



**POWER
FOR GOOD**

Chapter 6: Landscape and Visual Impact and Residential Amenity

Preliminary Environmental Information Report

Volume 1

Steeple Renewables Project

Land at Sturton le Steeple, Nottinghamshire

6. Landscape and Visual Impact and Residential Amenity

6.1 Introduction

6.1.1 This chapter seeks to determine the preliminary landscape and visual effects of the Proposed Development and whether such effects would be significant or not.

6.1.2 This chapter considers the preliminary effects on:

- Landscape Features;
- Landscape Designations;
- Landscape Character; and
- Visual Amenity.

6.1.3 This chapter is supported by the following figures:-

- Figure 6.1 - Site Location Plan
- Figure 6.2 - Landscape Designations
- Figure 6.3 – Topography
- Figure 6.4 - Landscape Character Areas
- Figure 6.5a – Visual Receptors (5km radius)
- Figure 6.5b – Visual Receptors (2km radius)
- Figure 6.6a Screened Zone of Theoretical Visibility (SZTV) and viewpoint (VP) Locations (10km radius)
- Figure 6.6b SZTV and VP Locations (5km radius)
- Figure 6.6c SZTV and VP Locations (2km radius)
- Figure 6.7 Outline Landscape Mitigation Strategy

6.1.4 This chapter also is supported by the following appendix:

- Appendix 6.1 - Viewpoint Photographs

6.1.5 This assessment has been undertaken by Chartered Landscape Architects at Pegasus Group who are experienced in the assessment of landscape and visual

effects of energy developments and are familiar with the local landscape. **See Appendix 1.4 ‘EIA Statement of Competence’** for details on the lead author.

6.2 Legislation and Planning Policy

6.2.1 Legislation and planning policy of relevance to the landscape and visual PEIR Chapter includes the following.

- National Policy Statement for Energy (EN-1);
- National Policy Statement for Renewable Energy Infrastructure (EN-3);
- National Policy Statement for Electricity Networks Infrastructure (EN-5); and
- Bassetlaw Local Plan 2020-2038

6.2.2 Further detail regarding the landscape and visual matters set out in these documents will be set out in the subsequent ES Chapter.

6.3 Assessment Methodology

6.3.1 It is acknowledged from the outset that, in common with almost all commercial energy development proposals, some landscape and visual effects would occur as a result of the Proposed Development.

6.3.2 A key principle of the European Landscape Convention is that all landscapes matter and should be managed appropriately. It is also acknowledged that landscapes provide the surroundings for people’s daily lives and often contribute positively to the quality of life and economic performance of an area.

6.3.3 It is therefore proposed that an assessment of LVIA will be undertaken, and a landscape and visual chapter will be included as part of the DCO application submission. This chapter provides an assessment of the Proposed Development as far as it is currently understood, based on the parameters set out in Chapter 2. Further detail will however only be able to be provided once the final layout and details of the Proposed Development have been confirmed.

6.3.4 It is proposed that the main objectives of the LVIA will be as follows:

- To identify, evaluate and describe the current landscape character of the Site and its surroundings and also any notable individual or groups of landscape features within the Site;
- To determine the sensitivity of the landscape to the type of development proposed;

- To identify potential visual receptors (i.e. people that would be able to see the Proposed Development) and evaluate their sensitivity to the type of changes proposed;
- To identify and describe any impacts of the Proposed Development in so far as they affect the landscape and/or views of it and evaluate the magnitude of change due to these impacts;
- To identify and assess any cumulative landscape and visual effects;
- To identify and describe mitigation measures that have been adopted to avoid, reduce and compensate for landscape and visual effects; and
- To evaluate the level of residual landscape and visual effects.

6.3.5 This Chapter provides an assessment on these matters as far as practical reflecting the current preliminary stage in the design process.

Published LVIA Guidance

6.3.6 The assessment shall be undertaken in accordance with the principles of best practice, as outlined in published guidance documents, notably the third edition of the Guidelines for Landscape and Visual Assessment (GLVIA3), (Landscape Institute and the Institute for Environmental Management and Assessment, 2013). This has also guided the assessment work in this PEIR Chapter.

6.3.7 The methodology and assessment criteria for the assessment shall be developed in accordance with the principles established in this best practice document. It should be acknowledged that GLVIA3 establishes guidelines, not a specific methodology. The preface to GLVIA3 states:

‘This edition concentrates on principles and processes. It does not provide a detailed or formulaic ‘recipe’ that can be followed in every situation – it remains the responsibility of the professional to ensure that the approach and methodology adopted are appropriate to the task in hand.’

6.3.8 The approach shall therefore be developed specifically for this assessment to ensure that the methodology is fit for purpose.

Distinction between Landscape and Visual Effects

6.3.9 In accordance with the published guidance, landscape and visual effects shall be assessed separately, although the procedure for assessing each of these is closely

linked. A clear distinction has been drawn between landscape and visual effects as described below:

- Landscape effects relate to the effects of the Proposed Development on the physical and perceptual characteristics of the landscape and its resulting character and quality; and
- Visual effects relate to the effects on specific views experienced by visual receptors and on visual amenity more generally.

Assessment Criteria

6.3.10 This section presents the assessment criteria which underpin the judgements set out in this Chapter of the Preliminary Environment Information Report.

6.3.11 The primary source of best practice for LVIA in the UK is *The Guidelines for Landscape and Visual Impact Assessment, 3rd Edition (GLVIA3)* (Landscape Institute and the Institute for Environmental Management and Assessment, 2013). The assessment criteria adopted to inform the assessment of effects has been developed in accordance with the principles established in this best practice document. It should however be acknowledged that GLVIA3 establishes guidelines not a specific methodology. The preface to GLVIA3 states:

‘This edition concentrates on principles and processes. It does not provide a detailed or formulaic ‘recipe’ that can be followed in every situation – it remains the responsibility of the professional to ensure that the approach and methodology adopted are appropriate to the task in hand.’

6.3.12 The criteria set out below have therefore been developed specifically for this assessment to ensure that the methodology is appropriate and fit for purpose.

6.3.13 The purpose of an LVIA when undertaken in the context of an Environmental Impact Assessment (EIA) or Preliminary Environment Information Report is to identify and describe any likely significant landscape and visual effects arising as a result of the proposals.

6.3.14 An LVIA must consider both:

- *effects on the landscape as a resource in its own right (the landscape effects); and*
- *effects on specific views and visual amenity more generally (the visual effects).*

6.3.15 Therefore, separate criteria are set out below for the assessment of landscape and visual effects.

Nature (sensitivity) of landscape features

6.3.16 The nature or sensitivity of an individual landscape feature or element reflects its susceptibility to change and its value. It is therefore a function of factors such as its quality, rarity, contribution to landscape character, degree to which the particular element can be replaced and cultural associations or designations that apply. A particular feature may be more 'sensitive' in one location than in another often as a result of local values associated with the feature or in relation to its function as a key or distinctive characteristic of that local landscape. Therefore it is not possible to simply place different types of landscape features into sensitivity bands. Where individual landscape features are affected, professional judgement is used as far as possible to give an objective evaluation of its sensitivity. Justification is given for this evaluation where necessary.

6.3.17 Both the susceptibility and value of individual landscape features has been described as very high, high, medium, low or very low. These are then combined in order to establish an overall nature or sensitivity of individual landscape features which has also been described as **very high, high, medium, low or very low**.

Nature (sensitivity) of landscape character

6.3.18 Sensitivity of landscape character is also assessed through a consideration of both the susceptibility to a development of the type proposed and the value attached to the landscape. In the case of the potential for effects on landscape character, susceptibility means the ability to accommodate the proposed development without undue consequences for the existing characteristics of the site. What is meant by the value of the landscape in a Landscape and Visual Impact Assessment is the relative value that is attached to the landscape by society as a whole, bearing in mind that different stakeholders may have differing values regarding any given landscape. Paragraphs 5.20 and Box 5.1 of GVLIA set out a range of factors that can contribute to an understanding landscape value. Consideration of whether there are any formal landscape designations covering a landscape is one element of considering the value, but also relevant is the condition of the landscape, its rarity in the local area, the recreational value it provides, and any ecological or heritage importance the landscape may hold. These are considered alongside its perceptual qualities (such as tranquillity) and any associations which may be held with the

- landscape, such as if it has been highlighted in art, music or poetry. Further clarification on how to consider the matter of landscape value is set out in the Landscape Institute Technical Guidance Note (02/21) 'Assessing the Value of Landscapes Outside National Designations'.
- 6.3.19 In this appraisal, the nature or sensitivity of landscape character is considered with reference to published landscape character areas/types and where relevant local landscape units as defined for the purposes of this study. Information regarding the key characteristics of these local character areas/units has been extrapolated from relevant published studies where possible and combined with observations from on-site appraisal with judgments undertaken employing professional judgement.
- 6.3.20 Both the susceptibility and value of landscape character has been described as very high, high, medium, low or very low. These are then combined in order to establish an overall nature or sensitivity of landscape character which has also been described as **very high, high, medium, low or very low**.

