



LVIA Addendum

Stour Fields Solar Farm, Wix

14/09/2021



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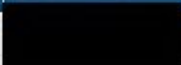
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INTRODUCTION

- 1.1. Neo Environmental Ltd has been appointed by Renewable Energy Systems Ltd (the "Applicant") to undertake a Landscape and Visual Impact Assessment Addendum for the proposed installation of pole-mounted CCTV to a consented solar farm (the "Development") on lands at Stour Fields, Wix Lodge, Bradfield, Essex (the "Application Site"). Please see Appendix 3 drawing GBSG 30606 for the layout of the proposed Development.
- 1.2. This Addendum provides supplementary information associated with the Landscape and Visual Impact Appraisal (LVIA) produced in August 2013 as part of the planning application (Tendring District Council ref no: 13/00896/FUL) for a proposed solar farm development and associated infrastructure at lands at Wix Lodge, Bradfield, Essex, CO11 2SR c. 300m northwest of the village of Wix. In particular, the Landscape Addendum has been provided in response to a pre-application consultation with Tendring District Council, the Local Planning Authority, regarding the proposed installation of CCTV at the existing solar farm. Following pre-submission discussions between the Applicant and Tendring District Council, given the limited potential for additional impacts, it was considered that the preparation of an Addendum to the original LVIA (dated August 2013, that was submitted to accompany the application 13/00896/FUL) would be sufficient in order to address any relevant concerns.
- 1.3. A Landscape and Visual Impact Appraisal (LVIA) considering the potential direct and indirect effects of the Proposed Development upon the landscape resources, views and visual amenity within the existing landscape and visual baseline across a 5km study area was provided in August 2013. The LVIA stated: *"A ZTV was produced to 5km radius from the site boundaries and used to aid in the selection of suitable viewpoints. It was found that many of the potential viewpoints selected during the desktop analysis were in fact screened by various landscape features and elements. During the site visit it was found that the visibility of the proposed development will be largely retained within 1.5km of the site boundary. The views from each viewpoint are highlighted in the photographs included in the appendix."* – paragraph 5.6.4, LVIA 2013. The LVIA assessed the host Landscape Character Areas, that is, the LCA within which the Application Site is located.
- 1.4. Following a document search and review of the Planning Application 13/00896/FUL, it was noted that the Delegated Decision Officers Report dated 14 November 2013 made comments regarding an omission in the submitted LVIA. The Addendum addresses this omission and is supported by additional Figures: Figure 1.1 Essex and Southend-on-Sea Landscape Character Areas and Figure 1.2 Tendring District Council Landscape Character Areas. See Figure 1.1 and Figure 1.2, Appendix 1 of the Addendum.

METHODOLOGY

- 1.5. The methodology followed for this addendum is contained within **Section 5.2 Methodology** of the LVIA 2013 and the methodology followed for assessing potential landscape and visual effects is within **Section 5.3 Landscape and Visual Impact Methodology** of the original LVIA 2013.

BASELINE CONDITIONS

Pre-application Consultation

- 1.6. Following pre-submission discussions between the Applicant and Tendring District Council, given the limited potential for additional impacts, it was considered that the preparation of an Addendum to the original LVIA (dated August 2013, that was submitted to accompany the application 13/00896/FUL) would be sufficient in order to address any relevant concerns.
- 1.7. A Landscape Addendum has therefore been prepared, together with 2 photomontages of the proposed CCTV from viewpoints VP1 and VP3 of the 5 viewpoints that were assessed in the 2013 LVIA.

Review of Delegated Decision Officer Report¹ comments on the submitted LVIA, 14 November 2013

- 1.8. In terms of landscape baseline, the Consultation Responses note:
- "The applicant has also submitted a Landscape Visual Impact Assessment (LVIA) in order to show the likely impact and effects of the solar farm development upon the existing landscape character and landscape element such as landform, vegetation and visual amenity... Section 5.4.2 entitled Landscape Character makes reference to both National and County Landscape Character Assessment (LCA) but does not refer to the Tendring District Council LCA. The LVIA should take account of this document."*
- 1.9. And the Consultation Responses add:
- "The application site is situated in the Bromley Heaths Landscape Area as described in the Tendring District Landscape Character Assessment."*
- 1.10. This Addendum takes account of the Tendring District Landscape Character Assessment².

Planning Baseline

- 1.11. On 9 October 2017, Tendring District Council, along with Braintree and Colchester Councils, submitted their Local Plans and accompanying documents to the Planning Inspectorate for examination, in accordance with Regulation 22 of the Town and Country Planning (Local Planning) (England) Regulations 2012. Tendring District Council formally adopted the Tendring District Council Local Plan 2013 – 2033 and Beyond: North Essex Authorities' Shared

¹ Application no. 13/00895/FUL Installation of a 14.96MWp solar farm and the associated infrastructure, Wix Lodge, Colchester Road, Wix, Essex – Delegated Decision Officer Report dated 14 November 2013

² Land Use Consultants (November 2001) Tendring District Council Landscape Character Assessment Volumes 1 & 2, prepared for Tendring District Council

Strategic Section 1 Plan. Section 2³ is under examination and the Council is currently holding public consultation on the Main Modifications and associated documents, closing on 31st August 2021. Local and emerging Planning Policies are discussed in Section 5.4.4.2 of the LVIA.

1.12. Existing policies include:

- Policy QL11 – Environmental Impacts and Compatibility of Uses
- Policy EN1 - Landscape Character
- Policy EN6b – Habitat Creation
- Policy EN13a – Renewable Energy

1.13. Proposed policies in the emerging Local Plan (2012), listed in the LVIA were:

- Policy PLA5: The Countryside Landscape
- Policy PLA6: The Historic Environment
- Policy PLA8: Listed Buildings
- Policy PLA10: Renewable Energy Installations

1.14. Relevant Adopted (2021) policies in Section 1 of the Tendring District Local Plan 2013 – 2033 include:

1.15. Policy SP7: Place Shaping Principles (supersedes part of QL11)

“Place Shaping Principles

All new development must meet high standards of urban and architectural design. Development frameworks, masterplans, design codes, and other design guidance documents will be prepared in consultation with stakeholders where they are needed to support this objective.

All new development should reflect the following place shaping principles, where applicable:

- *Respond positively to local character and context to preserve and enhance the quality of existing places and their environs;*
- *Protect and enhance assets of historical or natural value; Incorporate biodiversity creation and enhancement measures;*
- *Enhance the public realm through additional landscaping, street furniture and other distinctive features that help to create a sense of place;*

³ Tendring District Council (June 2017) *Tendring District Local Plan 2013 – 2033 and Beyond - Publication Draft Final, Section 2*

- *Provide an integrated and connected network of biodiverse public open space and green and blue infrastructure, thereby helping to alleviate recreational pressure on designated sites;*
- *Include measures to promote environmental sustainability including addressing energy and water efficiency, and provision of appropriate water and wastewater and flood mitigation measures including the use of open space to provide flora and fauna rich sustainable drainage solutions; and*
- *Protect the amenity of existing and future residents and users with regard to noise, vibration, smell, loss of light, overbearing and overlooking."*

1.16. Relevant proposed policies in Section 2 of the Tendring District Local Plan 2013 – 2033⁴ that were submitted to the Planning Inspectorate in 2017 include:

- ***Policy SPL 3 SUSTAINABLE DESIGN***

Part A: Design. All new development (including changes of use) should make a positive contribution to the quality of the local environment and protect or enhance local character. The following criteria must be met:

a. new buildings, alterations and structures are well designed and maintain or enhance local character and distinctiveness;

b. the development relates well to its site and surroundings particularly in relation to its siting, height, scale, massing, form, design and materials;

c. the development respects or enhances views, skylines, landmarks, existing street patterns, open spaces and other locally important features;

d. the design and layout of the development maintains or enhances important existing site features of landscape, ecological, heritage or amenity value; Tendring District Local Plan - Publication Draft Final 93 Sustainable Places 3

e. boundary treatments and hard and soft landscaping are designed as an integral part of the development reflecting the function and character of the development and its surroundings. The Council will encourage the use of locally distinctive materials in boundary treatments.

⁴ Tendring District Council Local Plan October 2017 Final Draft – currently out to consultation August 2021

- **Part B: Practical Requirements** - New development (including changes of use) must meet practical requirements. The following criteria must be met:
 - a. access to the site is practicable and the highway network will be able to safely accommodate the additional traffic the proposal will generate and not lead to an unacceptable increase in congestion;
 - b. the design and layout of the development maintains and/or provides safe and convenient access for people with mobility impairments*;
 - c. the development incorporates or provides measures to minimise opportunities for crime and anti-social behaviour;
 - d. the applicant/developer can demonstrate how the proposal will minimise the production of greenhouse gases and impact on climate change as per the current regulations and policies in this plan;
 - e. buildings and structures are designed and orientated to ensure adequate daylight, outlook and privacy for future and existing residents;
 - f. provision is made for private amenity space, waste storage, separation and recycling facilities, vehicle and cycle parking; and
 - g. the development reduces flood risk and opportunities are taken to integrate sustainable drainage within the development, creating amenity and enhancing biodiversity.

* On housing developments of 10 or more dwellings, 10% of market housing should be to Building Regulations Part M (4) 2 'adaptable and accessible' standard. For affordable homes, 10% should be to Building Regulations Part M (4) 2 and 5% should be to Part M (4) 3 'wheelchair-user' standards (Ref. Tendring District Housing Viability Assessment 12 May 2017).

- **Part C: Impacts and Compatibility** - New development (including changes of use) should be compatible with surrounding uses and minimise any adverse environmental impacts. The following criteria must be met:
 - a. the development will not have a materially damaging impact on the privacy, daylight or other amenities of occupiers of nearby properties;

b. the development, including any additional road traffic arising, will not have unacceptable levels of pollution on: air, land, water (including ground water), amenity, health or safety through noise, smell, dust, light, heat, vibration, fumes or other forms of pollution or nuisance; 94 Tendring District Local Plan - Publication Draft Final 3 Sustainable Places

c. the health, safety or amenity of any occupants or users of the proposed development will not be materially harmed by any pollution from an existing or committed use; and

d. all new development should have regard to the most up to date adopted Essex Mineral Local Plan.

The development has considered climate change adaptation measures and technology from the outset including reduction of emissions, renewable and low carbon, passive design, and through green infrastructure techniques where appropriate.

When considering new development, applicants and developers should avoid adverse impacts upon the environment. Where this is not possible, mitigation measures should be put forward. As a last resort, compensate for adverse environmental impacts.

Any measures necessary to meet the above requirements are to be established by the applicant/developer. This Policy contributes towards achieving Objectives 6, 7 and 8 of this Local Plan."

- **Policy PP8 Tourism**

"To attract visitors to the Tendring District and support economic growth in tourism, the Council will generally support proposals that would help to improve the tourism appeal of the District to visitors, subject to other relevant policies in the Local Plan. In particular, the Council will support appropriate proposals for:

....educational field centres or facilities associated with renewable energy, nature conservation, heritage, coastal protection, maritime activities and/or the enjoyment of the countryside and coast,...."

- **PPL 3 The rural landscape**

"Policy PPL 3 THE RURAL LANDSCAPE The Council will protect the rural landscape and refuse planning permission for any proposed development which would cause overriding harm to its character or appearance, including to:

- a. estuaries, rivers and undeveloped coast;
- b. skylines and prominent views including ridge-tops and plateau edges;
- c. traditional buildings and settlement settings;
- d. native hedgerows, trees and woodlands;
- e. protected lanes, other rural lanes, bridleways and footpaths; and
- f. registered parks and gardens.

Development proposals affecting protected landscapes must pay particular regard to the conservation and enhancement of the special character and appearance of the Dedham Vale AONB, and its setting, and the setting of the Suffolk Coast and Heaths AONB, including any relevant AONB Management Plan objectives. New development which would impact upon the proposed extension to the Suffolk Coast and Heaths AONB, or its setting, should have specific regard to any special landscape qualities of the area affected.

Elsewhere, development proposals should have regard to the Natural England Character Area profiles for the Greater Thames Estuary (No.81) and the Northern Thames Basin (No.111) and the Council's Landscape Character Assessments, as relevant, and should protect and reinforce identified positive landscape qualities.

New development within the rural landscape should minimise the impact of light pollution on the site and its surroundings, in order to protect rural amenity and biodiversity."

- **PPL 4 Biodiversity and geodiversity**

"Sites designated for their international, European and national importance to nature conservation: including Ramsar sites; Special Protection Areas (SPAs); Special Areas of Conservation (SACs); Marine Conservation Zones (MCZs); National Nature Reserves (NNRs); and Sites of Special Scientific Interest (SSSIs) will be protected from development likely to have an adverse effect on their integrity. As a minimum, there should be no significant impacts upon any protected species, including European Protected Species and schemes should consider (and include provision, as may be relevant for) the preservation, restoration or re-creation of priority habitats, ecological networks and the protection and recovery of protected species populations. Proposals for new development should also have regard to any published local Recreational

Disturbance Avoidance and Mitigation Strategies and include any measures which may be necessary to support the aims of the strategy, to help to mitigate any likely recreational impacts arising from the development. Proposals for enhancement of special interest and features will be supported, subject to other material planning considerations.

Sites designated for their local importance to nature conservation, including Local Wildlife Sites (LoWS), Ancient Woodlands Protected Verges and aged or veteran trees will be protected from development likely to have an adverse impact on such sites or features. Proposals for enhancement of special interest and features will be supported, subject to other material planning considerations.

Proposals for new development should be supported by an appropriate ecological assessment. Where new development would harm biodiversity or geodiversity, planning permission will only be granted in exceptional circumstances, where the benefits of the development demonstrably outweigh the harm caused and where adequate mitigation or, as a last resort, compensation measures are included, to ensure no net loss, and preferably a net gain, in biodiversity.

Proposals for new infrastructure and major development should consider the potential for enhanced biodiversity, appropriate to the site and its location, including, where appropriate, within Green Infrastructure.

Any proposed development on sites which may support protected species will require a relevant survey(s), undertaken by a suitably qualified ecologist. If protected species are present, a suitable mitigation plan will be required prior to planning permission being granted."

- **PPL 7 Archaeology**

"Proposals for new development which would affect, or might affect, archaeological remains will only be permitted where accompanied by an appropriate desk-based assessment. Where identified as necessary within that desk-based assessment, a written scheme of investigation including excavation, recording or protection and deposition of archaeological records in a public archive will be required to be submitted to, and approved by, the Local Planning Authority. Proposals for new development which are not able to demonstrate that known or possible archaeological remains will

be suitably protected from loss or harm, or have an appropriate level of recording, will not be permitted."

- **PPL 10 renewable energy generation**

"Proposals for renewable energy schemes will be considered having regard to their scale, impact (including cumulative impact) and the amount of energy which is to be generated. Proposals for new development should consider the potential for renewable energy generation, appropriate to the site and its location, and should include renewable energy installations, or be designed to facilitate the retro-fitting of renewable energy installations."

Landscape Baseline

Landscape Designations

- 1.17. Landscape designations on site and within the 5km ZTV study area around the site boundaries are discussed in Section 5.4.4.4 of the LVIA 2013.
- 1.18. Recapping the 2013 LVIA, at a national scale the Application Site is within the National Character Area (NCA) 111 The Northern Thames Basin⁵. The key characteristics of this NCA are described in paragraph 5.4.4.1 of the LVIA 2013 and the NCA was assessed. Within the 5km radius study area are three National Landscape Character Areas, NCA 82 Suffolk Coast and Heaths, NCA 81 Greater Thames Estuary and the NCA 111 The Northern Thames Basin. (refer to Appendix 5.1: Figure 5.1 of LVIA 2013).
- 1.19. At a county level, the Essex and Southend on Sea LCA identified 7 Landscape Character Types (LCT) and 35 Landscape Character Areas (LCA). The site lies within LCT E London Clay Landscapes, and LCA E3 The Tendring Plain⁶. The key characteristics of LCA E3 The Tendring Plain are described in paragraph 5.4.4.2 of the LVIA 2013. Note: the assessed LCA E3 was erroneously titled 'Tendering Foothills'. The effects of the then proposed solar farm on the landscape character of the NCA 111 The Northern Thames Basin and the County LCA E3 The Tendring Plain were assessed in Table 5-6 of the LVIA 2013.
- 1.20. Within the 5km radius ZTV study areas are the county-wide (Essex and Southend-on-Sea LCA) broad Landscape Character Types: LCT E London Clay Landscapes, LCT F Coastal Landscapes, and a small area of LCT C River Valley Landscapes; and also the finer grained Landscape Character Areas: LCA E2 South Colchester Farmlands, E3 The Tendring Plain, E4 North Colchester Farmlands, F5 North Blackwater & Colne Coastal Farmlands, F8 Hamford Water,

⁵ Natural England (2014) National Character Area profiles

⁶ Chris Blandford Associates (2003) Essex and Southend on Sea Council Landscape Character Assessment, commissioned by Essex County Council and Southend on Sea Borough Council as part of the replacement structure plan review.

F9 Stour Estuary Slopes, and F10 Stour Estuary and a small area of LCA C8 Stour Valley. These are illustrated in this report, **Appendix 1: Figure 1**.

