



PROPOSED SOLAR FARM IDDENSHALL GRANGE

Landscape and Visual Appraisal

Applicant: **Anesco Ltd**

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1.0 Introduction

This report sets out a landscape and visual appraisal (LVA) considering the potential effects of the proposed development. It covers the potential direct physical effects of the proposed development on the landscape along with potential effects on the perception of landscape character and visual amenity.

1.1 Methodology

This appraisal has been carried out by Matt Jones, a Chartered Member of the Landscape Institute (CMLI) with 20 years' experience in regeneration, renewable energy, minerals and waste projects. His past work has received awards from the Landscape Institute, with projects being 'Highly Commended' in 2011 and 2013. Matt has prepared Landscape and Visual Impact Assessments (LVIA) and site masterplans for commercial, residential and leisure facilities across the UK, often on challenging and sensitive sites. All output has been reviewed by experienced colleagues within SLR's wider Landscape Team. The LVA has been carried out in accordance with the Guidelines for Landscape and Visual Impact Assessment (3rd Edition, 2013, also known as GLVIA3¹). The methodology applied for this appraisal is included in **Appendix A**.

The appraisal is based upon a desk top review of relevant plans, guidance and character assessments, as well as field survey work carried out in April 2021. It is titled as an appraisal rather than a landscape and visual impact assessment following confirmation that the proposals do not comprise 'EIA development'.

1.2 Overview of Scope and Approach

The current site context, including any permissions that are already in place form the baseline against which the effects of the proposed development are assessed. As set out in the methodology (see **Appendix A**), our judgements are informed by the predicted 'magnitude of change' likely to be caused by the proposals with the resultant effect relating to size/scale, geographic extent and duration/reversibility. The level of detail covered by this appraisal is considered to be proportionate to the nature of the development and potential level of effects. A study area extending to approximately 3km has been applied, illustrated on **Drawings IG L-1 to IG L-3** which indicate visibility, landscape character and potential receptors. The extent of the study area has been defined by desk top analysis and confirmed by field survey and is based on the nature of the proposed development and visibility of elements that might affect townscape, landscape and visual receptors.

With specific regard to visibility, this was determined through a combination of desk top analysis of Ordnance Survey (OS) mapping, a 'Zone of Theoretical Visibility Study' (ZTV), together with field analysis. The ZTV study uses a combination of bare earth² OS digital terrain data, site survey information and a simple computer model that is based on the proposed development; the data has been combined to create a composite 3D computer model which has allowed the potential visibility of the proposed energy park to be plotted. The ZTV study results are shown on **Drawing IG L-1** which applies colour banding based on the level of visibility (calculated by the subtended vertical angle). The study helped to guide fieldwork which ultimately allowed the theoretical pattern of potential visibility to be understood. This resulted in the selection of fifteen viewpoints (see **Drawings IG L-4 to IG L-18**) with annotated panoramic photography from these locations being used to represent the context of the views and support the judgements made.

¹ Produced by the Landscape Institute and Institute of Environmental Management and Assessment

² 'bare earth' means that any intervening vegetation and existing structures such as buildings are not taken into account when plotting visibility of the proposed development

In addition to the viewpoint photography, two photomontages have been prepared from Viewpoints 5 and 15 (see **Drawings IG L-8M and 18M**) to illustrate how the proposals would manifest as part of the view. These have been produced by integrating a computer-generated rendering of the development within the photograph to create a representative image that follows current industry guidelines.

2.0 Background and Planning Context

2.1 Introduction

The Supporting Planning Statement sets out in detail the planning policy considerations, which should be read alongside this section.

2.2 National Policy: National Planning Policy Framework (NPPF)

At the national level, planning policy is set out in the National Planning Policy Framework (2021), the fundamental principle of which is a presumption in favour of sustainable development. In terms of the landscape, Section 15 *“Conserving and enhancing the natural environment”* sets out criteria that are relevant. These include the protection of valued landscapes in a manner that is commensurate with their statutory status or identified quality in the development plan, recognition of the intrinsic character and beauty of the countryside and maintaining the character of undeveloped coast.

Paragraph 7 of the NPPF states that the purpose of the planning system is to “contribute to the achievement of sustainable development”. Paragraph 8 states that in order to achieve sustainable development the planning system has economic, social and environmental objectives. At paragraph 8(c), under environmental objective, it is stated that the planning system should “contribute to protecting and enhancing or natural, built and historic environment”.

NPPF paragraph 10 states “So that sustainable development is pursued in a positive way, at the heart of the Framework is a **presumption in favour of sustainable development**” (bold text as per NPPF).

Paragraph 11 sets out the fundamental principle of this document: that there is a presumption in favour of sustainable development. All development that is in accordance with the development plan should be approved “without delay” and that “where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date” permission should be granted for development “unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole”.

Paragraph 100 relates to rights of way and access, stating that these should be “protected and enhanced”. It is noted that better facilities should be provided for users of rights of way, for example by “adding links to existing rights of way INCLUDING National Trails”.

Paragraph 130 of the NPPF indicates that decisions should ensure that developments “.... are sympathetic to local character and history, including the surrounding built environment and landscape setting.”

Paragraph 131 states that “Trees make an important contribution to the character and quality of urban environments” and notes that “Planning policies and decisions should ensure that new streets are tree-lined, that opportunities are taken to incorporate trees elsewhere in developments (such as parks and community orchards), that appropriate measures are in place to secure the long-term maintenance of newly-planted trees, and that existing trees are retained wherever possible”.

Paragraph 174 of the NPPF states that the planning system, “should contribute to and enhance the natural and local environment by [inter alia] ...protecting and enhancing valued landscapes” and by “recognising the intrinsic

character and beauty of the countryside". Paragraph 171 states that the planning system should "distinguish between the hierarchy of international, national and locally designated sites"...

2.3 Designations

The application site is not located within any landscape designations (see **Drawing IG L-3**). However, the local context does include a Scheduled Monument (Iddenshall Rough) directly to the north, this feature is not publicly accessible so would not be seen as a prospect for visual receptors but would be a potential marker for landscape value and sensitivity. Beeston Castle is located approximately 3km to the south of the site, this is also a scheduled monument but in this instance is publicly accessible, as such visual effects have been considered as part of this appraisal. Potential effects on both of these features along with the wider historic context are picked up in the Cultural Heritage chapter of this application.

An area defined as 'Community Forest' washes over a large tract of land to the north west of the site, this being a non-statutory designation that is in place to encourage the *"urban, economic and social regeneration, creating high-quality environments for millions of people by revitalising derelict land, providing new opportunities for leisure, recreation, and cultural activities, enhancing biodiversity, preparing for climate change and supporting education, healthy living and social and economic development."* Which is part of a *"30-year vision of landscape-scale improvement."* As the site doesn't fall within this area the proposed development is unlikely to inhibit these objectives, but may offer an opportunity to supplement these goals via proposed landscape improvements.

2.4 Local Planning Context

The application site and surrounding landscape is under the authority of Cheshire West and Chester Council, and in terms of planning policy context is covered by the 2020-2024 Adopted Local Plan. The relevant allocations / policy areas included in the Adopted Local Plan are shown on **Drawing IG L-3**, with full details relating to planning policy being included in the supporting Planning Statement.

The interactive Policies Map shows that the application site falls within the area broadly defined as 'countryside' which is covered by Policy 'STRAT 9 – Green Belt and Countryside' which states the following:

"The intrinsic character and beauty of the Cheshire countryside will be protected by restricting development to that which requires a countryside location and cannot be accommodated within identified settlements.

Within the countryside the following types of development will be permitted;

- *Development that has an operational need for a countryside location such as for agricultural or forestry operations.*
- *Replacement buildings.*
- *Small scale and low impact rural / farm diversification schemes appropriate to the site, location and setting of the area.*
- *The reuse of existing rural buildings, particularly for economic purposes, where buildings are of permanent construction and can be reused without major reconstruction.*
- *The expansion of existing buildings to facilitate the growth of established businesses proportionate to the nature and scale of the site and its setting.*

Development must be of an appropriate scale and design to not harm the character of the countryside.

The general extent of the North Cheshire Green Belt will be maintained. Policy '[STRAT 3 Chester](#)' sets out the proposed release of Green Belt to meet the development needs of Chester. In settlements and areas of the countryside that are within the Green Belt, additional restrictions will apply to development in line with the National Planning Policy Framework."

It should however be noted that the site is not within the Green Belt, so the last paragraph of the policy is not relevant to these proposals. It is worth noting that the supporting paragraphs mention that “rural diversification that is sensitive to its rural location” would be supported.

Other more specific policy is in place relating to solar farm developments; DM52 – Solar Energy states the following:

“Proposals for ground mounted solar energy developments will be supported where they meet the requirements of the Local Plan (Part One) policy ENV 7 and the following criteria:

- 1. proposals must be sited on previously developed land wherever possible. Proposals for solar developments on existing industrial or derelict land which directly supply electricity users will be supported;*
- 2. where it is clearly demonstrated that there are no suitable sites on previously developed land and development is proposed on agricultural land, the best and most versatile land must be avoided in favour of lesser quality land. Disturbance to agricultural land must be minimised, and proposals must demonstrate how the site can be reinstated to its previous use and condition once the operational lifespan of the development has been reached. Wherever possible, land around the structure should be continued to be used for livestock grazing or other agricultural use;*
- 3. proposals must be of a scale and type where landscape sensitivity has been identified as being low/moderate or moderate and the impacts on key landscape characteristics are considered to be acceptable, having regard to the Landscape Sensitivity Study. Proposals in areas which have been assessed as having high sensitivity to the scale of development proposed will not be permitted;*
- 4. applications must be supported by a landscape appraisal or, in the case of development requiring Environmental Impact Assessment, a Landscape and Visual Impact Assessment, the scope of which should be agreed at the outset with the Council. Any cumulative impacts of renewable schemes must be carefully considered as part of this assessment;*
- 5. applicants must demonstrate how any adverse impacts on the landscape would be mitigated through layout, siting and design. Wherever possible, hedgerows, trees, field patterns and strong boundary features should be used to mitigate the visual impact of solar energy developments;*
- 6. associated development such as access roads, security fencing, lighting and any buildings must be designed so as to minimise its visual impact, whilst ensuring that the development causes no risk to public safety;*
- 7. there would be no unacceptable harm to the historic environment, heritage assets and their setting.”*

The supporting paragraphs go on to mention that “This policy has been informed by the Cheshire West and Chester Landscape Sensitivity Study (2016) which has provided an assessment of the sensitivity of the borough's landscape to accommodate solar energy development. It has identified areas, based on Landscape Character Areas, which would be sensitive to this type of development to varying degrees. The study concludes that landscape character significantly limits the potential for medium or large sized solar farms (6 hectares - 25 hectares and above) within the borough. The greatest potential in the borough is for very small or small solar farms (less than six hectares) located in areas of lesser landscape sensitivity (low/medium or medium sensitivity). To be supported, such proposals would need to be in scale with the landscape, in particular field patterns of hedgerows, trees and other human-scale landscape features.”

The ‘Cheshire West and Chester Landscape Sensitivity Study (2016)’ and landscape Character Assessment on which it is based are described in more detail Section 5.2 of this appraisal (Existing Landscape Character Assessments). Section 5.2 makes reference to the judgements made in these publications relating to the existing landscape context and to inform the level of predicted landscape and visual effects.

3.0 Development Description

The proposed development comprises of solar PV panels and associated infrastructure, including a substation, ancillary equipment, fencing and security cameras with infra-red sensors to detect any intrusions, details of which are provided in the Planning Statement. An indicative site layout overview is shown on **Drawing IG LS-1** which also shows the landscaping proposals associated with the development. The site boundary has been determined following preliminary environmental studies of the entire area within the applicant's control, with the current proposed development being restricted to those areas that are considered least likely to affect any sensitive environmental assets. The aforementioned Landscape Strategy includes new planting to reinforce the existing field boundaries and provide visual screening from certain key viewpoints. The proposed planting would make use of native species, thereby adding to biodiversity which is also discussed in the Ecological Impact Assessment.

the land is currently kept as grazing pastureland for cattle, with peripheral grassland areas outside of the solar array to remain in this use. The ground surface below and between the PV panels would be retained as grassland, but due to the presence of above ground aspects such as cable trays these areas would not be compatible with livestock; this approach does however limit disturbance of the ground surface and facilitate its reversibility. The areas of grassland between and beneath the panels would be strimmed in accordance with the management regime.

Further landscape enhancement would be delivered via diversification of the of the grassland sward by overseeding to introduce wildflowers and native ground flora to marginal parts of the site including areas along hedgerows and new tree belts. No substantial areas of concrete construction would be required, with solid foundations only being required for plant and buildings including the proposed substation.

The PV panels would be arranged in a series of south-facing arrays running west-east across the site with an export capacity of 14.06 MWp. The panels would be angled to maximise the capture of solar energy, facing south, with the top edge of the panels being up to a maximum of 2.5m above ground. The rows would be placed approximately 5-7m apart.

The PV panels would be bolt anchored to a metal frame ('table'), which would be mounted on steel posts driven or screwed into the ground, to a depth of 1-2m depending on ground conditions. The solar panel configuration including an elevational drawing of the proposed arrays is shown on **C0002444_07 Typical Section Through Array_RevA**.

The area occupied by solar panels would be secured using a 2m high stock-proof fence (deer fence) with an infra-red security sensors intended to protect the equipment from theft, vandalism or damage. A distance of at least 3m would be left between the proposed fencing and existing or proposed planting and 3m between the fencing and the solar array to allow sufficient space for access and maintenance. Fencing detail is provided on **C0002444_09 Typical Fence Detail_RevA**.

Electricity produced from the solar arrays would be transferred to the inverters mounted to the panel supports at the end of rows where direct current (DC) would be converted to alternating current (AC). The electrical output would then be transformed to 33kV and exported through switchgear, protection devices and meters.

The transformer, switchgear and substation would be co-located within secure compound protected by a palisade fence with security measures including beam sensors. Lighting would be provided for use only in the case of emergency; the compound would not be routinely lit. Compound details are provided in **C0002444_06 Typical Buildings Plan and Elevations_RevA**.

4.0 Aspects of the development which have the potential to cause landscape and visual effects

The proposed solar farm development is comprised of arrays of solar panels, secure compound, access tracks, fencing and other associated ancillary structures. The land-take associated with 'built' aspects of the scheme, such as tracks and compounds is relatively small when compared to the solar arrays, with panels being supported by frames anchored by pile driven mounts with the remaining ground remaining relatively undisturbed. As such potential direct landscape effects are likely to be limited.

Wider secondary effects relate to how the landscape is 'perceived' along with visual effects associated with the appearance of the proposed development. These effects are considered via the desk-based analysis and field study, including a visual analysis, which focus on the location of potential receptors, and how their sensitivity and magnitude of visual change can be correlated to establish the level of effect. The presence of the development, principally the solar arrays, how it would appear as a component of the wider landscape and how it might affect the characteristics of the area being key.

The following sub-sections provide an overview of the proposals and the aspects most likely to result in effects on landscape and visual receptors. This description should be read in conjunction with the description of the proposed development provided in the Planning Statement.

4.1 Site Location and Baseline

The site, which covers an area of approximately 37ha (including the access track, circulation space and peripheral landscaping) is centred on NGR 353375, 362355, approximately 1.6km west of Tarporley. The A51 passes to the north of the site linking to the A49 in the east with the small settlement at Clotton being approximately 1.2km to the northwest. The site is accessed via a track that extends southwards from the A51 at Iddenshall Grange, this track also carries a Public Right of Way (PRoW) which continues along the eastern boundary of the site and links to the wider network of PRoW including the Sandstone Trail long distance route that lies approximately 250m to the east. The Site is surrounded by agricultural land that is predominantly in use as open pasture and divided into a small to medium scale field pattern by hedgerows lined with mature trees and with regular woodland blocks. There is a rectangular wooded area directly to the north of the site referred to in OS mapping as 'Iddenshall Rough' this being a Scheduled Monument that is not accessible to the public.

There are no residential properties within the immediate vicinity of the Site, the nearest being Iddenshall Grange itself and those that are accessed from the A51 (High Street) directly to the west of the Grange. Properties to the east of the Site accessed via Back Lanes and are approximately 1km away, with tree belts and woodland present in the intervening landscape. To the south of the site scattered properties are present along Huxley Lane in the Brassey Green area, these are also approximately 1km away with the intervening landscape gently rising in elevation and crossed by a network of hedgerows. To the west of the Site properties are located along Hoofield lane, approximately 1.6km away; again, the intervening landscape is gently rising with tall mature hedgerows lining the road and field boundaries with woodland blocks (such as Hoofield Covert) also being present.