Nature (sensitivity) of visual receptors

- 6.3.21 The nature or sensitivity of visual receptor groups reflects their susceptibility to change and the value associated with the specific view in question. Sensitivity varies depending on a number of factors such as the occupation of the viewer, their viewing expectations, duration of view and the angle or direction in which they would see the site. Whilst most views are valued by someone, certain viewpoints are particularly highly valued for either their cultural or historical associations and this can increase the sensitivity of the view. The following criteria are provided for guidance only and are not exclusive:
- **Very Low Sensitivity** – *People engaged in industrial and commercial activities or military activities.*
 - **Low Sensitivity** - *People at their place of work (e.g. offices); shoppers; users of trunk/major roads and passengers on commercial railway lines (except where these form part of a recognised and promoted scenic route).*
 - **Medium Sensitivity** - *Users of public rights of way and minor roads which do not appear to be used primarily for recreational activities or the specific enjoyment of the landscape; recreational activities not specifically focused on the landscape (e.g. football); motel users.*

- **High Sensitivity** – Residents at home; users of long distance or recreational trails and other sign posted walks; users of public rights of way and minor roads which appear to be used for recreational activities or the specific enjoyment of the landscape; users of caravan parks, campsites and ‘destination’ hotels; tourist attractions with opportunities for views of the landscape (but not specifically focused on a particular vista); slow paced recreational activities which derive part of their pleasure from an appreciation of setting (e.g. bowling, golf); allotments.
- **Very High Sensitivity** - People at recognised vantage points (often with interpretation boards), people at tourist attractions with a focus on a specific view, visitors to historic features/estates where the setting is important to an appreciation and understanding of cultural value.

6.3.22 It is important to appreciate that it is the visual receptor (i.e. the person) that has a sensitivity and not a property, public right of way or road. Also, the sensitivity of a receptor group is not influenced by the number of receptors. As an example, although many people may use a motorway, this does not increase the sensitivity of each receptor using it. Likewise, a residential property may only have one person living in it but this does not reduce the sensitivity of that one receptor. Whilst the number of receptors affected at any given location may be a planning consideration, for the purposes of this assessment it does not alter the sensitivity of the receptor group.

6.3.23 Where judgements are made about the sensitivity of assessment viewpoints, the sensitivity rating provided is an evaluation of the sensitivity of the receptor group represented by the viewpoint and not a reflection of the number of people who may experience the view.

6.3.24 For some developments (e.g. wind energy developments) it important not to confuse the concept of visual sensitivity with the perception of the development. For example, it is recognised that some people consider wind turbines to be unattractive, but others enjoy the sight of them.

Nature (magnitude) of effects – General note

6.3.25 The following discussion sets out the approach adopted in this LVIA in relation to a specific issue arising in GLVIA3 which requires a brief explanation.

- 6.3.26 Prior to the publication of GLVIA3, LVIA practice had evolved over time in tandem with most other environmental disciplines to consider the level of effect (relative significance) principally as a function of two factors, namely: sensitivity of the receptor and magnitude of the effect (the term ‘magnitude’ being a word most commonly used in LVIA and most other environmental disciplines to describe the size or scale of an effect).
- 6.3.27 Box 3.1 on page 37 of GLVIA3 references a 2011 publication by IEMA entitled ‘The State of EIA Practice in the UK’ which reiterates the importance of considering not just the scale or size of effect but other factors which combine to define the ‘nature of the effect’ including factors such as the probability of an effect occurring and the duration, reversibility and spatial extent of the effect.
- 6.3.28 The flow diagram on page 39 of GLVIA3 suggests that the magnitude of effect is a function of three factors (the size/scale of the effect, the duration of the effect and the reversibility of the effect).
- 6.3.29 For certain types of development (e.g. residential) the proposed development is permanent and non-reversible. For other types of development (e.g. wind and solar energy) the proposed development is for a time-limited period and would be largely reversible at the end of the scheme’s operational period. Reversibility of a proposed development is a material consideration in the planning balance but does not reduce the scale of the effect (i.e. the ‘magnitude’ in the traditional and commonly understood sense of the word) during the period in which the scheme is operational. In this regard, it would be incorrect to report a lesser magnitude of change to a landscape or view as a result of a time-limited effect or the relative reversibility of the effect.
- 6.3.30 For clarification, the approach taken in this LVIA has been to consider magnitude of effect solely as the scale or size of the effect in the traditional sense of the term ‘magnitude’. Having identified the magnitude of effect as defined above, the LVIA also describes the duration and reversibility of the identified effect, taking these factors into account as appropriate in the consideration of the level (relative significance) of the effect.
- 6.3.31 In the context of the above discussion the following criteria have been adopted to describe the magnitude of effects.

Nature (magnitude) of effects on landscape features

6.3.32 Professional judgement has been used as appropriate to determine the magnitude of direct physical effects on individual existing landscape features using the following criteria as guidance only:

- **Very Low Magnitude of Change** - Negligible loss or alteration to existing landscape features;
- **Low Magnitude of Change** - Minor loss or alteration to part of an existing landscape feature;
- **Medium Magnitude of Change** - Some loss or alteration to part of an existing landscape feature; and
- **High Magnitude of Change** - Major loss or major alteration to an existing landscape feature.
- **Very High Magnitude of Change** - Total loss or alteration to an existing landscape feature.

Nature (magnitude) of effects on landscape character

6.3.33 The magnitude of effect on landscape character is influenced by a number of factors including: the extent to which existing landscape features are lost or altered, the introduction of new features and the resulting alteration to the physical and perceptual characteristics of the landscape. Professional judgement has been used as appropriate to determine the magnitude using the following criteria as guidance only. In doing so, it is recognised that usually the landscape components in the immediate surroundings have a much stronger influence on the sense of landscape character than distant features whilst acknowledging the fact that more distant features can have an influence on landscape character as well.

- **Very Low Magnitude of Change** - Negligible loss or alteration to existing landscape features; no notable introduction of new features into the landscape; and negligible change to the key physical and/or perceptual attributes of the landscape.
- **Low Magnitude of Change** - Minor loss or alteration to existing landscape features; introduction of minor new features into the landscape; or minor alteration to the key physical and/or perceptual attributes of the landscape.

- **Medium Magnitude of Change** - Some notable loss or alteration to existing landscape features; introduction of some notable new features into the landscape; or some notable change to the key physical and/or perceptual attributes of the landscape.
- **High Magnitude of Change** - A major loss or alteration to existing landscape features; introduction of major new features into the landscape; or a major change to the key physical and/or perceptual attributes of the landscape.
- **Very High Magnitude of Change** - Total loss or alteration to existing landscape features; introduction of dominant new features into the landscape; a very major change to the key physical and/or perceptual attributes of the landscape.

Nature (magnitude) of effects on views and visual amenity

- 6.3.34 Visual effects are caused by the introduction of new elements into the views of a landscape or the removal of elements from the existing view.
- 6.3.35 Professional judgement has been used to determine the magnitude of impacts using the following criteria as guidance only:
- **Very Low Magnitude of Change** - Negligible change in views;
 - **Low Magnitude of Change** - Some change in the view that is not prominent but visible to some visual receptors;
 - **Medium Magnitude of Change** - Some change in the view that is clearly notable in the view and forms an easily identifiable component in the view;
 - **High Magnitude of Change** - A major change in the view that is highly prominent and has a strong influence on the overall view.
 - **Very High Magnitude of Change** - A change in the view that has a dominating or overbearing influence on the overall view.
- 6.3.36 Using this set of criteria, determining levels of magnitude is primarily dependent on how prominent the development would be in the landscape, and what may be judged to flow from that prominence or otherwise.
- 6.3.37 For clarification, the use of the term 'prominent' relates to how noticeable the features of the development would be. This is affected by how close the viewpoint

is to the development but not entirely dependent on this factor. Other modifying factors include: the focus of the view, visual screening and the nature and scale of other landscape features within the view. Rather than specifying general bands of distance at which the proposed development would be dominant, prominent or incidental to the view etc. the prominence of the proposed development in each view is described in detail for each viewpoint taking all the relevant variables into consideration.

Type of effect

6.3.38 The assessment identifies effects which may be **beneficial**, **adverse** or **neutral**. Where effects are described as neutral this is where the beneficial effects are deemed to balance the adverse effects.

6.3.39 For some developments (e.g. wind energy or solar developments) it is recognised that some people consider the development to be unattractive, but others enjoy the sight of it. A landscape and visual assessment for these developments therefore assumes that all identified landscape and visual effects are ‘adverse’ unless stated otherwise. This allows decision makers to assess a worst-case scenario.

Duration of effect

6.3.40 For the purposes of this assessment, the temporal nature of each effect is described as follows:

- **Long Term** – over 5 years
- **Medium Term** – between 1 and 5 years
- **Short Term** – under 1 year

Reversibility of effect

6.3.41 The LVIA also considers the reversibility of each identified effect using the following terms:

- **Permanent** – effect is non reversible
- **Non permanent** – effect is reversible

Level of effect

6.3.42 The purpose of an LVIA when produced in the context of an EIA is to identify and describe any significant effects on landscape and visual amenity arising from the proposed development.

- 6.3.43 The Infrastructure Planning (Environmental Impact Assessment) Regulations 2017, as amended do not define a threshold at which an effect may be determined to be significant. In certain other environmental disciplines there are regulatory thresholds or quantitative standards which help to determine the threshold of what constitutes a significant effect. However in LVIA, any judgement about what constitutes a significant effect is ostensibly a subjective opinion expressed as in this case by a competent and appropriately qualified professional assessor.
- 6.3.44 The level (relative significance) of landscape and visual effects is determined by combining judgements regarding the sensitivity of the landscape or view, magnitude of change, duration of effect and the reversibility of the effect. In determining the level of residual effects, mitigation measures are taken into account.
- 6.3.45 The relative level of effect is described as **major, major/moderate, moderate, moderate/minor, minor** or **minor/no effect**. **No effect** may also be recorded as appropriate where the effect is so negligible it is not even noteworthy.
- 6.3.46 Those effects described as major, major/moderate and in some cases moderate may be regarded as **significant** effects.

