverse effects can be mitigated against through sensitive tree planting and change to the hedgerow management regime, which would allow the boundary hedgerows to increase in height.
- 6.12 Landscape and visual baseline conditions have been considered within this report. In conclusion it is considered that with the inclusion of recommended mitigation measures, the proposed development could be successfully accommodated within the site without unacceptable effects on landscape character and elements or visual amenity.
- 6.13 The siting of the solar panels and battery storage modules within the individual field enclosures can be discussed through constructive dialogue with the LPA officers in order to achieve a form of development that reflects and adapts to the landscape and the physical attributes of the local constraints, such as vegetation, inter-visibility, and nearby residential receptors.

APPENDIX 1: METHODOLOGY

1. LANDSCAPE AND VISUAL IMPACT ASSESSMENT METHODOLOGY

- 1.1 This Pre-Application Landscape and Visual Statement has been undertaken with regards to best practice, as outlined within the following publications:
- Guidelines for Landscape and Visual Impact Assessment (3rd Edition, 2013) - Landscape Institute / Institute of Environmental Management and Assessment;
 - Visual Representation of Development Proposals (2019) - Landscape Institute Technical Guidance Note 06/19;
 - An Approach to Landscape Character Assessment (2014) - Natural England;
 - An Approach to Landscape Sensitivity Assessment - To Inform Spatial Planning and Land Management (2019) - Natural England.
- 1.2 The consequent Landscape and Visual Impact Assessment (LVIA) will follow the same methodology and approach.
- 1.3 The assessment is based on the principle that the proposed development is a non-EIA scheme.
- 1.4 GLVIA3 states within paragraph 1.1 that *"Landscape and Visual Impact Assessment (LVIA) is a tool used to identify and assess the significance of and the effects of change resulting from development on both the landscape as an environmental resource in its own right and on people's views and visual amenity."*¹
- 1.5 GLVIA3 also states within paragraph 1.17 that when identifying landscape and visual effects there is a *"need for an approach that is in proportion to the scale of the project that is being assessed and the nature of the likely effects. Judgement needs to be exercised at all stages in terms of the scale of investigation that is appropriate and proportional."*²
- 1.6 GLVIA3 recognises within paragraph 2.23 that *"professional judgement is a very important part of LVIA. While there is some scope for quantitative measurement of some relatively objective matters much of the assessment must rely on qualitative judgements"*³ undertaken by a landscape consultant or a Chartered Member of the Landscape Institute (CMLI).

¹ Para 1.1, Page 4, GLVIA, 3rd Edition

² Para 1.17, Page 9, GLVIA, 3rd Edition

³ Para 2.23, Page 21, GLVIA, 3rd Edition

1.7 GLVIA3 notes in paragraph 1.3 that *"LVIA may be carried out either formally, as part of an Environmental Impact Assessment (EIA), or informally, as a contribution to the 'appraisal' of development proposals and planning applications."*⁴ Although the proposed development is not subject to an EIA requiring an assessment of the likely significance of effects, this assessment is also titled as an LVIA rather than an 'appraisal' in the interests of common understanding.

1.8 The effects on cultural heritage and ecology are not considered within this LVIA.

Study Area

1.9 The study area focuses on a 2km radius from the site in order to analyse the site's context and verify the published landscape character assessment. It is considered that even with clear visibility, due to the combination of topography and intervening vegetation, the proposals would not be easily perceptible in the landscape beyond this distance. A number of viewpoints have been selected to provide evidence of this very limited visibility.

Effects Assessed

1.10 Landscape and visual effects are assessed through professional judgements on the sensitivity of landscape elements, landscape character, visual receptors and representative viewpoints combined with the predicted magnitude of change arising from the proposals. The landscape and visual effects have been assessed in the following sections:

- Effects on landscape elements;
- Effects on landscape character; and
- Effects on visual amenity.

1.11 Sensitivity is defined in GLVIA3 as *"a term applied to specific receptors, combining judgments of susceptibility of the receptor to a specific type of change or development proposed and the value related to that receptor."*⁵ Various factors in relation to the value and susceptibility of landscape elements, landscape character, visual receptors or representative viewpoints are considered below and cross referenced to determine the overall sensitivity as shown in Table 1:

⁴ Para 1.3, Page 4, GLVIA, 3rd Edition

⁵ Glossary, Page 158, GLVIA, 3rd Edition

Table 1, Overall sensitivity of landscape and visual receptors				
	VALUE			
SUSCEPTIBILITY		HIGH	MEDIUM	LOW
	HIGH	High	High	Medium
	MEDIUM	High	Medium	Medium
	LOW	Medium	Medium	Low

1.12 Magnitude of change is defined in GLVIA3 as "a term that combines judgements about the size and scale of the effect, the extent over which it occurs, whether it is reversible or irreversible and whether it is short or long term in duration."⁶ Various factors contribute to the magnitude of change on landscape elements, landscape character, visual receptors and representative viewpoints.