Overall, the Site and its context would be defined as being of rural character with the landscape structure meaning that it is visually constrained.

4.2 Site description

The site comprises of three field compartments, the outer edge being defined by established hedgerows incorporating regular mature trees; the western part of the Site is effectively one field compartment with the

eastern part being formed by two compartments, the larger of these two being the southern field which includes a small copse of woodland and hedgerow on the internal boundary to the north and west. The boundary between the smaller northern field and western part of the site is only defined by stock-proof fencing which acts as an extension to the hedge line running from south to north.

The land rises gently from west to east, ranging from c.44m.AOD in the south-western corner of the site to 56m.AOD midway along the eastern boundary. The ground continues to rise to the east of the site towards Tarporley with gradients becoming steeper nearing the A49. The trend also continues to the west of the Site with the ground sloping gently away towards Hoofield.

As previously described the site and surrounding landscape pattern is well defined by hedgerows and mature trees/woodland, with field boundaries often incorporating open ditches with small surface water ponds also being present, this is also true of the Site with some small ponds and marshy areas of ground featuring within the southern area. The Site area is principally agricultural pasture, with access being gained from the north-eastern corner via the track leading from Iddenshall Grange, this track also carries a PRoW that continues within the eastern boundary of the Site.

4.3 Proposed Development and Scale

As described above the proposed development principally comprises solar arrays, with solar panels covering the fields constrained by established hedgerows. The secure compound occupies a small area within the north-east corner where access is gained via the existing track from Iddenshall Grange. The extent of the development has also been influenced by the presence of existing power infrastructure and services with standoff being provided to overhead electrical cables and underground gas and water mains. The proposed development is therefore naturally aligned with the apparent landscape scale i.e. established field pattern.

4.4 Development Proposals and Loss of Landscape Elements

There would be no notable landscape features or elements lost as consequence of the proposed development with the development working within the constraints set by the existing field pattern. As previously described the solar panels would be held by ground supports with grassland being retained beneath the array. The secure compound and other infrastructure including access tracks, perimeter fencing and surveillance cameras would be low key and not dissimilar to elements associated with agricultural type development.

4.5 Incorporated Mitigation

The site benefits from enclosure provided by surrounding peripheral vegetation that would screen the development from some locations, with other woodland / vegetation that outlies the site also having a beneficial effect.

Additional planting that is being proposed as part of this application would supplement existing vegetation. The proposed 'Landscape Strategy' is shown on **Drawing IG LS-1**. The design of the Landscape Scheme has been informed by the desire to screen the proposed development from certain locations while also reinforcing landscape pattern and enhancing biodiversity. The aforementioned landscape scheme includes the planting of 1,140 linear metres of new hedgerow, 18 standard trees and creation of approximately 1.7 hectares of wildflower meadow / species rich grassland with the remaining areas beneath the solar arrays to be retained as grassland.

5.0 Potential Landscape Effects

5.1 Introduction

The following appraisal is based upon both a desk top review of existing character assessments and plans as well as a site-based survey. In accordance with GLVIA3 the main landscape receptors, (individual landscape elements, aesthetic characteristics, overall character) that have the potential to be affected by the proposed development have been identified and their sensitivity to the proposed development has been assessed by considering their value and susceptibility. The magnitude of change that would be experienced by each of these receptors has then been assessed by determining the size and scale of change, the geographical extent of that change, and the duration and reversibility of that change (see Figure 2 in **Appendix A**).

By combining the sensitivity of receptors and the magnitude of effect the potential for landscape effects has been assessed.

5.2 Existing Landscape Character Assessments

The existing character assessments provide a useful context to the character of the site and can be used to help understand how the development relates to its context, sensitivity to potential changes and ultimately perceived effects. The site is located within Natural England's Natural Character Area (NCA) 61 '*Shropshire, Staffordshire & Cheshire Plain*', with (NCA) 62 '*Cheshire Sandstone Ridge*' covering the rising ground beyond the eastern boundary. However, given the nature and scale of the proposed development, more detailed and relevant information is included in local character assessment. Therefore, this appraisal places more emphasis on these documents.

The local character assessment that covers the site and its surrounding context is held within a document entitled 'A Landscape Strategy for Cheshire West and Chester Borough' prepared by Anthony Brown of Bayou Bluenvironment Ltd. and Graham Bradford of The Planning & Environment Studio Ltd in 2016. This places the Site within Landscape Character Type (LCT) 9 – 'Cheshire Plain West' in Area 'b' – 'Hargrave, Hoofield and Beeston Plain'. This area is neighboured by LCT 3 – 'Sandstone Fringe' Area 'a' – 'Helsby to Tarporley', with this area covering the landscape immediately to the east of the Site. Higher ground further to the east and the small outcrop at Beeston Castle are identified under LCT 2 – 'Sandstone Ridge' with the LCT 15i – 'Gowey Valley' to the south. The position and extent of these LCTs are shown on **Drawing IG L-2**.

As alluded to earlier in this appraisal under section 2.4 'Local Planning Context', the 'Cheshire West and Chester Landscape Sensitivity Study (2016) provides an assessment of the sensitivity of the borough's landscape to accommodate solar energy development. It has identified areas, based on the LCTs defined in 'A Landscape Strategy for Cheshire West and Chester Borough' that are likely to be sensitive to this type of development.

Drawing IG L-2 shows the position and extent of the Landscape Character Types (LCT/LCAs) within the study area, the key characteristics described in the assessments being set out in the following sub-sections.

5.2.1 A Landscape Strategy for Cheshire West and Chester Borough (2016)

LCT 9 – 'Cheshire Plain West / Area 'b' – 'Hargrave, Hoofield and Beeston Plain

This character type covers a large proportion of Cheshire West and Chester and as such has been broken down into four sub-areas to reflect the subtle variations in the landscape; the general characteristics of LCT 9 are described as follows:

“This landscape type is defined by its flat or very gentle topography enclosed by hedgerows and standard trees in small-medium enclosures that follow an irregular and semi-regular field pattern. It is differentiated from the Cheshire Plain East by the physical barrier of the Sandstone Ridge.”

“Woodland cover is very low, with small blocks scattered intermittently across the area. The field patterns comprise a mix of ancient enclosure and post medieval improvement. Settlement is predominantly dispersed and has a low density.”

The overall visual characteristics are also described, and are set out as follows:

“This landscape type is represented by a generally flat agricultural plain where the prevailing field pattern and condition of the hedgerows can account for subtle differences in landscape character. Where fields are smaller, hedges higher and hedgerow trees more abundant, the sense of enclosure is much stronger. Long distance views are blocked or filtered, creating a perception of a smaller scale and much more verdant landscape. Where the fields are larger, with low trimmed hedgerows and fewer trees, the lack of enclosure means that the landscape character appears to be more open and larger scale. At such locations the views are much more extensive and panoramic and often extend as far as the high ground of the surrounding areas. To the west this extends to the Clwydian Hills and to the east the Sandstone Ridge. The high number of hedgerow trees scattered across the plain can lead to a false perception of the landscape. Viewpoints are low due to the absence of high vantage points and the nearest tall hedgerow tends to form the visual horizon. Views from more open ground can feature a succession of hedgerows receding into the distance, and these coalesce visually into a single mass of tree crowns creating a false impression of woodland cover. In reality the woodland cover is low across the Cheshire Plain West, being restricted to small copses, game coverts and groups of trees associated with ponds and lines of drainage.”

A more detailed account is provided for Area 9b which covers the Site and includes the area that “lies to the south of Duddon and extends as far south as Tattenhall. It is bisected by the Gowy Valley LCA in a south-east to north-west line. It has dispersed settlement pattern with villages limited to the free-standing small rural settlements of Hargrave, Hoofield, Clotton and Burton. The LCA abuts the large village of Tattenhall to the south.”

The key landscape characteristics of LCA 9b being set out as follows with the factors most relevant to the Site and its context being highlighted in **bold** text:

- **A broad and gently undulating plain landscape characterised by hedges and hedgerow trees providing limited vistas**
- The area is bisected by the narrow line of the Gowy River LCA
- **Wide areas of improved grassland for dairy farming and fodder crops**
- Limited woodland, confined to isolated coverts and copses, although hedgerow oaks are important elements of the landscape
- Cohesive and un-fragmented regionally significant historic landscape with extremely well preserved late medieval field systems and extensive ridge and furrow; **abundant hedgerows and hedgerow trees creating a characteristic patchwork** with preserved elements of the earlier medieval open fields and common land (which is sometimes associated with dispersed settlement)
- **Extensive network of small field ponds which are generally inconspicuous in the landscape**
- **Low settlement density of small agricultural hamlets with loose-knit settlement form and freestanding farmsteads**
- Absence of significant urban or industrial influence
- **The Sandstone Ridge presents a more elevated skyline to the east of the LCA**
- **Beeston Castle provides a strong landscape focus and reference point to the south**

- **Where hedgerows and tree networks remain, the area can present some degree of limited enclosure due to an absence of elevation and viewpoints**
- *Some loss of field boundaries diminishes this enclosure where some arable farming has been established*
- *Historic transport infrastructure of the Shropshire Union Canal and railway dissects the area*

The natural and physical characteristics are also described with the factors most relevant to the Site and its context again being highlighted in **bold** text:

- **A gently undulating topography with some limited increase in elevation to the east as the area transitions with the Sandstone Fringe LCT;**
- Some slight fall in elevation and local topography is associated with the margins of the Gowry Valley LCA which effectively runs through this character area;
- **The character of the landscape is strongly influenced by the ubiquitous coverage of hedgerows and pasture, their pattern and abundance of individual hedgerow trees;**
- **A considerable treescape is created by repeated lines of hedgerow trees, predominantly oak, but which is perceived as being denser than it is as a consequence of limited elevation change;**
- **Many hedgerows are tightly trimmed, but where allowed to grow taller restrict ground level views;**
- Woodland cover is low and usually associated with watercourses and small copses;
- Barn owls populations are significant in the area;
- **The plain is dotted with hundreds of small field ponds providing an important habitat network and reflecting historic marl pit excavations for soil improvement;**
- Designated ecological sites are limited within the LCA as a consequence of the historically farmed landscape and improved grassland but a small number of sites of ecological importance are associated with species rich grassland, small woodlands and coverts for example at Clotton Common, Hoofield Covert, Huxley Gorse and the disused railway at Gatesheath;
- Surface water drainage is limited to small inconspicuous streams such as Guylance, Waterless and Southey Brooks, which are occasionally prominent only as a consequence of increased riparian tree cover rather than the water feature itself;
- In certain areas hedgerow loss has resulted in a more open landscape with larger fields, isolated oak trees and post and wire fences.

A useful section on perceptual and visual factors is also included which states the following, with several points reflecting our interpretation of the site (highlighted in bold text for clarity):

- **Where middle distance views are available the hedgerow trees in successive field boundaries can appear to coalesce to form a solid mass on the horizon, creating the effect of a well-wooded landscape;**
- **The striking landmark of Beeston Castle, perched high upon the precipitous sandstone crag on the area's southern boundary is a dominant visual feature and reference point;**
- **The castle, in combination with the much greater mass of the Sandstone Ridge in the vicinity of Peckforton and Buckley Hill, terminate all views to the south and contribute significantly to the landscape character;**
- To the north-east the Sandstone Ridge is prominent around Utkinton;
- **Away from transport infrastructure such as the railway and A51, the LCA presents a pastoral and peaceful character with some degree of tranquillity possible, particularly across the footpath network and along the canal towpath;**
- Hedgerows and hedgerow trees, as well as small coverts and woodlands associated with settlement and the halls, present a changing seasonal colour in contrast to the rich but improved pastoral fields;
- The ubiquitous field ponds are often inconspicuous in the landscape despite their number due to hedge enclosure of the fields they lie within and general absence of elevated viewpoints;

- In other cases pond-side vegetation and trees within a field belie their existence rather than any glimpse of surface water;
- In some areas where hedgerows have been lost but mature trees remain, a 'false parkland' character can pervade;
- The relatively open character of the plain means there is little opportunity for screening any large scale elements, however the visual impact of low level elements could be mitigated using native planting that would not in itself be highly visible.

The condition of this landscape is described as being *"generally intact. However, some field boundaries are undermanaged or being removed as arable land use has increased in places."* The effect of farming practice is also picked up in the section that describes 'Forces for Landscape Change', particularly the loss of hedgerows / landscape pattern as a result of more intensive farming, namely arable cropping and the loss of unimproved grassland. Other pressures include conversion of farm buildings to residential, business and industrial use with the erection of modern portal sheds to replace the lost space. To respond to this a series of 'Landscape Management Guidelines' that have been considered when developing these proposals in order to limit potential landscape effects and return some benefit as regards the enhancement and reinforcement of landscape character. These guidelines are as follows:

1. *Maintain an intact hedgerow network through management of hedges and ensuring a young stock of hedgerow trees.*
2. *Avoid over-intensive flail mowing or ploughing too close to hedgerow boundaries – protect saplings and encourage trees to grow up at intervals along the hedgerows.*
3. *Consider opportunities to replace hedgerows where they have been lost utilising appropriate species of hawthorn and oak standards.*
4. *Manage existing small woodlands and coverts to ensure a diverse canopy structure and rich ground flora.*
5. *Consider opportunities to plant simple, small pockets of trees and small blocks of woodland in field corners to ensure the continuation of these declining characteristic features.*
6. *Conserve the small to medium scale pattern of fields, particularly early field systems which provide historic continuity in the landscape, particularly around settlements.*
7. *Maintain the pastoral character of the landscape and reduce soil erosion by minimising exposure of bare soil (for example as a result of increased crop growing).*
8. *Increase the biodiversity of intensively managed grassland and arable land – create and link buffer strips along linear features such as hedgerows to create a continuous network of wildlife corridors.*
9. *Encourage sympathetic integration of horse paddocks through maintenance of hedgerow field boundaries, rather than sub-division of fields and erection of high visibility fencing - ensure the land use does not break up traditional field patterns.*
10. *Conserve the remnant fragments of unimproved grassland that is of nature conservation value and consider opportunities to extend / recreate this habitat.*
11. *Encourage the retention and management of field ponds and brooks that are of wildlife importance as well as contributing to the diversity of the landscape.*

LCT 3 – 'Sandstone Fringe' / Area 'a' – 'Helsby to Tarporley'

As previously described this area covers the landscape immediately to the east of the Site; it is described as an "intermediate landscape type that delineates the eastern margin of the *Cheshire Plain West*, while above it rises the *Sandstone Ridge* to the east. To the north and south are patches of the *Undulating Enclosed Farmland* landscape type." The overall 'Visual Character' is described as *"...a landscape of strong contrasts. At many locations landform, high hedges and blocks of woodland provide effective enclosure and ensure only immediate, short distance views. Where the high vegetation combines with narrow, sunken, winding lanes the landscape has a small scale, verdant character. This is in contrast to those elevated and open viewpoints enjoying*

extensive and panoramic views across the adjacent low lying Cheshire Plain and the Mersey valley. Views to the west extend to the Clwydian hills in north Wales and to the Shropshire hills to the south on clear days. At many open viewpoints on the lower slopes the eye is drawn to a number of distinctive landmarks along the high ground of the Sandstone Ridge. This includes strong visual elements such as the sandstone outcrop of Beeston Crag and Beeston Castle, and Peckforton Castle in Cheshire East."

The more detailed description for Area 'a' – 'Helsby to Tarporley' includes a series of key characteristics, many of which relating to the geological influences and land use, namely that this is a 'transitional zone between the prominent Sandstone Ridge and low lying Cheshire Plain. With regards to the context of the Site it does remark that "Larger villages such as Tarporley and Kelsall straddle the boundary where the Sandstone Fringe meets the Sandstone Ridge" and that "Although this area does not provide as many recreational opportunities as the adjacent Sandstone Ridge it contains a number of public footpaths, including the Longster Trail long distance recreational footpath and part of the Sandstone Trail as it descends off the ridge."

Again, the landscape condition is deemed to be 'generally intact' albeit with some degradation associated with the need to manage overmature hedgerows and characteristic sandstone boundary walls. Pressures for future change for this area have been identified as the expansion of larger villages such as Tarporley and the associated upgrading of roads and the increased footfall recreational routes, namely the Sandstone Trail.