Residential Visual Amenity Assessment

- 6.3.47 A detailed consideration with regard to the visual amenity of the nearest residential properties to the Proposed Development shall be included within the LVIA. For any residential properties located within 0.5km of the Proposed Development, a separate standalone Residential Visual Amenity Assessment (RVAA) will therefore be prepared as an Appendix to the subsequent ES chapter. The RVAA will be prepared in line with the principles set out in best practice guidance ‘Residential Visual Amenity Assessment (RVAA) -Technical Guidance Note 02/19’, Landscape Institute (2019).
- 6.3.48 Therefore, at this PEIR stage, where no layout proposals are yet confirmed, a separate RVAA is not provided. However, consideration is given to the potential for visual effects on the nearest residential properties from the current development parameters, and these preliminary assessments will help inform the development of the subsequent layout in order to help minimise the potential for effects when the final details of the Proposed Development are confirmed.

Assessment of Cumulative Effects

- 6.3.49 This Chapter provides an initial consideration of cumulative effects of the Proposed Development in combination with other existing, approved or proposed schemes. Chapter 2 sets out a list of cumulative sites which have been considered in **Table 2.9**, which are also illustrated on **Figure 2.3**.
- 6.3.50 The assessment has a focus on proportionality and identifying likely significant effects only. This is in line with the guidance within ‘Nationally Significant Infrastructure Projects: Advice on Cumulative Effects Assessment’.
- 6.3.51 The Applicant will seek to agree an updated list of cumulative developments with the relevant planning authorities before the production of the final assessment that will be included in the ES.

Study Area

- 6.3.52 The assessment of the likely significant effects of the Proposed Development on the landscape and visual resource has taken account of all the attributes of the local landscape and helped in defining the study area. This was informed by a review of published documents including landscape character assessments and field surveys (April and May 2023).
- 6.3.53 Following preliminary desktop research and field work, the study area for the LVIA (used to understand the wider context of the Site’s location) was taken to be 5km from the Site boundary. Any views of the Proposed Development beyond this distance would be negligible and unlikely to give rise to any effects greater than minor. A separate standalone Residential Visual Amenity Assessment (RVAA) will also be prepared as an Appendix to the subsequent ES chapter based on a detailed study area of 0.5km from the Proposed Development.

6.4 Assessment Assumptions and Limitations

- 6.4.1 The baseline landscape resource and visual receptors were identified in part through a desk-based study of published landscape character studies, relevant planning policy guidance, aerial photography and Ordnance Survey mapping. In addition, site visits were conducted between June 2022 and October 2024, with the viewpoint photographs taken in summer 2024. A set of winter photography will also be undertaken in early 2025 for inclusion in the ES Chapter.
- 6.4.2 Access during site visits was restricted to publicly accessible locations and within the land controlled by the Applicant. No access has yet been sought to private

properties, which were assessed from the nearest available publicly accessible vantage point. Therefore, some assumptions have been made regarding views from private properties. These assumptions have been based on professional experience and interpretation of available desktop data as well as land use and vegetation present at the time of the site visits.

6.5 Stakeholder Engagement

6.5.1 The proposed scope of work including the approach to the landscape and visual assessment and preliminary viewpoint selection, were submitted for comments as part of the Applicant’s Environmental Impact Assessment Scoping Report (see **Appendix 1.1 – Steeple Renewables Project Scoping Report**). A summary of the relevant matters raised by the Planning Inspectorate in the Scoping Opinion (see **Appendix 1.2 – Steeple Renewables EIA Scoping Opinion**) is included in **Table 6.1** below.

Table 6.1 – Summary of Landscape and Visual Matters raised by the Planning Inspectorate in the Scoping Opinion

ID	REF	MATTER	PLANNING INSPECTORATE COMMENTS	APPLICANT RESPONSE
3.1.2	Paragraphs 3.6.2 8.6.2	Lighting	The ES should explain the construction and operational lighting strategy and how the lighting design has been developed to minimise light spill and the effect of intermittent lighting on human and ecological receptors. The ES should provide an assessment of lighting effects during construction and decommissioning, including a night-time assessment, or the information required to demonstrate the absence of a likely significant effect (LSE).	The lighting strategy for the construction and operational phases is to be confirmed as part of the final development proposals. For the purpose of this PEIR stage, it is assumed that standard best practice will be implemented to minimise light spill and any potential for effects of lighting on human or ecological receptors such that no significant effects would arise. Further detail regarding this matter will be included in the Environmental Statement.

ID	REF	MATTER	PLANNING INSPECTORATE COMMENTS	APPLICANT RESPONSE
3.1.3	Paragraph 7.4.12 Table 7.1	Study Area - Screened Zone of Theoretical Visibility (SZTV)	The Applicant should demonstrate how their approach to using a SZTV complies with the Landscape Institute's guidance on establishing a ZTV for the LVIA. The Landscape Institute's ZTV approach treats the world as 'bare earth' and does not take account of potential screening by vegetation or buildings.	It is considered that the SZTV plan is an appropriate basis to illustrate the potential visibility of the Proposed Development. The plans have been taken to site and 'ground-truthed' in the field and rather than underestimating any potential visibility, the plans are an overestimation of the extent of likely visibility. This is because that although built form and larger blocks of woodland are included in the SZTV model, hedgerows are not, and these serve to notably limit potential visibility even when allowing for their cycle of cutting across the year.
3.1.4	Paragraph 7.4.20	Photomontages	The Inspectorate considers that 3D photomontages based on current Landscape Institute best practice guidance should be provided with the ES to demonstrate the potential visual impact of the Proposed Development on receptors from chosen viewpoints, and to show this during in Year 1 and	Such photomontages are to be prepared for inclusion with the Environmental Statement when the final development proposals are confirmed. Effort shall be made to agree the locations for the photomontages with relevant consultation bodies.

ID	REF	MATTER	PLANNING INSPECTORATE COMMENTS	APPLICANT RESPONSE
			Year 15 as proposed, in winter and summer periods as required, with and without the Proposed Development. Effort should be made to agree the visual receptors, viewpoint locations and viewpoint heights with relevant consultation bodies.	
3.1.5	Paragraphs 7.6.2 – 7.6.3	Mitigation planting	The ES should clearly present any assumptions made with regards to the height that the proposed mitigation planting would have reached by the assessment years, with reference to relevant guidance to ensure that these are based on accepted growth rates for the plant species concerned, for the purposes of generating photomontages and reaching the assessment conclusions.	Details of the assumed growth rates for mitigation planting shall be set out in the Environmental Statement once the full details of the proposed mitigation planting strategy are known.
3.1.6	n/a	Impacts – cross reference to other aspects	The LVIA should cross refer to other relevant assessments and sensitive receptors such as cultural heritage.	The LVIA in the Environmental Statement shall be cognisant of the findings of the Cultural Heritage Assessment and other relevant ES Chapters.
3.1.7	n/a	Transient receptors	The ES should consider the potential for visual effects on transient receptors such as users of	The LVIA in the Environment Statement shall include an assessment on such

ID	REF	MATTER	PLANNING INSPECTORATE COMMENTS	APPLICANT RESPONSE
			cars, bicycles, buses, or trains.	transient receptors. A preliminary assessment of potential visual effects on these receptors is also set out in this Chapter of the PEIR at Section 6.7.

6.5.2 In addition to the matters set out by the Planning Inspectorate in the Scoping Opinion itself, there were also landscape and visual matters raised by several consultees whose feedback was appended to the Scoping Opinion. These are summarised in **Table 6.2** below:

Table 6.2 – Summary of Landscape and Visual Matters raised by Consultees through the Scoping Process

CONSULTEE	COMMENTS	APPLICANT RESPONSE
Bassetlaw District Council	Cumulative landscape and visual effects with other schemes should be assessed as the project progresses, particularly in regards other NSIP or renewable energy projects.	An updated list of cumulative sites has been used for the preliminary assessment set out in this Chapter of the PEIR. The list will continue to be updated in the lead up to the preparation of the Environmental Statement.
	The visual assessment should take account of the worst case scenario in terms of winter views and effects associated with landscape mitigation at the operational phase (year 1), residual phase with planting having established (typically 15 years) and at the decommissioning phase	The preliminary assessment set out in this Chapter of the PEIR does indeed take account of the potential for winter views, plus effects associated with landscape mitigation at the operational phase (year 1), residual phase with planting having established (typically 15 years) and at the decommissioning phase. The Environmental Statement will also include a photographic record of winter photography to be collected during winter 2024/25.
	The LVIA should ensure that all elements associated with the development are considered and assessed, such as battery storage	The preliminary assessment set out in this Chapter of the PEIR takes account of the battery storage systems and boundary fencing, albeit the assessment is currently based on worst-case parameters, rather than a final detailed layout. The

CONSULTEE	COMMENTS	APPLICANT RESPONSE
	systems and boundary fencing, which may be more visible than the panels due to height and mass	LVIA in the Environment Statement shall provide further detail on these matters once the final development proposals have been confirmed.
Forestry Commission	There is one 1.14ha area of traditional orchard and two areas of lowland mixed deciduous woodland (0.85ha & 2.38ha) within the Site that are all on the Priority Habitat Inventory. The 0.85ha area of woodland is within the area designated as a biodiversity area, however both the traditional orchard and the 2.38ha woodland are within the area designated for panels.	The final layout proposals have not yet been confirmed. However, when they are developed, all important landscape features, including any woodland, will be retained, with appropriate offsets provided to reflect any root protection areas. Further details will be provided in the Environmental Statement.
Lincolnshire County Council	Consideration should be given to the cumulative impacts associated with the development and other NSIP schemes within the locality, in particular Gate Burton Energy Park, West Burton Solar Project, Cottam Solar Project, Tillbridge Solar Project and North Humber to High Marnham, which are currently at pre-application, pre-examination, recommendation and decision stage.	An updated list has cumulative sites has been used for the preliminary assessment set out in this Chapter of the PEIR, which includes these projects. The list will continue to be updated in the lead up to the preparation of the Environmental Statement.
	It is noted that the landscape and visual study area extends into areas within Lincolnshire County Councils administrative	The study area encompasses part of Lincolnshire and the preliminary assessment set out in this Chapter of the PEIR therefore addresses the potential for effects on landscape character and visual receptors in this area. The LVIA in the