- 1.21.** A small part of the northern 5km radius ZTV study area covers the county-wide Suffolk Landscape Character Types⁷ (LCT) Rolling Estate Farmlands LCT and the county-wide Suffolk Seascape Character Types⁸ (SCT) Inland Navigable Waters SCT and Saltmarsh & Inter-tidal Flats SCT. The Landscape and Seascape Character Types are not subdivided into finer-grained character areas.
- 1.22.** The Tendring District Landscape Character Assessment 2001⁹ identifies 8 distinct landscape types (LCT) and 30 landscape character areas (LCA) which share a unique and distinct identity recognisable at a district scale. Landscape Character Areas within the 5km ZTV study area include: LCA 7A Bromley Heaths, LCA 6A Stour Valleys, LCA 8A Tendring and Wix Clay Plateau, LCA 6E Ramsey Valley System, LCA 4A The Oakley Ridge, LCA 3A Hamford Coastal Slopes, and small areas of LCA 2D Hamford Drained Marshes and Islands, LCA 1E Stour Estuary Marshes, LCA5C Cattawede Marshes, LCA 8B Clacton and the Sokens Clay Plateau and LCA 7B St Osyth / Great Bentley Heaths. See **Appendix 1 Figure 2** of this Addendum.
- 1.23.** The LVIA 2013 stated: "A ZTV was produced to 5km radius from the site boundaries and used to aid in the selection of suitable viewpoints. It was found that many of the potential viewpoints selected during the desktop analysis were in fact screened by various landscape features and elements. During the site visit it was found that the visibility of the proposed development will be largely retained within 1.5km of the site boundary. The views from each viewpoint are highlighted in the photographs included in the appendix." – paragraph 5.6.4, LVIA 2013.
- 1.24.** In view of this, a 2km radius has been adopted for the consideration of potential landscape receptors and appraisal of landscape effects. The theoretical visibility of the Proposed Development (ZTV coverage) on Landscape Character Areas within 2km of the Application Site is described in **Table 1** below. This is used as a means of identifying which landscape character areas require appraisal.

Table 1: Landscape Baseline Character Assessment

| LCA/LCT | Theoretical Visibility of Proposed Development |
|--------------------------|--|
| National Character Areas | |

⁷ Suffolk County Council Landscape Character Assessment 2008, revised 2011 available at: [Map - Suffolk Landscapes](#)

⁸ Suffolk County Council Seascape Character Assessment 2018 available at: [Seascape Typology - Suffolk Landscapes](#)

⁹ LUC (November 2001) *Tendring District Landscape Character Assessment*, prepared for Tendring District Council

| | |
|---|---|
| NCA 111 Northern Thames Basin ¹⁰ | Host NCA, this is considered more fully in the Addendum. The NCA Profile is described in Section 5.4.4.1 National & Regional Landscape Character, page 10 of the LVIA 2013. |
| Essex County Council & Southend-on-Sea Borough Council Landscape Character Assessment 2003s | |
| C8 Stour Valley | The LCA is more than 2km from the Application Site boundaries. It is considered unlikely that there will be effects on the character of this LCA. It is not given further consideration in this report. |
| E2 South Colchester Farmlands | The LCA is more than 2km from the Application Site boundaries. It is considered unlikely that there will be effects on the character of this LCA. It is not given further consideration in this report. |
| E3 Tendring Plain | Host County LCA, this considered more fully within the addendum. (The LCA Profile is described in paragraph 4.6.7, pages 145 – 149 of the Essex & Southend on Sea LCA) |
| E4 North Colchester Farmlands | The LCA is more than 2km from the Application Site boundaries. It is considered unlikely that there will be effects on the character of this LCA. It is not given further consideration in this report. |
| F5 North Blackwater & Colne Coastal Farmlands | The LCA is more than 2km from the Application Site boundaries. It is considered unlikely that there will be effects on the character of this LCA. It is not given further consideration in this report. |
| F8 Hamford Water | The LCA is more than 2km from the Application Site boundaries. It is considered unlikely that there will be effects on the character of this LCA. It is not given further consideration in this report. |
| F9 Stour Estuary Slopes | The LCA is more than 2km from the Application Site boundaries. It is considered unlikely that there will be effects on the character of this LCA. It is not given further consideration in this report. |
| F10 Stour Estuary | The LCA is more than 2km from the Application Site boundaries. It is considered unlikely that there will be effects on the character of this LCA. It is not given further consideration in this report. |
| Suffolk County Council (& District Councils) Landscape Character Assessment (2008) | |
| Rolling Estate Farmlands LCT | The LCA is more than 2km from the Application Site boundaries. It is considered unlikely that there will be effects on the character of this LCA. It is not given further consideration in this report. |
| Suffolk County Council (& District Councils) Seascape Character Assessment (2018) | |
| Inland Navigable Waters SCT | The LCA is more than 2km from the Application Site boundaries. It is considered unlikely that there will be effects on the character of this LCA. It is not given further consideration in this report. |

¹⁰ Natural England (2013) NCA 111 Northern Thames Basin, (ref no. NE466) available at [NCA Profile:111 Northern Thames Basin - NE466 \(naturalengland.org.uk\)](https://www.naturalengland.org.uk/Information-and-data/NCA-profiles/NCA-profile-111-Northern-Thames-Basin-NE466)

| | |
|---|---|
| Saltmarsh & Inter-tidal Flats SCT | The LCA is more than 2km from the Application Site boundaries. It is considered unlikely that there will be effects on the character of this LCA. It is not given further consideration in this report. |
| Tendring District Council Landscape Character Assessment (2001) | |
| 1E Stour Estuary Marshes | The LCA is more than 2km from the Application Site boundaries. It is considered unlikely that there will be effects on the character of this LCA. It is not given further consideration in this report. |
| 2D Hamford Drained Marshes and Islands | The LCA is more than 2km from the Application Site boundaries. It is considered unlikely that there will be effects on the character of this LCA. It is not given further consideration in this report. |
| 3A Hamford Coastal Slopes | The LCA is more than 2km from the Application Site boundaries. It is considered unlikely that there will be effects on the character of this LCA. It is not given further consideration in this report. |
| 4A The Oakley Ridge | The LCA is more than 2km from the Application Site boundaries. It is considered unlikely that there will be effects on the character of this LCA. It is not given further consideration in this report. |
| 5C Cattawade Marshes | The LCA is more than 2km from the Application Site boundaries. It is considered unlikely that there will be effects on the character of this LCA. It is not given further consideration in this report. |
| 6A Stour Valley System | North of the Application Site, within 2km of the Application Site boundaries, this is considered more fully within the addendum. |
| 6E Ramsey Valley System | The LCA is more than 2km from the Application Site boundaries. It is considered unlikely that there will be effects on the character of this LCA. It is not given further consideration in this report. |
| 7A Bromley Heaths | The Host Local LCA, this is considered more fully within the addendum. |
| 7B St Osyth / Great Bentley Heaths | The LCA is more than 2km from the Application Site boundaries. It is considered unlikely that there will be effects on the character of this LCA. It is not given further consideration in this report. |
| 8A Tendring and Wix Clay Plateau | South of the Application Site, this LCA includes the village of Wix, and is within 2km of the Application Site boundaries. This is considered more fully within the addendum. |

- 1.25. Paragraphs 1.4.15 to 1.4.17 *Evaluating Sensitivity of Landscape* and Appendix B of the Essex & Southend-on-Sea LCA¹¹ – considers the sensitivity of the landscape character areas to forms of development; these are presented in the LCA Appendix B *summary matrix of character area sensitivity evaluations*.
- 1.26. The sensitivity of the County LCA (E3) Tendring Plain is **Low** for large scale 'open uses' (which are not defined) and **High** for 'Utilities development i.e. masts, pylons', and **High** for 'Incremental small scale developments'. However, the LCA notes that, "*sensitivity is not absolute but is likely to vary according to the type/scale of change being considered....It also highlights issues that could be considered in greater detail at a local level...*" Regarding landscapes of High sensitivity, it states: "*the landscape is very sensitive to this type of development/change due to the potential for very adverse impacts on: distinctive physical and cultural components or key characteristics;...strength of character/condition of the landscape;...landscape of high intervisibility/visual exposure;... with very limited opportunities for mitigation*". Impacts of the development and other change are "*unlikely to be capable of being absorbed. . presumption against development unless over-riding need.*" Careful design and choice of materials are important to integrate the proposed CCTV within the County Landscape Character Area.
- 1.27. The LCA E3 Tendring Plain Profile (Paragraph 4.6.7, pages 145 to 149 inclusive of the Essex & Southend-on-Sea LCA), outlines its characteristics and sensitivity, and refers to: "*Some widely visible masts in the north of the area*" and "*Northwest to southeast aligned pylon route*". These vertical structures are much taller in comparison than the proposed CCTV posts.

National NCA 111 The Northern Thames Basin

Location and baseline description:

- 1.28. The NCA 111 The Northern Thames Basin covers a broad area of land from the north of London eastwards to the borough of Colchester and the District of Tendring. Key characteristics of The NCA 111 The Northern Thames Basin are described in the **paragraph 5.4.4.1** of the LVIA 2013.

County LCA E3 Tendring Plain

Location and baseline description:

- 1.29. The County LCA E3 Tendring Plain is the host landscape character area within which the Application Site is located. **Paragraph 5.4.4.2** of the LVIA 2013 outlines the key characteristics of the County LCA E3 Tendring Plain. **paragraph 5.4.4.2** of the LVIA 2013 "*Key Characteristics Include:*

¹¹ [Welcome \(rochford.gov.uk\)](http://rochford.gov.uk) Chris Blandford Associates (2003) *Essex & Southend-on-Sea Landscape Character Assessment*

- *Large flat farmland plateau, dissected by occasional small narrow valleys.*
- *Arable land use dominates, but with some pasture and orchards.*
- *Straight and regular field patterns with mainly low trimmed hedgerows.*
- *Widely dispersed blocks of woodland/small copses, sparse tree cover in the north*
- *Former heathland character near Colchester¹²*

1.30. The Tendring Plain LCA's overall character is described as: "The Tendring Plain is a low, relatively flat plateau with extensive arable land use on loamy, sandy and clay soils. Typically the fields are large and regular. Apart from a few localised clusters of woodlands/copses they are very widely dispersed. As a result the area has a generally open character and there are frequent wide views in which the small settlements, scattered hedgerow trees, and occasional lines of poplars punctuate the low horizons. Small river/stream valleys cutting through the broad plateau have a contrasting enclosed character and more intimate scale. Pylons, high masts and major roads visually interrupt the landscape in parts."

Condition

1.31. The landscape condition is described as:

- *Hedgerows: "In moderate condition. Some are very fragmented".*
- *Settlements: "In moderate condition. Out of character suburban infill particularly from the 1960's and 1970's occurs in some".*

Trends for Change

1.32. Past, present and future issues and trends for change are identified as:

- *"Former heathland on sandy soils around Colchester were lost as a result of late enclosure.*
- *Significant loss of hedgerows and hedgerow trees has occurred in parts associated with arable intensification since the Second World War.*
- *Current and likely ongoing trends for change include pressures for major transportation developments, urban development pressure on the edge of Colchester, and use of the area for large telecommunication masts. Changes in agricultural subsidy regimes may bring possible opportunities for restoration of hedgerows, small woodlands and heathland."*

¹² Paragraph 4.6.7, page 145, Essex & Southend-on-Sea LCA 2003

Sensitivity:

- 1.33. The Essex and Southend-on-Sea LCA 2003 evaluates the sensitivity of the landscape to types of development in *Table Tendring Plain (E3) Sensitivity Evaluation*, page 149 of the LCA. The sensitivity of Tendring Plain to:
- *Utilities development i.e. masts, pylons*: Key sensitivities include: moderate to high intervisibility; tranquil areas in the northeast and south of the area. The landscape sensitivity level is Medium.
 - *Large scale 'open uses'*: Key sensitivities include: moderate to high intervisibility, simple large scale field pattern. Possible opportunities to absorb change with restoration of woodland, hedgerows, heathland. The landscape sensitivity level is Low.
- 1.34. Taking into account the judgements of susceptibility and value, overall sensitivity is judged to be **Medium**.

LVIA conclusion

- 1.35. Table 5-6 of the LVIA 2013 (page 21) considers the significance of impact on the LCA Tendring Plain (referred to as Tendering Foothills E3 in the table) to be **Minor adverse**.

District LCA 7A Bromley Heaths**Location and baseline description:**

- 1.36. The Bromley Heaths lie within the Heathland Plateaux Landscape Character Type (LCT)¹³. The Heathland Plateaux are described as "large scale, flat agricultural plateaux, generally above 25m AOD; covering a large part of the western half of Tendring District. Their extent is defined by the glacial loams and gravels that create acid soils giving them a heathy character and identifying them as separate landscape type from the Clay Plateaux to the east of the district". The Proposed Development is located within this LCA.
- 1.37. Key characteristics of the LCA 7A Bromley Heaths are:
- *"Exposed and windswept plateau corresponding to the highest part of the district.*
 - *Deep, coarse, loamy and often stoneless brown soils which support a high grade agricultural land.*
 - *Large scale productive arable fields divided by low gappy hedgerows where hedgerow oaks stand out as silhouettes against the skyline.*

¹³ LUC (November 2001) *Tendring Landscape Character Assessment* prepared for Tendring District Council

- *Apple orchards around Arleigh, Elmstead and Frating are sheltered by belts of poplar or fast growing Leylandii.*
- *Former heaths largely converted to smallholdings or regenerating as woodland. Small areas of remnant heath survive.*
- *Neglected oak/sweet chestnut coppice with ground flora typical of acidic woodland soils.*
- *Low density, rural settlement pattern of scattered farms and halls, hamlets, villages and small market towns.*
- *Network of narrow lanes connects the scattered farms and villages and roadside verges often contain gorse and bracken.*
- *Dramatic, dominating skyline."*

1.38. In addition, the Bromley Heaths LCA is described as: "an elevated plateau that extends from Colchester to Wix in the east and Thorrington in the south. It corresponds to the highest part of the district. The large scale, open plateau is dominated by large scale, geometric fields indicative of late enclosure. The present day settlement pattern and road infrastructure is based on the medieval system of farms and villages. This is an exposed and windswept plateau where the sky dominates in any view. As a result, landscape character is greatly affected by the state of the sky, and communication towers, pylons and other vertical structures stand out as prominent elements. Church towers are also visible landmark features."

Condition

1.39. Though the area has "strong field patterns, distinctive settlement character and supports areas of heathland, ancient woodland and apple orchards", the loss of landscape features such as hedgerows and trees, e.g. due to Dutch elm disease, has eroded the landscape character so the Tendring LCA (2003) evaluates the landscape character as moderate, and states, "Landscape condition is in decline".

Trends to change

1.40. Threats and changes to landscape character include:

- *"Infilling of village greens and former heaths with built development leading to loss of settlement structure, communal areas and village focus.*
- *Loss of acid grassland and heath habitats.*
- *Introduction of dense coniferous shelter belts in place of poplar.*
- *Loss of ancient deciduous woodland, neglect of traditional management such as coppicing and general shrinking of the woodland resource.*

- *Hedgerow loss associated with expansion of fields and agricultural intensification.*
- *Urbanising impact of service facilities, including buildings and lighting, associated with the A120 (T).*
- *Pressure for expansion of built development on the edges of Colchester and suburbanisation of the landscape.*
- *Pressure for large scale built development at major road junctions and some highly sensitive plateau edges – with potential for a very high visual impact.*
- *Pressure for communication masts on high ground, particularly on the edges of the plateau.*
- *Road improvements including signage, line painting and widening which threaten the intimate rural character of the historic lanes.*
- *Impact of light pollution on the landscape at night.*

Sensitivity:

1.41. The Tendring District Council LCA, page 133, describes the sensitivity of the Bromley Heaths plateau landscape to be *"visually sensitive as a result of its open and rural character and long views. The remaining heaths, village greens, ancient woodlands, hedgerow trees, historic lanes and unimproved grasslands/roadside verges are the features that are most sensitive to change. Areas of particular sensitivity to built development are those on the edge of the plateau overlooking the Stour Valley System (6A)..."* The landscape recommendations for this LCA are to conserve the rural character and historic elements of the landscape and to enhance woodland cover, hedgerow condition and heathland character. The guidance includes (specific to this Application):

- *Conserve shelter belts of native species such as oak and polar, resisting the use of Leylandii hedges or plastic sheeting in place of native windbreaks.*
- *Promote management of hedgerows as coppice, particularly elm hedges which would be attacked by Dutch elm disease if left to grow, with oak and ash standards left to form future timber trees.*
- *Particular care should be taken in the siting of communication masts or other vertical elements – these have the potential to be highly visible in this open landscape...*
- *Opportunities exist for creation of some innovative landscapes and architecture provided they fit with the scale of the landscape, utilise local materials and planting species...*
- *Use of full cut-off lights and sensitively designed lighting schemes can reduce the impact of light pollution on the rural environment and night skies.*

- *Conserve views to important landmarks such as manorial halls and church towers and conserve the setting of these features."*

1.42. The sensitivity of landscape receptors in LCA E3 Bromley Heaths is considered to be High.

LVIA conclusion

1.43. The District LCA E3 Bromley Heaths is not assessed in the LVIA.

District LCA 6A Stour Valley System

Location and baseline description:

1.44. The Stour Valley System LCA lie within the Clay Valleys Landscape Character Type (LCT), they are described as: *"steep sided 'hidden' valleys that have eroded through Quaternary deposits into the underlying London Clay. The valleys often extend to a long distance inland and these landscape features create topographical variety within the flat Tendring Plateau. The clayey soils are slowly permeable and seasonally waterlogged, supporting pasture and large areas of deciduous woodland...the clay valleys have traditionally been devoid of settlement,...The shallower slopes have been exploited for agriculture resulting in an open landscape of large fields, but the steeper slopes remain well wooded..."* The Proposed Development is located c. 90m south and c. 110m east of LCA 6A Stour Valley System at the nearest points.