The landscape management Guidelines for this area are not dissimilar to those set out for LCA 9a, such as reinforcement of traditional field pattern and the need for more sensitive management of agricultural land and enhance biodiversity. With regards the wider perception of the area the guidelines state the need to "Conserve the sense of peace and quiet away from the main roads, and conserve the rural character of the lanes."

Cheshire West and Chester Landscape Sensitivity Study (2016)

As previously described, this study takes the conclusions drawn in the Landscape Character Assessment a step further by focussing on the landscape's sensitivity to renewable energy development, namely solar farms. The study identifies the key attributes of the landscape and summarises sensitivity against each, ultimately making a judgement on the level of sensitivity to solar farm proposals categorised by their size i.e., area in ha. This information has been tabulated, and is included below for clarity:

LCT 9 SENSITIVITY OF KEY CHARACTERISTICS TO SOLAR PV DEVELOPMENT	
Sensitivity Attributes	Summary of Sensitivity
Natural & Physical	- The wide open landscape is characterised by a medium to small scale field pattern with frequent human scale landscape features that increases sensitivity of the LCT to the principle of solar PV development; - The flat, uniform topography with simple land cover reduces sensitivity.
Cultural, Heritage & Historic	- There are some significant historic assets where impact on setting and regionally significant historic landscape character makes some parts sensitive; - Recreational use is locally significant with medium sensitivity.
Built Development & Settlement Pattern	- The influence of built development makes some parts less sensitive, for example in the west around Chester, but in other areas there is a perceived naturalness making them more sensitive to modern development; - The mostly small scale, low density, dispersed settlement pattern is highly sensitive to solar PV development that would be out of scale and increase the perception of human influence.
Perceptual & Visual	The sandstone ridge provides a prominent and distinctive skyline with highly sensitive intervisibility and important views.
Qualitative	A common landscape but the pastoral plain is representative of CWaC with pleasant scenic quality and thus sensitive to development that affects the characteristic sense of place.

Figure 5-1

Sensitivity of Key Characteristics to Solar PV Development

LCT 9 SOLAR PV SENSITIVITY ASSESSMENT						
LCA SENSITIVITY		LCT 9 SENSITIVITY				
LCA	Sensitivity	Very Small Solar Farm <1ha [<2.5acres]	Small Solar Farm 1-6ha [2.5-15 acres]	Medium Solar Farm 6-15ha [15-37 acres]	Large Solar Farm 15-25ha [37-63 acres]	Very Large Solar Farm >25ha [>63acres]
9a	M-H	M	M-H	H	H	H
9b	M-H					
9c	M-H					
9d	M					

Figure 5-2

Solar PV Sensitivity Assessment

The resulting analysis is then represented by a series of bullet points that state the following:

- The Cheshire Plain West is particularly sensitive to a medium, large or very large solar farm that would be out of scale with the medium to small scale field pattern, that may involve the removal of traditional agricultural landscape features and that may bring a perception of human influence in a landscape with limited built development and man-made structures and a perceived naturalness;
- A small solar farm may also adversely affect landscape scale by dominating the mostly small scale, low density, dispersed settlement pattern and reducing perceived naturalness;
- The greatest potential for solar PV development within LCT 9 is for a very small solar farm or potentially a solar array at the smaller end of the 'small solar farm' category where boundary features are retained to help screen the development;
- Even a small scale solar PV development could be visually prominent in important, panoramic and long distance views across the plain from neighbouring landscapes, especially when looking down across the plain from the sandstone ridge;
- Any small scale solar PV development should conserve the historic field pattern of hawthorn hedgerows and hedgerow trees, and the regionally important historic landscape comprising medieval field systems and ridge & furrow, in accordance with the landscape management strategy in the 2016 Landscape Strategy;
- Any small scale solar PV development should consider mitigation opportunities to restore the historic field pattern of hawthorn hedgerows and hedgerow trees in accordance with the landscape management strategy in the 2016 Landscape Strategy, and to help screen the development;
- Any small scale solar PV development should avoid creating adverse visual impact to sensitive views, in particular views from higher ground on the sandstone ridge and open views across the plain.

Based on the judgements made in the study it suggests that the landscape character limits the potential for medium or large sized solar farms in this area, notably that proposals would need to be in scale with the landscape, in particular field patterns of hedgerows, trees and other human-scale landscape features. We should however point out that this conclusion has been drawn based on the LCT as a whole and that it would appear these judgements are based at least in part on the 'wide open' character attributed to this LCT; however, as recognised by the landscape character assessment a high proportion of LCT 9, more specifically LCA 9a are quite enclosed by an intact pattern of hedgerows and associated trees, the presence of which, as recognised by the assessment, provides a degree of screening and insulation to proposed development of this nature by reducing the potential for perceived effects. Notwithstanding this, the following section of this appraisal takes these published documents into account when drawing our own conclusions in relation to the sensitivity of the site to the development being proposed and the nature of potential effects.

5.3 Sensitivity of Landscape Receptors

In accordance with GLVIA3 sensitivity of landscape receptors is determined by combining their value with their susceptibility to the type of development proposed.

5.3.1 Value of the Landscape

Determining the value of landscapes starts with consideration of landscape and landscape-related designations. There are no landscape designations covering the site that would be seen as a reflection of inherent value, although there is one public right of way that passes along the eastern boundary, this runs in parallel to the Sandstone Trail long distance route which is likely to be the more heavily used of the local paths. Other than this path and the limited views that exist from this location the Site has limited influence over the surrounding area and standalone is unlikely to be regarded as a key component of the wider landscape, albeit accepting that it forms a component part of the 'undeveloped' countryside with generally intact characteristics. When taking these factors into account the value of the landscape within the site is deemed to be at a 'Community' value as set out in the descriptions within Table 1 of **Appendix A**.

5.3.2 Susceptibility of Landscape Receptors to the Proposed Development

The susceptibility of the receptors is assessed with recognition of both the characteristics of the receiving landscape and the nature of the proposed development (see Table 3 in **Appendix A**). As described above the site falls within an agricultural landscape that is visually quite constrained so has a relatively limited influence on the wider area. When considering the nature of the proposed development against the local context, the landscape is deemed to have a medium susceptibility to change, namely because *"the landscape receptor is moderately susceptible to the proposed Project because the relevant characteristics of the landscape have some ability to accommodate it without transformational adverse effects, taking account of the existing character and quality of the landscape"* (as stated in Table 3 in **Appendix A**).

5.3.3 Sensitivity of Landscape Receptors

When susceptibility is combined with value of the landscape the application site itself is considered to have a medium sensitivity to the proposed development.

5.3.4 Magnitude of Landscape Change

In accordance with GLVIA3 potential changes to the individual landscape receptors have been assessed in relation to (see also Tables 5, 6 and 7 in **Appendix A**):

- the size and scale of change;
- the geographical extent of change; and
- the duration and reversibility of change.

5.3.5 Size and Scale of Change for Landscape Receptors

There would be no change in relation to the size or scale of the existing field compartments, with the solar arrays sitting within the existing field pattern and being not significantly taller in height than an established hedgerow. The physical scale and massing of the development would be seen as modest when compared to the type of development typical of the wider context such as large steel clad buildings seen locally for the purposes of commercial and agricultural uses. The proposed development works within the existing field pattern that would be reinforced by additional structural planting that would re-establish boundaries and act as a visual screen. A medium level of change in landscape character is therefore predicted as when referring to Table 5 of Appendix A the proposals would *"not change the overall balance or composition of the landscape; and/or key visual connections to other landscape types may be interrupted intermittently by the proposed Project, but these connections would not be dominated by them."*

5.3.6 Geographical Extent of Change for Landscape Receptors

As described above the proposed development would respect the established field pattern, with enclosure provided by existing mature vegetation to be reinforced by further planting that follows the field boundaries. This would enhance landscape pattern and act as a visual screen. As visibility of the proposals is restricted, the area from which perceived effects on the wider landscape character would also be limited in extent. The site itself also only constitutes a relatively small component of the wider character area, as such the geographical extent is deemed to be small as *"the change will affect a small extent of the landscape receptor under consideration"* when referring to Table 6 of Appendix A.

5.3.7 Duration/Reversibility of Change for Landscape Receptors

The operational life of the development is expected to be 40 years; so whilst temporary, the duration of change is deemed to be long term. It is expected that the proposed development would theoretically be

decommissioned and removed from site at the end of its operational life. The solar arrays would be mounted on minimal leg structures that would be relatively easy to remove once decommissioned as would the fencing and other ancillary structures. The proposed development is therefore reversible, with the landscape able to be returned to its current state. The proposed planting would remain in perpetuity as a landscape enhancement.

5.3.8 Magnitude of Change for Landscape Receptors

Having assessed the size and scale, geographical extent and duration of potential landscape effects it is possible to determine the overall magnitude of landscape change which is predicted to occur (see Figure 3 in **Appendix A**). There are two key factors when considering the magnitude of change associated with the proposed development: the first being the confinement of the proposed development within the established / enhanced landscape pattern, the second being the effect this vegetation has in combination with the landform, that reduces visibility and thus extent of any perceived effects on the landscape are very localised. This means that the type of change associated with the proposed development would not compromise the characteristics of the surrounding landscape with only a slight/medium magnitude of change being predicted.

5.3.9 Appraisal of Landscape Effects

The sensitivity of landscape receptors and the magnitude of effects are considered in combination in order to determine the potential level of effect.

Overall, it is predicted that the effect on landscape receptors as a consequence of the proposed development would be minor on balance of all factors considered above. This reflects the baseline, which is comprised of a landscape that has a well-established landscape pattern that would remain uncompromised by the proposals. Whilst the nature of these effects might initially be considered adverse, the proposed hedgerow and tree planting along with creation of wildflower margins and species rich grassland would also offer a degree of benefit in this regard, not only in relation to the screening of the proposed development but also to reinforce landscape pattern and enhance biodiversity.

5.3.10 Relationship with Policy Context

The policy relevant to this appraisal is outlined in Section 2.0 and, as described, it recognises the importance of maintaining landscape quality and its key characteristics via considerate approaches to design. With Regards Policy 'STRAT 9 – Green Belt and Countryside' the main focus of the wording relates to buildings namely the extension or reuse of existing buildings and their replacement, which is not a consideration of this development. The policy does however support farm diversification provided it is of low impact which we deem this development to be.

The other policy that relates more specifically to solar farm developments is DM52. The suggestion that solar development is best placed on previously developed land is an unusual concept as this land would typically be promoted for industrial, commercial or residential uses. With regards the nature of this development, the intrinsic quality of the agricultural land would remain unaffected, it would only see a change in the type/density of livestock for the duration of the development; with the area able to be returned to its original status in the future.

The third point of Policy DM52 refers directly to the Landscape Sensitivity Study; as previously described the study concludes that the Site falls within a landscape character type with limited potential for medium or large sized solar farms (6 hectares - 25 hectares and above) with the fields accommodating the panels being approximately 20ha (the surface area of the panels alone being approximately 8.5ha). This conclusion is however informed by the wider visual characteristics of the LCT which describes the landscape as 'wide open', the Site

and its context are clearly not part of an 'open landscape' with significant well established hedgerows; this is recognised by the published character assessment for LCA 9b which states that *"The character of the landscape is strongly influenced by the ubiquitous coverage of hedgerows and pasture, their pattern and abundance of individual hedgerow trees"* and that *"A considerable treescape is created by repeated lines of hedgerow trees, predominantly oak, but which is perceived as being denser than it is as a consequence of limited elevation change"* along with *"Many hedgerows are tightly trimmed, but where allowed to grow taller restrict ground level views"* and *"Where middle distance views are available the hedgerow trees in successive field boundaries can appear to coalesce to form a solid mass on the horizon, creating the effect of a well-wooded landscape"*. So while the landscape sensitivity study suggests that there is greatest potential small solar farms (less than six hectares) the combination of recognised landscape characteristics and location / extent of the proposals would mean that they are in fact "in scale with the landscape, in particular field patterns of hedgerows, trees and other human-scale landscape features."

This is backed up by further wording in the policy that stating that this type of development would be supported providing potential impacts on the key characteristics are considered to be acceptable; this being set out within this appraisal which provides a detailed commentary on this and identifies that no significant effects would occur to either the landscape of the site or perception of the wider context. This is principally because the proposed solar farm development would not disrupt the established landscape pattern and furthermore would provide a degree of benefit when taking into account the proposed mitigation scheme that includes the reinforcement of boundary vegetation and the enhancement of landscape quality via improvement of biodiversity. Other considerations include the fact that the access road follows the line of an existing track with other infrastructure such as fencing and ancillary structures being low key and not dissimilar to that seen in conjunction with agricultural land uses.

Effects on historic assets are described elsewhere in the cultural heritage reporting, but as a landscape and visual receptor these have been considered in terms of their value as a landscape asset and importantly where public access is obtainable. The Scheduled Monument at 'Iddenshall Rough' directly to the north of the Site has no public access and would not be the subject of any direct physical effects, while Beeston Castle is accessible it is approximately 3km away from the Site, with notable visual effects being very unlikely, as described in the following section of this appraisal.

In summary the landscape character of both the application site and surrounding landscape has been considered, and as far as possible the scheme has been developed in a way that seeks to protect and enhance the local landscape characteristics by incorporation of buffers to help relive potential effects. In addition, the proposed planting seeks to enhance amenity, biodiversity and landscape pattern, with the reinforcement of field boundaries also restoring some of the historic landscape character. As such this appraisal would consider that the proposed solar farm development is conversant with landscape related policy.

6.0 Potential Visual Effects

The following visual appraisal is based upon desk top review and fieldwork, the latter being undertaken in suitable conditions by an experienced Landscape Architect.

Fifteen representative viewpoints have been selected to demonstrate a range of views available around the site, the locations of these viewpoints are shown on **Drawing IG L-1**. For each of the viewpoints photographs of the existing views have been included (see **Drawings IG L-4 to L-18**). In accordance with the recommendations of GLVIA3 the sensitivity of the potential visual effects has been determined by assessing both the sensitivity of visual receptors and the potential magnitude of visual effect, this information being included in tabular form within Appendix B with a written commentary provided in the following sub sections.

6.1.1 Potential Visibility

The visibility of the proposed development has been determined through a combination of desk top analysis of Ordnance Survey (OS) mapping, a 'Zone of Theoretical Visibility Study' (ZTV), together with field analysis. The ZTV study uses a combination of bare earth³ OS digital terrain data, site survey information and a simple computer model that is based on the proposed development; the data has been combined to create a composite 3D computer model which has allowed the potential visibility of the proposed energy park to be plotted. The ZTV study results are shown on **Drawing IG L-1** which applies colour banding based on the level of visibility (calculated by the subtended vertical angle). The study helped to guide fieldwork which ultimately allowed the theoretical pattern of potential visibility to be understood.

6.1.2 Potential Visual Receptors and Predicted Effects

Visual receptors in the area surrounding the application site have been considered as part of the appraisal, including potential effects of the proposed development on local residents, people using transport routes and people engaged in outdoor recreation.

The key visual receptors identified within the local area are set out in the bullet points below:

- Local residential receptors, particularly people living to the north of the site on High Street (A51) between the junction with the A49 and Clotton (represented by Viewpoints 1 and 2, see **Drawings IG L-4 and 5**), properties to the south of the site on Huxley Lane (represented by Viewpoint 9, see **Drawing IG L-12**) and scattered properties to the west of the Site at Hoofield on Crooked Lane (represented by Viewpoint 10, see **Drawing IG L-13**). Potential distant views from properties to the north, northeast and south of the Site being represented by Viewpoints 11, 12 and 14 respectively (see **Drawings IG L-14, 15 and 17**);
- Local recreational receptors using those walking along the network of nearby Public Rights of Way (PRoWs) including the one that crosses the Application Site (represented by Viewpoints 1, 3 and 4, see **Drawings IG L-4, 6 and 7**), on the Sandstone Trail to the east of the Site (represented by Viewpoints 5 and 6, see **Drawings IG L-8/8M and 9**) and PRoWs to the south of the Site (represented by Viewpoints 7 and 8, see **Drawings IG L-10 and 11**). Other sections of PRoW with potential views include the short section of route that crosses elevated ground to the east at Birch Heath (represented by Viewpoint 13, see **Drawing IG L-16**) and the path that passes through Tiverton Farm to the south represented by Viewpoint 9 (see **Drawing IG L-12**). More distant views from the Sandstone Trail being represented by Viewpoints 11 to the north near Wood Lane and 14 to the south near Beeston Castle (see **Drawings IG L-14 and 17**);
- Visitors to Beeston Castle (Scheduled Monument managed by English Heritage) represented by Viewpoint 15, see **Drawings IG L-18/18M**)
- Road users would be seen as lower sensitivity receptors, but potentially high in number and frequency given the busy nature of the A51, the local road network being much quieter as they principally serve the nearby farms and properties. Viewpoint 1 (see **Drawing IG L-4**) is taken from the site access road rather than the A51 itself but is broadly reflective of views from this

³ 'bare earth' means that any intervening vegetation and existing structures such as buildings are not taken into account when plotting visibility of the proposed development

section of road, as is Viewpoint 2 (see **Drawing IG L-5**). Views from Huxley Lane to the south are generally restricted by roadside vegetation with Viewpoint 9 being a much more open vista. Viewpoint 10 (see **Drawing IG L-13**) which is taken from Crooked Lane to the west of the Site offers one of the more open views over the intermediate landscape with Viewpoints 11 and 12 (see **Drawings IG L-14 and 15**) being from the more distant lanes to the north / northeast of the site that have potential for visibility. Viewpoint 14 is located on a minor local road to the south of the Site at Castlegate Farm near Beeston Castle (see **Drawing IG L-17**).