CONSULTEE	COMMENTS	APPLICANT RESPONSE
	<p>boundary. Considering the proximity of this boundary to the project scope there is potential for the development to indirectly impact on the wider landscape character and/or setting in Lincolnshire. Particularly in respect of cumulative landscape impacts and impacts on visual amenity</p>	<p>Environment Statement shall provide further detail on these matters once the final development proposals have been confirmed.</p>
<p>Natural England</p>	<p>The ES should fully consider the implications of the whole development proposal. This should include an assessment of all supporting infrastructure... Plans or projects that Natural England are aware of that might need to be considered in the ES: Springwell Solar Farm; North Humber to High Marnham Electricity Transmission; Cottam Solar; West Burton; Great North Road Solar Project; Gate Burton; Tillbridge Solar Farm</p>	<p>An updated list has cumulative sites has been used for the preliminary assessment set out in this Chapter of the PEIR, which includes a number of these projects. The list will continue to be updated in the lead up to the preparation of the Environmental Statement.</p>
	<p>The environmental assessment should refer to the relevant National Character Areas</p>	<p>The preliminary assessment set out in this Chapter of the PEIR does indeed take account of the relevant National Character Areas.</p>
	<p>Natural England recommends use of the methodology set out in Guidelines for Landscape and Visual Impact Assessment 2013 ((3rd edition) produced by the</p>	<p>The preliminary assessment set out in this Chapter of the PEIR does indeed following the principles set out in Guidelines for Landscape and Visual Impact Assessment 2013.</p>

CONSULTEE	COMMENTS	APPLICANT RESPONSE
	<p>Landscape Institute and the Institute of Environmental Assessment and Management</p> <p>The ES should set out the measures to be taken to ensure the development will deliver high standards of design and green infrastructure</p>	<p>The preliminary assessment set out in this Chapter of the PEIR includes a description the emerging landscape and ecological mitigation and enhancement proposals to form part of the Proposed Development. The LVIA in the Environment Statement shall provide further detail on these matters once the final development proposals have been confirmed.</p>
<p>Newark and Sherwood Council</p>	<p>Following a review of the Scoping Report, we note that the applicant intends to consider the potential for cumulative effects and refers to both NSIP projects and planning applications within the ‘host’ planning authority administrative area of Bassetlaw District Council. At this stage, we can see no evidence of the consideration of the potential for cross boundary cumulative effects. Newark and Sherwood District Council are a ‘host’ authority for the One Earth Solar Farm NSIP project, which lies to the north of the district.</p>	<p>An updated list has cumulative sites has been used for the preliminary assessment set out in this Chapter of the PEIR, which includes the One Earth Solar Farm. The list will continue to be updated in the lead up to the preparation of the Environmental Statement.</p>

6.6 Baseline Conditions

Site Context and Landscape Features

- 6.6.1 The Site broadly lies between the settlements of Retford and Gainsborough, occupying multiple agricultural fields within a relatively flat agricultural landscape primarily in arable use. The Site also includes part of the existing West Burton Power

- Station site covering the area around the existing 400kV substation . Small woodland plantations are located within some of the fields. Two settlements or clusters of properties are located beyond the Site boundaries including Sturton le Steeple and Fenton. Individual properties are also located close to the boundaries of the Site and within the wider surrounding area.
- 6.6.2 A network of roads is located both within the Site and adjacent to the boundary. The Sheffield – Lincoln railway line passes through the western section of the Site and the Torksey Branch railway line lies adjacent to the southwestern corner of the Site. The River Trent lies adjacent to the eastern boundary of the Site. The Catchwater Drain is located in the eastern section of the Site close to the Site’s boundary with the eastern side of Sturton le Steeple.
- 6.6.3 A series of Public Rights of Way (PRoW) are located within the Site, including a number of footpaths travelling west from Sturton Le Steeple to the surrounding settlements. A footpath routes northwards from Fenton to Sturton Le Steeple, travelling northwards through the site and a further footpath to the east of this also routes north through the Site. The long-distance path known as the Trent Valley Way travels through the Site from east to west through the southern edge of the settlement of Sturton Le Steeple.
- 6.6.4 There are a number of overhead electricity lines which pass through the Site, the locations of these are shown on **Figure 3.1 Site Constraints Plan**. In the eastern extent of the Site there are four overhead lines which run from West Burton Power Station across the Site in a southeast direction. There is a 132kV overhead line which runs from West Burton Power Station through the eastern extent of the Site which runs adjacent to the eastern boundary for a short distance and then through the Site in a generally southeasterly direction. A 11kV overhead line and a 132kV overhead line runs through the western section of the Site, the 11kV cable passes in a northwest direction from the boundary with Sturton le Steeple towards South Wheatley and the 132kV line passes through the Site in an east to west direction from where the Site borders the railway line.
- Landscape Character**
- 6.6.5 Published Landscape Character Assessments that cover the Site and wider study area have been interrogated and are detailed below.

National Landscape Character

- 6.6.6 The Site lies towards the northern extent of National Character Area (NCA) 48: Trent and Belvoir Vales. The NCA is described as a ‘*gently undulating and low-lying landform in the main, with low ridges dividing shallow, broad river valleys, vales and flood plains*’. Amongst the key characterises of the NCA it notes that ‘*Immense coal-fired power stations in the north exert a visual influence over a wide area, not just because of their structures but also the plumes that rise from them and the pylons and power lines that are linked to them*’.
- 6.6.7 Elsewhere in the detailed 5km study area lie parts of NCA 45 - Northern Lincolnshire Edge with Coversands, NCA 39 - Humberhead Levels and NCA 49 – Sherwood.
- 6.6.8 The NCAs within the detailed 5km study area are illustrated on **Figure 6.4 - Landscape Character Areas**.

Local Landscape Character

- 6.6.9 At a district level, the ‘Landscape Character Assessment – Bassetlaw, Nottinghamshire’ was prepared by Bassetlaw District Council in August 2009. The Character Assessment identifies that the Site lies across both the ‘Mid Notts Farmlands’ and ‘Trent Washlands’ Character Areas.
- 6.6.10 Further to the west of the study area lie parts of the ‘Sherwood’ and the ‘Idle Lowlands’ Character Areas.
- 6.6.11 Across the River Trent to the east of the Site lies West Lindsey, with Character Areas including the ‘Trent Valley’ and the ‘Till Vale’.
- 6.6.12 The local character areas within the detailed 5km study area are also illustrated on **Figure 6.4 -Landscape Character Areas**.

Landscape Character of the Site

- 6.6.13 The landscape character of the Site itself is broadly typical of the two character areas which cover it. The Site can generally speaking be divided into two halves from a character perspective, with the eastern section being more associated with the Trent valley with fewer hedgerows and more dividing drainage ditches and watercourses, and the western half more typical of the Mid-Nottinghamshire farmland with a stronger network of hedgerows and slightly more undulating ground.
- 6.6.14 The electricity infrastructure which passes through the eastern section of the Site is a notable characteristic of that part of the landscape, with the former West Burton

Power Station site, plus the nearby Cottam Power Station site, being prominent elements in the landscape.

Landscape Designations

- 6.6.15 The Site is not covered by any designation at a national, regional or local level that recognises it as having specific landscape importance. In the wider study area, there is an Area of Great Landscape Value in the West Lindsey District, to the east of the Site, which covers an area to the east and south of Gainsborough.
- 6.6.16 Other designations include various small patches of Ancient Woodland, none of which lies close to the Site, and various areas covered by landscape related policies within the Bassetlaw Local Plan, to the west of the Site, including Green Corridors and Green Gaps.
- 6.6.17 Landscape Designations in the detailed 5km study area are illustrated on **Figure 6.2- Landscape Designations**.

Visual Receptors

Extent of Visibility

- 6.6.18 A SZTV plan (**Figure 6.6**) has been produced which illustrates the theoretical extent of where the Proposed Development would be visible from, assuming 100% visibility and includes the screening effect from vegetation and buildings. This has been generated on the assumption that the proposed panels would have a maximum height of 3.6m, and the Substation and Battery Energy Storage System (BESS) area would have a maximum height of 11m. Indicative woodland and building heights are modelled at 15m and 8m respectively.
- 6.6.19 The SZTV illustrates potential visibility of the Proposed Development would be notably restricted to both the east and west, and would extend to up to around 5km to the north and south. However, the screening effect provided by smaller blocks of woodland and hedgerows/hedgerow trees, particularly those within and surrounding the Site, have not been taken into account, and consequently the actual extent of the area from which the Proposed Development is visible is likely to be much smaller.
- 6.6.20 The SZTV is a useful tool used to provide a focus on the area and receptors that are most likely to be affected by a Proposed Development but should always be subject to verification in the field. In this regard, site visits were undertaken to understand the actual likely visibility of the Proposed Development at the Site.

6.6.21 Following desktop research and site visits, it is evident that the core area of actual visibility of the Proposed Development generally extends no more than 1km from the Site in all directions, with the exception of a small number of locations which are slightly more elevated in the landscape. These wider locations are captured amongst the Viewpoints which are provided with this Chapter, as discussed further subsequently.