1.45. Key characteristics of the LCA 6A Stour Valley System are:

- *"Southern slopes and scenic tributary valleys of the Stour, forming a setting to one of the most important wildlife estuaries in Europe and a setting to the Suffolk Coasts and Heaths AONB.*
- *Steep wooded sides form a rural backdrop to the open waters of the Stour Estuary.*
- *Tributary valleys provide hidden landscapes where thick hedgerows with hedgerow oaks divide fields of arable and pasture.*
- *Dramatic buildings, including quayside warehouses, maltings, church spires and towers, provide focal points along the river.*
- *Leafy lanes drop steeply down the valley sides providing scenic drives.*
- *B1352 and mainline railway pass along the coast with outstanding views of the estuary and Suffolk shore.*
- *Historic port of Manningtree and village of Mistley are located on southern bank of the Stour Estuary facing the Suffolk landscape across the mile-wide river.*
- *The area north-west of Lawford forms part of the Dedham Vale AONB".*

Condition

- 1.46. The landscape character of the LCA 6A Stour Valley System is described as: *"rich in historic and ecological interest as well as being valued for its scenic qualities...escaped the pressures of agricultural intensification and built development associated with the more easily accessible flatter areas of the district. The landscape shows good survival of characteristic features such as the steep wooded valleys sides, historic lanes and impressive buildings associated with ancient ports. It shows strong landscape character". The landscape condition is described as "good with well managed woodlands, actively managed farmland and survival of historic lanes and halls...Overall landscape condition may be described as good."*

Trends for Change

- 1.47. Pressures for change on the LCA 6A Stour Valley System include:
- *"Loss of structure and species diversity of the traditionally coppiced woodlands through cessation of coppice management.*
 - *Spread of sycamore, rhododendron and other invasive/exotic species into native deciduous woodland threatening the locally distinctive species composition of the woodlands.*
 - *Loss of historic industrial and quayside buildings through changes in function of the ports of Manningtree and Mistley. Pressure for built development on the outskirts of Manningtree, Mistley and Lawford.*
 - *Pressure for road improvements and faster links along the estuary threatening the rural character of the minor roads and leafy lanes."*

Sensitivity

- 1.48. The sensitivity of the LCA is described as: *"The valley sides are highly sensitive to visual change because they form an important rural setting to the open waters of the Stour Estuary and are visible from the Suffolk Coast and Heaths AONB as well as from craft on the open water. The valley sides northwest of Lawford form part of the Dedham Vale AONB. The ancient woodlands, streamside vegetation, historic lanes and landmark historic buildings are particularly sensitive to change."* The landscape management strategy is to conserve the wooded setting of the Stour Estuary.
- 1.49. The sensitivity of landscape receptors in LCA 6A Stour Valley System is considered to be High.

LVIA conclusion

- 1.50. The District LCA 6A Stour Valley System is not assessed in the LVIA.

District LCA 8A Tendring and Wix Clay Plateau

Location and baseline description:

- 1.51. The LCA 8A Tendring and Wix Clay Plateau lie within the Clay Plateaux Landscape Character Type (LCT). The Clay Plateaux are large scale, gently undulating agricultural clay landscapes that make up the eastern part of the Tendring Plateaux. They are typically lower than the Heathland Plateaux, lying below 25m AOD. The Proposed Development is located c. 116m north of LCA 8A Tendring and Wix Clay Plateau.
- 1.52. Key characteristics of the LCA 8A Tendring and Wix Clay Plateau are:
- *"Gently undulating rural agricultural plateau in the northeast of Tendring underlain by London Clay*
 - *Remote rural arable landscape of large scale, geometric fields divided by low, gappy hedgerows with occasional hedgerow trees*
 - *Small remnants of ancient woodlands have a neglected coppice with standards structure.*
 - *Ancient settlement pattern of scattered farmsteads and villages.*
 - *Village greens are typical of villages, although many of these greens have been infilled by housing*
 - *Network of narrow lanes connects the scattered farms and villages.*
 - *Views of church towers and spires across the landscape."*
- 1.53. The landscape character of the LCA 8A Tendring and Wix Clay Plateau is described as: *"a gently undulating rural agricultural plateau, underlain by London Clay, in the northeast of Tendringminor undulations resulting from the minor tributary streams which flow south into Holland Brook or east into Ramsey Creek and Hamford Water. Standing water is a common feature in areas of poorest drainage...The plateau is exposed to the easterly winds from the North Sea and rows of poplars are sometimes used as windbreaks, elsewhere the arable landscape is divided by low gappy hedgerows, with occasional mature hedgerow oaks ..low density, rural settlement pattern of scattered farmsteads and villages. Some hamlets have developed around a manor hall, for example...Tendring...Other villages were built up around a village green, for example...Wix Green...Goose Green. ...Wix is the largest village in the character area, developing from a crossing of two roads at 'Wick's Cross'...A network of narrow lanes connects the scattered farms and villages. These tend to follow ancient routes along ridges where there are good views over the landscape. The A120(T) by contrast, crosses the landscape on embankment and in cutting, bearing no relation to landscape structure or topography."*

Condition

- 1.54. The condition of the Character of the LCA is described as: *"a highly rural agricultural landscape with a low density pattern of settlement. It is arable dominated but includes intact remnants of ancient woodland. However, the loss of landscape features as a result of past agricultural intensification and Dutch elm disease means that landscape character of this area has been eroded. Overall character is considered to be moderate"*.
- 1.55. The condition of the landscape is described as *"intensively cultivated. The loss of landscape features such as the village greens, roadside commons, hedgerows and ancient woodlands as a result of agricultural intensification and Dutch elm disease means that landscape diversity and condition has been declining over many years"*.

Trends to change

- 1.56. Pressures for change on the LCA 8A Tendring and Wix Clay Plateau include:
- *"Loss of elms reducing sense of intimacy and enclosure.*
 - *Loss of ancient deciduous woodland and general shrinking of the woodland resource. Neglect of traditional woodland and tree management such as coppicing and pollarding.*
 - *Spread of invasive exotic species such as sycamore and rhododendron, displacing native species in the woodlands. Introduction of conifers into native deciduous woodlands resulting a change in character and loss of species diversity.*
 - *Loss of traditional permanent pastures, and now absence of grazing animals to maintain areas of grassland.*
 - *Hedgerow loss associated with expansion of fields and agricultural intensification.*
 - *Infilling of village greens with built development or road building leading to loss of settlement structure and focus. Pressure for development and incremental extension/enlargement of rural settlements -and loss of individual settlement identity.*
 - *Road improvements, including signage, line painting and widening which threatens the intimate rural character of the historic lanes.*
 - *Light pollution –effect on 'dark skies' and the night landscape."*

Sensitivity

- 1.57. The sensitivity of the LCA is described as: *"the landscape is visually sensitive as a result of its open and rural character and long views – here the inappropriate siting or location of any development such as a farm building or tall structures has the potential to have a high visual impact. However the woodlands and gently undulating topography provide some*

opportunities to integrate development. Areas of particular sensitivity to built development are those on the edge of the plateau towards the Hamford Coastal Slopes (3A) and overlooking the Stour Valley System (6A), the Holland Valley system (6D) and Ramsey Valley System (6E)." The landscape management strategy for the LCA *"should be to conserve the rural character and settlement pattern and to enhance the condition of woodlands and hedgerows."* Guidance relevant to this Proposed Development includes:

- *Conserve hedgerows as important wildlife habitats and landscape features and promote management of hedgerows as coppice, with oak standards left to form future timber trees. Consider opportunities for reinstatement of hedges, particularly where they have been lost from highly visible locations.*
- *Particular care should be taken in the siting of communication masts or other vertical elements – these have the potential to be highly visible in this open landscape. This also applies for large scale rural buildings e.g. for agriculture.*
- *Use of full cut-off lights and sensitively designed lighting schemes can reduce the impact of light pollution on night skies.*
- *Maintain views to, and the settings of, important landmarks such as church towers and spires."*

- 1.58. The sensitivity of landscape receptors in LCA 8A Tendring and Wix Clay Plateau is considered to be High.

LVIA conclusion

- 1.59. The Tendring District LCA 8A Tendring and Wix Clay Plateau are not assessed in the LVIA 2013.

Visual Baseline

- 1.60. The Landscape and Visual Impact Assessment (LVIA) 2013 identified the extent of theoretical visibility of the current Solar Farm and identified visual receptors considered in the appraisal. Viewpoints that were used to assess effects on receptors, including reasons for their selection were also discussed (see Table 2 below). For this current Proposed Development, Tendring District Council have requested photomontages to be prepared for viewpoints VP1 and VP3 of the LVIA 2013.

Table 2: Extract from Table 5.5 Selected Viewpoint Locations (LVIA 2013) (updated to include PROW references)

| Viewpoint No. and Location | Distance & direction from Site | Reason for Selection |
|----------------------------|--------------------------------|----------------------|
|----------------------------|--------------------------------|----------------------|

| | | |
|--|-----------------|---|
| VP1: Junction of Bradfield Road with Spinnel's Lane, by the public bench (near PROW 183_4) | 658m northeast | Representative views available to local residents and road users towards the site |
| VP2: Public Footpath along lane off of the A120 towards Wix Lodge | 9m south | Representative views of walkers and residents of Wix Lodge |
| VP3: Public Footpath (PROW 183_5) on private lane to Dairy House Guest house, off Bradfield Road | 332m northwest | Representative views of walkers and visitors to the Guest House and Caravan site |
| VP4: Cansey Lane, on the edge of Bradfield | 1.5km northwest | Representative of views of residents on the edge of the town |
| VP5: Cansey Lane | 960m southwest | Representative views of local road users and a few residents along this protected laneway |

1.61. A location map of viewpoints and images taken from these viewpoints outside the site boundaries are included in the LVIA 2013 within **5.1 Appendix**:

- 5.1 Appendix Figure 5.3 Viewpoint Location Map
- 5.1 Appendix Figure 5.5 Viewpoints Outside Site: View 1 (VP1) and View 2 (VP2)
- 5.1 Appendix Figure 5.6 Viewpoints Outside Site View 3 (VP3) and View 4 (VP4).

1.62. These viewpoints were assessed in **Table 5-7 of the LVIA 2013**.

Settlements

1.63. Settlements and individual residential properties are discussed in **Section 5.4.4.4 surrounding Area of the LVIA 2013**. The visual effects on residential receptors at these settlements and properties are assessed in **Table 5.8 Assessment on Settlements in the LVIA 2013**.

Highways, Public Rights of Way & Cycle Routes

1.64. The Essex County Council's interactive PROW map identifies several routes adjacent or nearby the Application Site. These PROW are also identified on Tendring District Council's (Essex Highways) interactive PROW map by the names shown in brackets. These include:

- PROW 183_34 (Public Footpath no 34 Wix): lies c. 110m west of the site at its nearest point by Wix Lodge. The PROW runs north from Colchester Road through fields to Wix Lodge and then continues northwards to Dairyhouse Lane along an access track.
- PROW 183_25 (Public Footpath no 25 Wix): runs along the south boundary of the Application Site, following the route of the access track to Wix Lodge from Colchester Road.
- PROW 183_29 (Public Footpath no 29 Wix) runs through open fields, c. 160m east of the Application Site boundary at the nearest point, from Wix & Wrabness Primary School, Colchester Road to Bradfield Road.
- PROW 183_5 (Public Footpath no 5 Wix) is c. 394m northwest of the Application Site boundary at the nearest point, and runs along the private access track to Dairyhouse Farm from Bradfield Road. Viewpoint VP3 is situated on this PROW.
- PROW 183_4 (Public Footpath no 4 Wix) is c.673m northeast (at the nearest point) of the Application Site boundary, running eastwards from Bradfield Road, north of Wix Abbey towards Burnt Ash Farm. The access to this PROW is close to Viewpoint VP1 (c. 27m north of VP1).

1.65. The highway, PROW, national cycle and footpath trails are assessed in Table 5.8 Assessment of Routes & Paths of the LVIA 2013.

Cumulative Impact Baseline

- 1.66. A search was completed in 2013 of Tendring, Colchester and Barbergh District Council's online planning registry of existing, approved and proposed solar farm developments within 5km of the proposed solar farm (see paragraph 5.10 of the LVIA 2013). Using this search as the basis, another search will be undertaken to identify which of these solar farms has CCTV facilities. In addition, the search will be updated to include existing, approved and proposed solar farms and CCTV provision within the 5km ZTV study area.
- 1.67. In 2013, there were no existing, approved or proposed solar farms within 5km of the boundaries of Stour Fields solar farm. The nearest solar farm was a Consented 13MW solar farm at lands north of Frowick Lane, St Osyth (ref. 13/00360/FUL) c. 9.5km southeast of the Stour Fields solar farm.
- 1.68. A search of the Tendring, Colchester and Barbergh District Councils' planning portals found these current existing and Consented solar farms within the 5km study area. There are no current proposals, requests for scoping opinions, or pre-application consultations for ground mounted solar farms within the 5km study area.

Table 3: Solar farms with CCTV within 5km of Stour Fields Solar Farm

| Existing/Consented | Address | Comment | Distance from Application Site |
|---------------------------|---|--|--------------------------------|
| 13/00896/FUL Existing | Stour Fields solar farm, Wix Lodge, Colchester Road, Wix | Existing solar farm. Proposed Development: CCTV. | 0.0km. The Application Site |
| 14/00918/FUL Existing | Barn Farm, Wix Road, Bradfield, Manningtree, CO11 2SP | Pole mounted CCTV on 3m height posts (CCTV at 2.8m height) | c. 1.24km north of the site |
| 13/01139/FUL Existing | Aldhams Farm, Dead Lane, Lawford, Manningtree, Essex CO11 2NF | No CCTV proposed. | c. 5.3km northwest of the site |
| 15/00147/FUL Existing | Green Farm, Oakley Road, Wix, Essex CO11 2SE | Pole mounted CCTV on 2.4m height posts. | c. 1.27km east of site |
| 20/01384/FUL Consented | Land south of Primrose Hall, Primrose Lane, Ramsey, Harwich, Essex CO12 5NB | CCTV (cond 6) pole mounted on 2.4m height posts. | c. 1.45km northeast of site |

PROPOSED DEVELOPMENT

Site Description

- 1.69. The site selection and description are within **Section 5.4.4 Site Selection & Description of the LVIA 2013**. Internal and external images of the site are contained in **Figures 5.3 to 5.8 of the Appendix (5.1) of the LVIA 2013**.

Description of Proposed Development

- 1.70. A description of the existing, operational solar farm is contained within **Section 5.5 Description of Development of the LVIA 2013**. It is now proposed to install CCTV around the periphery of the existing solar farm. Briefly, the Proposed Development includes:
- 48no pole mounted CCTV cameras, on 3m height posts, will be located within the solar farm, offset 2m from the boundary security fencing. The CCTV layout plan and standard detail drawings **GBSG 30606, GBSG SD-1B and GBSG SD-1D** are contained in **Appendix 3 of the Addendum**).
 - CCTV posts are fabricated from 100mm steel box section, hot dipped galvanised to ISO 14713. (Standard Drawing **GBSG SD-1A, Appendix 3 of the Addendum**)
- 1.71. The Proposed Development has been designed within the confines of the existing solar farm and within field boundaries, retaining the existing site's elements, features and agricultural land use, which already contribute to the rural character.
- 1.72. The proposed 3m height CCTV posts will extend 0.8m above the existing 2.2m height security fence; will be of the same height as the existing Client substation (3.0m height); and will be lower in height than the existing inverter/transformer units (3.45m height), and Distribution Network Operator substation (3.945m height).
- 1.73. Operational Solar Farms with pole-mounted CCTV within the study area include Barn Farm, c. 1.24km north and Green Farm c. 1.27km east of the Proposed Development. Other electricity infrastructure features include double-posted wooden pylons with overhead cables that run through the existing Stour Fields solar farm in a west to east alignment, broadly parallel to the A120; and wooden telegraph poles that run along Bradfield Road and lanes in the local area.
- 1.74. Once operational, the proposed pole-mounted CCTV will be located along the site boundary of the existing solar farm on agricultural lands within the host LCA (NCA 111 Northern Thames Basin, County LCA E3 Tendring Plain, District LCA 7A Bromley Heaths). This will directly affect the landscape character of the adjacent fields.

- 1.75.** The Approved mitigation measures and landscape management plans, drawing no. C96G6D6_LP_01revC Figure 5.9 Landscape Proposal (Discharge of Conditions Application no. 13/01466/DISCON, Tendring District Council), including the retention of the existing surrounding field hedgerows, trees and shelterbelts, will help contain the Proposed Development within the local area, limiting the overall visibility of the CCTV within the immediate rural landscape and will help to integrate the Proposed Development within the landscape throughout the operational period and will contribute to conserving the key characteristics of the County LCA E3 Tendring Plain and District LCA 7A Bromley Heaths. The proposed CCTV layout has been incorporated in the amended (re-numbered) landscape drawing. NEO00902_001I revB LEMP, Figure 5, Appendix 1 of the Addendum.

APPRAISAL

- 1.76. The potential landscape and visual effects of the Proposed Development on receptors are assessed below.

Potential Landscape Effects

Landscape Effects on NCA 111 The Northern Thames Basin

Sensitivity

- 1.77. The NCA 111 The Northern Thames Basin covers a broad area of land from the north of London eastwards to the borough of Colchester and the District of Tendring. Key characteristics of The NCA 111 The Northern Thames Basin are subject to pressures and trends for change, these include:
- Woodland: woodland management e.g. coppice management, tree planting targeted within the Community Forests, deer impact on woodland flora and succession of tree species is an increasing pressure.
 - Hedgerows: Low levels of hedge management, planting and restoration. Localised loss of hedgerows due to creation of larger fields and loss of elm trees to Dutch elm disease.
 - Agricultural land use: overall loss of mixed and general cropping and horticulture since 1998, reduction in livestock farms, livestock numbers and decline in cattle numbers and reduction of grazing intensity. Loss of character of agricultural land due to inappropriate management of set aside land, redundant traditional barns and other farm buildings, in the London Clay lowlands, mineral extraction is replacing some farmland.
 - Heathland habitat: Reductions in heathland extent and quality caused by development pressure, lack of active management (including traditional grazing practices), resulting in woodland succession, cutting for amenity, recreational pressure.
 - Orchards: Decline in orchards.
 - Heritage sites: Nine sites on the Historic England at risk register, threats to heritage sites due to need for urban expansion, management of agricultural land
 - Water and hydrology (Nitrate vulnerable zones): In the Essex area, nitrates affecting groundwater and surface water, with greater effect on groundwater towards the coast. Phosphorus is having an increased impact on the health of river systems in the Essex part of the NCA.