The sensitivity of the key visual receptors is generally considered to be high in the case of residents as they typically have an elevated value and susceptibility to change, medium in the case of recreational receptors and low for road users, there are some exceptions to this, with views from important recreational receptors (such as visitors to Beeston Castle) also being deemed to have a higher level sensitivity. The nature of potential effects for each of the key receptors listed above is set out under the subheadings below which make reference to the Viewpoint analysis drawings where appropriate.

6.1.3 Residential receptors

The closest residential receptors identified are those living to the north of the site on High Street (A51) between the junction with the A49 and Clotton these being located adjacent to the access track but approximately 800m from the nearest part of the development itself. These views are represented by Viewpoints 1 and 2 (see **Drawings IG L-4 and 5**). Viewpoint 1 is taken from the access track to the Site from Iddenshall Grange rather than being on High Street (A51) itself, it is however indicative of the type of view possible from these dwellings. As shown on the annotated viewpoint photograph, the Site, and any potential development within it would be well screened from this location with intervening hedgerows and wooded areas associated with Iddenshall Rough acting as a screen. A potential glimpse through the gateway at the end of the track has been identified but this is unlikely to constitute a noticeable change to the view. It is a similar scenario from Viewpoint 2, which has been included to represent views from properties to the east of Clotton, namely the care home at Iddenshall Hall; again, there is a significant amount of intervening vegetation that would screen views including that which wraps around the care home itself. Importantly, views from this direction only have potential to see a very small portion of the site which is located beyond Iddenshall Rough (as indicated by the annotated viewpoint photograph) so no visual change to views from this location are predicted. When taking these factors into account the negligible / no visual change results in negligible / no visual effects, irrespective of the high sensitivity of receptors with the only noticeable effects likely to occur during construction with the movement of associated vehicles / plant.

Properties to the south of the site on Huxley Lane are represented by Viewpoint 9 (see **Drawing IG L-12**); this viewpoint is taken from a nearby PRoW with views from Huxley Lane near to the properties being restricted by garden vegetation and hedgerows, as such this view which is taken from the rear of Tiverton Farm represents a more open view than that for the properties themselves. Notwithstanding this, the presence of intervening hedgerows and trees creates a dense layering of vegetation, which coupled with the low-level nature of the development itself mean that any potential glimpses are unlikely to constitute a noticeable change to the view, negligible visual change/effects are therefore a worst-case scenario as it is expected that the proposed development would be entirely screened for most of the properties at this location.

The scattered properties to the west of the Site at Hoofield on Crooked Lane are represented by Viewpoint 10, (see **Drawing IG L-13**); the intervening landscape is very wooded with mature well maintained hedgerows that again restrict intervisibility between the properties and the Site so no visual effects are predicted.

Potential distant views from properties to the north, northeast and south of the Site are represented by Viewpoints 11, 12 and 14 respectively (see **Drawings IG L-8, 9 and 11**); while the Site is again theoretically visible, the characteristics of the intervening landscape include a regular field pattern with hedgerows lined by tall

mature trees; this means that the Site is not only distant but also very well screened, as indicated by the annotated viewpoint photography.

Overall, no significant visual effects have been identified for residential receptors considered as part of this appraisal. Notwithstanding the fact that these receptors are deemed to be of high sensitivity, the limited magnitude of change reduces the residual effect to no greater than negligible.

6.1.4 Recreational receptors

Recreational receptors within the study area are principally those using the nearby PRoWs, including the one that crosses the Application Site itself (represented by Viewpoints 1, 3 and 4, see **Drawings IG L-4, 6 and 7**). This section of route is connected to the wider network of PRoWs to the south of the site but terminates at Iddenshall Grange to the north; as such, it is expected that the Sandstone Trail (described in the following paragraph) is more frequently used due to it having better connectivity and being more clearly way marked.

Views from the PRoW that follows the access track to the Site are represented by Viewpoint 1. As shown on the annotated viewpoint photograph the Site, and any potential development within it, would be well screened from this location; intervening hedgerows and the wooded area associated with Iddenshall Rough acting as a screen. A potential glimpse through the gateway at the end of the track has been identified, but this is unlikely to constitute a noticeable change to the view.

Once within the proposed development area views over the Site are possible, these being represented by Viewpoints 3 and 4. As indicated by the annotated viewpoint photographs the Site is surrounded by hedgerows with the two northerly fields being divided by stock-proof fencing, this internal boundary is to be planted up as a hedgerow as part of the proposed landscape strategy. The proposed development also includes planting along the western side of the PRoW, and would also include a number of standard trees to reflect the wider characteristics of the landscape and form an extension to the existing hedge-lined access track. Establishment of a hedgerow would clearly alter the nature of views from this location but would certainly not be out of character and is deemed to be of benefit to biodiversity with this section of route becoming a more vibrant wildlife corridor. When taking into account the current characteristics of views from this section of PRoW the presence of a new section of hedgerow would be deemed to have a medium magnitude of change, and would provide an effective screen to the proposed development once established. When correlating this with the medium sensitivity of receptors, moderate effects are predicted, the nature of these effects being adverse in the short term (i.e. prior to the proposals being screened) with a transition to neutral / beneficial effects once the hedgerow and trees have established.

The Sandstone Trail runs past the eastern side of the Site, and is represented by Viewpoints 5 and 6 (see **Drawings IG L-8/8M and 9**). This section of route benefits from the existing hedgerow and mature trees that define the eastern boundary of the Site, with additional screening to be provided by proposed tree and hedgerow planting within the Site itself. The annotated viewpoint photography indicates the current context of the view and identifies where there is potential for glimpses into the Site area and therefore of the proposed development. The photomontage prepared for Viewpoint 5 (see **Drawings IG L-8M**) takes this a step further by illustrating how the proposed solar farm would manifest as part of the view; it demonstrates that only a glimpse of the northernmost part of the array and small substation is likely to be visible, with the southerly aspects of the development being well screened; once established the hedgerow trees would emerge and further fragment any potential views of the development. The small scale and extent of these fragmented glimpses are very unlikely to alter the perception or wider visual characteristics of views from this location resulting in no greater than a slight magnitude of change and minor overall effects. It should also be noted that these effects are restricted to a very short section of the Sandstone Trail (i.e., between Viewpoints 5 and 6) so there would be no wider effects experienced by receptors using this long distance route.

For completeness longer distance views from the Sandstone Trail were also considered as part of this appraisal and are represented by Viewpoints 11 to the north near Wood Lane, and 14 to the south near Beeston Castle (see **Drawings IG L-14 and 17**), as indicated by the annotated viewpoint photography the Site and therefore any development within it would be well screened from these locations with no visual effects being predicted.

PRoWs directly to the south of the Site are represented by Viewpoints 7 and 8, see **Drawings IG L-10 and 11**. As indicated by the annotated viewpoint photography there is potential for glimpses into the Site area and therefore of the proposed development; however, these glimpses would be broken up by intervening vegetation, with the low level nature of the solar panels meaning that they would be mostly hidden and unlikely to alter the wider characteristics of the view. It should also be noted that there is a standoff to the southern boundary of the site with retention of an open field serving as a buffer. The magnitude of change for views from this location is therefore expected to be no greater than slight, which coupled with medium sensitivity results in minor overall visual effects. Views from the PRoWs to the south are also restricted to a very short section of the route (i.e. between Viewpoints 7 and 8) so the extent of these effects is very limited.

Other sections of PRoW with potential views include the short section of route that crosses elevated ground to the east at Birch Heath (represented by Viewpoint 13 (see Drawing **Drawing IG L-16**). Views from this location are generally orientated southwards towards Beeston / Peckforton Castle, with the hills they are positioned on being prominent features on the skyline. The Site is due west, and as indicated by the annotated viewpoint photography is located within the low-lying intermediate landscape and mostly screened by intervening vegetation. Given that the proposed development is only likely to constitute a small change to the expansive views possible from this location, and it would not alter the wider characteristics of the view, only a slight / negligible visual change is predicted resulting in adverse but minor/negligible overall effects.

Further to the south, a section of PRoW passes through Tiverton Farm; this being represented by Viewpoint 9 (see **Drawing IG L-12**). At this location the presence of intervening hedgerows and trees creates a dense layering of vegetation, which coupled with the low level nature of the development itself mean that any potential glimpses are unlikely to constitute a noticeable change to the view. As such negligible visual change is predicted at this location, with the proposals being unlikely to cause any noticeable effects.

In summary, visual effects on users of PRoWs and other routes such as footways would be localised, and restricted to those that either cross the application site or pass near to its boundary. The 'moderate' level of visual effect recorded for Viewpoints 3 and 4 is very much influenced by the proximity and extent of development seen within the view, albeit with some benefit in the medium term once proposed hedgerows and trees have become established. The development would have very limited effects on the broader characteristics of the views and have limited / no notable effects for those using the wider network of PRoW.

Visitors to Beeston Castle have been considered as the hill that the remains of the castle are located on offers panoramic views over the surrounding landscape, the sensitivity of these views is deemed to be high to reflect the status of the castle and number of visitors it is likely to attract. On visiting the castle the main focus of these views would appear to be orientated southwards with the main entrance to the castle being on this side, with footpaths and south facing benches being located in an open parkland type setting. From the southern side of the Castle no views towards the Site are possible, with the landscape to the north being beyond the hillside that rises up to the 'inner ward' and surrounding towers. The inner ward is accessed via a bridge which crosses the surrounding ditch; views from the inner ward are expansive, as indicated by Viewpoint 15 (see **Drawing IG L-18**); these views are generally lifted towards the distant ridgeline, with industrial development at Ellesmere port featuring to the northwest. The Site is visible in the distance and within a matrix of well-defined field compartments and woodland blocks which condense and overlap as the eye moves towards the skyline, the woodland and hedgerow giving views a horizontal pattern. Views from this location are that of an agricultural

landscape that is generally well managed with some evidence of modern farming practice represented by large agricultural buildings.

In order to fully appreciate the potential effects of views from this location a photomontage has also been prepared (see **Drawing IG L-18M**) which integrates a detailed rendering of the proposed solar farm within the panoramic viewpoint photograph. As indicated by the photomontage, views of the proposed development would be distant and small scale owing to the expansive nature of views from this location. When focusing on the Site itself; the standoff to the southern boundary, along with retention of copses of vegetation within the Site area serve to break up any apparent massing of the solar panels and soften its edge. From this location the array is likely to appear as a narrow and fragmented horizontal band. When considering potential visual change, the regular intervals of hedgerow and blocks of woodland themselves create a horizontal layering within the view; so given that the proposed solar farm works within the existing landscape pattern it does not break with these characteristics and is very unlikely to appear as incongruous; when taking into account the nature and context of the views relative to the proposals the magnitude of change associated with the proposed development is therefore predicted to be slight during construction (when activity within the site is likely to be more noticeable) and negligible once complete. When correlating this with the high sensitivity of receptors, visual effects are predicted to be minor as a worst case.

6.1.5 Road users

Road users are generally considered to be of lower sensitivity, owing to the transient nature of their views and that they would generally be focussed on the road ahead. With regards to the road network within the study area, views are often screened by hedgerows and channelled forwards along the road itself, particularly given the busy nature of the A51.

Viewpoint 1 (see **Drawing IG L-4**) is taken from the site access road rather than the A51 itself but is broadly reflective of views from this section of road, as is Viewpoint 2 (see **Drawing IG L-5**). As indicated by the annotated viewpoint photographs views towards the Site from this direction are restricted by intervening vegetation, notably Iddenshall Rough which is comprised of a raised historic earthwork that is covered by mature woodland. When taking these factors into account the negligible / no visual change would result in negligible / no visual effects.

Views from the south when travelling along Huxley Lane are generally restricted by roadside vegetation, with Viewpoint 9 being a much more open vista than those possible from the road; as such no views of the proposed development are likely. It is a similar scenario for those travelling along Crooked Lane, to the west of the Site. Viewpoint 10 (see **Drawing IG L-13**) is indicative of what would be a glimpsed view from Crooked Lane through a field opening; however, as indicated by the annotated viewpoint photograph, intervening hedgerow, trees and woodland form a screen within the intermediate landscape. As such no visual effects are predicted.

Viewpoints 11 and 12 (see **Drawings IG L-14 and 15**) represent views from some of the more distant lanes to the north / northeast of the Site; however, while the Site is theoretically visible, the characteristics of the landscape which includes a well-defined field pattern with hedgerows lined by tall mature trees mean that the Site is not only distant but also very well screened from these locations, as indicated by the annotated viewpoint photography. As such no visual effects are predicted.

Viewpoint 14 is located on a minor local road to the south of the Site at Castlegate Farm near Beeston Castle (see **Drawing IG L-17**). Again, while the Site is theoretically visible from this location, the intervening landscape which includes a network of hedgerows lined by tall mature trees mean that the Site is very well screened, as indicated by the annotated viewpoint photography. As such no visual effects are predicted

7.0 Conclusions

A landscape and visual impact appraisal has been carried out for the proposed solar farm development at Iddenshall Grange, near Clotton. The appraisal follows the current UK guidance and was carried out by an experienced Landscape Architect. The appraisal is based on a combination of desk study and fieldwork.

The proposed development comprises of arrays of solar panels and ancillary elements such as an energy storage compound, substation, perimeter security fencing and CCTV cameras. The most notable aspect of the development is the arrays of solar panels that would have a minimal foundation, so while the area of the development is relatively large it has a light footprint on the ground and is reversible once its operational life has ceased (expected to be 40 years). In this regard the direct physical effects on the landscape are relatively modest, so the key consideration relates to perception, i.e., how the proposed development alters how the landscape is perceived or its key characteristics.

The appraisal has been informed by analysis of published Landscape Character assessments, namely 'A Landscape Strategy for Cheshire West and Chester Borough' and the 'Cheshire West and Chester Landscape Sensitivity Study (2016)'. The character assessments, coupled with project-specific fieldwork, identify that this is a landscape that is defined by a well-established pattern, with the apparent scale and intimacy of the landscape being strongly influenced by the presence of hedgerows, trees and woodland.

The application site itself is currently farmland, so has been assessed against the function and its current perception as part of the wider landscape. The solar panels which comprise the majority of the development would not exceed 2.5m in height meaning that the development is very low-level; this fact coupled with proposals to establish new hedgerow and tree planting would not only help to limit visual effects but also offer great benefit in terms of landscape value and pattern. Other benefits include the establishment of species rich grassland / wildflower meadow which would enhance biodiversity. Another key aspect of the proposed landscape strategy is the retention of existing valued aspects of the landscape including peripheral hedgerow and trees, woodland copses and the southerly area which includes some small ponds and an area that has been left free of development as a buffer. Overall, the predicted landscape effects are considered to be minor due to the relatively limited and localised changes that are predicted to occur.

This appraisal has identified that the local context includes a range of potential visual receptors of varying sensitivity to the proposed development; with local residents being of highest sensitivity, followed by those partaking in recreational pursuits, specifically walkers on nearby Public Rights of Way and visitors to attractions such as Beeston Castle. Users of the local road are considered to be of low sensitivity owing to their transient nature and likely focus on the road ahead rather than their wider surroundings.

As described in the commentary on 'potential visual effects', impacts upon local residents would be very limited, as the nature of the surrounding landscape means that views of the proposed development from the scattered properties in the locality of the Site would be restricted. This is principally due to the presence of hedgerows, trees and woodland which act together to form a layering of dense vegetation.