1.13 The sensitivity of the landscape and visual receptor and the magnitude of change arising from the proposals are cross referenced in Table 9 to determine the overall degree of landscape and visual effects.

2. EFFECTS ON LANDSCAPE ELEMENTS

2.1 The effects on landscape elements are limited to within the site and includes the direct physical change to the fabric of the land, such as the potential removal of trees, hedgerows or grassland to allow for the proposals.

Sensitivity of Landscape Elements

2.2 Sensitivity is determined by a combination of the value that is attached to a landscape element and the susceptibility of the landscape element to changes that would arise as a result of the proposals – see pages 88-90 of GLVIA3. Both value and susceptibility are assessed on a scale of high, medium or low.

2.3 The criteria for assessing the value of landscape elements and landscape character is shown in Table 2:

⁶ Glossary, Page 158, GLVIA, 3rd Edition

Table 2, Criteria for assessing the value of landscape elements and landscape character

HIGH	<p>Designated landscape including but not limited to World Heritage Sites, National Parks, Areas of Outstanding Natural Beauty considered to be an important component of the country's character experienced by a high number of people.</p> <p>Landscape condition is good and components are generally maintained to a high standard.</p> <p>In terms of seclusion, enclosure by land use, traffic and movement, light pollution and presence/absence of major infrastructure, the landscape has an elevated level of tranquillity.</p> <p>Rare or distinctive landscape elements and features are key components that contribute to the landscape character of the area.</p>
MEDIUM	<p>Undesignated landscape including urban fringe and rural countryside considered to be a distinctive component of the national or local landscape character.</p> <p>Landscape condition is fair and components are generally well maintained.</p> <p>In terms of seclusion, enclosure by land use, traffic and movement, light pollution and presence/absence of major infrastructure, the landscape has a moderate level of tranquillity.</p> <p>Rare or distinctive landscape elements and features are notable components that contribute to the character of the area.</p>
LOW	<p>Undesignated landscape including urban fringe and rural countryside considered to be of unremarkable character. Landscape condition may be poor and components poorly maintained or damaged.</p> <p>In terms of seclusion, enclosure by land use, traffic and movement, light pollution and presence/absence of major infrastructure, the landscape has limited levels of tranquillity.</p> <p>Rare or distinctive elements and features are not notable components that contribute to the landscape character of the area.</p>

2.4 The criteria for assessing the susceptibility of landscape elements and landscape character is shown in Table 3:

Table 3, Criteria for assessing landscape susceptibility	
HIGH	<p>Scale of enclosure – landscapes with a low capacity to accommodate the type of development being proposed owing to the interactions of topography, vegetation cover, built form, etc.</p> <p>Nature of land use – landscapes with no or little existing reference or context to the type of development being proposed.</p> <p>Nature of existing elements – landscapes with components that are not easily replaced or substituted (e.g. ancient woodland, mature trees, historic parkland, etc).</p> <p>Nature of existing features – landscapes where detracting features, major infrastructure or industry is not present or where present has a limited influence on landscape character.</p>
MEDIUM	<p>Scale of enclosure – landscapes with a medium capacity to accommodate the type of development being proposed owing to the interactions of topography, vegetation cover, built form, etc.</p> <p>Nature of land use – landscapes with some existing reference or context to the type of development being proposed.</p> <p>Nature of existing elements – landscapes with components that are easily replaced or substituted.</p> <p>Nature of existing features – landscapes where detracting features, major infrastructure or industry is present and has a noticeable influence on landscape character.</p>
LOW	<p>Scale of enclosure – landscapes with a high capacity to accommodate the type of development being proposed owing to the interactions of topography, vegetation cover, built form, etc.</p> <p>Nature of land use – landscapes with extensive existing reference or context to the type of development being proposed.</p> <p>Nature of existing features – landscapes where detracting features or major infrastructure is present and has a dominating influence on the landscape.</p>

2.5 Various factors in relation to the value and susceptibility of landscape elements are assessed and cross referenced to determine the overall sensitivity as shown in Table 1.