Residential Receptors

6.6.22 In terms of local settlements, the Site is located to both the east and west of the village of Sturton le Steeple. Other nearby settlements include North Leverton with Habbleshthorpe to the south, North Wheatley and South Wheatley to the north-west and Claborough to the west. The small cluster of properties at Fenton lie between Sturton le Steeple and North Leverton with Habbleshthorpe, close to the Site boundary.

6.6.23 The SZTV illustrates no potential visibility of the Proposed Development from the majority of the settlements in the study area. This includes Claborough, and the larger built-up areas of Retford and Gainsborough. Indeed, the only settlements which the SZTV mapping and subsequent site work has indicated would have any potential for more than negligible views of the Proposed Development are Sturton le Steeple, North Leverton with Habbleshthorpe to the south and South Wheatley to the north-west. These settlements are therefore considered further in the subsequent assessment of effects at Section 6.7.

6.6.24 There are also a number of small clusters of properties, as well as individual properties, throughout the study area. A Residential Visual Amenity Assessment (RVAA) will be undertaken as part of the final Environmental Statement to consider individual properties within 500m of the Proposed Development in detail. At this PEIR stage it is acknowledged that the closest residential properties to the Proposed Development may have the potential for significant visual effects and so these are discussed further in the assessment of effects at Section 6.7. However, it should be noted that the final design of the Proposed Development is not yet confirmed and where possible mitigation through both the design of the layout and new planting proposals will seek to limit the potential for significant effects.

6.6.25 Settlements within the detailed 5km study area are illustrated on **Figure 6.5 – Visual Receptors.**

Users of publicly accessible bridleways and footpaths

- 6.6.26 A series of PRow pass within or close to the Site. These include the Trent Valley Way which passes through the Site as it runs between South Wheatley and Laneham.
- 6.6.27 PRowS within the detailed 5km study area are illustrated on **Figure 6.5 – Visual Receptors.**

Users of the transport network

- 6.6.28 There are several roads which run through the detailed 5km study area. These include the following A Roads: A620; A156; A631; A1500 and the A638.
- 6.6.29 There are also the following B Roads within the study area: B1241; B1403 and the B6044.
- 6.6.30 In addition, there are also a number of minor roads which pass within close proximity of the Site. These include: Leverton Road, which runs between Sturton le Steeple and North Leverton with Hablesthorpe; Station Road/ Wheatley Road, which runs between Sturton le Steeple and South Wheatley; Littleborough Road, which runs between Sturton le Steeple and Littleborough, Three Leys Lane, that runs from Leverton Road to Fenton; and North Street/Common Lane, which runs eastwards from Sturton le Steeple.
- 6.6.31 Roads within the detailed 5km study area are illustrated on **Figure 6.5.**

Assessment Viewpoints

- 6.6.32 The following 26no. viewpoint locations are considered to provide representative views towards the Proposed Development from the surrounding landscape, as illustrated on **Figure 6.6** and presented in **Appendix 6.1.**
- 6.6.33 The subsequent LVIA Chapter of the ES will also include the detailed description of the viewpoints, their baseline views and sensitivity of associated visual receptors. It is however acknowledged that viewpoints are simply snap shots of the view from a small number of the potential locations where the Proposed Development would be visible. The visual assessment also therefore provides a broader discussion of visual effects on a range of visual receptors throughout the study area with reference made to the views represented by the selected viewpoints where applicable to help illustrate the point being made.
- 6.6.34 It is proposed that the subsequent LVIA Chapter of the ES will be accompanied by visualisations of the Proposed Development to illustrate the view from several of the viewpoints in the area surrounding the Site.

6.6.35 The visualisations will be undertaken using Landscape Institute guidance, namely ‘Visual Representation of Development Proposals, Technical Guidance Note 06/19, September 2019’. Visualisations would be produced during two different time periods at both Year 1 and at Year 15 with the benefit of maturing vegetation

6.6.36 **Table 6.3**, set out below, lists the viewpoint locations.

Table 6.3 Viewpoints

Viewpoint no.	Viewpoint description	Approximate Coordinates
1	Springs Lane/Trent Valley Way, west of Sturton le Steeple	478491, 383876
2	Low Holland Lane, east of Sturton le Steeple	479442, 383938
3	Leverton Road, south of Sturton le Steeple	478765, 383615
4	Freeman’s Lane, west of Sturton le Steeple	478374, 384081
5	Gainsborough Road, north of Sturton le Steeple	478509, 384853
6	Footpath Sturton le Steeple FP17	479147, 384548
7	Footpath West Burton FP1	479530, 384969
8	Cross Common Lane/ Restricted Byway Sturton Le Steeple RB32	480121, 384423
9	Upper Ings Lane/ Restricted Byway Sturton le Steeple RB33	481836, 384253
10	Trent Valley Way, Junction of Littleborough Road and Thornhill Lane	481470, 383062
11	Trent Valley Way, Littleborough Road – White Bridge	481988, 382775
12	Thornhill Lane	481318, 382617
13	Trent Valley Way/ Fenton Lane, Fenton	479309, 383032
14	Three Leys Lane – Junction with Leverton Road	478669, 383127
15	Footpath North Leverton with Habbleshthorpe FP24	478295, 382207
16	Junction of Magpie Lane and Northfield Road, North Leverton with Habbleshthorpe	479458, 382257
17	Dog Holes Lane	477954, 382954
18	High House Road/Trent Valley Way	477236, 383574

Viewpoint no.	Viewpoint description	Approximate Coordinates
19	North Leverton with Habblesthorpe FP24, near North Leverton windmill	477487, 382026
20	Trent Valley Way, north of Maumhill Wood	476247, 383632
21	Trent Valley Way, Muspit Lane	475741, 384856
22	South Wheatley, St Helen's Churchyard	476676, 385469
23	Public Footpath, North Wheatley FP1	475982, 387374
24	A620, near Bole Fields	478094, 387137
25	A631, west of Beckingham	476136, 390169
26	Public Footpath, Sturton Le Steeple FP8	481243, 385588

6.7 Assessment of Likely Significant Effects

- 6.7.1 The section describes the likely effects at the construction, operation (including maintenance), and decommissioning stages of the project on the landscape and visual amenity.
- 6.7.2 The assessment of effects firstly assesses the sensitivity of the landscape resource on the visual receptor. An assessment is then made as to the magnitude of change, in terms of its scale and size.
- 6.7.3 The assessment of sensitivity of the receptor and magnitude of change area then combined with the duration of effect and the reversibility of the effect, to assist in determining the relative level of effect on each landscape feature, character area or visual amenity.
- 6.7.4 **Table 6.4**, included at the end of this report, outlines the potential landscape and visual effects based the parameters information currently available regarding the Proposed Development.

Construction Phase

Effects on Landscape Features

- 6.7.5 In terms of ground cover, it is noted that the construction of the Proposed Development would result in notable short term impacts from the construction activity, including the movement of vehicles and plant, temporary compounds and the construction of the Proposed Development itself. However, with regard to the trees, woodland and hedgerows with the Site itself, it is intended that all vegetation

- is retained bar limited removals of hedgerows to facilitate access tracks, and that existing gaps are utilised for access where possible. This therefore would not result in any significant adverse effects on the most sensitive landscape features at the Site.
- 6.7.6 The remainder of the ground cover is currently arable or pastoral farmland, which is a less sensitive landscape feature, with a medium sensitivity. Effects on this farmland during the construction period are likely to be of a high magnitude and major -moderate nature, but as discussed subsequently at paragraph 6.7.16, these effects would reduce once construction is completed and species rich planting is introduced across the majority of the Site.
- 6.7.7 With regard to the topography of the Site, whilst some very local ground levelling may be required in the Substation/BESS area of the Site, the overall level character of the local topography would not be significantly affected. Similarly, none of the wetland features/ditches are predicted to be significantly affected.
- 6.7.8 Effects on ground cover, topography, drainage and water features, vegetation and PRoW will be considered in more detail at the next stage of reporting when the fixed layout for the Proposed Development is available.

Effects on Landscape Character

National Character Area (NCA) 48: Trent and Belvoir Vales

- 6.7.9 It is predicted that at construction stage the proposal would cause some limited, very local adverse effects, but such effects would not be significant given the geographical extent of NCA 48, its characteristics and the temporary nature of the construction phase. Detailed assessment will be provided in the subsequent LVIA Chapter of the ES.

'Mid Notts Farmlands' and 'Trent Washlands' Character Areas

- 6.7.10 The construction phase would cause notable, but temporary and highly localised effects upon the 'Mid Notts Farmlands' and 'Trent Washlands' Character Areas due to the extent and size of the Proposed Development. Such effects are likely to be significant given the duration and nature of the of the construction work. Detailed assessment will be provided in the consequent LVIA Chapter of the ES.

Landscape Character of the Site

- 6.7.11 The construction phase would cause notable, but temporary effects upon the Landscape Character of the Site, due to the extent and size of the Proposed

Development. Such effects are likely to be significant given the duration and nature of the of the construction work. Detailed assessment will be provided in the consequent LVIA Chapter of the ES.

Effects on Visual Receptors

6.7.12 During the construction phase there would be potential for some additional visual effects beyond those identified for the operational phase below. These would be primarily associated with the movement of plant and workforce within the Site.

6.7.13 Further mitigation will be included as part of the final layout proposals, which will include where necessary further offsetting of the Proposed Development from visual receptors and new vegetation planting to help minimise impacts, albeit any such new planting would not yet have matured during the construction period. It is however acknowledged that as a worst-case scenario, there may be the potential for some additional short term significant visual effects on nearby visual receptors during the construction phase. Any such effects will be considered in detail in the ES once the final details of the layout and approach to the construction are confirmed.