The only close proximity views of the proposed development would be possible from PRow, notably the section which passes through the Site itself; however, it is these views that are also those which are likely to see most benefit from the establishment of new hedgerow planting that would make a positive contribution to local landscape character and enhance the landscape value of the Site. These visual effects are localised, and views of the proposed development from the wider landscape would be limited; this is illustrated via the annotated viewpoint photography and photomontages.

Road users are deemed to be the lowest sensitivity, with no notable views of the Site area being identified. The general characteristics of views from the local road network being that they are often channelled by hedgerows and roadside vegetation with infrequent glimpses out to the wider landscape made possible by field openings and gaps in the aforementioned vegetation.

In conclusion the proposed solar farm would result in limited and localised landscape and visual effects. The proposed development also incorporates a landscape strategy that would help to integrate it with the immediate context and result in reinforcement / enhancement of local landscape character, providing a beneficial legacy that would extend beyond the operational life of the development.

APPENDIX A

Criteria and Definitions Used in Assessing Landscape and Visual Effects

Introduction

Landscape and Visual Impact Assessment (LVIA) is a tool used to identify the effects of development on *“landscape as an environmental resource in its own right and on people’s views and visual amenity”* (GLVIA3, paragraph 1.1). GLVIA3⁴ (paragraph 2.22) states that these two elements, although inter-related, should be assessed separately. GLVIA3 is the main source of guidance on LVIA.

Landscape is a definable set of characteristics resulting from the interaction of natural, physical and human factors: it is a resource in its own right. Its assessment is distinct from visual assessment, which considers effects on the views and visual amenity of different groups of people at particular locations. Clear separation of these two topics is recommended in GLVIA3.

As GLVIA3 (paragraph 2.23) states, professional judgement is an important part of the LVIA process: whilst there is scope for objective measurement of landscape and visual changes, much of the assessment must rely on qualitative judgements. It is critical that these judgements are based upon a clear and transparent method so that the reasoning can be followed and examined by others.

Impacts can be defined as the action being taken, whereas effects are the changes result from that action. This method of assessment assesses landscape and visual effects.

Landscape and visual effects can be positive, negative or neutral in nature. Positive effects are those which enhance and/or reinforce the characteristics which are valued. Negative effects are those which remove and/or undermine the characteristics which are valued. Neutral effects are changes which are consistent with the characteristics of the landscape or view

In LVIA's which form part of an EIA, it is necessary for identify significant and non-significant effects. In non-EIA LVIA's, also known as appraisals, the same principles and process as LVIA may be applied but, in so doing, it is not required to establish whether the effects arising are or are not significant given that the exercise is not being undertaken for EIA purposes (see GLVIA3 statement of clarification 1/13 10-06-13, Landscape Institute).

⁴ Landscape Institute and Institute of Environmental Management and Assessment ‘Guidelines for Landscape and Visual Impact Assessment’ (Third Edition, April 2013)

Landscape Effects

Landscape, as defined in the European Landscape Convention, is defined as “*an area, as perceived by people, whose character is the result of the action and interaction of natural and/or human factors*”, (Council of Europe, 2000). Landscape does not apply only to special or designated places, nor is it limited to countryside.

GLVIA3 (paragraph 5.34) recommends that the effect of the development on landscape receptors is assessed. Landscape receptors are the components of the landscape that are likely to be affected by the proposed development, and can include individual elements (such as hedges or buildings), aesthetic and perceptual characteristics (for example sense of naturalness, tranquillity or openness), or, at a larger scale, the character of a defined character area or landscape type. Designated areas (such as National Parks or Areas of Outstanding Natural Beauty (AONBs) are also landscape receptors.

This assessment is being undertaken because the proposed development has the potential to remove or add elements to the landscape, to alter aesthetic or perceptual aspects, and to add or remove characteristics and thus potentially change overall character.

Judging landscape effects requires a methodical assessment of the sensitivity of the landscape receptors to the proposed development and the magnitude of effect which would be experienced by each receptor.

Landscape Sensitivity

Sensitivity of landscape receptors is assessed by combining an assessment of the susceptibility of landscape receptors to the type of change which is proposed with the value attached to the landscape. (GLVIA3, paragraph 5.39).

Value Attached to Landscape Receptors

Landscape receptors may be valued at community, local, national or international level. Existing landscape designations provide the starting point for this assessment, as set out in Table A1 below.

The table sets out the interpretation of landscape designations in terms of the value attached to different landscape receptors. As GLVIA3 (paragraph 5.24) notes, at the local scale of an LVIA study area it may be found that the landscape value of a specific area may be different to that suggested by the formal designation.

Table A1: Interpretation of Landscape Designations

Designation	Description	Value
World Heritage Sites	Unique sites, features or areas identified as being of international importance according to UNESCO criteria. Consideration should be given to their settings especially where these contribute to the special qualities for which the landscape is valued.	International

National Parks, Areas of Outstanding Natural Beauty, National Scenic Areas	Areas of landscape identified as being of national importance for their natural beauty (and in the case of National Parks the opportunities they offer for outdoor recreation). Consideration should be given to their settings especially where these contribute to the special qualities for which the landscape is valued.	National
Registered Parks and Gardens of Special Historic Interest	Gardens and designed landscapes included on the Register of Parks and Gardens of Special Historic Interest as Grade I, II* or II.	National
Local Landscape Designations (such as Special Landscape Areas, Areas of Great Landscape Value and similar) included in local planning documents	Areas of landscape identified as having importance at the local authority level.	Local Authority
Undesignated landscapes of community value	Landscapes which do not have any formal designation but which may possess some/several indicators of value.	Local Authority/Community
Landscapes of low value	Landscapes in poor condition or fundamentally altered by presence of intrusive man-made structures. Landscapes which possess few or no indicators of value.	Low

Where landscapes are not designated and where no other local authority guidance on value is available, an assessment is made by reference to criteria in the Table A2 below. This is based on Table 1 of Landscape Institute Technical Guidance Note 2/21. These factors are not fixed, and should be reviewed on a case by case basis. When assessing landscape value of a site it is important to consider not only the site itself but also its context.

Landscapes may be judged to be of local authority or community value on the basis of one or more of these factors. There may also be occasional circumstances where an undesignated landscape may be judged to be of national value, for example where it has a clear connection with a nationally designated landscape, or is otherwise considered to be of equivalent value to a national designation. Similarly, on occasions there may be areas within designated landscapes that do not meet the designation criteria, or demonstrate the key characteristics/special qualities in a way that is consistent with the rest of the designated area.

An overall assessment is made for each landscape receptor, based on an overview of the above criteria, to determine its value - whether for example it is comparable to a local authority landscape designation or similar, or whether it is of value to local people and communities. For example, an intact landscape in good condition, where scenic quality, tranquillity, and/or conservation interests make a particular contribution to the landscape, or where there are important cultural or historical associations, might be of equivalent value to a local landscape designation. Conversely, a degraded landscape in poor condition, with no particular scenic qualities or natural or cultural heritage interest is likely to be considered of limited landscape value.

Table A2: Factors Considered in Assessing the Value of Non-Designated Landscapes

Factor	Definition (with Examples for Clarification)
Natural Heritage	Landscape with clear evidence of ecological, geological, geomorphological or physiographic interest. Presence of wildlife and habitats that contribute to the sense of place. Landscape which contains valued natural capital assets that contribute to ecosystem services.
Cultural Heritage	Landscape with clear evidence of archaeological, historical or cultural interest. Landscape which contributes to the significance of heritage assets. Landscape which offers a dimension of time depth.
Landscape Condition	Landscape which is in a good physical state both with regard to individual elements and overall landscape structure. Absence of detracting/incongruous features.
Associations	Landscape which is connected with notable people, events and the arts.
Distinctiveness	Landscape that has a strong sense of identity or place. Presence of distinctive features that are characteristic of a place, or presence of rare/unusual features that confer a strong sense of place. Includes landscape that makes an important contribution to the character or identity of a settlement.
Recreational	Landscape offering recreational opportunities where experience of landscape is important. Includes open access areas, common land and rights of way where appreciation of the landscape is an important element of the experience. Landscape that forms part of a view that that is important to the enjoyment of a recreational activity.
Perceptual (Scenic)	Landscape that appeals to the senses, primarily the visual sense. Distinctive features, or distinctive combinations of features. Strong aesthetic qualities. Visual diversity or contrasts. Memorable/distinctive views or landmarks, or landscape that contributes to these.
Perceptual (Wildness and Tranquillity)	Landscape with a strong perceptual value notably remoteness, wildness, tranquillity and/or dark skies.
Functional	Landscape which performs a clearly identifiable and valuable function, particularly in the healthy functioning of the landscape. Natural hydrological systems, important parts of the green infrastructure network, pollinator rich habitats. Landscapes that have strong physical or functional links with an adjacent national landscape designation, or are important to the appreciation of the designated landscape and its special qualities.

Susceptibility of Landscape Receptors to Change

As set out in GLVIA3, susceptibility refers to the ability of the landscape receptor to “*accommodate the proposed development without undue adverse consequences for the baseline situation and/or the achievement of landscape planning policies and strategies*”. Judgement of susceptibility is particular to the specific characteristics of the proposed development and the ability of a particular landscape or feature to accommodate the type of change proposed, and makes reference to the criteria set out in Table A3 below. Aspects of the character of the

landscape that may be affected by a particular type of development include landform, skylines, land cover, enclosure, human influences including settlement pattern and aesthetic and perceptual aspects such as the scale of the landscape, its form, line, texture, pattern and grain, complexity, and its sense of movement, remoteness, wildness or tranquillity.

For example, an urban landscape which contains a number of industrial buildings may have a low susceptibility to buildings of a similar scale and character. Conversely a rural landscape containing only remote farmsteads is likely to have a high susceptibility to large scale built development.

Table A3: Landscape Receptor Susceptibility to Change

Susceptibility	Criteria
High	The landscape receptor is highly susceptible to the proposed development because the key characteristics of the landscape have no or very limited ability to accommodate it without transformational adverse effects, taking account of the existing character and quality of the landscape.
Medium	The landscape receptor is moderately susceptible to the proposed development because the relevant characteristics of the landscape have some ability to accommodate it without transformational adverse effects, taking account of the existing character and quality of the landscape.
Low	The landscape receptor has low susceptibility to the proposed development because the relevant characteristics of the landscape are generally able to accommodate it without transformational adverse effects, taking account of the existing character and quality of the landscape.

Defining Sensitivity

As has been noted above, the sensitivity of landscape receptors is defined in terms of the relationship between value and susceptibility to change as indicated in Figure A1 below. This summarises the general nature of the relationship but it is not formulaic and only indicates general categories of sensitivity. Professional judgement is applied on a case by case basis in determining sensitivity of individual receptors with the diagram only serving as a guide.

Table A4 below summarises the nature of the relationship but it is not formulaic and only indicates general categories of sensitivity. Judgements are made about each landscape receptor, with the table serving as a guide.

Where, taking into account the component judgements about the value and susceptibility of the landscape receptor, sensitivity is judged to lie between levels, an intermediate assessment of high/medium or medium/low is adopted. In a few limited cases a category of less than low (very low) may be used where the landscape is of low value and susceptibility is particularly low.

Figure A1: Levels of Sensitivity defined by Value and Susceptibility of Landscape Receptors

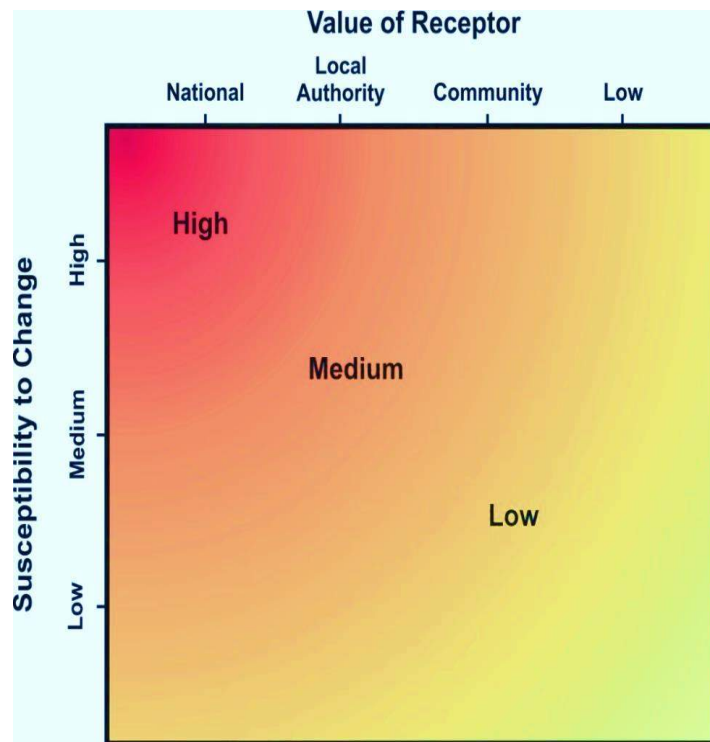


Table A4: Levels of Sensitivity defined by Value and Susceptibility of Landscape Receptors

Sensitivity	Criteria
High	The landscape receptor is of international or national value and is considered to have high susceptibility to the effects of the proposed development OR The landscape receptor is of national value and is considered to have medium susceptibility to the effects of the proposed development.

Sensitivity	Criteria
Medium	The landscape receptor is of international or national value and is considered to have low susceptibility to the effects of the proposed development OR The landscape receptor is of local authority value and is considered to have high susceptibility to the effects of the proposed development OR The landscape receptor is of local authority value and is considered to have medium susceptibility to the effects of the proposed development. OR The landscape receptor is of community value and is considered to have high susceptibility to the effects of the proposed development
Low	The landscape receptor is of local authority value and is considered to have low susceptibility to the effects of the proposed development OR The landscape receptor is of community value and is considered to have medium susceptibility to the effects of the proposed development OR The landscape receptor is of community value and is considered to have low susceptibility to the effects of the proposed development.

Magnitude of Landscape Change

The magnitude of landscape change is established by assessing the size or scale of change, the geographical extent of the area influenced and the duration and potential reversibility of the change.

Size and Scale of Change

The size and/or scale of change in the landscape takes into consideration the following factors:

- the extent/proportion of landscape elements lost or added; and/or
- the degree to which aesthetic/perceptual aspects are altered; and
- whether this is likely to change the key characteristics of the landscape.

The criteria used to assess the size and scale of landscape change are based upon the amount of change that will occur as a result of the proposed development, as described in Table A5 below.

Table A5: Magnitude of Landscape Change: Size/Scale of Change

Category	Description
Large level of landscape change	There would be a large level of change in landscape character, and especially to the key characteristics if, for example, the proposed development: • becomes a dominant feature in the landscape, changing the balance of landscape characteristics; and/or • would dominate important visual connections with other landscape types, where this is a key characteristic of the area.
Medium level of landscape change	There would be a medium level of change in landscape character, and especially to the key characteristics if, for example: • the proposed development would be more prominent but would not change the overall balance or composition of the landscape; and/or • key views to other landscape types may be interrupted intermittently by the proposed development, but these views would not be dominated by them.
Small level of landscape change	There would be a small level of change in landscape character, and especially to the key characteristics if, for example: • there would be no introduction of new elements into the landscape and the proposed development would not significantly change the composition/balance of the landscape.
Negligible/no level of landscape change	There would be a negligible or no level of change in landscape character, and especially to the key characteristics if, for example, the proposed development would be a small element and/or would be a considerable distance from the receptor.

Geographical Extent of Change

The geographical extent of landscape change is assessed by determining the area over which the changes will influence the landscape, as set out in Table A6. For example this could be at the site level, in the immediate setting of the site, or over some or all of the landscape character types or areas affected.

Table A6: Magnitude of Landscape Change: Geographical Extent

Category	Description
Large extent of landscape change	The change will affect all of, or a large proportion of, the landscape receptor under consideration.

Medium extent of landscape change	The change will affect a moderate proportion of the landscape receptor under consideration.
Small extent of landscape change	The change will affect a small extent of the landscape receptor under consideration. A localised change.
Negligible extent of landscape change	The change will affect only a negligible extent of the landscape receptor under consideration.

Duration and Reversibility of Change

The duration of the landscape change is categorised in Table A7 below, which considers whether the change will be permanent and irreversible or temporary and reversible.