Magnitude of Change on Landscape Elements

- 2.6 Professional judgement has been used to determine the magnitude of change on individual landscape elements within the site as shown in Table 4:

Table 4, Criteria for assessing magnitude of change for landscape elements	
HIGH	Total loss/gain of a landscape element.
MEDIUM	Partial loss/gain or alteration to part of a landscape element.
LOW	Minor loss/gain or alteration to part of a landscape element.
NEGLIGIBLE	No loss/gain or very limited alteration to part of a landscape element.

3. EFFECTS ON LANDSCAPE CHARACTER

- 3.1 Landscape character is defined as the *"distinct, recognisable and consistent pattern of elements in the landscape that makes one landscape different from another, rather than better or worse."*⁷
- 3.2 The assessment of effects on landscape character considers how the introduction of new landscape elements physically alters the landform, landcover, landscape pattern and perceptual attributes of the site or how visibility of the proposals changes the way in which the landscape character is perceived.

Sensitivity of Landscape Character

- 3.3 Sensitivity is determined by a combination of the value that is attached to a landscape and the susceptibility of the landscape to changes that would arise as a result of the proposals – see pages 88-90 of GLVIA3. Both value and susceptibility are assessed on a scale of high, medium or low.
- 3.4 The criteria for assessing the value of landscape character is shown in Table 2 and has been assessed with regards to Box 5.1 of the GLVIA3.

⁷ Glossary, Page 157, GLVIA, 3rd Edition

3.5 The criteria for assessing the susceptibility of landscape character is shown in Table 3.

3.6 The overall sensitivity is determined through cross referencing the value and susceptibility of landscape character as shown in Table 1.

Magnitude of Change on Landscape Character

3.7 Professional judgement has been used to determine the magnitude of change on landscape character as shown in Table 5:

Table 5, Criteria for assessing magnitude of change on landscape character	
HIGH	Introduction of major new elements into the landscape or some major change to the scale, landform, landcover or pattern of the landscape.
MEDIUM	Introduction of some notable new elements into the landscape or some notable change to the scale, landform, landcover or pattern of the landscape.
LOW	Introduction of minor new elements into the landscape or some minor change to the scale, landform, landcover or pattern of the landscape.
NEGLIGIBLE	No notable or appreciable introduction of new elements into the landscape or change to the scale, landform, landcover or pattern of the landscape.

4. EFFECTS ON VISUAL AMEITY

4.1 Visual amenity is defined within GLVIA3 as the *"overall pleasantness of the views people enjoy of their surroundings, which provides an attractive visual setting or backdrop for the enjoyment of activities of the people living, working, recreating, visiting or travelling through an area."*⁸

4.2 The effects on visual amenity considers the changes in views arising from the proposals in relation to visual receptors including settlements, residential

⁸ Page 158, Glossary, GLVIA3

properties, transport routes, recreational facilities and attractions; and representative viewpoints or specific locations within the study area.

Sensitivity of Visual Receptors

4.3 Sensitivity is determined by a combination of the value that is attached to a view and the susceptibility of the visual receptor to changes in that view that would arise as a result of the proposals – see pages 113-114 of GLVIA3. Both value and susceptibility are assessed on a scale of high, medium or low.

4.4 The criteria for assessing the value of views is shown in Table 6:

Table 6, Criteria for assessing the value of views	
HIGH	Views with high scenic value within designated landscapes including but not limited to World Heritage Sites, National Parks, Areas of Outstanding Natural Beauty, etc. Likely to include key viewpoints on OS maps or reference within guidebooks, provision of facilities, presence of interpretation boards, etc.
MEDIUM	Views with moderate scenic value within undesignated landscape including urban fringe and rural countryside.
LOW	Views with unremarkable scenic value within undesignated landscape with partly degraded visual quality and detractors.

4.5 The criteria for assessing the susceptibility of views is shown in Table 7:

Table 7, Criteria for assessing visual susceptibility	
HIGH	Includes occupiers of residential properties and people engaged in recreational activities in the countryside using public rights of way (PROW).
MEDIUM	Includes people engaged in outdoor sporting activities and people travelling through the landscape on minor roads and trains.
LOW	Includes people at places of work e.g. industrial and commercial premises and people travelling through the landscape on major roads and motorways.