- Invasive species e.g. Himalayan balsam, floating pennywort, affecting land and river systems.

1.78. The sensitivity of landscape receptors in NCA 111 Northern Thames Basin is considered to be **Low to High**. Reference: **Table 5-6: assessment on local landscape and designated landscapes, LVIA 2013.**

Appraisal of construction effects:

- 1.79. During the temporary Construction phase there will be a notable increase of Construction activity occurring around the periphery of the Application Site. The works will have a localised temporary effect on a small portion of the NCA 111 Northern Thames Basin.
- 1.80. The Proposed Development will locally alter the character of the NCA 111 Northern Thames Basin. The scale and magnitude of landscape change is judged to be Medium locally, reducing to Low/Negligible beyond c. 1km distance from the Application Site boundary. Taking account of the Low to High sensitivity of this landscape and short duration of the construction phase, there will be a **Temporary Major/Moderate adverse to Temporary Minor adverse** landscape effect locally and a **Temporary Minor adverse to No Change** effect within the NCA 111 Northern Thames Basin as a whole.

Appraisal of operational effects:

- 1.81. The existing Stour Fields solar farm and the Proposed Development will be partially screened from view by existing vegetation, shelterbelts, trees, hedgerows and landform, as seen in very localised combined, successive and sequential views with the timber twin-posted pylons and operational Green Farm Solar Farm and Barns Farm Solar Farm, viewed from the A120, Bradfield Lane and PROW network within the NCA 111 Northern Thames Basin.
- 1.82. The upper part of the CCTV posts will also be seen locally in combined views with the existing timber twin-posted timber pylons and overhead cables, and timber telegraph poles which are evident against the skyline in the local area of the NCA 111 Northern Thames Basin. The extent of visibility is indicated in Photomontages VP1 and VP3 (see **Figures 3a, 3b, 4a, 4b in Appendix 1 of the Addendum**).
- 1.83. The Proposed Development will locally alter the internal character of the agricultural fields within the Application Site. Field pattern and landform will remain unaltered. The size/scale of change is considered to be medium locally within around c. 1km of the site.
- 1.84. Overall, the magnitude of landscape change for the Northern Thames Basin is judged to be Medium locally, extending to approximately 1km radius from the Proposed Development, reducing with distance and as the solar farm's mitigation planting matures. Taking account of the low to high sensitivity of the landscape this will result in a **Major/Moderate adverse to Minor adverse** landscape effect experienced locally and a **Minor adverse to no change** effect for the Northern Thames Basin as a whole. The degree of landscape effect will reduce locally

to Moderate/Minor adverse locally by c. Year 5 as the proposed mitigation planting matures helping to further contain and integrate the pole-mounted CCTV within the landscape of the Application Site.

Appraisal of decommissioning effects:

1.86. Activities across the Application Site will be similar to those of the Construction Phase. The disturbed lands will be reinstated to a similar agricultural use. A similar magnitude of change and degree of landscape effect is anticipated for the decommissioning phase. This will result in a very localised Temporary Major/Moderate adverse to Temporary Minor adverse landscape effect locally and a Temporary Minor adverse to No Change effect within the NCA 111 Northern Thames Basin as a whole during decommissioning.

Post Decommissioning

1.87. Post decommissioning the mitigation planting which will have matured will be retained resulting in a localised Minor Beneficial effect.

Potential for Future Cumulative Effects:

1.88. Given the medium magnitude of landscape change predicated across a localised area of Northern Thames Basin, and the location of operational Barn Farm Solar Farm, Green Farm Solar Farm, and other elements of existing energy infrastructure, the cumulative magnitude of change for this LCA will be medium and the cumulative landscape effect will be Major/Moderate adverse to Minor adverse.

Landscape Effects on County LCA E3 Tendring Plain

Sensitivity:

1.85. The Essex and Southend-on-Sea LCA 2003 evaluates the sensitivity of the landscape to types of development in *Table Tendring Plain (E3) Sensitivity Evaluation*, page 149 of the LCA. The sensitivity of Tendring Plain to:

- *Utilities development i.e. masts, pylons*: Key sensitivities include: moderate to high intervisibility; tranquil areas in the northeast and south of the area. The landscape sensitivity level is Medium.
- *Large scale 'open uses'*: Key sensitivities include: moderate to high intervisibility, simple large scale field pattern. Possible opportunities to absorb change with restoration of woodland, hedgerows, heathland. The landscape sensitivity level is Low.

1.86. Taking into account the judgements of susceptibility and value, overall sensitivity is judged to be Medium.

Appraisal of construction effects:

- 1.87. During the temporary construction phase there will be a notable increase of construction activity occurring around the periphery of the Application Site. The works will have a localised temporary disturbance to a small portion of the rural landscape of Tendring Plain LCA.
- 1.88. The Proposed Development will locally alter the character of Tendring Plain. The scale of change is considered to be **medium** locally up to around c. 1km representing a localised geographical extent.
- 1.89. The magnitude of landscape change is judged to be **Medium** locally, reducing to **Low** beyond a distance of around c. 1km. Taking account of the medium sensitivity of this landscape and short duration of the construction phase, there will be a **Temporary Moderate** adverse landscape effect locally and a **Temporary Minor** adverse effect within Tendring Plain as a whole.

Appraisal of operational effects:

- 1.90. The existing Stour Fields solar farm and the Proposed Development will be partially screened from view by existing vegetation, shelterbelts, trees, hedgerows and landform, as seen in very localised combined, successive and sequential views with the timber twin-posted pylons and operational Green Farm Solar Farm and Barns Farm Solar Farm, viewed from the A120, Bradfield Lane and PROW network within the County LCA E3 Tendring Plain.
- 1.91. The upper part of the CCTV posts will also be seen locally in combined views with the existing timber twin-posted timber pylons and overhead cables, and timber telegraph poles which are evident against the skyline in the local area of the County LCA E3 Tendring Plain. The extent of visibility is indicated in Photomontages VP1 and VP3 (see Figures XX and XX in Appendix X of the Addendum).
- 1.92. The Proposed Development will locally alter the internal character of the agricultural fields within the Application Site. Field pattern and landform will remain unaltered. The size/scale of change is considered to be **medium** locally within around c. 1km of the site.
- 1.93. Overall, the magnitude of landscape change for the Tendring Plain is judged to be **Medium** locally, extending to approximately 1km radius from the Proposed Development, reducing with distance and as mitigation planting associated with the existing solar farm matures. Taking account of the **medium** sensitivity of the landscape this will result in a **Moderate** adverse landscape effect experienced locally and a **Minor** adverse effect for the Tendring Plain as a whole. The degree of landscape effect will reduce locally to **Moderate/Minor** adverse locally by c. Year 5 as the solar farm's mitigation planting matures helping to further contain and integrate the pole-mounted CCTV within the landscape of the Application Site.

Appraisal of decommissioning effects:

- 1.94. Activities across the Application Site will be similar to those of the Construction Phase. The disturbed lands will be reinstated to a similar agricultural use. A similar magnitude of change and degree of landscape effect is anticipated for the decommissioning phase. This will result in a very localised Temporary Moderate adverse and a Temporary Minor adverse landscape effect on the Tendring Plain as a whole during decommissioning.

Post Decommissioning

- 1.95. Post decommissioning the mitigation planting which will have matured will be retained resulting in a localised Minor beneficial effect.

Potential for Future Cumulative Effects:

- 1.96. Given the medium magnitude of landscape change predicated across a localised area of LCA E3 Tendring Plain, and the location of operational Barn Farm Solar Farm, Green Farm Solar Farm, and other elements of existing energy infrastructure, the cumulative magnitude of change for this LCA will be medium and the cumulative landscape effect will be Moderate adverse.

Landscape Effects on the District LCA 7A Bromley Heaths

Sensitivity:

- 1.97. Page 133 of the TendringDC LCA describes the sensitivity of the plateau landscape to be *"visually sensitive as a result of its open and rural character and long views. The remaining heaths, village greens, ancient woodlands, hedgerow trees, historic lanes and unimproved grasslands/roadside verges are the features that are most sensitive to change. Areas of particular sensitivity to built development are those on the edge of the plateau overlooking the Stour Valley System (6A)..."*
- 1.98. The landscape recommendations for this LCA are to conserve the rural character and historic elements of the landscape and to enhance woodland cover, hedgerow condition and heathland character. The guidance includes (specific to this Application):
- *"Conserve shelter belts of native species such as oak and polar, resisting the use of Leylandii hedges or plastic sheeting in place of native windbreaks.*
 - *Promote management of hedgerows as coppice, particularly elm hedges which would be attacked by Dutch elm disease if left to grow, with oak and ash standards left to form future timber trees.*
 - *Particular care should be taken in the siting of communication masts or other vertical elements – these have the potential to be highly visible in this open landscape...(and*

from Tendring LCA volume 2: "isolated elements may act as landmark features but several can lead to a cluttered skyline")

- Opportunities exist for creation of some innovative landscapes and architecture provided they fit with the scale of the landscape, utilise local materials and planting species ... (and from Tendring LCA volume 2: "The large scale open landscape means that particular care must be taken in siting and design. Any new development, even of single farm buildings has the potential to be highly visible over long distances."
- Use of full cut-off lights and sensitively designed lighting schemes can reduce the impact of light pollution on the rural environment and night skies.
- Conserve views to important landmarks such as manorial halls and church towers and conserve the setting of these features."

- 1.99. The intervisibility with the District LCA 7A Bromley Heaths within the 2km study area and the Proposed Development is limited by intervening vegetation, particularly the vegetation immediately surrounding the proposed development.
- 1.100. Taking into account the judgements of susceptibility and value from the submitted LVIA, the overall sensitivity is judged to remain as **High**.

Appraisal of construction effects:

- 1.101. During the temporary construction phase there will be a notable increase of construction activity occurring around the periphery of the Application Site. The works will have a localised temporary disturbance to a small portion of the rural landscape of local LCA 7A Bromley Heaths.
- 1.102. The Proposed Development will locally alter the character of the District LCA 7A Bromley Heaths. The scale of change is considered to be **medium** locally up to around c. 1km.
- 1.103. The magnitude of landscape change is considered to be **Medium** locally, reducing to **Low** beyond a distance of around c. 1km. Taking account of the medium sensitivity of this landscape and short duration of the construction phase, there will be a **Temporary Moderate** adverse landscape effect locally and a **Temporary Minor** adverse effect within the District LCA 7A Bromley Heaths as a whole.

Appraisal of operational effects:

- 1.104. The existing Stour Fields solar farm and the Proposed Development will be partially screened from view by existing vegetation, shelterbelts, trees, hedgerows and landform, as seen in very localised combined, successive and sequential views with the timber twin-posted pylons and operational Green Farm Solar Farm and Barns Farm Solar Farm, viewed from the A120, Bradfield Lane and PROW network within the District LCA 7A Bromley Heaths.

- 1.105. The upper part of the CCTV posts will also be seen locally in combined views with the existing timber twin-posted timber pylons and overhead cables, and timber telegraph poles which are evident against the skyline in the local area of the Local LCA 7A Bromley Heaths. The extent of visibility is indicated in Photomontages VP1 and VP3 (see Figures 3a, 3b, 4a 4b in Appendix 1 of the Addendum).
- 1.106. The Proposed Development will locally alter the internal character of the agricultural fields within the Application Site. Field pattern and landform will remain unaltered. The size/scale of change is considered to be **medium** locally within around c. 1km of the site.
- 1.107. Overall, the magnitude of landscape change for the District LCA Bromley Heaths is judged to be **Medium** locally, extending to approximately 1km radius from the Proposed Development, reducing with distance and as mitigation planting matures. Taking account of the **medium** sensitivity of the landscape this will result in a **Moderate adverse** landscape effect experienced locally and a **Minor adverse** effect for the LCA Bromley Heaths as a whole. The degree of landscape effect will reduce locally to **Moderate/Minor adverse** locally by c. Year 5 as the proposed mitigation planting matures helping to further contain and integrate the pole-mounted CCTV within the landscape of the Application Site.

Appraisal of decommissioning effects:

- 1.108. Activities across the Application Site will be similar to those of the Construction Phase. The disturbed lands will be reinstated to a similar agricultural use. A similar magnitude of change and degree of landscape effect is anticipated for the decommissioning phase. This will result in a very localised **Temporary Moderate adverse** and a **Temporary Minor adverse** landscape effect on the District LCA Bromley Heaths as a whole during decommissioning.

Post Decommissioning

- 1.109. Post decommissioning the mitigation planting which will have matured will be retained resulting in a localised **Minor beneficial** effect.

Potential for Future Cumulative Effects:

- 1.110. Given the **medium** magnitude of landscape change predicated across a localised area of District LCA 7A Bromley Heaths, and the location of operational Barn Farm Solar Farm, Green Farm Solar Farm, and other elements of existing energy infrastructure, the cumulative magnitude of change for this LCA will be **medium** and the cumulative landscape effect will be **Moderate adverse**.

Landscape Effects on District LCA 6A Stour Valley System

Sensitivity

- 1.111. The sensitivity of the LCA 6A Stour Valley Systems is described as: *"The valley sides are highly sensitive to visual change because they form an important rural setting to the open waters of the Stour Estuary and are visible from the Suffolk Coast and Heaths AONB as well as from craft on the open water. The valley sides northwest of Lawford form part of the Dedham Vale AONB. The ancient woodlands, streamside vegetation, historic lanes and landmark historic buildings are particularly sensitive to change."* The landscape management strategy is to conserve the wooded setting of the Stour Estuary.
- 1.112. The landscape recommendations for this LCA are to conserve the wooded setting to the Stour Estuary with its historic ports, ancient woodlands, rural lanes and low density rural settlement. The management guidance includes (specific to this Application):
- *"Conserve the ecological structure and landscape character of woodlands by reintroduction of traditional management techniques such as coppicing.*
 - *Conserve the rural character of the lanes and minor roads, such as the B1352 and the historic lanes. Resist road improvements that would threaten this character.*
 - *Ensure built development does not intrude onto the highly sensitive crests of slopes where it would be conspicuous on the skyline or restrict important views."*
- 1.113. The intervisibility with the LCA 6A Stour Valley Systems within the 2km study area and the proposed development is limited by intervening landform and vegetation, including the vegetation immediately surrounding the proposed development.
- 1.114. Taking into account the judgements of susceptibility and value from the submitted LVIA, the overall sensitivity is judged to remain as **High**.

Appraisal of construction effects:

- 1.115. During the temporary construction phase there is likely to be an increase in construction traffic on local roads, and visible construction activity occurring around the periphery of the Application Site. The works will have a localised temporary disturbance to a small portion of the rural landscape of the District LCA 6A Stour Valley Systems.
- 1.116. The Proposed Development will locally alter the character of the LCA 6A Stour Valley Systems. The scale and magnitude of change is considered to be **low** locally, reducing to **negligible** beyond a distance of around c. 1km from the site boundary.
- 1.117. Taking account of the high sensitivity of this landscape and short duration of the construction phase, there will be a **Temporary Moderate/Minor adverse** landscape effect locally and a **No Change** effect within the LCA 6A Stour Valley Systems as a whole.

Appraisal of operational effects:

- 1.118. The Proposed Development has been designed within the confines of the existing solar farm and within field boundaries, retaining the existing site's elements, features and agricultural land use, which already contribute to the rural character.
- 1.119. The Proposed Development will locally alter the character of the LCA 6A Stour Valley Systems. The scale and magnitude of change is considered to be low locally, reducing to negligible beyond a distance of around c. 1km from the site boundary.
- 1.120. The existing Stour Fields solar farm and the Proposed Development will be partially screened from view by intervening landform, vegetation, and buildings from within the LCA 6A Stour Valley Systems.
- 1.121. Overall, the magnitude of landscape change for the LCA 6A Stour Valley Systems is judged to be Low locally, (within 1km) reducing to Negligible with distance from the Proposed Development, and as the solar farm's mitigation planting matures. Taking account of the high sensitivity of the landscape this will result in a Moderate/Minor adverse landscape effect experienced locally and No Change effect for the LCA 6A Stour valley Systems as a whole. The degree of landscape effect will reduce to Minor adverse locally by c. Year 5 as the existing mitigation planting (associated with the solar farm) matures further, helping to further contain and integrate the pole-mounted CCTV within the landscape of the Application Site.

Appraisal of decommissioning effects:

- 1.122. Activities across the Application Site will be similar to those of the Construction Phase. The disturbed lands will be reinstated to a similar agricultural use. A similar magnitude of change and degree of landscape effect is anticipated for the decommissioning phase. This will result in a very localised Temporary Minor adverse and a No Change landscape effect on the LCA 6A Stour Valley Systems as a whole during decommissioning.

Post Decommissioning

- 1.123. Post decommissioning the mitigation planting which will have matured will be retained resulting in a localised Minor beneficial effect and a No Change landscape effect on the LCA 6A Stour Valley Systems as a whole.