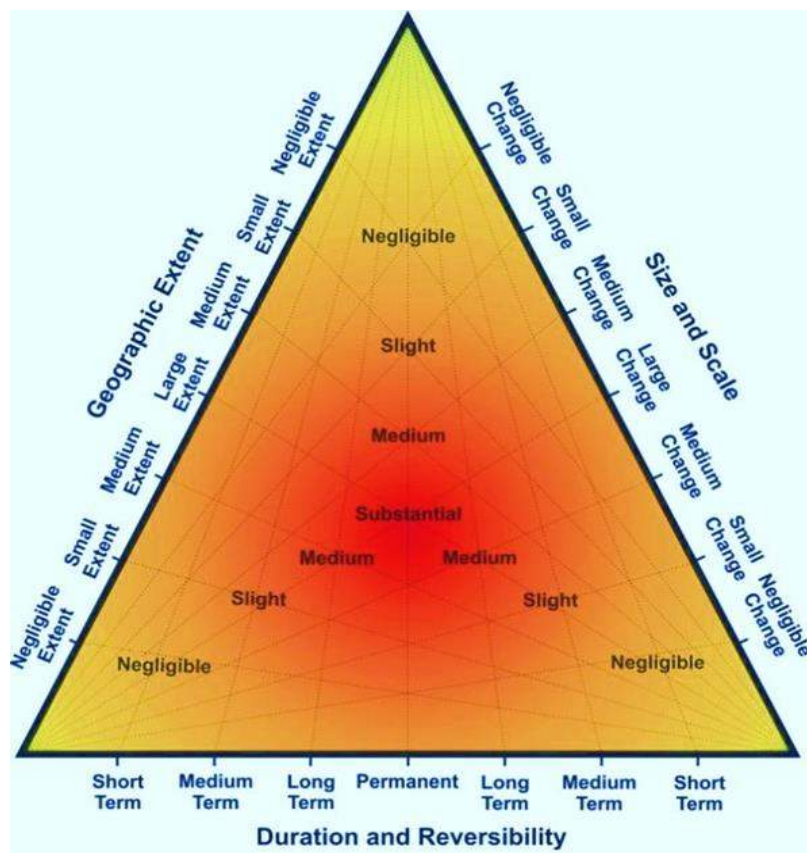
Table A7: Magnitude of Landscape Change: Duration and Reversibility

Category	Description
Permanent/Irreversible	Magnitude of change that will last for 25 years or more is deemed permanent or irreversible.
Long term reversible	Effects that are theoretically reversible but will endure for between 10 and 25 years.
Medium term reversible	Effects that are reversible and/or will last for between 5 and 10 years.
Temporary/Short term reversible	As above that are reversible and will last from 0 to 5 years - includes construction effects.

Deciding on Overall Magnitude of Landscape Change

The relationships between the three factors that contribute to assessment of the magnitude of landscape effects are illustrated graphically, as a guide, in Diagram A2 below. Various combinations are possible and the overall magnitude of each effect is judged on merit rather than by formulaic application of the relationships in the diagram.

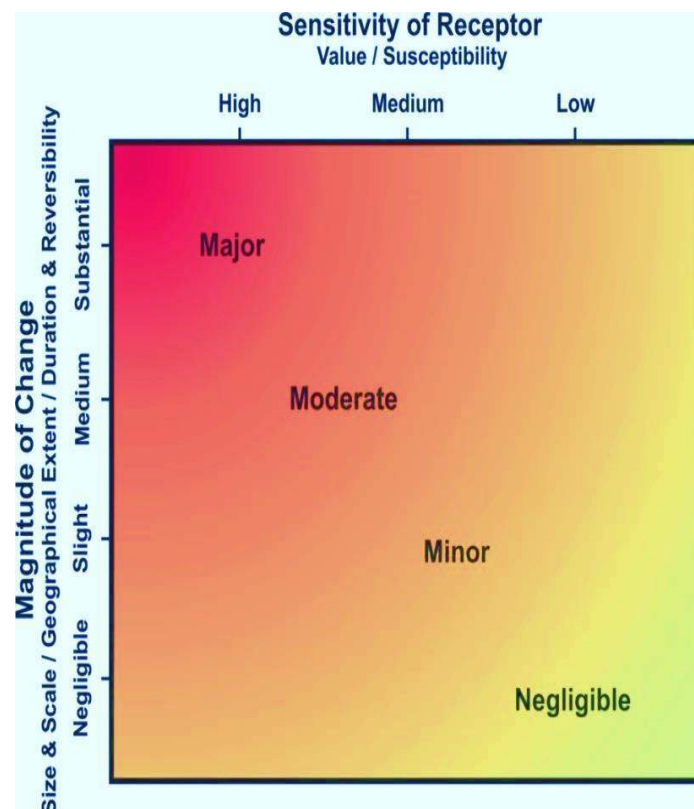
Figure A2: Determining the magnitude of landscape change



Assessment of Landscape Effects

The assessment of overall landscape effects is defined in terms of the relationship between the sensitivity of the landscape receptors and the magnitude of the change. The diagram below (Figure A3) summarises the nature of the relationship but it is not formulaic. Judgements are made about each landscape effect using this diagram as a guide.

Fig A3: Assessment of Landscape Effects



Visual Effects

Visual effects are the effects of change and development on the views available to people and their visual amenity. Visual receptors are the people whose views may be affected by the proposed development. They generally include users of public rights of way or other recreational facilities or attractions; travellers who may pass through the study area because they are visiting, living or working there; residents living in the study area, either as individuals or, more often, as a community; and people at their place of work.

- Communities within settlements (i.e. towns, villages and hamlets);
- Residents of individual properties and clusters of properties;
- People using nationally designated or regionally promoted footpaths, cycle routes and bridleways and others using areas of Open Access Land agreed under the Countryside and Rights of Way Act 2000;
- Users of the local public rights of way (PRoW) network;
- Visitors at publicly accessible sites including, for example, gardens and designed landscapes, historic sites, and other visitor attractions or outdoor recreational facilities where the landscape or seascape is an important part of the experience;
- Users of outdoor sport and recreation facilities;
- Visitors staying at caravan parks or camp sites;
- Road users on recognised scenic or promoted tourist routes;
- Users of other roads;
- Rail passengers;
- People at their place of work.

Judging visual effects requires a methodical assessment of the sensitivity of the visual receptors to the proposed development and the magnitude of effect which would be experienced by each receptor.

Viewpoints are chosen, in discussion with the competent authority and other stakeholders and interested parties, for a variety of reasons but most commonly because they represent views experienced by relevant groups of people.

Visual Sensitivity

Sensitivity of visual receptors is assessed by combining an assessment of the susceptibility of visual receptors to the type of change which is proposed with the value attached to the views. (GLVIA3, paragraph 6.30).

Value Attached to Views

Different levels of value are attached to the views experienced by particular groups of people at particular viewpoints. Assessment of value takes account of a number of factors, including:

- Recognition of the view through some form of planning designation or by its association with particular heritage assets; and
- The popularity of the viewpoint, in part denoted by its appearance in guidebooks, literature or art, or on tourist maps, by information from stakeholders and by the evidence of use including facilities provided for its enjoyment (seating, signage, parking places, etc.); and
- Other evidence of the value attached to views by people including consultation with local planning authorities and professional assessment of the quality of views.

The assessment of the value of views is summarised in Table A9 below. These criteria are provided for guidance only.

Table A9: Factors Considered in assessing the Value Attached to Views

Value	Criteria
High	Views from nationally (and in some cases internationally) known viewpoints, which: • have some form of planning designation; or • are associated with internationally or nationally designated landscapes or important heritage assets; or • are promoted in sources such as maps and tourist literature; or • are linked with important and popular visitor attractions where the view forms a recognised part of the visitor experience; or • have important cultural associations. Also may include views judged by assessors to be of high value.
Medium	Views from viewpoints of some importance at regional or local levels, which: • have some form of local planning designation associated with locally designated landscapes or areas of equivalent landscape quality; or • are promoted in local sources; or • are linked with locally important and popular visitor attractions where the view forms a recognised part of the visitor experience; or • have important local cultural associations. Also may include views judged by the assessors to be of medium value.
Low	Views from viewpoints which, although they may have value to local people: • have no formal planning status; or • are not associated with designated or otherwise high quality landscapes; or • are not linked with popular visitor attractions; or • have no known cultural associations. Also may include views judged by the assessors to be of low value.

Susceptibility of Visual Receptors to Change

The susceptibility of different types of people to changes in views is mainly a function of:

- The occupation or activity of the viewer at a given viewpoint; and
- The extent to which the viewer's attention or interest be focussed on a particular view and the visual amenity experienced at a given view.

The susceptibility of different groups of viewers is assessed with reference to the guidance in Table A10 below. However, as noted in GLVIA3 *"this division is not black and white and in reality there will be a gradation in susceptibility to change"*. Therefore the susceptibility of each group of people affected is considered for each project and assessments are included in the relevant text in the report.

Table A10: Visual Receptor Susceptibility to Change

Susceptibility	Criteria
High	Residents; People engaged in outdoor recreation where their attention is likely to be focused on the landscape and on particular views; Visitors to heritage assets or other attractions where views of the surroundings are an important part of the experience; Communities where views contribute to the landscape setting enjoyed by the residents.
Medium	Travellers on scenic routes where the attention of drivers and passengers is likely to be focused on the landscape and on particular views. People engaged in outdoor sport or recreation, which may involve appreciation of views e.g. users of golf courses.
Low	People engaged in outdoor sport or recreation, which does not involve appreciation of views; People at their place of work whose attention is focused on their work Travellers, where the view is incidental to the journey.

Defining Sensitivity

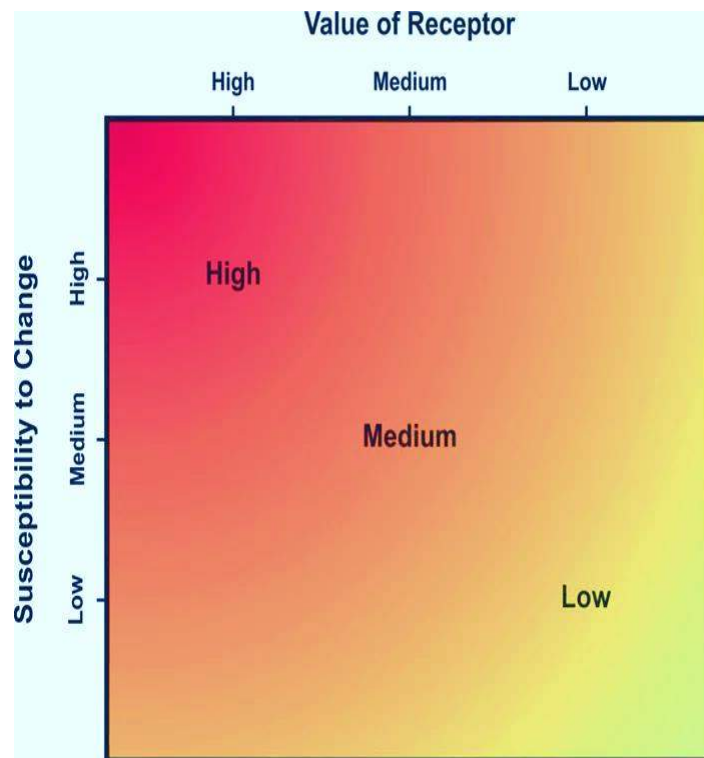
The sensitivity of visual receptors is defined in terms of the relationship between the value of views and the susceptibility of the different receptors to the proposed change. Figure XX below summarises the nature of the relationship; it is not formulaic and only indicates general categories of sensitivity. Judgements are made on merit about each visual receptor, with the table below only serving as a guide. Table A11 sets down the main categories that may occur but again it is not comprehensive and other combinations may occur.

Table A11: Levels of Sensitivity defined by Value and Susceptibility of Visual Receptors

Sensitivity	Criteria
High	The visual receptor group is highly susceptible to changes in views and visual amenity and relevant views are of high value OR The visual receptor group has a medium level of susceptibility to changes in views and visual amenity and relevant views are of high value.

Sensitivity	Criteria
Medium	The visual receptor group is highly susceptible to changes in views and visual amenity and relevant views are of value at the medium level OR The visual receptor group is highly susceptible to changes in views and visual amenity and relevant views are of value at the low level OR The visual receptor group has a medium level of susceptibility to changes in views and visual amenity and relevant views are of value at the medium level OR The visual receptor group has a low level of susceptibility to changes in views and visual amenity and relevant views are of value at the high level.
Low	The visual receptor group has a medium level of susceptibility to changes in views and visual amenity and relevant views are of value at the low level OR The visual receptor group has a low level of susceptibility to changes in views and visual amenity and relevant views are of value at the medium level OR The visual receptor group has a low level of susceptibility to changes in views and visual amenity and relevant views are of value at the low level.

Figure A4 Levels of Sensitivity Defined by Value and Susceptibility of Visual Receptor Groups



Magnitude of Visual Change

The magnitude of visual change is established by assessing the size or scale of change, the geographical extent of the area influenced and the duration and potential reversibility of the change.

Size and Scale of Change

The criteria used to assess the size and scale of visual change at each viewpoint are as follows:

- the scale of the change in the view with respect to the loss or addition of features in the view, changes in its composition, including the proportion of the view occupied by the proposed development and distance of view;
- the degree of contrast or integration of any new features or changes in the landscape with the existing or remaining landscape elements and characteristics in terms of factors such as form, scale and mass, line, height, colour and texture; and
- the nature of the view of the proposed development, for example whether views will be full, partial or glimpses or sequential views while passing through the landscape.

The above criteria are summarised in the Table A12 below.

Table A12: Magnitude of Visual Change: Size/Scale of Change

Category	Criteria
Large visual change	The proposed development will cause a complete or large change in the view, resulting from the loss of important features in or the addition of significant new ones, to the extent that this will substantially alter the composition of the view and the visual amenity it offers.
Medium visual change	The proposed development will cause a clearly noticeable change in the view, resulting from the loss of features or the addition of new ones, to the extent that this will alter to a moderate degree the composition of the view and the visual amenity it offers. Views may be partial/intermittent.
Small visual change	The proposed development will cause a perceptible change in the view, resulting from the loss of features or the addition of new ones, to the extent that this will partially alter the composition of the view and the visual amenity it offers. Views may be partial only.
Negligible visual change	The proposed development will cause a barely perceptible change in the view, resulting from the loss of features or the addition of new ones, to the extent that this will barely alter the composition of the view and the visual amenity it offers. Views may be glimpsed only.
No change	The proposed development will cause no change to the view.

Geographical Extent of Change

The geographical extent of the visual change identified at representative viewpoints is assessed by reference to a combination of the Zone of Theoretical Visibility (ZTV), where this has been prepared, and field work, and consideration of the criteria in Table A13 below. Representative viewpoints are used as 'sample' points to assess the typical change experienced by different groups of visual receptors at different distances and directions from the proposed development. The geographical extent of the visual change is judged for each group of receptors: for example, people using a particular route or public amenity, drawing on the viewpoint assessments, plus information about the distribution of that particular group of people in the Study Area.

The following factors are considered for each representative viewpoint:

- the angle of view in relation to the main activity of the receptor;
- the distance of the viewpoint from the proposed development; and
- the extent of the area over which changes would be visible.

Thus, low levels of change identified at representative viewpoints may be extensive or limited in terms of the geographical area they are apparent from: for example, a view of the proposed development from elevated Access Land may be widely visible from much or all of the accessible area, or may be confined to a small proportion of the area. Similarly, a view from a public footpath may be visible from a single isolated viewpoint, or over a prolonged stretch of the route. Community views may be experienced from a small number of dwellings, or affect numerous residential properties.

Table A13: Magnitude of Visual Change: Geographical Extent of Change

Category	Description
Large extent of visual change	The proposed development is seen by the group of receptors in many locations across the Study Area or from the majority of a linear route and/or by large numbers of viewers; or the effect on the specific view(s) is extensive.
Medium extent of visual change	The proposed development is seen by the group of receptors from a medium number of locations across the Study Area or from a medium part of a linear route and/or by a medium number of viewers; or the effect on the specific view is moderately extensive.
Small extent of visual change	The proposed development is seen by the group of receptors at a small number of locations across the Study Area or from only limited sections of a linear route and/or by a small number of viewers; or the effect on a specific view is small.
Negligible extent of visual change	The proposed development is either not visible in the Study Area or is seen by the receptor group at only one or two locations or from a very limited section of a linear route and/or by only a very small number of receptors; or the effect on the specific view is barely discernible.

Duration and Reversibility of Change

The duration of the visual change at viewpoints is categorised in Table A14 below, which considers whether views will be permanent and irreversible or temporary and reversible.