Magnitude of Change on Visual Receptors

- 4.6 Professional judgement has been used to determine the magnitude change on visual receptors as shown in Table 8:

Table 8, Criteria for assessing magnitude of change for visual receptors	
HIGH	Major change in the view that has a defining influence on the overall view with many visual receptors affected.
MEDIUM	Some change in the view that is clearly visible and forms an important but not defining element in the view.
LOW	Some change in the view that is appreciable with few visual receptors affected.
NEGLIGIBLE	No notable change in the view.

5. DEGREE OF LANDSCAPE AND VISUAL EFFECTS

- 5.1 The degree of effects are professional judgements based upon all the factors in terms of landscape and visual sensitivity and the magnitude of change arising from the proposals. The cross referencing of landscape and visual sensitivity and the magnitude of change determines the overall degree of effects as shown in Table 9:

Table 9, Degree of landscape and visual effects				
		Sensitivity		
		HIGH	MEDIUM	LOW
Magnitude of Change	HIGH	Major	Major	Moderate
	MEDIUM	Major	Moderate	Minor
	LOW	Moderate	Minor	Minor
	NEGLIGIBLE	Negligible	Negligible	Negligible

6. TYPICAL DESCRIPTORS OF LANDSCAPE EFFECTS

6.1 The typical descriptors of landscape significance of effects are detailed within Table 10 below:

Table 10, Typical Descriptors of Landscape Effects	
MAJOR BENEFICIAL	<p>Typically, the landscape resource has a high sensitivity with the proposals representing a high beneficial magnitude of change and/or the proposed changes would:</p> <ul style="list-style-type: none"> - enhance the character (including value) of the landscape; - enhance the restoration of characteristic features and elements lost as a result of changes from inappropriate management or development; - enable a sense of place to be enhanced.
MODERATE BENEFICIAL	<p>Typically, the landscape resource has a medium sensitivity with the proposals representing a medium beneficial magnitude of change and/or the proposed changes would:</p> <ul style="list-style-type: none"> - enhance the character (including value) of the landscape; - enable the restoration of characteristic features and elements partially lost or diminished as a result of changes from inappropriate management or development; - enable a sense of place to be restored.
MINOR BENEFICIAL	<p>Typically, the landscape resource has a low sensitivity with the proposals representing a low beneficial magnitude of change and/or the proposed changes would:</p> <ul style="list-style-type: none"> - complement the character (including value) of the landscape; - maintain or enhance characteristic features or elements; - enable some sense of place to be restored.
NEGLIGIBLE/ NEUTRAL	<p>Typically, the proposed changes would (on balance) maintain the character (including value) of the landscape and would:</p> <ul style="list-style-type: none"> - be in keeping with landscape character and blend in with characteristic features and elements; - Enable a sense of place to be maintained.
MINOR ADVERSE	<p>Typically, the landscape resource has a low sensitivity with the proposal representing a low adverse magnitude of change and/or the proposed changes would:</p> <ul style="list-style-type: none"> - not quite fit the character (including value) of the landscape; - be a variance with characteristic features and elements; - detract from sense of place.
MODERATE ADVERSE	<p>Typically, the landscape resource has a medium sensitivity with the proposals representing a medium adverse magnitude of change and/or the proposed changes would:</p> <ul style="list-style-type: none"> - conflict with the character (including value) of the landscape;

	<ul style="list-style-type: none"> - have an adverse effect on characteristic features or elements; - diminish a sense of place.
MAJOR ADVERSE	<p>Typically, the landscape resource has a high sensitivity with the proposals representing a high adverse magnitude of change and/or the proposed changes would:</p> <ul style="list-style-type: none"> - be at variance with the character (including value) of the landscape; - degrade or diminish the integrity of a range of characteristic features and elements or cause them to be lost; - change a sense of place.