Landscape Effects on District LCA 8A Tendring and Wix Clay Plateau**Sensitivity**

- 1.124. The sensitivity of the LCA is described as: *"the landscape is visually sensitive as a result of its open and rural character and long views – here the inappropriate siting or location of any development such as a farm building or tall structures has the potential to have a high visual impact. However the woodlands and gently undulating topography provide some*

opportunities to integrate development. Areas of particular sensitivity to built development are those on the edge of the plateau towards the Hamford Coastal Slopes (3A) and overlooking the Stour Valley System (6A), the Holland Valley system (6DO and Ramsey Valley System (6E)." The landscape management strategy for the LCA *"should be to conserve the rural character and settlement pattern and to enhance the condition of woodlands and hedgerows."* Guidance relevant to this Proposed Development includes:

- *Conserve hedgerows as important wildlife habitats and landscape features and promote management of hedgerows as coppice, with oak standards left to form future timber trees. Consider opportunities for reinstatement of hedges, particularly where they have been lost from highly visible locations.*
- *Particular care should be taken in the siting of communication masts or other vertical elements – these have the potential to be highly visible in this open landscape. This also applies for large scale rural buildings e.g. for agriculture.*
- *Use of full cut-off lights and sensitively designed lighting schemes can reduce the impact of light pollution on night skies. (and from LCA Volume 2: "Visual impact and the effects of light pollution on night skies are important consideration in this rural area."*
- *Maintain views to, and the settings of, important landmarks such as church towers and spires."*

- 1.125. The intervisibility with the LCA 8A Tendring and Wix Clay Plateau within the 2km study area and the proposed development is limited by intervening landform, vegetation and buildings, including the vegetation immediately surrounding the existing solar farm and Proposed Development.
- 1.126. Taking into account the judgements of susceptibility and value from the submitted LVIA, the overall sensitivity is judged to remain as **Medium**.

Appraisal of construction effects:

- 1.127. During the temporary construction phase there is likely to be an increase in construction traffic on the A120 and local roads, and visible construction activity occurring around the periphery of the Application Site. The works will have a localised temporary disturbance to a small portion of the rural landscape of the District LCA 8A Tendring and Wix Clay Plateau.
- 1.128. The Proposed Development will locally alter the character of the LCA 8A Tendring and Wix Clay Plateau. The scale and magnitude of change is considered to be **medium to low** locally, reducing to **low** beyond a distance of around c. 1km from the site boundary.
- 1.129. Taking account of the **medium** sensitivity of this landscape and short duration of the construction phase, there will be a **Temporary Moderate adverse** to **Temporary Minor**

adverse landscape effect locally and a **No Change** effect within the LCA 8A Tendring and Wix Clay Plateau as a whole.

Appraisal of operational effects:

- 1.130. The Proposed Development will locally alter the character of the LCA 8A Tendring and Wix Clay Plateau. The scale and magnitude of change is considered to be **medium to low** locally, reducing to **low** beyond a distance of around c. 1km from the site boundary.
- 1.131. The existing Stour Fields solar farm and the Proposed Development will be partially screened from view by intervening landform, vegetation, and buildings from within the LCA 8A Tendring and Wix Clay Plateau.
- 1.132. Overall, the magnitude of landscape change for LCA 8A Tendring and Wix Clay Plateau is judged to be **Medium to low** locally, (within 1km) reducing to **Low** with distance from the Proposed Development, and as the solar farm's mitigation planting matures. Taking account of the medium sensitivity of the landscape this will result in a **Moderate/Minor** adverse to **Minor** adverse landscape effect experienced locally and **No Change** effect for the LCA 8A Tendring and Wix Clay Plateau as a whole. The degree of landscape effect will reduce to **Minor** adverse locally by c. Year 5 as the existing mitigation planting (associated with the solar farm) matures further, helping to further contain and integrate the pole-mounted CCTV within the landscape of the Application Site.

Appraisal of decommissioning effects:

- 1.133. Activities across the Application Site will be similar to those of the Construction Phase. The disturbed lands will be reinstated to a similar agricultural use. A similar magnitude of change and degree of landscape effect is anticipated for the decommissioning phase. This will result in a very localised **Temporary Moderate** adverse and a **Temporary Minor** adverse landscape effect on the LCA 8A Tendring and Wix Clay Plateau as a whole during decommissioning.

Post Decommissioning

- 1.134. Post decommissioning the mitigation planting which will have matured will be retained resulting in a localised **Minor** beneficial effect and a **No Change** landscape effect on the LCA 8A Tendring and Wix Clay Plateau as a whole.

Visual effects

- 1.135. The LVIA 2013 states: *"The following section considers the potential impact of the proposed development during its operation on the visual amenity of the area and various receptors. The extent of views of the proposed development will be influenced by the height of the panels, topography of the site and surrounding lands, vegetation including hedgerows, individual trees and woodlands and also built structures."*

- 1.136.** "A ZTV was produced to 5km out from the site and used to aid in the selection of suitable viewpoints. It was found that many of the potential viewpoints selected during the desktop analysis were in fact screened by various landscape features and elements. During the site visit it was found that the visibility of the proposed development will largely be retained within 1.5km of the site boundary. The views from each viewpoint are highlighted in the photographs included in the appendix". Extracts from LVIA 2013, section 5.6.4 Visual Assessment

Viewpoint Locations and Photomontages

- 1.137.** The LVIA 2013 identified 5 viewpoints, selected "to determine the solar farm's potential visibility from various receptors found across the study area and how sensitive they are to change..." quote from Section 5.4.5 Visual Baseline of the LVIA 2013. Photomontages and assessment of the Proposed Development from VP1 and VP3 have been requested by Tendring Borough Council. Photomontages of VP1 and VP3 are illustrated in Appendix 1, Figures 3a, 3b, 4a, 4b of this Addendum.

Duration of effects

- 1.138.** All construction and decommissioning visual effects are considered to be short term, temporary and reversible. All operational visual effects are considered to be long term and reversible.

Visual effects on Appraisal viewpoints

- 1.139.** The appraisal of visual effects from the five viewpoints selected to represent views of the Proposed Development are set out in Table 3 below (This table is based upon Table 5.7 of the LVIA 2013.)

Table 3: Assessment on viewpoints, views of Proposed Development (CCTV and 3m height posts)

| Viewpoint reference and location from proposed solar farm | Sensitivity of Receptors | Magnitude of Change | Significance of Impact |
|--|--|--|---|
| <p>VP1</p> <p>Junction of Bradfield Road with Spinnel's Lane, by the public bench</p> <p>658m NE of the</p> | <p>High to Low.</p> <p>Residents near this junction, walkers, cyclists (all High).</p> <p>Road users (Low)</p> | <p>Low.</p> <p>Looking west across the open field towards the Proposed Development and existing solar farm, potential views will be partially screened by the mature trees, bramble and maturing hedgerow (planted as a mitigation measure for the existing solar farm development) along the site's</p> | <p><i>Construction period:</i></p> <p><i>Temporary Moderate/Minor Adverse to Temporary Minor Adverse</i></p> <p><i>Operational:</i></p> <p><i>Moderate/Minor Adverse to Minor Adverse</i></p> |

| | | | |
|---|--|---|---|
| <p>Application Site</p> | | <p>boundaries. The upper parts of some proposed CCTV posts will be visible above the vegetation or through gaps in it.</p> <p>See VP1 Photomontage Year 0 and Year 5, Appendix 1, Figure 3a, 3b of this Addendum.</p> <p>Some potential views from established houses will be further screened by front garden hedges.</p> <p>Recently planted roadside trees on Bradfield Road near this junction will, as they mature, partially screen views of the proposed development from houses.</p> <p>A number of houses on Bradfield Road will have upper floor views looking above and beyond these field boundaries.</p> <p>Careful selection of materials will contribute to reducing the visual prominence of the Proposed Development while existing mitigation measures associated with the solar farm will provide screening</p> | <p><i>Decommissioning: Temporary Moderate/Minor Adverse to Temporary Minor Adverse</i></p> <p><i>Post-decommissioning: Minor Beneficial</i></p> |
| <p>VP2 Public Footpath along lane off the A120 towards Wix Lodge 9m S of the Application Site</p> | <p>High: PROW users e.g. walkers. Residents of Wix Lodge (associated with the application)</p> | <p>Medium to Low: The tall line of hedgerows and trees helps to screen much of the solar farm and Proposed Development from views on this path. Some of the Proposed Development will be visible at the site entrance gate e.g. two CCTV posts and security keypad. Part of the</p> | <p><i>Construction: Temporary Major/Moderate Adverse to Temporary Moderate/Minor Adverse</i></p> <p><i>Operational: Major/Moderate Adverse to</i></p> |
| | | <p>Application Site will be visible above planted gaps in the hedge (until existing mitigation hedgerow infill planting has matured) and at the gate entrances and at the end of the treeline opposite Wix Lodge</p> | <p><i>Moderate/Minor Adverse</i></p> <p><i>Decommissioning: Temporary Major/Moderate Adverse to Temporary</i></p> |

| | | | |
|---|---|---|---|
| | | <p>and farm buildings where the hedge is lower.</p> <p>Further along the lane to Dairy House potential views are similarly screened by a continuous line of hedgerow.</p> <p>Careful selection of materials will contribute to reducing the visual prominence of the Proposed Development while existing mitigation measures associated with the solar farm will provide screening</p> | <p><i>Moderate/Minor Adverse</i></p> <p><i>Post-decommissioning: Moderate/Minor Beneficial</i></p> |
| <p>VP3</p> <p>Public Footpath no 5 Wix on private lane to Dairy House Guest house, off Bradfield Road</p> <p>332m NW of the Application Site</p> | <p>High:</p> <p>Receptors include Dairy House residents and visitors to the guesthouse, caravan site and walkers.</p> | <p>Medium:</p> <p>The open fields from Bradfield Road up to the caravan site allow for clear views of the Proposed Development and the existing solar farm. Views from the caravan site are largely screened by the adjoining hedge but with some small gaps in it. Views from the house are limited to upper floor views as its boundary hedge screens other potential views.</p> <p>See VP3 Photomontage Year 0 and Year 5, Appendix 1, Figure 4a, 4b of this Addendum.</p> <p>Careful selection of materials will contribute to reducing the visual prominence of the Proposed Development while existing mitigation measures associated with the solar farm will provide screening</p> | <p><i>Construction: Temporary Major/Moderate Adverse</i></p> <p><i>Operational: Major/Moderate Adverse</i></p> <p><i>Decommissioning: Temporary Major/Moderate Adverse</i></p> <p><i>Post-decommissioning: Minor Beneficial</i></p> |
| <p>VP4</p> <p>Cansey Lane, on the edge of Bradfield (Regionally designated</p> | <p>Low-High:</p> <p>Receptors include residents and road users</p> | <p>None:</p> <p>Looking across the fields in the direction of Dairy House, potential views of the Proposed Development and existing solar farm are screened by the hedgerows and single trees found along the field edges of the intervening farmland.</p> | <p><i>Construction: No Change</i></p> <p><i>Operational: No Change</i></p> <p><i>Decommissioning: No Change</i></p> |

| | | | |
|---|---|--|--|
| Protected Lane ¹⁴) 1.5km NW of the Application Site | | Existing vegetation and mitigation measures associated with the solar farm will provide screening | <i>Post-decommissioning: No Change</i> |
| VP5 Cansey Lane by Lipstone House (Regionally designated Protected Lane) 960m SW of the Application Site | Low-High Receptors include two residential properties and local road users | None Views from the rear of properties are blocked by their boundary hedges. Views from the lane are similarly blocked by the line of hedgerows running along the solar farm's western boundary and adjacent fields. Existing vegetation and mitigation measures associated with the solar farm will provide screening | <i>Construction: No Change</i> <i>Operational: No Change</i> <i>Decommissioning: No Change</i> <i>Post-decommissioning: No Change</i> |

Settlements and individual residential properties:

- 1.140. The LVIA states: "The ZTV shows that the proposed solar farm will be potentially visible from a number of settlements within 5km of the site. Potential views will be affected by other nearby buildings, vegetation within the grounds of properties and along intervening field boundaries as well as distance from the site." Extract from LVIA 2013 Section 5.6.4.2 Settlements. These were assessed in Table 5-8 of the LVIA. The assessment of the Proposed Development of CCTV and 3m posts is based on this table, which has been reproduced and amended to account for the Proposed Development here:

Table 4: Assessment of Settlements, Clusters and Isolated Residential Properties

| Settlement, Distance & Direction | Sensitivity of receptors | Magnitude of Change | Significance of Impact |
|---|--------------------------|--|--|
| 0.5 to 2km | | | |
| A number of single farm dwellings and settlements of: | High | No Change to Low: Potential views from properties within Wix to the south are screened by their boundary vegetation and the | <i>Construction: Temporary Moderate/Minor Adverse to No Change</i> |

¹⁴ Essex County Council December 2015) *Tendring District: Protected Lanes Assessment* – This study forms supporting information to County level and District level Planning Policies to protect historic lanes across the County. Cansey Lane, Bradfield Heath is a Protected Lane.

| | | | |
|--|--|---|--|
| <p>Wix; 341m south and 475m west, Bradfield; 1.62km northwest, and Stones Green; 2km southeast</p> | | <p>dense line of trees along the Wix Bypass that buffers Wix from the A120.</p> <p>Potential views from Wix east of the site are largely screened by existing hedges, trees and other vegetation along house boundaries and surrounding the existing solar farm. There are a small number of properties on Bradfield Road with ground floor and/or upper floor views. Views will also be softened and partially screened by recently planted trees along Bradfield Road as they mature.</p> <p>From Bradfield, views will be largely screened by the vegetation, hedges and trees found to the rear of these properties and intervening field boundaries including along Dairyhouse Lane. There will be a handful of properties with upper floor distant views towards the existing solar farm and Proposed Development.</p> <p>Views from Stone Green (south of Wix) will be fully screened by hedgerows found along the roadside and surrounding farmland.</p> <p>The relatively flat topography together with the presence of hedgerows, trees and buildings helps to screen many potential views of the Proposed Development from the surrounding settlements.</p> <p>Careful design and selection of materials will contribute to minimising any visual prominence of the Proposed Development while existing vegetation and hedgerow planting mitigation measures</p> | <p><i>Operational:</i> Moderate/Minor Adverse to No Change</p> <p><i>Decommissioning:</i> Temporary Moderate/Minor Adverse to No Change</p> <p><i>Post-decommissioning:</i> Minor Beneficial to No Change</p> |
|--|--|---|--|

| | | | |
|---|------|---|--|
| | | associated with the solar farm will provide screening. See also VP1 and other references to housing in Table 3 above. | |
| 2 to 5km | | | |
| Settlements of: Tendering Green; 2.6km southwest, Horsley Cross; 2.6km west, Goose Green; 3.3km southwest, Wrabness; 3.47km northeast, Beaumont; 3.7km southeast, Great Oakley; 3.7km southeast, Mistley; 3.8km northwest and, Tendering; 4.16km south | High | No Change: There will be no change to the existing views from other settlements beyond 2km of the site. As potential views are fully screened by existing vegetation and buildings found within the intervening landscape. | <i>Construction: No Change</i> <i>Operational: No Change</i> <i>Decommissioning: No Change</i> <i>Post-decommissioning: No Change</i> |

Highways, Public rights of way, national cycle and footpath routes:

1.141. "The ZTV shows the solar farm being potentially visible along a number of different routes. The potential visual impact along these routes will be influenced by the presence of vegetation and buildings within the surrounding landscape, as well as the speed and direction of travel." Section(unnumbered): tourist and main routes sequential impacts. LVIA 2013

Table 5: Assessment of routes and paths (taken from Table 5-8 LVIA 2013 page 29)

| Route, Distance & Direction | Magnitude of Change | Significance of Impact |
|-----------------------------|---|---|
| A120 | None-Low: The solar farm will be largely screened by vegetation along this route and within the surrounding farmland. There will be some views directly southeast of the site where the short, | <i>Construction: No Change to Temporary Minor Adverse</i> |

| | | |
|---|--|--|
| | <p>lower section of the site's boundary hedge allows views into the site from the road. However, such views will be glimpses and very brief.</p> <p>Limited filtered views and glimpses of the Proposed Development and existing solar farm will be anticipated during winter months following leaf fall.</p> <p>Careful selection of materials will contribute to reducing the visual prominence of the Proposed Development while existing mitigation measures associated with the solar farm will provide screening</p> | <p><i>Operational: No Change to Minor Adverse</i></p> <p><i>Decommissioning: No Change to Temporary Minor Adverse</i></p> <p><i>Post-decommissioning: No Change to Minor Beneficial</i></p> |
| B1035 | <p>None:</p> <p>The mature hedgerows and lines of trees found along the intervening field boundaries screen all views towards the solar farm.</p> | <p><i>Construction: No Change</i></p> <p><i>Operational: No Change</i></p> <p><i>Decommissioning: No Change</i></p> <p><i>Post-decommissioning: No Change</i></p> |
| B1352 | <p>None:</p> <p>The mature hedgerows and lines of trees found along the intervening field boundaries screen all views towards the solar farm.</p> | <p><i>Construction: No Change</i></p> <p><i>Operational: No Change</i></p> <p><i>Decommissioning: No Change</i></p> <p><i>Post-decommissioning: No Change</i></p> |
| Local Routes | | |
| <p>Heath Road, Wix Road Bradfield Road, Colchester Road, Cansey Lane,</p> | <p>None – Low:</p> <p>These local roads are found within the vicinity of the proposed solar farm. Potential views of the solar farm are well screened by hedgerows and trees found along the site and intervening field boundaries.</p> <p>The development will be visible along two short sections of Bradfield Road. Both views will be looking across the adjoining open farmland into the site from the bend by Wix Abbey, Wix and the entrance to Dairy House Farm.</p> <p>Limited filtered views of the Proposed Development and existing solar farm will be anticipated during winter months following leaf fall.</p> | <p><i>Construction: No Change to Temporary Minor Adverse</i></p> <p><i>Operational: No Change to Minor Adverse</i></p> <p><i>Decommissioning: No Change to Temporary Minor Adverse</i></p> <p><i>Post-decommissioning: No Change to Minor Beneficial</i></p> |