Table A14: Magnitude of Visual Change: Duration and Reversibility

Category	Description
Permanent/ Irreversible	Change that will last for over 25 years and is deemed irreversible.
Long term reversible	Change that will endure for between 10 and 25 years and is potentially, or theoretically reversible.
Medium term reversible	Change that will last for up to 10 years and is wholly or partially reversible.
Temporary/ Short term reversible	Change that will last from 0 to 5 years and is reversible - includes construction effects.

Deciding on Overall Magnitude of Visual Change

The relationships between the three factors that contribute to assessment of the magnitude of visual effects are illustrated graphically, as a guide, in Figure A5, below. Various combinations are possible and the overall magnitude of each effect is judged on merit rather than by formulaic application of the relationships in the diagram.

Figure A5: Determining the magnitude of visual change

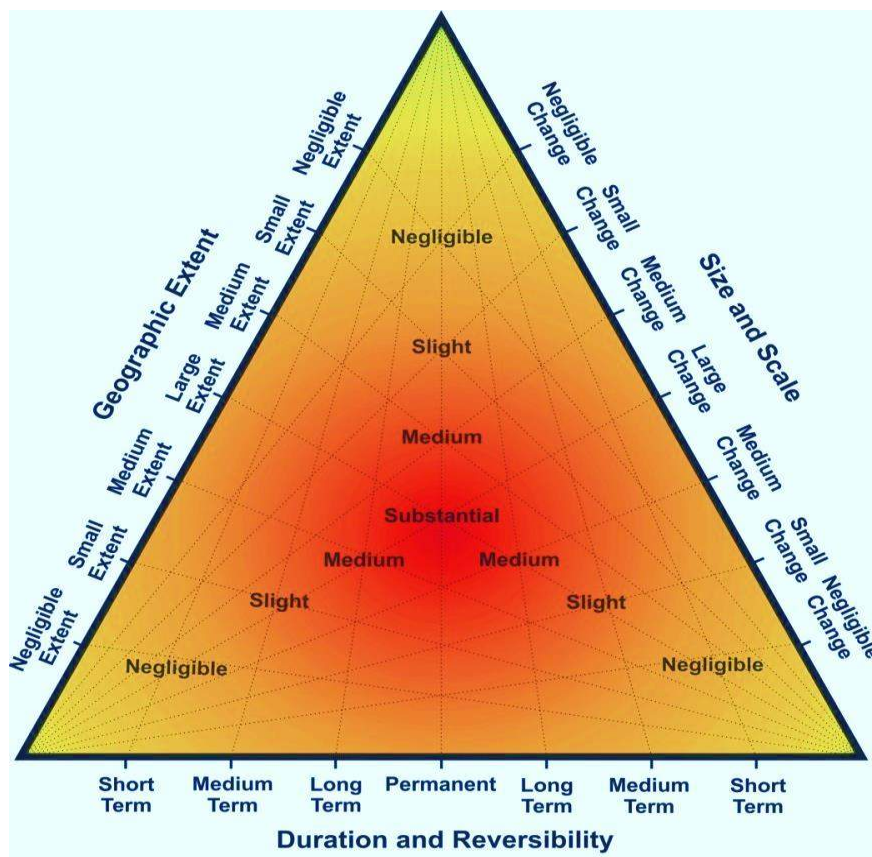
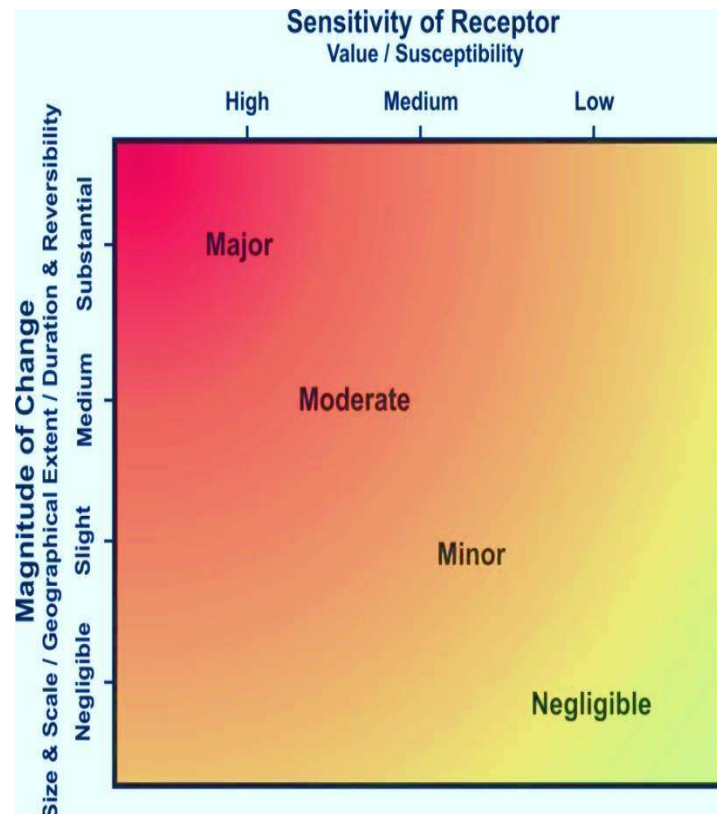


Table A15: Assessment of Magnitude of Visual Change

Assessment of Visual Effects

The assessment of visual effects is defined in terms of the relationship between the sensitivity of the visual receptors (value and susceptibility) and the magnitude of the change. The diagram below (Figure A6) summarises the nature of the relationship but it is not formulaic and only indicates broad levels of effect. Judgements are made about each visual effect using this diagram as a guide.

Figure A6: Assessment of Visual Effects



APPENDIX B

Tabulated Visual Effects

The following tables set out the sensitivity of visual receptors to the proposed development and the magnitude of visual effects that those receptors would experience as a result of the proposed development. These tables should be read in conjunction with section 6.0 of this report, which provides an explanation of the potential visual effects of the development.

Table B1: Analysis of Sensitivity of Viewpoints/Visual Receptors

Viewpoint	Value Attached to View	Potential Receptors	Susceptibility of Receptors	Overall Sensitivity
Viewpoint 1 – Public Right of Way, Iddenshall Grange	High (residents) Medium (Walkers) Low (motorists)	Residents, recreational receptors and Passing Motorists	High (residents) Medium (Walkers) Low (motorists)	High (residents) Medium (walkers) Low (motorists)
Viewpoint 2 – Access to Iddenshall Care Home and Industrial Estate	High (residents) Low (motorists)	Residents and Passing Motorists	High (residents) Low (motorists)	High (residents) Low (motorists)
Viewpoint 3 – Public Right of Way within north-eastern part of the Site	Medium	Recreational i.e. walkers using the PRow	Medium	Medium
Viewpoint 4 – Public Right of Way within south-eastern part of the Site	Medium	Recreational i.e. walkers using the PRow	Medium	Medium
Viewpoint 5 – Sandstone Trail east of the Site	Medium	Recreational i.e. walkers using the PRow	Medium	Medium
Viewpoint 6 – Sandstone Trail southeast of the Site	Medium	Recreational i.e. walkers using the PRow	Medium	Medium
Viewpoint 7 – Public Right of Way to the south of the Site	Medium	Recreational i.e. walkers using the PRow	Medium	Medium
Viewpoint 8 – Public Right of Way to the southwest of the Site	Medium	Recreational i.e. walkers using the PRow	Medium	Medium

Viewpoint 9 - Public Right of Way, Tiverton Farm	High (Residents) Medium (Walkers)	Residents and Recreational i.e. walkers using the PRoW	High (Residents) Medium (Walkers)	High (Residents) Medium (Walkers)
Viewpoint 10 – Crooked Lane, Hoofield	High (Residents) Low (motorists)	Residents and passing motorists	High (Residents) Low (motorists)	High (Residents) Low (motorists)
Viewpoint 11 – Sandstone Trail near Oak Tree Farm	High (Residents) Medium (Walkers) Low (motorists)	Residents and Recreational i.e. walkers using the PRoW and passing motorists	High (Residents) Medium (Walkers) Low (motorists)	High (Residents) Medium (Walkers) Low (motorists)
Viewpoint 12 – Ridge Hill	High (Residents) Low (motorists)	Residents and passing motorists	High (Residents) Low (motorists)	High (Residents) Low (motorists)
Viewpoint 13 – Public Right of Way near Birch Heath	Medium	Recreational i.e. walkers using the PRoW	Medium	Medium
Viewpoint 14 – Castlegate Farm, near Beeston Castle	High (Residents) Medium (Walkers) Low (motorists)	Residents, Recreational i.e. walkers using the PRoW and passing motorists	High (Residents) Medium (Walkers) Low (motorists)	High (Residents) Medium (Walkers) Low (motorists)
Viewpoint 15 – Beeston Castle	High	Visitors to Castle	High	High

Table B2: Analysis of Magnitude of Visual Change

Viewpoint	Size and Scale of Change	Geographical Extent	Duration and Reversibility	Magnitude of change
Viewpoint 1 – Public Right of Way, Iddenshall Grange	Negligible	Negligible	Long Term (40 Years), development Reversible, landscaping permanent.	Negligible / No Change
Viewpoint 2 – Access to Iddenshall Care Home and Industrial Estate	No Change	No Change	Long Term (40 Years), development Reversible, landscaping permanent.	No Change
Viewpoint 3 – Public Right of Way within north-eastern part of the Site	Medium	Medium	Long Term (40 Years), development Reversible, landscaping permanent.	Medium
Viewpoint 4 – Public Right of Way within south-eastern part of the Site	Medium	Medium	Long Term (40 Years), development Reversible, landscaping permanent.	Medium
Viewpoint 5 – Sandstone Trail east of the Site	Small	Small	Long Term (40 Years), development Reversible, landscaping permanent.	Slight
Viewpoint 6 – Sandstone Trail southeast of the Site	Small	Small	Long Term (40 Years), development Reversible, landscaping permanent.	Slight
Viewpoint 7 – Public Right of Way to the south of the Site	Small	Small	Long Term (40 Years), development Reversible, landscaping permanent.	Slight
Viewpoint 8 – Public Right of Way to the southwest of the Site	Small	Small	Long Term (40 Years), development Reversible, landscaping permanent.	Slight

Viewpoint 9 - Public Right of Way, Tiverton Farm	No Change	No Change	Long Term (40 Years), development Reversible, landscaping permanent.	No Change
Viewpoint 10 – Crooked Lane, Hoofield	No Change	No Change	Long Term (40 Years), development Reversible, landscaping permanent.	No Change
Viewpoint 11 – Sandstone Trail near Oak Tree Farm	No Change	No Change	Long Term (40 Years), development Reversible, landscaping permanent.	No Change
Viewpoint 12 – Ridge Hill	No Change	No Change	Long Term (40 Years), development Reversible, landscaping permanent.	No Change
Viewpoint 13 – Public Right of Way near Birch Heath	Small/Negligible	Small/Negligible	Long Term (40 Years), development Reversible, landscaping permanent.	Slight/Negligible
Viewpoint 14 – Castlegate Farm, near Beeston Castle	No Change	No Change	Long Term (40 Years), development Reversible, landscaping permanent.	No Change
Viewpoint 15 – Beeston Castle	Small/Negligible	Small/Negligible	Long Term (40 Years), development Reversible, landscaping permanent.	Slight/Negligible

Table B3: Assessment of Visual Effects

Viewpoint	Sensitivity	Magnitude of Change	Visual Effects	Nature of Effect (Negative, Positive, Neutral)
Viewpoint 1 – Public Right of Way, Iddenshall Grange	High (residents) Medium (walkers) Low (motorists)	Negligible / No Change	Negligible / No Change	Negative / Neutral
Viewpoint 2 – Access to Iddenshall Care Home and Industrial Estate	High (residents) Low (motorists)	No Change	No Change	Neutral
Viewpoint 3 – Public Right of Way within north-eastern part of the Site	Medium	Medium	Moderate	Negative in the short term with some medium to long term positive effects associated with the proposed planting.
Viewpoint 4 – Public Right of Way within south-eastern part of the Site	Medium	Medium	Moderate	Negative in the short term with some medium to long term positive effects associated with the proposed planting.
Viewpoint 5 – Sandstone Trail east of the Site	Medium	Slight	Minor	Negative in the short term with some medium to long term positive effects associated with the proposed planting.
Viewpoint 6 – Sandstone Trail southeast of the Site	Medium	Slight	Minor	Negative in the short term with some medium to long term positive effects associated with the proposed planting.

Viewpoint 7 – Public Right of Way to the south of the Site	Medium	Slight	Minor	Negative in the short term with some medium to long term positive effects associated with the proposed planting.
Viewpoint 8 – Public Right of Way to the southwest of the Site	Medium	Slight	Minor	Negative in the short term with some medium to long term positive effects associated with the proposed planting.
Viewpoint 9 - Public Right of Way, Tiverton Farm	High (Residents) Medium (Walkers)	No Change	No Change	Neutral
Viewpoint 10 – Crooked Lane, Hoofield	High (Residents) Low (motorists)	No Change	No Change	Neutral
Viewpoint 11 – Sandstone Trail near Oak Tree Farm	High (Residents) Medium (Walkers) Low (motorists)	No Change	No Change	Neutral
Viewpoint 12 – Ridge Hill	High (Residents) Low (motorists)	No Change	No Change	Neutral
Viewpoint 13 – Public Right of Way near Birch Heath	Medium	Slight/Negligible	Minor/Negligible	
Viewpoint 14 – Castlegate Farm, near Beeston Castle	High (Residents) Medium (Walkers) Low (motorists)	No Change	No Change	Neutral
Viewpoint 15 – Beeston Castle	High	Slight/Negligible	Minor	Negative

DRAWINGS

IG_LS-1 – Landscape Strategy

IG_L-1 - ZTV & Viewpoint Locations

IG_L-2 - Landscape Character

IG_L-3 - Landscape Designations and Potential Receptors

IG_L-4 - Viewpoint 1

IG_L-5 - Viewpoint 2

IG_L-6 - Viewpoint 3

IG_L-7 - Viewpoint 4

IG_L-8 - Viewpoint 5

IG_L-8M - Viewpoint 5 Photomontage

IG_L-9 - Viewpoint 6

IG_L-10 - Viewpoint 7

IG_L-11 - Viewpoint 8

IG_L-12 - Viewpoint 9

IG_L-13 - Viewpoint 10

IG_L-14 - Viewpoint 11

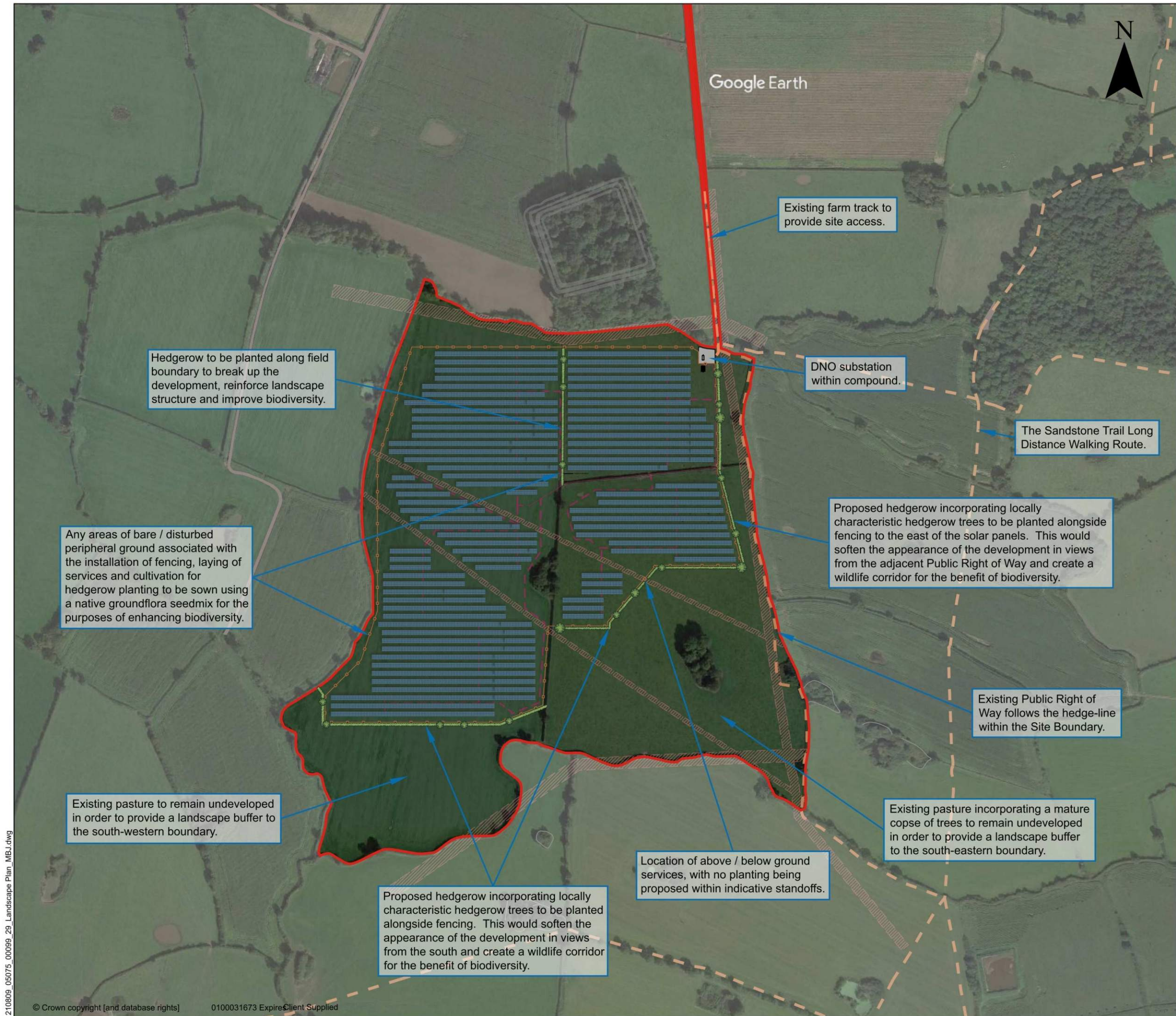
IG_L-15 - Viewpoint 12

IG_L-16 - Viewpoint 13

IG_L-17 - Viewpoint 14

IG_L-18 - Viewpoint 15

IG_L-18M - Viewpoint 15 Photomontage



LEGEND

- SITE BOUNDARY
- EXISTING SERVICES AND STAND-OFF
- EXISTING PUBLIC RIGHT OF WAY
- PROPOSED SOLAR PANELS
- PROPOSED DNO SUBSTATION
- PROPOSED STOCK-PROOF FENCING
- PROPOSED HEDGEROW
- PROPOSED HEDGEROW TREE