7. TYPICAL DESCRIPTORS OF VISUAL EFFECTS

7.1 The typical descriptors of visual effects are detailed within Table 11 below:

Table 11, Typical Descriptors of Visual Effects	
MAJOR BENEFICIAL	Typically, the visual receptor is of high sensitivity with the proposals representing a high magnitude of change and/or the proposals would result in a major improvement in the view.
MODERATE BENEFICIAL	Typically, the visual receptor is of medium sensitivity with the proposals representing a medium magnitude of change and/or the proposals would result in a clear improvement in the view.
MINOR BENEFICIAL	Typically, the visual receptor is of low sensitivity with the proposals representing a low magnitude of change and/or the proposals would result in a slight improvement in the view.
NEGLIGIBLE/ NEUTRAL	Typically, the proposed changes would be in keeping with, and would maintain, the existing view or where (on balance) the proposed changes would maintain the quality of the view (which may include adverse effects which are offset by beneficial effects for the same receptor) or due to distance from the receptor, the proposed change would be barely perceptible to the naked eye.
MINOR ADVERSE	Typically, the visual receptor is of low sensitivity with the proposals representing a low magnitude of change and/or the proposals would result in a slight deterioration in the view.
MODERATE ADVERSE	Typically, the visual receptor is of medium sensitivity with the proposals representing a medium magnitude of change and/or the proposals would result in a clear deterioration in the view.

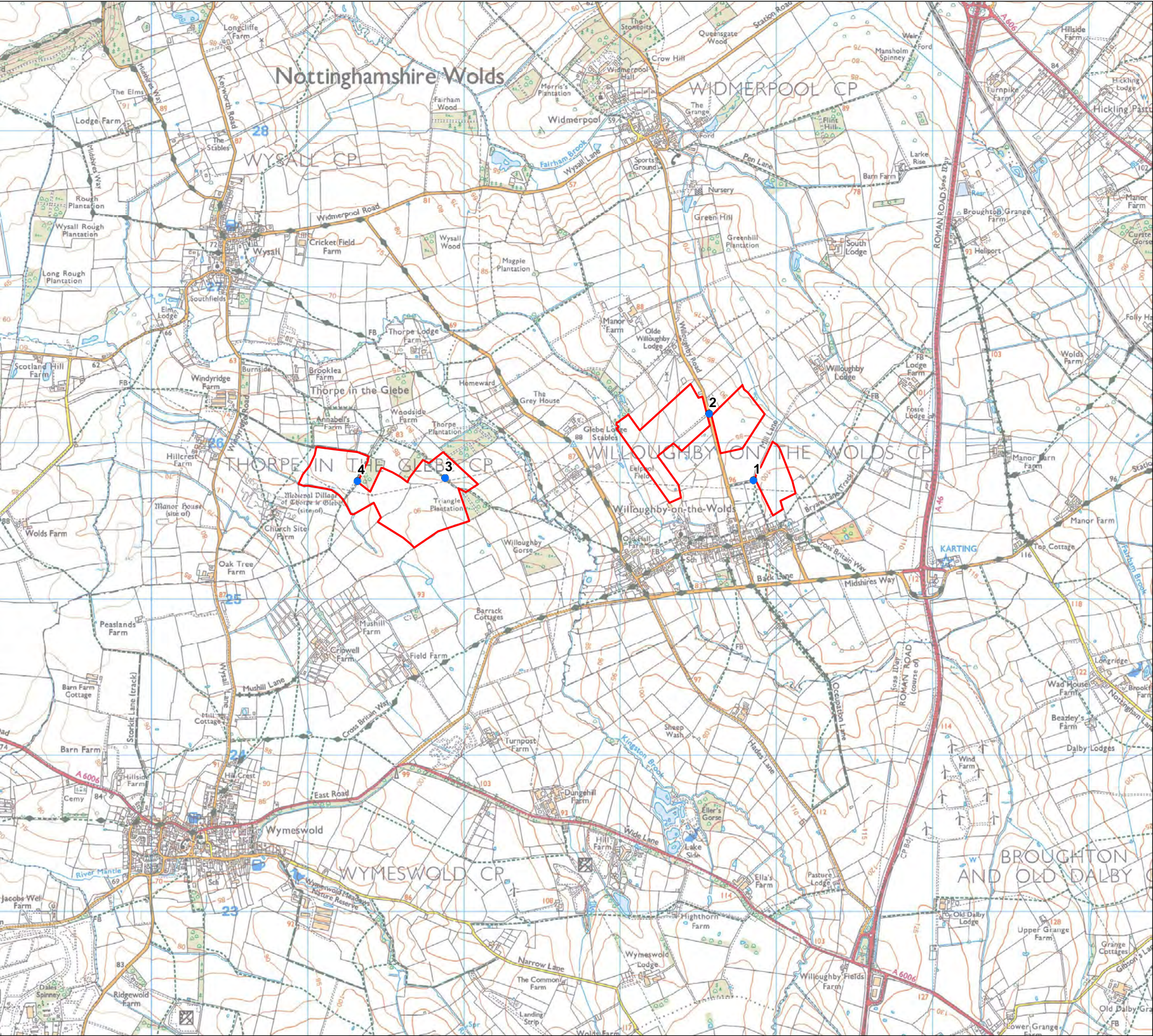
MAJOR ADVERSE	Typically, the visual receptor is of high sensitivity with the proposals representing a high magnitude of change and/or the proposals would result in a major deterioration in the view.
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8. NATURE OF EFFECTS