| | | | |
|--|-------|--|--|
| | | Careful selection of materials will contribute to reducing the visual prominence of the Proposed Development while existing tree and hedgerow planting mitigation measures associated with the solar farm will provide screening | |
| Other routes | local | <p>None:</p> <p>Potential views from other minor local roads are screened by intervening vegetation and buildings.</p> <p>Careful selection of materials will contribute to reducing the visual prominence of the Proposed Development while existing tree and hedgerow planting mitigation measures associated with the solar farm will provide screening</p> | <p><i>Construction:</i> No Change</p> <p><i>Operational:</i> No Change</p> <p><i>Decommissioning:</i> No Change</p> <p><i>Post-decommissioning:</i> No Change</p> |
| PROW, National and Regional Trails | | | |
| National Routes No.51 | Cycle | <p>None:</p> <p>Along this route potential views will be screened by roadside hedgerows, field hedgerows and changes in the local topography.</p> | <p><i>Construction:</i> No Change</p> <p><i>Operational:</i> No Change</p> <p><i>Decommissioning:</i> No Change</p> <p><i>Post-decommissioning:</i> No Change</p> |
| Essex Way Trail | | <p>None:</p> <p>The solar farm site will not be visible from this route due to variations in the local topography and screening provided by both vegetation and buildings found across the surrounding landscape.</p> | <p><i>Construction:</i> No Change</p> <p><i>Operational:</i> No Change</p> <p><i>Decommissioning:</i> No Change</p> <p><i>Post-decommissioning:</i> No Change</p> |
| Local Network of Public Footpaths & Bridleways | | <p>None-High:</p> <p>The majority of potential views of the Proposed Development travelling along these PROWs will be screened by the field hedgerows found across the surrounding lands.</p> | <p><i>Construction:</i> No Change to Major Adverse</p> <p><i>Operational:</i> No Change to Major Adverse</p> <p><i>Decommissioning:</i> No Change to Major Adverse</p> <p><i>Post-decommissioning:</i> No Change to Minor Beneficial</p> |
| | | <p>The Proposed Development will be partially visible from the footpaths which are found within the surrounding farmland. This includes Public Footpaths running off Bradfield Road, Colchester Road and A120, including: Public Footpaths no 25 Wix, no 34 Wix, no 5 Wix & no 29 Wix.</p> | <p><i>Construction:</i> No Change to Major Adverse</p> <p><i>Operational:</i> No Change to Major Adverse</p> <p><i>Decommissioning:</i> No Change to Major Adverse</p> <p><i>Post-decommissioning:</i> No Change to Minor Beneficial</p> |

| | | |
|--|--|--|
| | <p>Careful selection of materials will contribute to reducing the visual prominence of the Proposed Development. Existing tree and hedgerow planting mitigation measures associated with the solar farm provide partial screening which will increase to screening as the hedgerows and trees mature throughout the operational and decommissioning periods and limited filtered views of the Proposed Development and existing solar farm will be anticipated during winter months following leaf fall.</p> <p>The impact of these potential views on users will be greatest from gaps in the hedgerows, lengths of low hedgerow or looking across open farmland.</p> | |
|--|--|--|

MITIGATION MEASURES

- 1.142. Existing hedgerow and tree planting mitigation measures associated with the existing solar farm will provide screening of the Proposed Development. See Figures 3a+b and 4a + b, Appendix 1 of this Addendum.
- 1.143. The CCTV posts are designed to be low in height, at the same height and lower than existing sub-stations at the solar farm and no more than 600mm higher than the security fencing that bounds the existing solar farm. In addition, the careful choice of materials and finish will minimise the visual prominence of the proposed CCTV and posts such that they appear less noticeable in the landscape where they are able to be seen above existing and maturing vegetation or through gaps in vegetation, including views possible after leaf-fall during winter.

RESIDUAL EFFECTS

- 1.144. The tops of some CCTV posts will remain visible above existing hedgerows and above the planted hedgerow mitigation measures of the solar farm. And there will be limited visibility of the CCTV posts through intervening vegetation, trees and hedgerows in winter following leaf fall. CCTV posts and keypads at the site entrance will be visible from the nearby public footpath throughout the lifetime of the Proposed Development.

CUMULATIVE EFFECTS

Potential for Future Cumulative Effects:

- 1.145. A search of the Tendring District Council, Colchester District Council and Barbergh District Councils' planning portals found these current existing and consented solar farms within the 5km study area. There are no current proposals, requests for scoping opinions, or pre-application consultations for ground mounted solar farms within the 5km study area.

Table 3: Solar farms with CCTV within 5km of Stour Fields Solar Farm

| Existing/Consented | Address | Comment | Distance from Application Site |
|--------------------------|--|---|--------------------------------|
| 13/00896/FUL Existing | Stour Fields solar farm, Wix Lodge, Colchester Road, Wix | Existing solar farm. This Proposed Development. | 0.0km. The Application Site |

| | | | |
|---------------------------|---|--|--------------------------------|
| 14/00918/FUL Existing | Barn Farm, Wix Road, Bradfield, Manningtree, CO11 2SP | Pole mounted CCTV on 3m height posts (CCTV at 2.8m height) | c. 1.24km north of the site |
| 13/01139/FUL Existing | Aldhams Farm, Dead Lane, Lawford, Manningtree, Essex CO11 2NF | No CCTV proposed. | c. 5.3km northwest of the site |
| 15/00147/FUL Existing | Green Farm, Oakley Road, Wix, Essex CO11 2SE | Pole mounted CCTV on 2.4m height posts. | c. 1.27km east of site |
| 20/01384/FUL Consented | Land south of Primrose Hall, Primrose Lane, Ramsey, Harwich, Essex CO12 5NB | CCTV (cond 6) pole mounted on 2.4m height posts. | c. 1.45km northeast of site |

- 1.146. The design, materials and proposed height of the CCTV posts relative to the height and detail of the existing solar farm fencing and infrastructure means that they will be well integrated with the existing solar farm. As the CCTV posts are of 3m height, the intervening landform, vegetation including mitigation planting associated with the existing solar farm, and buildings found within the landscape will mean that cumulative landscape or visual impacts will be equivalent of that of the existing solar farm.
- 1.147. Magnitude of Change: **Medium** (Construction); **Medium** (Operational); **Medium** (Decommissioning) and **Negligible** (Post-Decommissioning).
- 1.148. Degree of Visual Effect on transient receptors (A120 and minor roads): **Temporary Moderate adverse** (Construction); **Minor adverse** (Operational Year 0) reducing to **Minor/No change** (Operational Year 5) as the mitigation boundary planting matures; **Temporary Moderate/Minor adverse** (Decommissioning); **No Change to Minor beneficial** (Post Decommissioning).

SUMMARY AND CONCLUSION

- 1.149.** This Landscape Addendum provides supplementary information associated with the Landscape and Visual Impact Appraisal (LVIA) produced in August 2013 as part of the planning application (Tendring District Council ref no: 13/00896/FUL) for a proposed solar farm development and associated infrastructure at lands at Wix Lodge, Bradfield, Essex, CO11 2SR c. 300m northwest of the village of Wix. The Landscape Addendum has been provided in response to a pre-application consultation with Tendring District Council, regarding the proposed installation of CCTV at the existing solar farm.
- 1.150.** Tendring District Council requested a Landscape Addendum of the LVIA (August 2013) and agreed the provision of 2 photomontages of the proposed CCTV, for viewpoints VP1 and VP3 of the list of 5 external viewpoints that were assessed in the 2013 LVIA.
- 1.151.** Following a document search and review of the Planning Application 13/00896/FUL, it was noted that the Delegated Decision Officers Report dated 14 November 2013 made comments regarding an omission in the submitted LVIA: *"The applicant has also submitted a Landscape Visual Impact Assessment (LVIA) in order to show the likely impact and effects of the solar farm development upon the existing landscape character and landscape element such as landform, vegetation and visual amenity."* and, *"Section 5.4.2 entitled Landscape Character makes reference to both National and County Landscape Character Assessment (LCA) but does not refer to the Tendring District Council LCA. The LVIA should take account of this document."* This Addendum addresses this omission and is supported by additional Figures: Figure 1.1 Essex and Southend-on-Sea Landscape Character Areas and Figure 1.2 Tendring District Council Landscape Character Areas. See Figure 1.1 and Figure 1.2, Appendix 1 of the Addendum.
- 1.152.** The Application Site is within the National Character Area (NCA) 111 The Northern Thames Basin. The key characteristics of this NCA are described in paragraph 5.4.4.1 of the LVIA 2013 and the NCA was assessed. At a county level, the Essex and Southend on Sea LCA, the Application Site is within LCT E London Clay Landscapes, and LCA E3 The Tendring Plain. The key characteristics of LCA E3 The Tendring Plain are described in paragraph 5.4.4.2 of the LVIA 2013. Note: the assessed LCA E3 was erroneously titled 'Tendring Foothills'. The effects of the solar farm on NCA 111 The Northern Thames Basin and the County LCA E3 The Tendring Plain were assessed in Table 5-6 of the LVIA 2013. At a District level, the Application Site is within LCA 7A Bromley Heaths. This has been assessed in this Addendum.
- 1.153.** Within the 5km radius ZTV study areas are county-wide (Essex and Southend-on-Sea LCA) Landscape Character Areas: LCA E2 South Colchester Farmlands, E3 The Tendring Plain, E4 North Colchester Farmlands, F5 North Blackwater & Colne Coastal Farmlands, F8 Hamford Water, F9 Stour Estuary Slopes, and F10 Stour Estuary and a small area of LCA C8 Stour Valley. These are illustrated in this report, Appendix 1: Figure 1.1.

- 1.154.** Within the 5km ZTV study area are the District (Tendring District Landscape Character Assessment 2001) Landscape Character Areas (LCA): LCA 7A Bromley Heaths, LCA 6A Stour Valleys, LCA 8A Tendring and Wix Clay Plateau, LCA 6E Ramsey Valley System, LCA 4A The Oakley Ridge, LCA 3A Hamford Coastal Slopes, and small areas of LCA 2D Hamford Drained Marshes and Islands, LCA 1E Stour Estuary Marshes, LCA5C Cattawede Marshes, LCA 8B Clacton and the Sokens Clay Plateau and LCA 7B St Osyth / Great Bentley Heaths.
- 1.155.** During field surveys, it was noted that intervisibility of the Application Site was limited to around 1.5km. Therefore, a 2km radius has been adopted for the consideration of potential landscape receptors and appraisal of landscape effects and identification of the LCA which require appraisal.
- 1.156.** A cumulative search of similar applications was completed in 2013 of Tendring, Colchester and Barbergh District Council's online planning registry of existing, approved and proposed solar farm developments within 5km of the proposed solar farm (see paragraph 5.10 of the LVIA 2013). Using this search as the basis, another search will be undertaken to identify which of these solar farms has CCTV facilities. In addition, the search will be updated to include existing, approved and proposed solar farms and CCTV provision within the 5km ZTV study area.
- 1.157.** In 2013, there were no existing, approved or proposed solar farms within 5km of the boundaries of Stour Fields solar farm. The nearest solar farm was a Consented 13MW solar farm at lands north of Frowick Lane, St Osyth (ref. 13/00360/FUL) c. 9.5km southeast of the Stour Fields solar farm. A search of the Tendring, Colchester and Barbergh District Councils' planning portals found these existing and consented solar farms within the 5km study area. There are no current proposals, requests for scoping opinions, or pre-application consultations for ground mounted solar farms within the 5km study area.
- 1.158.** All construction and decommissioning visual effects are considered to be short term, temporary and reversible. All operational visual effects are considered to be long term and reversible.
- 1.159.** The design, materials and proposed height of the CCTV posts relative to the height and detail of the existing solar farm fencing and infrastructure means that they will be well integrated with the existing solar farm. As the CCTV posts are of 3m height, the intervening landform, vegetation including mitigation planting associated with the existing solar farm, and buildings found within the landscape will mean that cumulative landscape or visual impacts will be equivalent of that of the existing solar farm.
- 1.160.** The Proposed Development will locally alter the character of the NCA 111 Northern Thames Basin. The scale and magnitude of landscape change is judged to be Medium locally, reducing to Low/Negligible beyond c. 1km distance from the Application Site boundary and as the solar farm's mitigation planting matures. Taking account of the Low to High sensitivity of this landscape and short duration of the construction phase, there will be a **Temporary Major/Moderate adverse to Temporary Minor adverse** landscape effect locally and a **Temporary Minor adverse to No Change** effect within the NCA 111 Northern Thames Basin as

a whole. Taking account of the medium sensitivity of the landscape this will result in a **Major/Moderate adverse to Minor adverse** landscape effect experienced locally and a **Minor adverse to No Change** effect for the Northern Thames Basin as a whole. The degree of landscape effect will reduce locally to **Moderate/Minor adverse** locally by c. Year 5 as the proposed mitigation planting matures helping to further contain and integrate the pole-mounted CCTV within the landscape of the Application Site. During decommissioning, the disturbed lands will be reinstated to similar agricultural use. A similar magnitude of change and degree of landscape effect is anticipated for the decommissioning phase. This will result in a very localised **Temporary Major/Moderate adverse to Temporary Minor adverse** landscape effect locally and a **Temporary Minor adverse to No Change** effect within the NCA 111 Northern Thames Basin as a whole during decommissioning. Post decommissioning the mitigation planting which will have matured will be retained resulting in a localised **Minor Beneficial** effect.

- 1.161.** The Proposed Development will locally alter the character of County LCA E3 Tendring Plain. The scale of change is considered to be medium locally up to around c. 1km representing a localised geographical extent. The magnitude of landscape change is judged to be Medium locally, reducing to Low beyond a distance of around c. 1km. Taking account of the medium sensitivity of this landscape and short duration of the construction phase, there will be a **Temporary Moderate adverse** landscape effect locally and a **Temporary Minor adverse** effect within Tendring Plain as a whole. The degree of landscape effect will reduce locally to **Moderate/Minor adverse** locally by c. Year 5 as the solar farm's mitigation planting matures helping to further contain and integrate the pole-mounted CCTV within the landscape of the Application Site. There will be a very localised **Temporary Moderate adverse** and a **Temporary Minor adverse** landscape effect on the Tendring Plain as a whole during decommissioning. Post decommissioning the solar farm's mitigation planting will have matured and will be retained resulting in a localised **Minor beneficial** effect.
- 1.162.** The Proposed Development will locally alter the character of the District LCA 7A Bromley Heaths. The scale of change is considered to be medium locally up to around c. 1km. The magnitude of landscape change is considered to be **Medium** locally, reducing to Low beyond a distance of around c. 1km, reducing with distance and as the solar farm's mitigation planting matures. Taking account of the medium sensitivity of this landscape and short duration of the construction phase, there will be a **Temporary Moderate adverse** landscape effect locally and a **Temporary Minor adverse** effect within the District LCA 7A Bromley Heaths as a whole. During operation, the Proposed Development will locally alter the internal character of the agricultural fields within the Application Site. Field pattern and landform will remain unaltered. Taking account of the medium sensitivity of the landscape this will result in a **Moderate adverse** landscape effect experienced locally and a **Minor adverse** effect for the LCA Bromley Heaths as a whole. The degree of landscape effect will reduce locally to **Moderate/Minor adverse** locally by c. Year 5 as the solar farm's mitigation planting matures helping to further contain and integrate the pole-mounted CCTV within the landscape of the Application Site. During decommissioning, activities across the Application Site will be similar to those of the Construction Phase. The disturbed lands will be reinstated to a similar agricultural

use and a similar magnitude of change and degree of landscape effect is anticipated for the decommissioning phase. This will result in a very localised **Temporary Moderate adverse** and a **Temporary Minor adverse** landscape effect on the LCA Bromley Heaths as a whole during decommissioning. Post decommissioning the solar farm's mitigation planting will have matured and will be retained resulting in a localised **Minor beneficial** effect.

1.163. The Proposed Development will locally alter the character of the District LCA 6A Stour Valley Systems. The scale and magnitude of change is considered to be **low** locally, reducing to **negligible** beyond a distance of around c. 1km from the site boundary and as the solar farm's mitigation planting matures. Taking account of the **high** sensitivity of this landscape and short duration of the construction phase, there will be a **Temporary Moderate/Minor adverse** landscape effect locally and a **No Change** effect within the District LCA 6A Stour Valley Systems as a whole during the construction phase. During the operational phase, there will be a **Moderate/Minor adverse** landscape effect experienced locally and **No Change** effect for the LCA 6A Stour valley Systems as a whole. The degree of landscape effect will reduce to **Minor adverse** locally by c. Year 5 as the existing solar farm's mitigation planting matures further, helping to further contain and integrate the pole-mounted CCTV within the landscape of the Application Site. During decommission, activities across the Application Site will be similar to those of the Construction Phase. The disturbed lands will be reinstated to a similar agricultural use. A similar magnitude of change and degree of landscape effect is anticipated for the decommissioning phase. This will result in a very localised **Temporary Minor adverse** and a **No Change** landscape effect on the LCA 6A Stour Valley Systems as a whole during decommissioning. Post decommissioning the mitigation planting which will have matured will be retained resulting in a localised **Minor beneficial** effect and a **No Change** landscape effect on the LCA 6A Stour Valley Systems as a whole.