Effects on Landscape Designations

6.7.14 During the construction phase there would be potential for some additional visibility from the nearby Landscape Designations beyond that which is identified for the operational phase below. However, as with the operational phase, no significant effects on landscape designations are anticipated.

Operation Phase

Effects on Landscape Features

6.7.15 Once construction is completed there would be no further adverse effects on the landscape features of the Site. Indeed, the Proposed Development is likely to include for notable planting of new trees, woodland and hedgerows, as well as species rich planting across the majority of the Site.

6.7.16 The magnitude of change of these impacts is expected to be medium, resulting in moderate beneficial effects, however this will be considered in more detail at the next stage of reporting when the fixed layout for the Proposed Development is available.

Effects on Landscape Character

National Character Area (NCA) 48: Trent and Belvoir Vales

6.7.17 It is predicted that at once operational the proposal would cause some limited, local adverse effects, but such effects would not be significant given the geographical extent of NCA 48 and its characteristics. Detailed assessment will be provided in the subsequent LVIA Chapter of the ES.

‘Mid Notts Farmlands’ and ‘Trent Washlands’ Character Areas

6.7.18 The operational phase would cause notable, but highly localised effects upon the ‘Mid Notts Farmlands’ and ‘Trent Washlands’ Character Areas due to the extent and size of the Proposed Development. Such effects are likely to be significant. Detailed assessment will be provided in the consequent LVIA Chapter of the ES.

Landscape Character of the Site

6.7.19 The operational phase would cause notable effects upon the Landscape Character of the Site, due to the extent and size of the Proposed Development. Such effects are likely to be significant. Detailed assessment will be provided in the consequent LVIA Chapter of the ES.

Effects on Landscape Designations

West Lindsey District Area of Great Landscape Value

6.7.20 The SZTV plan illustrates the potential for visibility of the Proposed Development from part of the Area of Great Landscape Value (AGLV). However, in reality, any such potential for views would be highly limited, in part due the addition screening effects of additional vegetation in landscape which are not considered in the SZTV mapping.

6.7.21 The closest part of the AGLV to the built form within the Proposed Development would be over 1km, with the majority of the Proposed Development lying several kilometres from the AGLV. This, combined with the relatively low height of the proposed panels, and the substation and BESS area being seen in the immediate context of the former Power Station site, would mean there would be no potential for any greater than a minor effect on either visual amenity or landscape character within the AGLV.

Effects on Visual Receptors

Residential Receptors

Sturton le Steeple

- 6.7.22 The Site is located to both the east and west of the village of Sturton le Steeple. At the outset of the project, it was determined that an appropriate offset would be required from the village, and this is reflected in the manner which the Site boundary has been drawn away from the village. As such, the potential for views of the solar energy element of the Proposed Development from the majority of residential properties within the village is highly limited. Similarly, the Site boundary has also been offset from the village in such a manner that the proposed BESS and substation area would only be visible from a very small number of properties. This area has also been located adjacent to the existing former West Burton Power Station site, such that any views of the proposed BESS and substation area would be seen in the context of the already developed power station site immediately beyond.
- 6.7.23 Several Viewpoints have been provided from Sturton le Steeple, including VPs 1, 3 and 4.
- 6.7.24 Further mitigation will be included as part of the final layout proposals, which will include where necessary further offsetting of the Proposed Development from the village and new vegetation planting to help minimise impacts.
- 6.7.25 It is however acknowledged that as a worst-case scenario, there may be the potential for significant visual effects on a small number of the properties in the village. This would apply to those properties which have clear, open views across part of the Site, which are not blocked by other properties or vegetation. The sensitivity of the residential properties is high and the magnitude of impact as a worst-case could be medium, resulting in major to moderate visual effects. For the majority of properties however the magnitude of impact would be no greater than low, resulting in moderate to minor effects.

North Leverton with Habbleshthorpe

- 6.7.26 North Leverton with Habbleshthorpe is located to the south of the Proposed Development. As with Sturton le Steeple, it was also determined at the outset of the project that an appropriate offset would be required from the village, and this is reflected in the manner which the Site boundary has been drawn away from the village. As such, the potential for views of the solar energy element of the development from the majority of residential properties within the village, which are high sensitivity receptors, is highly limited. The village is also well separated from the proposed BESS and substation area, such that it would be unlikely to be

seen. Viewpoints 15 and 16 illustrate views from North Leverton with Hablesthorpe.

- 6.7.27 Further mitigation will be included as part of the final layout proposals, which will include where necessary further offsetting of the Proposed Development from the village and new vegetation planting to help minimise impacts. However, based on the current parameters, it is already expected that the magnitude of impact would be no greater than low, resulting in moderate to minor effects.

South Wheatley

- 6.7.28 South Wheatley is located to the north-west of the Site. Due to the offset between the village and the Proposed Development, the potential for views of the solar energy element of the Proposed Development is highly limited from the majority of residential properties, which are high sensitivity receptors. The village is also well separated from the proposed BESS and substation area, such that it would be unlikely to be seen. Viewpoint 22 illustrates views from South Wheatley.

- 6.7.29 Further mitigation will be included as part of the final layout proposals, which will include where necessary further offsetting of the Proposed Development from the village and new vegetation planting to help minimise impacts. However, based on the current parameters, it is already expected that the magnitude of impact would be no greater than low, resulting in moderate to minor effects.

Fenton

- 6.7.30 The small cluster of properties at Fenton lie between Sturton le Steeple and North Leverton with Hablesthorpe, close to the Site boundary. At the outset of the project, it was determined that an appropriate offset would be required from the properties, and this is partly reflected in the manner which the Site boundary has been drawn. In addition, since the EIA Scoping exercise was undertaken, the Parameters for the Proposed Development have been revised in the vicinity of the properties, with an area now shown for Biodiversity Mitigation to both the north and south, following any works required for the electrical connection.

- 6.7.31 Further mitigation will be included as part of the final layout proposals, which will include where necessary further offsetting of the Proposed Development from the properties and new vegetation planting to help minimise impacts.

- 6.7.32 It is however acknowledged that as a worst-case scenario, there may be the potential for significant visual effects on a small number of the properties. This

would apply to those properties which have clear, open views across part of the Site, which are not blocked by other properties or vegetation. The sensitivity of the residential properties is high and impacts as a worst-case could be medium, resulting in major to moderate visual effects. For the majority of properties however the magnitude of impact would be no greater than low, resulting in moderate to minor effects.

Individual properties

- 6.7.33 There are also a number of small clusters of properties as well as individual properties throughout the study area, which lie outside of the villages and settlements set out above.
- 6.7.34 Further mitigation will be included as part of the final layout proposals, which will include where necessary further offsetting of the Proposed Development from these properties and new vegetation planting to help minimise impacts.
- 6.7.35 It is however acknowledged that as a worst-case scenario, there may be the potential for significant visual effects on a small number of the properties. This would apply to those properties which have clear, open views across part of the Site, which are not blocked by other properties or vegetation. The sensitivity of the residential properties is high and impacts as a worst-case could be medium or high, resulting in major to moderate, or major visual effects. For the majority of properties however the magnitude of impact would be no greater than low, resulting in moderate to minor effects.
- 6.7.36 A RVAA will be undertaken as part of the final Environmental Statement to consider individual properties within 500m of the Proposed Development. This will be based on the final layout proposals at which point a detailed assessment of the relationship between the Proposed Development and the properties can be provided.

Users of publicly accessible bridleways and footpaths

Trent Valley Way

- 6.7.37 The Trent Valley Way passes through the Site as it runs between South Wheatley and Laneham. Several Viewpoints have been provided from the route, including VPs 1, 10, 11, 13, 18, 20 and 21.
- 6.7.38 At the outset of the project, it was determined that an appropriate offset would be required from the Trent Valley Way and although this is not identified specifically on

- the Parameters Plans (see **Figure 2.1 ‘Construction Phase Parameters Plan’** and **Figure 2.2 ‘Operational Phase Parameter Plan’**), this will be included as part of the final layout proposals.
- 6.7.39 Nonetheless, it is acknowledged that as a worst-case scenario, there may be the potential for significant visual effects on users of a small section of the route. This would apply to those sections which have clear, open views across part of the Site, which are not blocked by existing hedgerows or other vegetation. The sensitivity of recreational users of the route is high and impacts as a worst-case could be medium or high, resulting in major to moderate, or major visual effects. For the majority of the route however the magnitude of impact would be no greater than low, resulting in moderate to minor effects.
- 6.7.40 A series of landscape mitigation and enhancement measures are proposed to be included as part of the Proposed Development, and these would be of particular benefit in reducing the potential for visual effects on users of the Trent Valley Way as it passes through the Site. These include allowing existing hedgerows to grow up and be managed at 3m to screen views of the solar panels, plus the planting of new species rich native hedgerows planted with hedgerow trees adjacent to with no existing vegetation. Further details are summarised in Section 6.8 below and illustrated on the Outline Landscape Strategy Plan at **Figure 6.7**.

Other Public Rights of Way

- 6.7.41 Several Public Rights of Way pass through or close to the Site. Several Viewpoints have been provided from these routes, including VPs 6, 7, 8, 12, 17, 23 and 26. As with the Trent Valley Way, at the outset of the project, it was determined that appropriate offsets would be required from these routes and although this is not identified specifically on the Parameters Plans, this will be included as part of the final layout proposals.
- 6.7.42 Nonetheless, it is acknowledged that as a worst-case scenario, there may be the potential for significant visual effects on users of some sections of the route. This would apply to those sections which have clear, open views across part of the Site, which are not blocked by existing hedgerows or other vegetation. The sensitivity of recreational users of these routes is high and impacts as a worst-case could be medium or high, resulting in major to moderate, or major visual effects. For many of the routes however the magnitude of impact would be no greater than low, resulting in moderate to minor effects.