- 8.1 GLVIA3 includes an entry that states *"effects can be described as positive or negative (or in some cases neutral) in their consequences for views and visual amenity."*⁹ GLVIA3 does not, however, state how negative or positive effects should be assessed, and this therefore becomes a matter of professional judgement rather than reasoned criteria. Due to inconsistencies with the assessment of negative or positive effects a precautionary approach is applied to this LVIA which assumes that all landscape and visual effects are considered to be negative or adverse unless otherwise stated.

⁹ Para 6.29, Page 113, GLVIA 3rd Edition

FIGURE 1: SITE LOCATION AND CONTEXT PLAN



KEY

Site Boundary

Site Context Viewpoint Location

Revisions:
First Issue- 26/01/2022 AD

Site & Context View
Location Plan

Willoughby 1

Client:	Exagen Developments Ltd		
DRWG No:	P21-2532_02	Sheet No:	- REV: -
Drawn by:	AD	Approved by:	RCH
Date:	26/01/2022		
Scale:	1:25,000	@ A3	



FIGURE 2: SITE CONTEXT VIEWS



SITE CONTEXT VIEW 1A



SITE CONTEXT VIEW 1B

Mill Lane

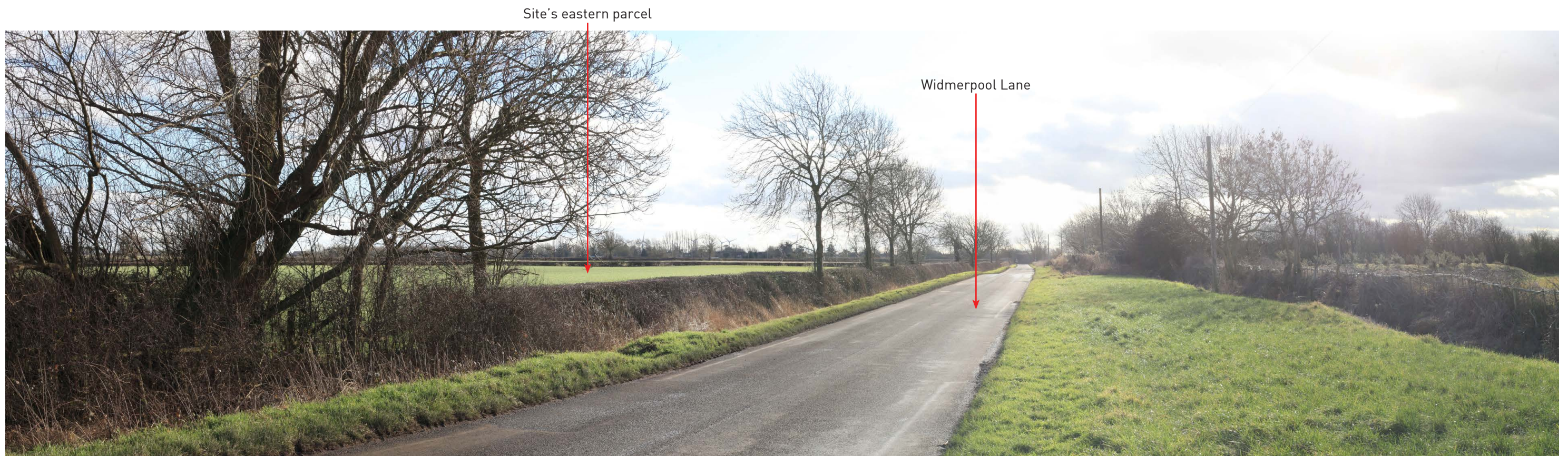


SITE CONTEXT VIEW 1C

Site: eastern parcel screened by
intervening hedgerow



SITE CONTEXT VIEW 1D



SITE CONTEXT VIEW 2A



SITE CONTEXT VIEW 2B



SITE CONTEXT VIEW 2C



SITE CONTEXT VIEW 3A



SITE CONTEXT VIEW 3B



SITE CONTEXT VIEW 4A

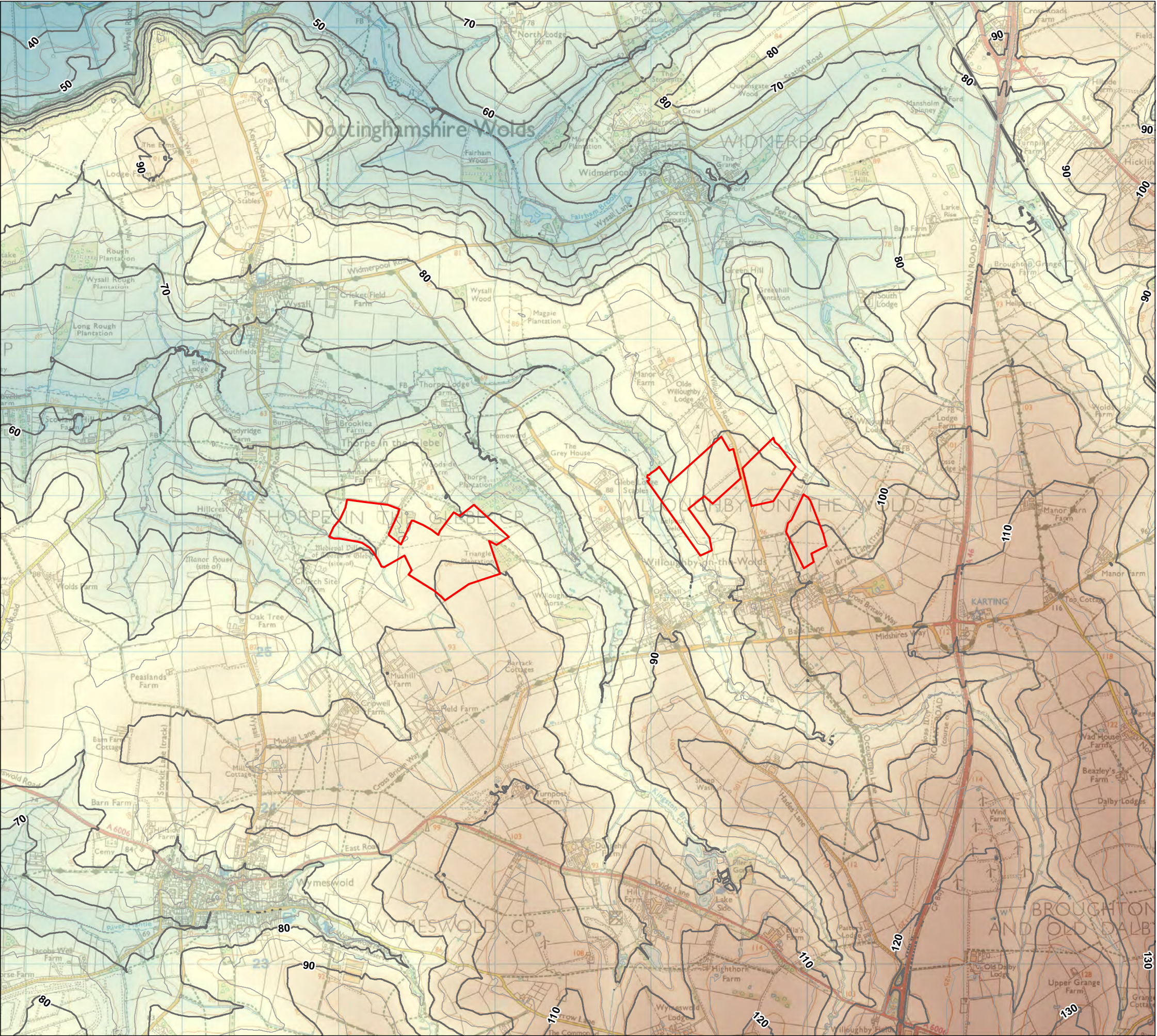


SITE CONTEXT VIEW 4B



SITE CONTEXT VIEW 4C

FIGURE 3: TOPOGRAPHY PLAN



KEY

Site Boundary

DTM (metres above ordnance datum)

High : 133.874

Low : 34.2955

Revisions:
First Issue- 26/01/2022 AD

Topography Plan

Willoughby 1

Client:	Exagen Developments Ltd		
DRWG No:	P21-2532_03	Sheet No:	- REV: -
Drawn by:	AD	Approved by:	RCH
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