1.164. The Proposed Development will locally alter the character of the District LCA 8A Tendring and Wix Clay Plateau. The scale and magnitude of change is considered to be **medium to low** locally, reducing to **low** beyond a distance of around c. 1km from the site boundary and as the solar farm's mitigation planting matures. Taking account of the **medium** sensitivity of this landscape and short duration of the construction phase, there will be a **Temporary Moderate adverse to Temporary Minor adverse** landscape effect locally and a **No Change** effect within the LCA 8A Tendring and Wix Clay Plateau as a whole. During operation, there will be a **Moderate/Minor adverse to Minor adverse** landscape effect experienced locally and **No Change** effect for the LCA 8A Tendring and Wix Clay Plateau as a whole. The degree of landscape effect will reduce to **Minor adverse** locally by c. Year 5 as the existing solar farm's mitigation planting matures further, helping to further contain and integrate the pole-mounted CCTV within the landscape of the Application Site. During decommission, activities across the Application Site will be similar to those of the Construction Phase. The disturbed lands will be reinstated to a similar agricultural use. A similar magnitude of change and degree of landscape effect is anticipated for the decommissioning phase. This will result in a very localised **Temporary Moderate adverse** and a **Temporary Minor adverse** landscape effect on the District LCA 8A Tendring and Wix Clay Plateau as a whole during decommissioning. Post decommissioning the solar farm's mitigation planting will have matured and will be retained

resulting in a localised Minor beneficial effect and a No Change landscape effect on the District LCA 8A Tendring and Wix Clay Plateau as a whole.

1.165. The appraisal of visual effects from the five viewpoints selected to represent views of the Proposed Development are set out in Table 3. The visual effects on receptors (residents, walkers, cyclists and road users) from 5 viewpoints are:

- Viewpoint VP1: Construction period: Temporary Moderate/Minor Adverse to Temporary Minor Adverse, Operational: Moderate/Minor Adverse to Minor Adverse, Decommissioning: Temporary Moderate/Minor Adverse to Temporary Minor Adverse, Post-decommissioning: Minor Beneficial.
- Viewpoint VP2: Construction: Temporary Major/Moderate Adverse to Temporary Moderate/Minor Adverse, Operational: Major/Moderate Adverse to Moderate/Minor Adverse, Decommissioning: Temporary Major/Moderate Adverse to Temporary Moderate/Minor Adverse, Post-decommissioning: Moderate/Minor Beneficial
- Viewpoint VP3: Construction: Temporary Major/Moderate Adverse, Operational: Major/Moderate Adverse, Decommissioning: Temporary Major/Moderate Adverse, Post-decommissioning: Minor Beneficial
- Viewpoint VP4: Construction: No Change, Operational: No Change, Decommissioning: No Change, Post-decommissioning: No Change
- Viewpoint VP5: Construction: No Change, Operational: No Change, Decommissioning: No Change, Post-decommissioning: No Change

1.166. The visual effects on settlements and residential properties was assessed in table 4 :

- Settlements and properties 0.5km to 2km from the Application Site: Construction: Temporary Moderate/Minor Adverse to No Change, Operational: Moderate/Minor Adverse to No Change, Decommissioning: Temporary Moderate/Minor Adverse to No Change, Post-decommissioning: Minor Beneficial to No Change
- Settlements and properties 2km to 5km from the Application Site: Construction: No Change, Operational: No Change, Decommissioning: No Change, Post-decommissioning: No Change

1.167. The visual effects on users of highways, public rights of way, national cycle and footpath routes was assessed in Table 5:

- A120: Construction: No Change to Temporary Minor Adverse, Operational: No Change to Minor Adverse, Decommissioning: No Change to Temporary Minor Adverse, Post-decommissioning: No Change to Minor Beneficial,

- B1035: Construction: **No Change** Operational: **No Change** , Decommissioning: **No Change** , Post-decommissioning: **No Change**,
- B1352: Construction: **No Change**, Operational: **No Change**, Decommissioning: **No Change** , Post-decommissioning: **No Change**
- Local routes: Heath Road, Wix Road, Bradfield Road, Colchester Road, Cansey Lane: Construction: **No Change to Temporary Minor Adverse**, Operational: **No Change to Minor Adverse** Decommissioning: **No Change to Temporary Minor Adverse**, Post-decommissioning: **No Change to Minor Beneficial**
- Other local routes: Construction: **No Change**, Operational: **No Change** , Decommissioning: **No Change** , Post-decommissioning: **No Change**
- NCN 51: Construction: **No Change**, Operational: **No Change**, Decommissioning: **No Change** , Post-decommissioning: **No Change**
- Essex Way National Trail: Construction: **No Change** , Operational: **No Change** , Decommissioning: **No Change** , Post-decommissioning: **No Change**
- Local Network of Public Footpaths & Bridleways: Construction: **No Change to Major Adverse** , Operational: **No Change to Major Adverse** , Decommissioning: **No Change to Major Adverse** , Post-decommissioning: **No Change to Minor Beneficial**

Cumulative landscape effects

- 1.168.** Given the medium magnitude of landscape change predicated across a localised area of NCA 111 Northern Thames Basin, and the location of operational Barn Farm Solar Farm, Green Farm Solar Farm, and other elements of existing energy infrastructure, the cumulative magnitude of change for the NCA 111 Northern Thames Basin will be medium and the cumulative landscape effect will be Major/Moderate adverse to Minor adverse.
- 1.169.** Given the medium magnitude of landscape change predicated across a localised area of County LCA E3 Tendring Plain, and the location of operational Barn Farm Solar Farm, Green Farm Solar Farm, and other elements of existing energy infrastructure, the cumulative magnitude of change for this LCA will be medium and the cumulative landscape effect will be Moderate adverse.
- 1.170.** Given the medium magnitude of landscape change predicated across a localised area of District LCA 7A Bromley Heaths, and the location of operational Barn Farm Solar Farm, Green Farm Solar Farm, and other elements of existing energy infrastructure, the cumulative magnitude of change for this LCA will be medium and the cumulative landscape effect will be Moderate adverse.

Cumulative visual effects

- 1.171. Magnitude of Change: Medium (Construction); Medium (Operational); Medium (Decommissioning) and Negligible (Post-Decommissioning).
- 1.172. Degree of Visual Effect on transient receptors (A120 and minor roads): Temporary Moderate adverse (Construction); Minor adverse (Operational Year 0) reducing to Minor/No change (Operational Year 5) as the mitigation boundary planting matures; Temporary Moderate/Minor adverse (Decommissioning); No Change to Minor beneficial (Post Decommissioning).

Mitigation measures

- 1.173. Existing hedgerow and tree planting mitigation measures associated with the existing solar farm will provide screening of the Proposed Development.
- 1.174. The CCTV posts are designed to be low in height, at the same height and lower than existing sub-stations at the solar farm and no more than 600mm higher than the security fencing that bounds the existing solar farm. In addition, the careful choice of materials and finish will minimise the visual prominence of the proposed CCTV and posts such that they appear less noticeable in the landscape where they are able to be seen above existing and maturing vegetation or through gaps in vegetation, including views possible after leaf-fall during winter.

Residual effects

- 1.175. The tops of some CCTV posts will remain visible above existing hedgerows and above the planted hedgerow mitigation measures of the solar farm. And there will be limited visibility of the CCTV posts through intervening vegetation, trees and hedgerows in winter following leaf fall. CCTV posts and keypads at the site entrance will be visible from the nearby public footpath throughout the lifetime of the Proposed Development

APPENDICES

Appendix 1 Figures

- Figure 1 Essex LCA
- Figure 2 Tendring LCA
- Figure 3a VP1 Year 0
- Figure 3b VP1 Year 5
- Figure 4a VP3 Year 0
- Figure 4b VP3 Year 5
- Figure 5 LEMP

Appendix 2 Methodology (LVIA 2013)

- Landscape and Visual Impact Assessment Methodology

Appendix 3 Proposal Drawings

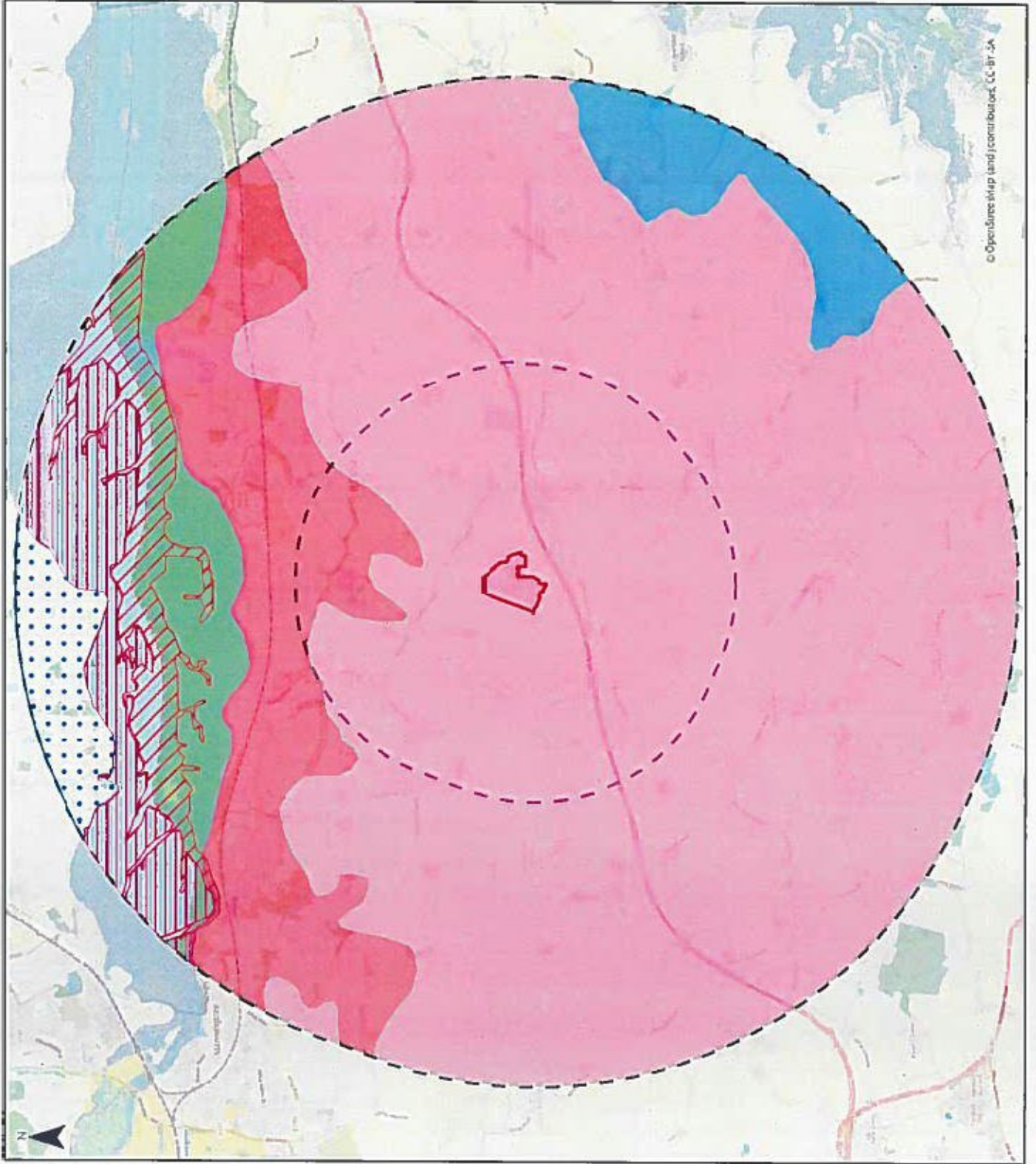
- GBSG 30606 Stour Fields Layout Plan
- GBSG SD-1A Camera pole construction
- GBSG SD-1B Camera pole construction
- GBSG SD-1D Camera pole construction



Appendix 1 Figures



Stour Fields Solar Farm Essex County Council LCA Figure 1



Key

Development Boundary

2km Study Area

5km Study Area

Suffolk Landscape Character Areas

Inland Navigable Waters LCA

Rolling Estate Farmlands LCA

Saltmarsh & Inter-Tidal Flats LCA

Essex Landscape Character Areas

E3 The Tending Plain LCA

F10 Stour Estuary LCA

F8 Hamford Water LCA

F9 Stour Estuary Slopes LCA

New Office Address
Cinnamon House, Crab Lane, Warrington, W12 0QP



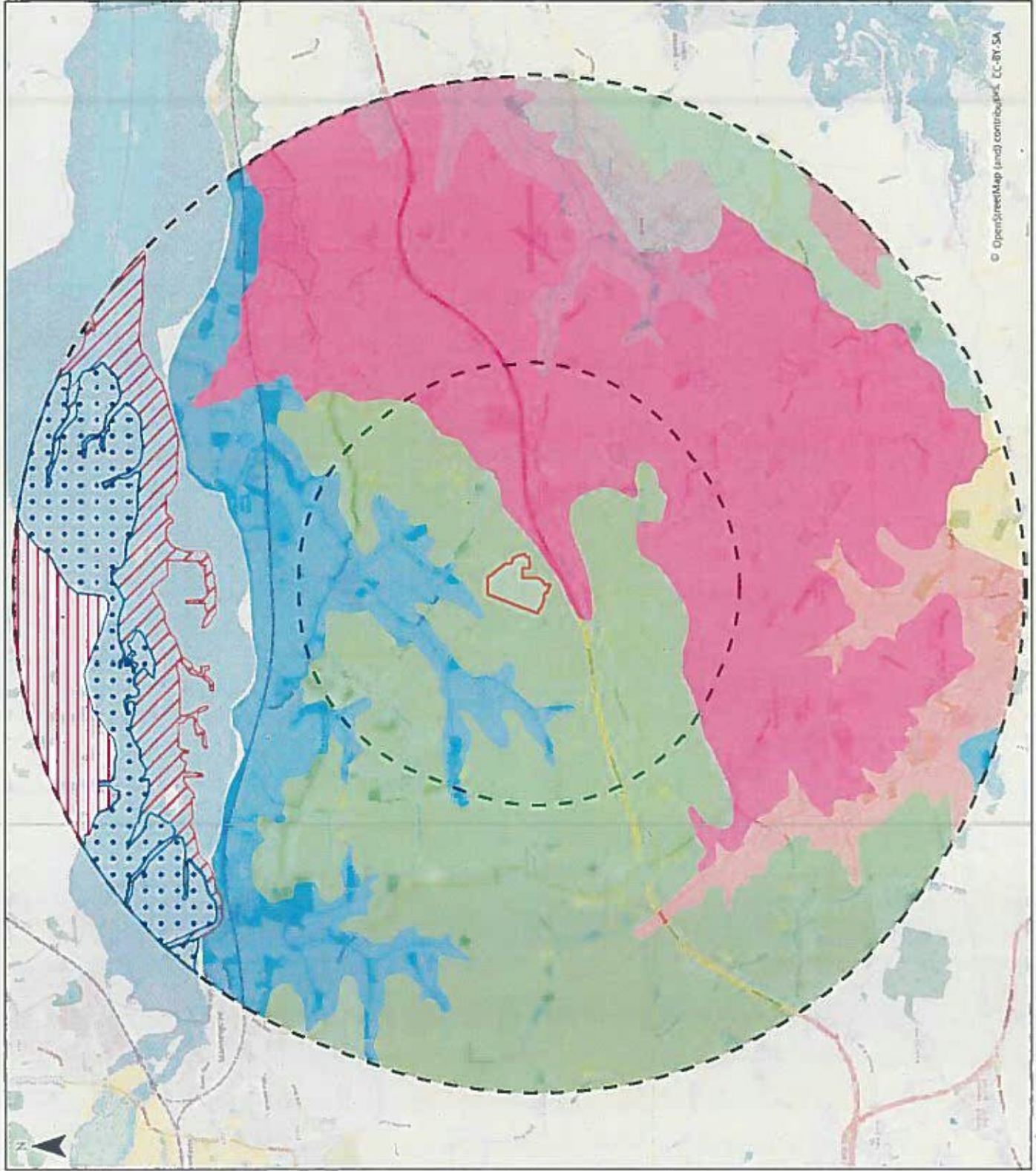
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Date: 14/09/2021
Drawn By: Scott Griffin
Scale (A3): 1:40,000
Drawing No.: NEC00592/005/1A



Stour Fields Solar Farm Landscape Character Areas (Tendring District Council) Figure 2

- Key**
- Development Boundary
 - 2km 5km Study Area
- Tending District Landscape Character Areas**
- 2D - Hamford Drained Marshes & Islands LCA
 - 3A - Hamford Coastal Slopes LCA
 - 4A - The Oakley Ridge LCA
 - 6A - Stour Valley System LCA
 - 6D - Holland Valley System LCA
 - 6E - Ramsey Valley Systems LCA
 - 7A - Bronley Heaths LCA
 - 7B - St Osy/Creat Bentley Heaths LCA
 - 8A - Tendring & Wix Clay Plateau LCA
 - 8B - Clacton & the Soken's Clay Plateau LCA
- Suffolk Landscape Character Areas**
- Inland Navigable Waters LCA
 - Rolling Estate Farmlands LCA
 - Salt Marsh & Inter-Tidal Flats LCA



Neo Office Address
Cinnamon House Crab Lane Warrington WA2 0XP



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Date: 14/08/2021
Drawn By: Jamie McGhee
Scale (AS): 1:40,000
Drawing No: NEO00002004/A