Users of the transport network

A620

- 6.7.43 The A620 runs between Beckingham and Retford and passes to the north-west of the Proposed Development. As illustrated on the SZTV plan at **Figure 6.6**, much of the route would have no potential for visibility of the Proposed Development, including the entire section between North Wheatley and Retford. Some potential visibility is illustrated on the section between Beckingham and North Wheatley, as represented by Viewpoint 24. However, the majority of this section is located at a distance of at least 2km from the Proposed Development, which serves to limit the potential for visual effects.
- 6.7.44 Users of the A Road would be of medium sensitivity at most. Further mitigation will be included as part of the final layout proposals, which will include new vegetation planting to help minimise impacts. However, based on the current parameters, it is already expected that the magnitude of impact on users of the A620 would be no greater than low, resulting in moderate to minor effects. However, such effects would be likely to only apply to very short sections of the route where views are not screened by existing roadside or other vegetation.

A156

- 6.7.45 The A156 runs between Gainsborough and Torksey Lock and passes to the east of the Proposed Development. As illustrated on the Screened SZTV plan at **Figure 6.6**, parts of the route would have no potential for visibility of the Proposed Development, including almost the entire section between Marton and Torksey Lock. Some potential visibility is illustrated on the section between Lea and Marton, however, the majority of this section is located at a distance of around 3km from the built elements of the Proposed Development, which serves to limit the potential for visual effects.
- 6.7.46 Users of the A Road would be of medium sensitivity at most. Further mitigation will be included as part of the final layout proposals, which will include new vegetation planting to help minimise impacts. However, based on the current parameters, it is already expected that the magnitude of impact on users of the A156 would be no greater than low, resulting in moderate to minor effects. However, such effects would be likely to only apply to very short sections of the route where views are not screened by existing roadside or other vegetation.

A631

- 6.7.47 The A631 runs between Gainsborough and Gringley on the Hill and passes to the north of the Proposed Development. As illustrated on the Screened ZTV plan at **Figure 6.6**, much of the route would have no potential for visibility of the Proposed Development, but some potential visibility is illustrated on the section between Beckingham and Gringley on the Hill, as represented by Viewpoint 25. However, the majority of this section is located at a distance of at least 5km from the Proposed Development, which serves to limit the potential for visual effects.
- 6.7.48 Users of the A Road would be of medium sensitivity at most. Further mitigation will be included as part of the final layout proposals, which will include new vegetation planting to help minimise impacts. However, based on the current parameters, it is already expected that the magnitude of impact on users of the A156 would be no greater than very low, resulting in minor effects.

Minor roads

- 6.7.49 In addition, there are also a number of minor roads which pass within, or in close proximity to the Site. These include: Leverton Road, which runs between Sturton le Steeple and North Leverton with Habbleshthorpe; Station Road/ Wheatley Road, which runs between Sturton le Steeple and South Wheatley; Littleborough Road, which runs between Sturton le Steeple and Littleborough, Three Leys Lane, that runs from Leverton Road to Fenton; and North Street/Common Lane, which runs eastwards from Sturton le Steeple.
- 6.7.50 Several Viewpoints have been provided from these roads, including VPs 2, 3, 5, 6, 10, 11 and 14.
- 6.7.51 Further mitigation will be included as part of the final layout proposals, which will include where necessary further offsetting of the Proposed Development from these roads and new vegetation planting to help minimise impacts.
- 6.7.52 Nonetheless, it is acknowledged that as a worst-case scenario, there may be the potential for significant visual effects on users of some sections of the roads. This would apply to those sections which have clear, open views across part of the Site, which are not blocked by existing hedgerows or other vegetation. The sensitivity of users of these roads is medium and magnitude of impact as a worst-case could be medium or high, resulting in moderate to major to moderate visual effects. For many of the routes however the magnitude of impact would be no greater than low, resulting in moderate to minor effects.

Decommissioning Phase

- 6.7.53 The effects during decommissioning are expected to be similar at first to those during the construction period, but with reinstatement then carried out to ensure that the beneficial effects of the new planting continue once the decommissioning process is completed.

6.8 Mitigation and Enhancement

- 6.8.1 Mitigation measures may include:
- Avoidance of effects;
 - Reduction in magnitude of effects; and
 - Compensation for effects (which may include enhancements to offset any adverse effects).

- 6.8.2 The primary mitigation adopted in relation to landscape and visual matters is likely to be embedded within the design of the Proposed Development and will comprise the consideration given to avoiding and minimising landscape and visual effects during the evolution of the Proposed Development layout. This is sometimes referred to as ‘mitigation by design’.
- 6.8.3 In addition, a series of landscape mitigation and enhancement measures are proposed to be included as part of the Proposed Development, and initial thoughts regarding these are summarised below and illustrated on the Outline Landscape Strategy Plan at **Figure 6.7**.
- Existing hedgerows allowed to grow up and be managed at 3m;
 - Existing hedgerows gapped up where required with locally appropriate mixed native hedgerow species;
 - New native hedgerow trees added to existing hedgerows, where appropriate, at approximately 20-50m centres;
 - New species rich native hedgerows planted with hedgerow trees adjacent to footpaths and on boundaries with no existing vegetation. Position of new hedge lines reflective of the local landscape pattern and allow for required offset from drainage features;
 - Enhancements and strengthening of the Trent Valley Way to include enhancing hedgerows and verges;
 - Sowing of new areas of species rich grassland under the proposed arrays for grazing by sheep reflective of local soil types and enhancement of existing grassland and verges;
 - Planting of new orchards and associated community greenspace to allow access to nature and maintenance of existing orchards to maximise environmental benefits;
 - Areas of existing cropland managed for grassland creation and Skylark breeding.
 - Enhancements to existing watercourses and creation of wetland areas/water meadows.
 - Existing areas of woodland and scrub retained, protected and enhanced where possible.;
 - New areas of linear woodland planting and small copses to provide new habitats and screening;
 - New connective footpath links included within green corridors and pedestrian bridge crossings over watercourses; and,
 - Areas of proposed new allotments, if there is interest in these from the local community, located close to existing residential areas to facilitate access.

- 6.8.4 It is acknowledged the newly planted vegetation takes a number of years to mature and average growth rates shall be taken into consideration in the subsequent LVIA assessment to be provided in the ES Chapter. The effectiveness of vegetation would improve over time (both in terms of integrating the Proposed Development into the surrounding landscape and in providing visual screening) and this shall be considered appropriately. Consideration to local landscape character and vernacular would be taken account of, to avoid creating landscape features which are not already apparent in the locality.

6.9 Residual Effects

- 6.9.1 The final landscape mitigation and enhancement measures will be confirmed once the layout has been finalised. At that point it will be possible to carry out an updated assessment of how the effects would reduce with this mitigation in place.
- 6.9.2 This section of the report will therefore be completed in detail in the subsequent chapter of the Environmental Statement.

6.10 Cumulative and In-combination Effects

- 6.10.1 Chapter 2 sets out a list of other existing, approved or proposed cumulative sites which have been considered in **Table 2.9**, which are also illustrated on **Figure 2.3**.
- 6.10.2 The following section sets out a preliminary consideration of potential cumulative effects. The Applicant will seek to agree an updated list of cumulative developments with the relevant planning authorities before the production of the final assessment that will be included in the ES.
- 6.10.3 The nearest cumulative energy project to the Proposed Development is the consented solar farm at Land North West And South Of Field Farm. The Site boundary has specifically excluded the land covered by this adjacent project, which if constructed alongside the Proposed Development would appear to form part of the same overall development proposal. The Land North West And South Of Field Farm development is located in a part of the landscape that results in only limited landscape and visual effects arising from the scheme. This therefore also serves to limit the potential any cumulative effects to arise alongside the Proposed Development.
- 6.10.4 The sand and gravel quarry at Land to North and East of Sturton le Steeple is also located adjacent to the Proposed Development and again the Site boundary has specifically excluded the land covered by this adjacent project. At the outset of the

project, it was acknowledged that the landscape mitigation and enhancement proposals included as part of the Proposed Development would need to be complementary to those included as part of the sand and gravel quarry. This will be reflected in the final landscape mitigation and enhancement strategy prepared as part of the ES once the final layout proposals have been confirmed. In general terms however, there is relatively limited potential for visual effects from the sand and gravel quarry, due to its offset from visual receptors and the relatively low profile of the landscape. This would therefore limit the potential for any cumulative effects with the Proposed Development. In terms of landscape character, there would be a greater change as a result of the sand and gravel quarry, albeit one which is localised and limited to the temporary duration of the quarrying activities, after which the Site would be subject to restoration.

6.10.5 The proposed West Burton Solar Project is primarily located over 3km from the Proposed Development, but with a cable route which runs through the Site of the Proposed Development. At the outset of the project, it was acknowledged that there may be the need to accommodate this cable route, should the West Burton Solar Project be consented and this is something which will be considered as part of the detailed layout design in due course. In landscape and visual terms however, any impacts associated with this cable route would be short term and would end once the cable had been buried and the land returned to its existing use. The main part of the West Burton Solar Project extends to over 10km away from the Proposed Development, on the opposite side of the river Trent, in an area where there is very little theoretical visibility of the Proposed Development. Any potential for cumulative visual effects is therefore limited.