Revision	By	Chk'd By	Date	Comments



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Site
IDDENSHALL GRANGE

Project
PROPOSED SOLAR FARM

Drawing Title
LANDSCAPE STRATEGY

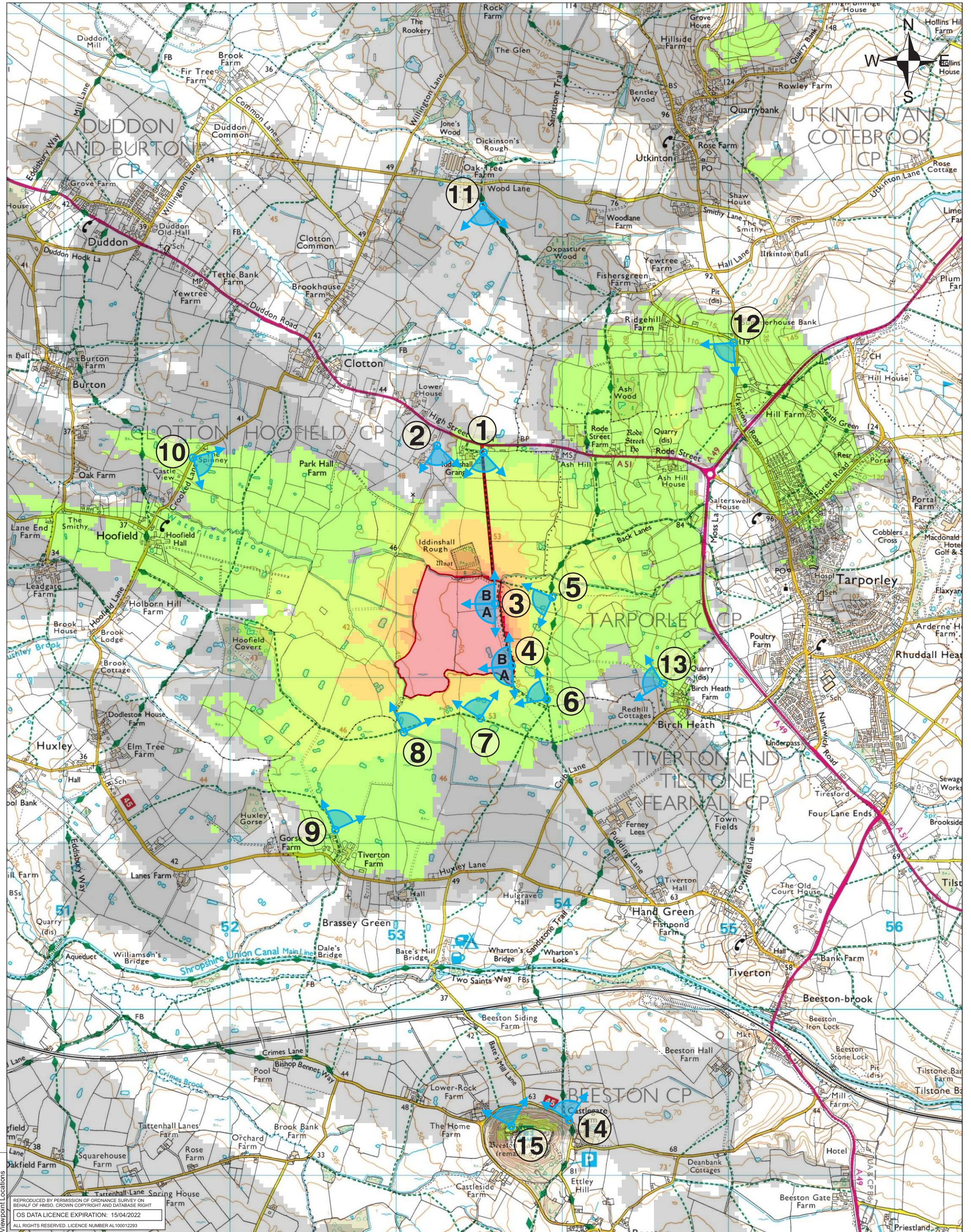
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Date
JULY 2021

Drawing Number
IG LS-1

Revision
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PLANNING



LEGEND

SITE AREA

VIEWPOINT LOCATIONS

Notes:
The Zone of Theoretical Visibility shown is based on the visibility of the proposed development including the peripheral landscape. The study uses Ordnance Survey Profile height data and a 3D block model of the proposed development. In reality large areas of the zone illustrated will be screened by intervening buildings, minor landscape features and vegetation that are not included in the model, as discussed in the supporting text. The grey and green areas are where such screening is most likely to occur.

SUBTENDED VERTICAL ANGLE (VISIBILITY)

SUBTENDED VERTICAL ANGLE OVER 12.8 DEGREES	SUBTENDED VERTICAL ANGLE 0.4 - 0.8 DEGREES
SUBTENDED VERTICAL ANGLE 6.4 - 12.8 DEGREES	SUBTENDED VERTICAL ANGLE 0.2 - 0.4 DEGREES
SUBTENDED VERTICAL ANGLE 3.2 - 6.4 DEGREES	SUBTENDED VERTICAL ANGLE 0.1 - 0.2 DEGREES
SUBTENDED VERTICAL ANGLE 1.6 - 3.2 DEGREES	SUBTENDED VERTICAL ANGLE BELOW - 0.1 DEGREES
SUBTENDED VERTICAL ANGLE 0.8 - 1.6 DEGREES	AREAS WITHOUT VIEWS OF TARGET AREA

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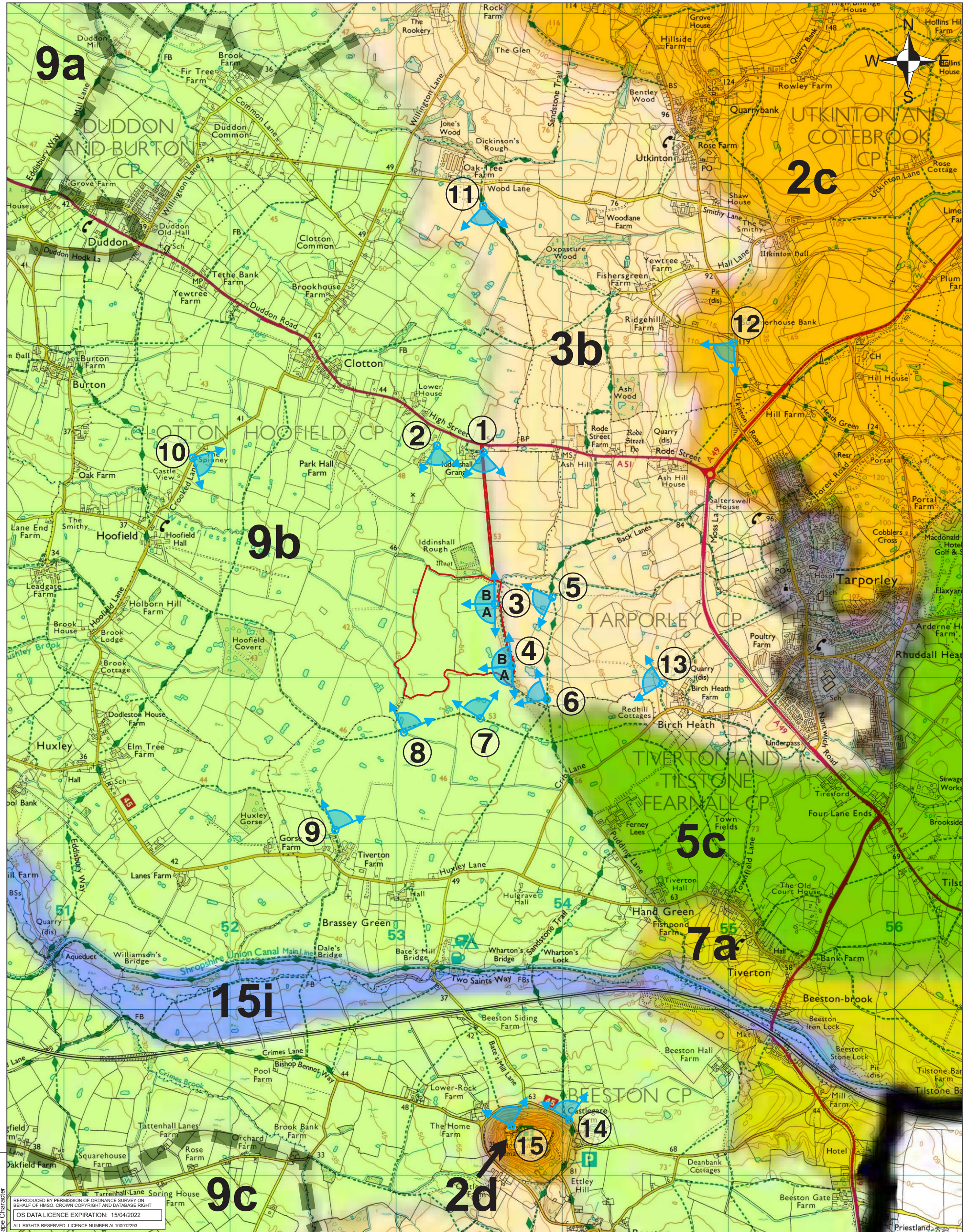
IDDENSHALL GRANGE
PROPOSED SOLAR FARM

ZTV & VIEWPOINT LOCATIONS

IG L-1

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211019 406 05075 00099 IG L1 - ZTV & Viewpoint Locations





SITE AREA



VIEWPOINT LOCATIONS

A LANDSCAPE STRATEGY FOR CHESHIRE WEST AND CHESHIRE BOROUGH

 LCT 9 - CHESHIRE PLAIN WEST	 LCT 15 - RIVER VALLEY
 LCT 3 - SANDSTONE FRINGE	 LCT 5 - UNDULATING ENCLOSED FARMLAND
 LCT 2 - SANDSTONE RIDGE	 LCT 7 - ROLLING FARMLAND



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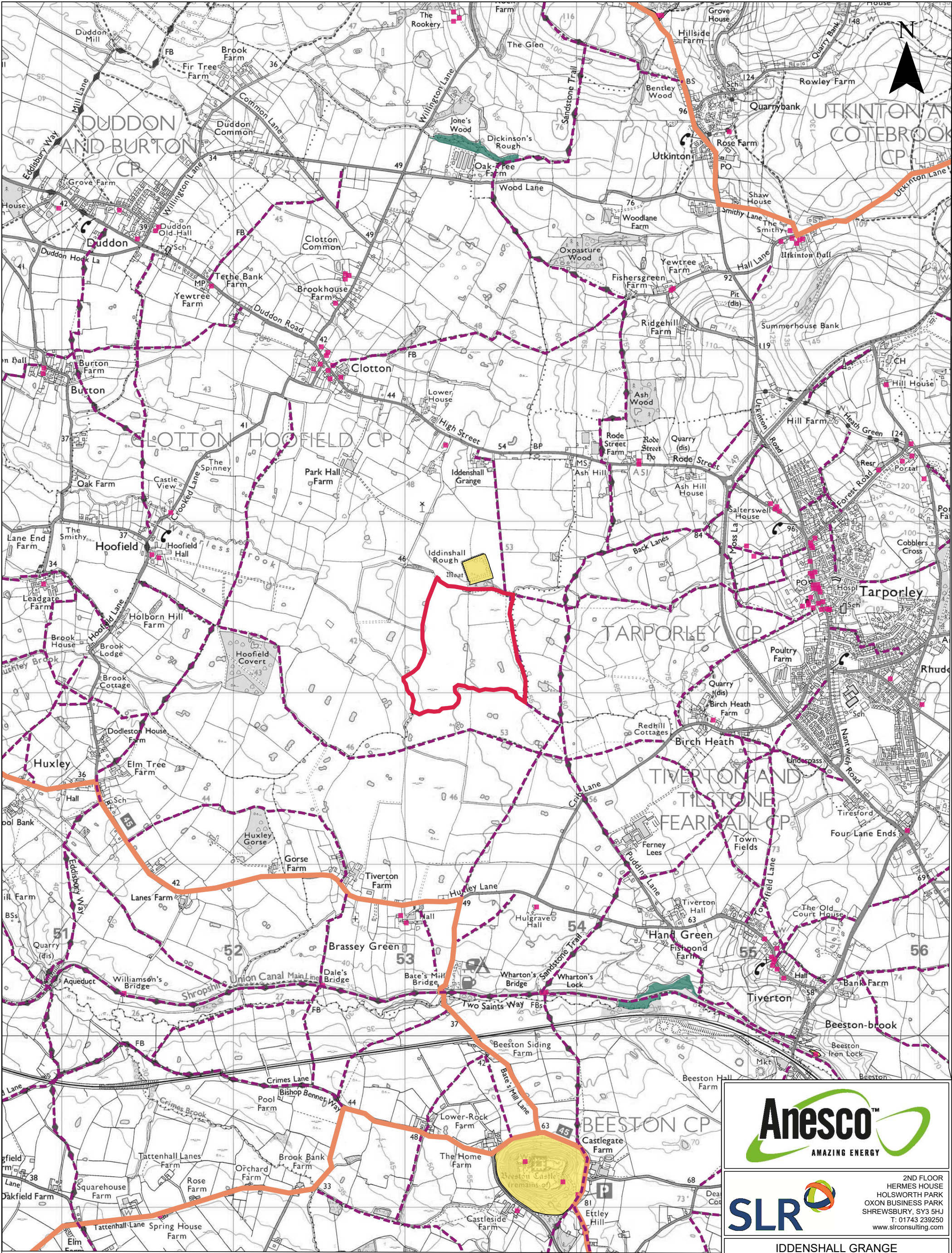
LANDSCAPE CHARACATER

IG L-2

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Date OCT 2021

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LEGEND:

SITE BOUNDARY

SCHEDULED MONUMENTS

LISTED BUILDINGS

ANCIENT WOODLAND

PUBLIC RIGHTS OF WAY

CYCLE ROUTE

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IDDENSHALL GRANGE

PROPOSED SOLAR FARM

LANDSCAPE DESIGNATIONS
AND POTENTIAL RECEPTORS

IG L - 3

Scale
1:20,000 @ A3

Date
JUNE 2021

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