6.10.6 A series of Cumulative Zone of Theoretical Visibility plans of each of the relevant nearby schemes will be prepared for inclusion as part of the ES, once the final layout proposal for the Proposed Development is known.

Cumulative Effects on Landscape Character

6.10.7 It is acknowledged that wherever more than one energy development is visible at any given location in the landscape, there will be a greater overall or cumulative effect on landscape character than if just one project was visible in the landscape.

6.10.8 It is also noted however that in any given landscape where energy development is already present, the additional effect on landscape character of introducing further energy developments may not be as significant as the initial introduction of the first

- project. Furthermore, in general, the greater the number of energy developments in the baseline landscape the less significant the addition of further projects may be in landscape character terms as the landscape will be more heavily characterised by energy development in the baseline situation.
- 6.10.9 It has been assessed that there are likely to be some limited significant effects on landscape character as a result of the Proposed Development. The purpose of this section of the cumulative assessment is therefore to identify whether there would be any change to the assessments of significance previously set out in relation to the Proposed Development, once the other developments which are not already operational, are considered to form part of the baseline landscape.
- 6.10.10 In this case the potential for significant cumulative effects on landscape character are limited. Were the other consented and proposed energy schemes to come forward and form part of the baseline landscape, the wider landscape would already be characterised to some degree by the presence of energy development. This would not however change the character effects associated with the Proposed Development.
- 6.10.11 Further mitigation will be included as part of the final layout proposals, which will include new vegetation planting to help minimise impacts. However, based on the current parameters, it is already expected that no significant cumulative landscape effects would arise. A more detailed assessment will however be provided in the ES once the final layout proposals are confirmed.
- Cumulative Effects on Views and Visual Amenity*
- 6.10.12 As with cumulative landscape character effects, it is acknowledged that the addition of the Proposed Development to the baseline has the potential to result in an increase in effects, when viewed in combination with other developments forming part of the visual baseline.
- 6.10.13 It is also noted however that in any given view where energy development is already present, the additional effect on visual amenity of introducing further development may not have as great an effect as the initial introduction of the first development. Furthermore, in general the greater the extent of development in the baseline view, the less significant the addition of further development may be. It is also recognised however that a slight additional effect on top of an existing effect, which at present is not quite significant, could in theory tip the balance such that the overall effect is deemed to be significant.

- 6.10.14 Again, generally speaking, such additional cumulative effects would arise where a visual receptor would now lie between a cumulative development in one direction and the Proposed Development in a different direction, such that the visibility of development as a result of the addition of the Proposed Development would become notable in multiple, usually directly opposite, directions.
- 6.10.15 An ‘in combination’ cumulative visual effect is the term used in LVIA to refer to the situation where a viewer is able to see one or more further developments, in addition to the Proposed Development, whilst standing in the one location. These effects are either ‘simultaneous’, where the viewer can see the additional development in the same angle of view, or ‘successive’, where the viewer can see the additional development in a different angle of view by turning their head.
- 6.10.16 A ‘sequential’ cumulative visual effect is the term used to refer to the situation where a viewer is able to see one or more further developments in addition to the Proposed Development, whilst travelling along a linear route. This could be either on foot, whilst walking on a footpath, or by bicycle or car along the public highway.
- 6.10.17 As with effects on landscape character, the potential for cumulative visual effects is low due to the limited visibility of the Proposed Development from much of the wider landscape. There may be some in combination and sequential views with one or other of the other developments, but such instances would be rare and generally limited to glimpses of one or other of the projects.
- 6.10.18 Further mitigation will be included as part of the final layout proposals, which will include new vegetation planting to help minimise impacts. However, based on the current parameters, it is already expected that no significant cumulative visual effects would arise. A more detailed assessment will however be provided in the ES once the final layout proposals are confirmed.

Totality of the Combined Effect of All Developments

- 6.10.19 Consideration has also been given to the overall totality of the effect, when the Proposed Development is considered alongside the other operational, consented, and proposed developments. Collectively, the developments as a whole have the potential to give rise to relatively notable effects on landscape character, and to a lesser extent on visual amenity. These effects are however mitigated to some extent by the vegetation planting proposed as part of the various developments. A more detailed assessment of overall cumulative effects will be provided in the ES once the final layout proposals are confirmed.

6.11 Summary

- 6.11.1 This chapter has sought to determine the preliminary landscape and visual effects of the Proposed Development and whether such effects would be significant or not. The assessment has been undertaken by Chartered Landscape Architects at Pegasus Group who are experienced in the assessment of landscape and visual effects of energy developments and are familiar with the local landscape.
- 6.11.2 It is acknowledged from the outset that, in common with almost all commercial energy development proposals, some landscape and visual effects would occur as a result of the Proposed Development.
- 6.11.3 With regard to effects on landscape features, the construction of the Proposed Development would result in notable short-term impacts from the construction activity, including the movement of vehicles and plant, temporary compounds and the construction of the Proposed Development itself. However, with regard to the trees, woodland and hedgerows with the Site itself, it is intended that all vegetation is retained bar very minor removals of hedgerows to facilitate access tracks, and that existing gaps are utilised for access where possible. This therefore would not result in any significant adverse effects on the most sensitive landscape features at the Site.
- 6.11.4 Once construction is completed there would be no further adverse effects on the landscape features of the Site. Indeed, the Proposed Development is likely to include for notable planting of new trees, woodland and hedgerows, as well as species rich planting across the majority of the Site
- 6.11.5 With regard to effects on landscape character, the construction phase would cause notable, but temporary effects upon the Landscape Character of the Site, due to the extent and size of the Proposed Development. Such effects are likely to be significant given the duration and nature of the of the construction work. Detailed assessment will be provided in the subsequent LVIA Chapter of the ES.
- 6.11.6 The operational phase would also cause notable effects upon the Landscape Character of the Site, due to the extent and size of the Proposed Development, along with highly localised effects upon the ‘Mid Notts Farmlands’ and ‘Trent Washlands’ Character Areas. Such effects are likely to be significant.
- 6.11.7 In terms of visual receptors, as a worst-case scenario, there may be the potential for significant visual effects on a small number of the properties in the village of Sturton

- le Steeple, the small cluster of properties at Fenton and a small number of other individual properties which lie outside of the closest settlements. This would apply to those properties which have clear, open views across part of the Site, which are not blocked by other properties or vegetation. For the majority of residential properties however the magnitude of impact would be no greater than low, resulting in moderate to minor effects.
- 6.11.8 At the outset of the project, it was determined that an appropriate offset would be required from the Trent Valley Way which passes through the Site, and although this is not identified specifically on the Parameters Plans, this will be included as part of the final layout proposals. Nonetheless, it is acknowledged that as a worst-case scenario, there may be the potential for significant visual effects on users of small sections of the route, plus several other Public Rights of Way which pass through or close to the Site. This would apply to those sections which have clear, open views across part of the Site, which are not blocked by existing hedgerows or other vegetation. For the majority of the routes however the magnitude of impact would be no greater than low, resulting in moderate to minor effects.
- 6.11.9 Regarding road users, there would be no significant effects on users of any of the A or B Roads within the study area, however for a number of minor roads which pass within close proximity of the Site, it is acknowledged that as a worst-case scenario, there may be the potential for significant visual effects on users of some sections. This would apply to those sections which have clear, open views across part of the Site, which are not blocked by existing hedgerows or other vegetation. Further mitigation will be included as part of the final layout proposals, which will include where necessary further offsetting of the Proposed Development from these roads and new vegetation planting to help minimise impacts.
- 6.11.10 The primary mitigation adopted in relation to landscape and visual matters is likely to be embedded within the design of the Proposed Development and will comprise the consideration given to avoiding and minimising landscape and visual effects during the evolution of the Proposed Development layout. This is sometimes referred to as ‘mitigation by design’. In addition, a series of landscape mitigation and enhancement measures are proposed to be included as part of the Proposed Development, and initial thoughts regarding these are illustrated on the Outline Landscape Strategy Plan at **Figure 6.7**. These include planting of new hedgerows, trees, woodland and species rich grassland.

A preliminary consideration of potential cumulative effects has been undertaken. The Applicant will seek to agree an updated list of cumulative developments with the relevant planning authorities before the production of the final assessment that will be included in the ES. It is currently expected that no significant cumulative effects would arise. A more detailed assessment will however be provided in the ES once the final layout proposals are confirmed.

Table 6.4 Summary of Preliminary Assessment of Landscape and Visual Effects

Receptor	Sensitivity	Magnitude	Level of Effect	Significant yes/no
Landscape Features				
Vegetation and land cover	Medium to High	Low	Minor (with the potential for beneficial effects once the mitigation proposals are confirmed)	No
Landscape Character				
National Character Area (NCA) 48: Trent and Belvoir Vales	Medium	Low	Minor	No
'Mid Notts Farmlands' and 'Trent Washlands' Character Areas	Medium	High	Major/Moderate	Yes (for a highly localised area only)
Landscape Character of the Site	Medium	High	Major/Moderate	Yes (for a highly localised area only)
Landscape Designations				
West Lindsey District Area of Great Landscape Value	High	None to Low	None to Minor	No

Receptor	Sensitivity	Magnitude	Level of Effect	Significant yes/no
<i>Visual Receptors</i>				
Residential Receptors	High	None to Medium	None to Major/Moderate	Yes (for a small number only as a worst-case)
Users of publicly accessible bridleways and footpaths	High	None to High	None to Major	Yes (for a small number only as a worst-case)
Users of the transport network	Medium	None to High	None to Major/Moderate	Yes (for a small number only as a worst-case)