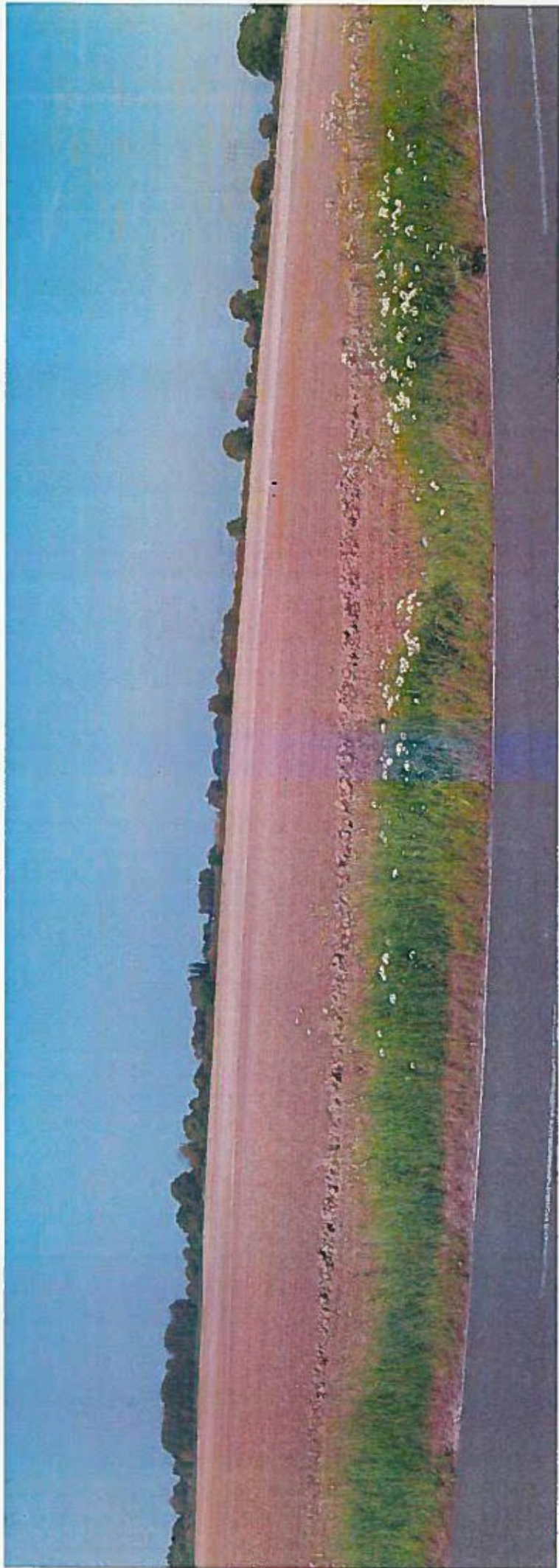


Figure 2a
Viewpoint 1: Byamboden bench at the junction of Birkfield Road with Spencer Road at Node D

GCS reference: 618218E 21887N
 UTM zone: 51 S
 UTM datum: WGS 84
 UTM projection: UTM
 UTM units: Meter
 UTM false easting: 500000
 UTM false northing: 10000000
 UTM scale factor: 0.9996093198
 UTM zone number: 51 S
 UTM datum: WGS 84
 UTM projection: UTM
 UTM units: Meter
 UTM false easting: 500000
 UTM false northing: 10000000
 UTM scale factor: 0.9996093198
 UTM zone number: 51 S

Camera:
 Lens:
 Camera height:
 Date and Time: 06/06/2011 09:29

Horizontal field of view: 90° (diagonal intersection)
 Focal Distance: 812.5 mm
 Pixel Size: 843 x 257 mm (full A2)
 Camera to subject distance: 812.5 mm

618218E 21887N
 51 S
 WGS 84
 UTM
 500000
 10000000
 0.9996093198
 51 S
 WGS 84
 UTM
 500000
 10000000
 0.9996093198
 51 S

GCS reference:
 UTM zone:
 UTM datum:
 UTM projection:
 UTM units:
 UTM false easting:
 UTM false northing:
 UTM scale factor:
 UTM zone number:

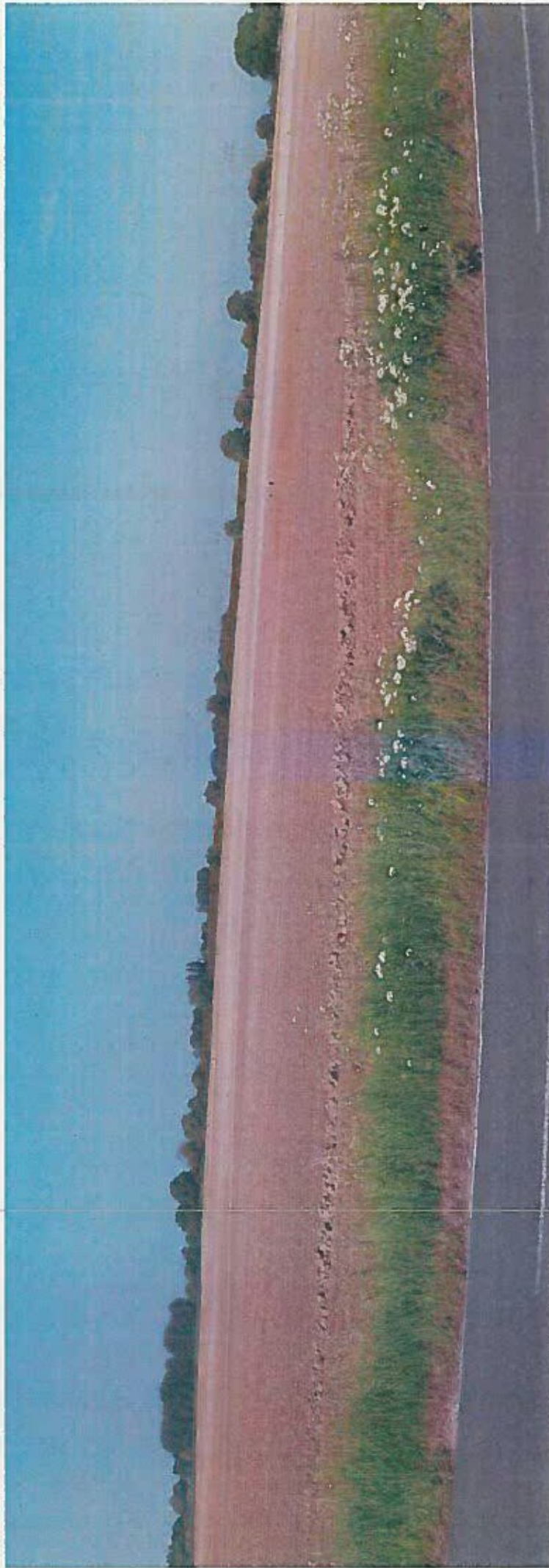


Figure 2b
Viewpoint 1 - By wooden bench at the junction of beachside road with Spreew's Road at War 5

OS reference: 612156 228274
 Ept level: 20.5m AOD
 Distance to site: 0.000m

Horizontal height of view:
 Principal distance: 812.5m
 View factor: 0.11
 Corrected ground height: 822.5 (20m)

Camera:
 Lens: 35mm
 Camera height: 1.5m
 Aperture: f/8

Camera ID: 30774
 X: 612156
 Y: 228274



Figure 4a
Viewpoint 1 Public footpath on levee up to Dairy House at Tra 0

4115666_20121114
 28.5m AOD
 1:2
 0.115km

Horizontal field of view
 Principal Distance
 Paper Size
 Correction for read angle size

82° (also see impression)
 812.5mm
 A4 x 897mm (half A3)
 822 x 210mm

Camera
 Lens
 Camera height
 Date and time

Canon 20
 50mm
 1.5m
 26/06/2011 09:43



Figure 4b
Viewpoint 3: Public Footpath on Lane up to Dairy House at Type 3

OS Reference: S11902 1231434
 Elevation: 28.5m AOD
 Azimuth: 174
 Distance to 2d: 0.332km

Horizontal field of view:
 Principal Distance: 812.5m
 Field Size: 841.1 x 271.9m (at 812)
 Correction for road width: 822.1 x 269m

Camera:
 Dist.: 3m
 Camera Height:
 Date and Time:

Camera ID:
 SDRm:
 A: 3m
 2020/07/21 09:45



Appendix 2 LVIA Methodology



APPENDIX 2: LANDSCAPE AND VISUAL IMPACT METHODOLOGY¹

Extract from Neo Environmental (August 2013) *Wix Lodge Solar Farm & Associated Infrastructure: 5. Landscape and Visual Impact Assessment*

5.2 METHODOLOGY

5.2.1 BEST PRACTICE AND GUIDANCE

This LVIA assessment follows the relevant best practice and guidance including:

- Guidelines on Landscape and Visual Impact Assessment (GLVIA second Edition), Landscape Institute and Institute of Environmental Management and Assessment, 2002 (Ref 1);
- Landscape Character Assessment: Guidance for England and Scotland (The Countryside Agency and Scottish Natural Heritage 2002, prepared by the University of Sheffield and Landuse Consultants 2002) (REF 2).

5.2.2 STUDY AREA

The extent of the study area for the LVIA was confined to 5km from the site boundary. The landscape and visual baseline data was collected within 5km of the proposed development site. Similarly, a Zone of Theoretical Visibility (ZTV) was developed out to this limit, to show the potential visibility of the development, see figure 5.2 in the Appendix. This extent of visibility will be further confined by screening provided by elements such as vegetation or buildings, not accounted for by the ZTV.

5.2.3 DESKTOP SURVEY

A desktop review was undertaken of relevant existing data relating to the site and within the study area. Information including:

- Ordnance Survey Maps 1:25,000, 1:50,000 in digital form (Ref 3);
- Aerial mapping (Ref 4);
- Planning Policies, Maps and Guidance produced by Tendring District Council (Ref 5);
- Essex County Council Development & Strategic Plans (Ref 6);
- Listed designated sites sourced from MAGIC (Ref 7) and English Heritage websites (Ref 8);

¹ Neo Environmental (August 2013) *Wix Lodge Solar Farm & Associated Infrastructure: 5. Landscape and Visual Assessment*

- Landscape Character Areas Assessments undertaken by Natural England (Ref 9) and Essex County Council and Southend on Sea Council (Ref 10).

5.2.4 SITE SURVEY

Following the desktop study, a field visit was carried out in June 2013 to gain a greater understanding of the landscape character and visual amenity of the study area. This helped to correlate and validate the data collected by the desktop study. It was also used to collect photographic representations, which are included in the appendix of this report.

5.2.5 ZONE OF THEORETICAL VISIBILITY

A ZTV (Zone of Theoretical Visibility) was produced to show the potential visibility of the solar farm within the local area, out to 5km from the proposed development boundary, see Figure 5.2. The ZTV is based on 50m Digital Terrain Data (DTM) derived from Ordnance Survey Landform Panorama Data. It does not account for any intervening vegetation or buildings which may otherwise provide some degree of screening. It is a useful tool in understanding where the solar farm may be potentially visible and in the selection of viewpoints for analysis.

5.3 LANDSCAPE AND VISUAL IMPACT METHODOLOGY

5.3.1 LANDSCAPE SENSITIVITY:

The sensitivity of a landscape relates to the existing landscape's ability to adapt to change as a result of the proposed development and its proposed changes, from construction through to operation. The sensitivity of the landscape is graded into three categories; High, Medium and Low.

Table 5-1: Landscape Sensitivity Criteria

| | |
|--------|--|
| High | A landscape of important characteristics, features or of a particularly distinctive character. Typically designated to national importance. Little ability to tolerate any change. |
| Medium | A landscape of relatively ordinary, moderately valued characteristics of local importance. Has some tolerance to change, if appropriate development. |
| Low | A landscape with poorly defined landscape characteristics and features that are of little value or interest, with a high potential tolerance to change. |

5.3.2 VISUAL SENSITIVITY:

The sensitivity of views will depend on a number of factors including the type of receptors and their activity, context of the views, frequency and duration of views.

Table 5-2: Visual Sensitivity Criteria

| | |
|--------|---|
| High | Residents with principal views from dwellings. Recreational areas including footpaths, cycle routes and other rights of way. Views from public open spaces and important landscape features of physical, historical or cultural interest. |
| Medium | Recreational activity including playing fields, hunting, and water based activities etc. Schools. Workers (Outdoor). |
| Low | Worker (Indoors) with views from the buildings. Road and rail users with views in passing at speed and not central to view. |

5.3.3 LANDSCAPE & VISUAL MAGNITUDE OF CHANGE:

The magnitude of landscape change is the scale or degree of change upon the land resource, nature of the effect and its duration. The magnitude of visual change will result in the scale and degree of change in existing views from the addition and or removal of features within the landscape. These views will further be affected by the duration, distance and extent of change of views upon receptors and their activities.

Table 5-3: Magnitude Of Landscape & Visual Change

| | |
|------------|--|
| High | Total loss of or major alteration to key elements/features/characteristics of the baseline, i.e. pre-development landscape or view and/or introduction of elements considered to be totally uncharacteristic when set within the attributes of the receiving landscape. |
| Medium | Partial loss of or alteration to key elements/features/characteristics of the baseline, i.e. predevelopment landscape or view and/or introduction of elements that may be prominent but may not necessarily be considered to be substantially uncharacteristic when set within the attributes of the receiving landscape |
| Low | Minor loss of or alteration to key elements/features/characteristics of the baseline, i.e. pre-development landscape or view and/ or introduction of elements that may not necessarily be considered to be uncharacteristic when set within the attributes of the receiving landscape. |
| Negligible | Very minor loss of or alteration to key elements/features/characteristics of the baseline, i.e. pre-development landscape or view and/ or introduction of |

elements that are not uncharacteristic with the surrounding landscape-approximating the 'no change' situation.

5.3.4 SIGNIFICANCE OF EFFECT:

The significance of effect of the proposed development was determined by cross referencing the landscape or visual sensitivity with the predicted magnitude of change against the matrix in the table below. This matrix approach while helpful is not a prescriptive tool and should also allow for professional judgment in determining the significance of effect.

Table 5-4: Significance Of Landscape And Visual Effects Matrix

| Landscape & Visual Receptor Sensitivity | Magnitude of Landscape & Visual Change | | | |
|---|--|----------------|----------------|-----------------|
| | High | Medium | Low | Negligible/None |
| High | Major | Major/Moderate | Moderate/Minor | No Change |
| Medium | Major/Moderate | Moderate | Minor | No Change |
| Low | Moderate/Minor | Minor | Minor | No Change |

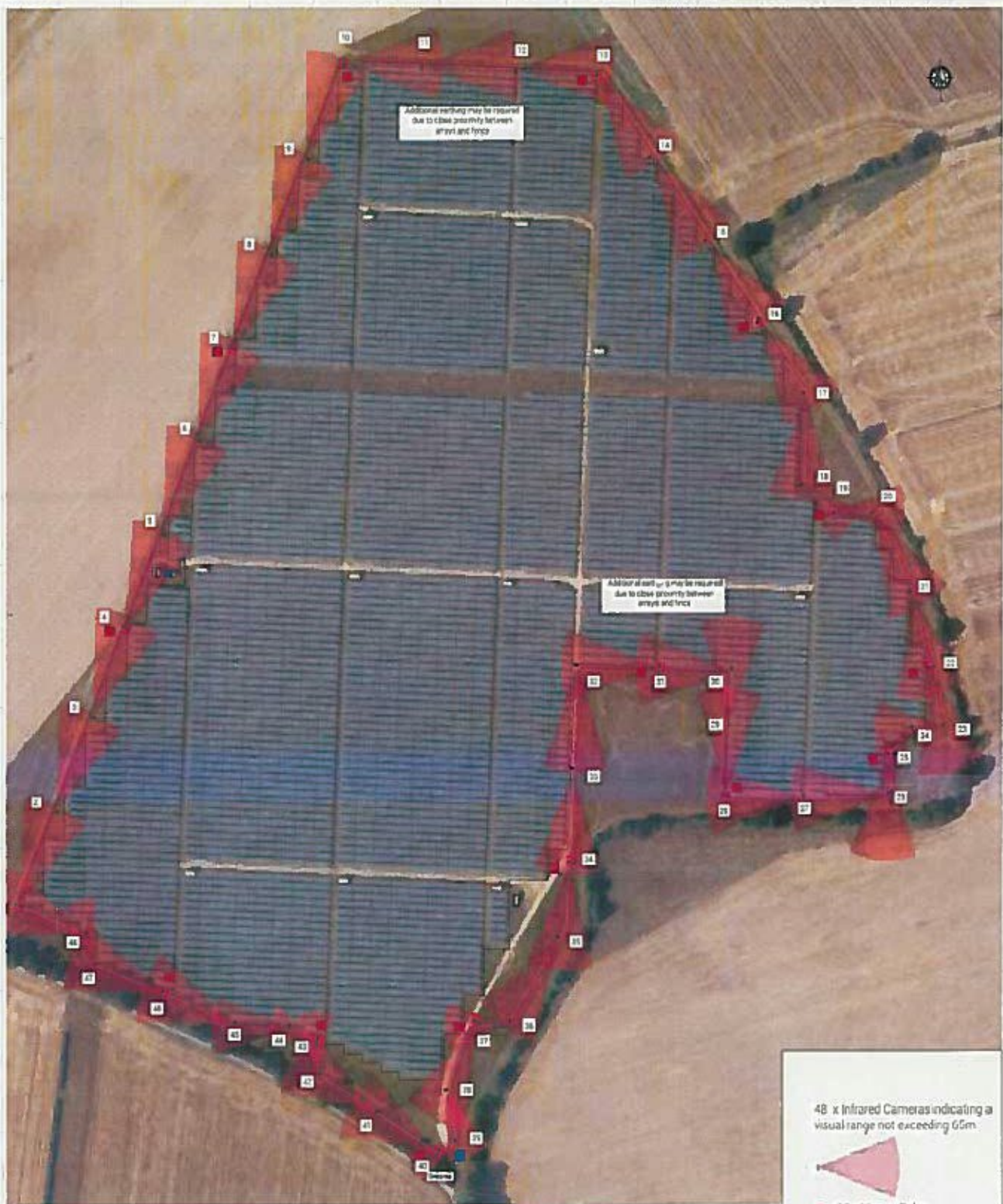
These effects can be either adverse or beneficial, graded as Major, Moderate, Minor or No Change depending on the degree of change to the sensitivity of the feature or view. These effects may be of temporary or permanent, direct or indirect and experienced differently across a range of distances.

Those landscape and visual effects that have been graded as Major or Major/Moderate are considered under the 'Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 2011' as significant. Although, this should not necessarily mean the effects are unacceptable, these may be reduced if mitigation measures are fully implemented or reversible if the project is decommissioned."

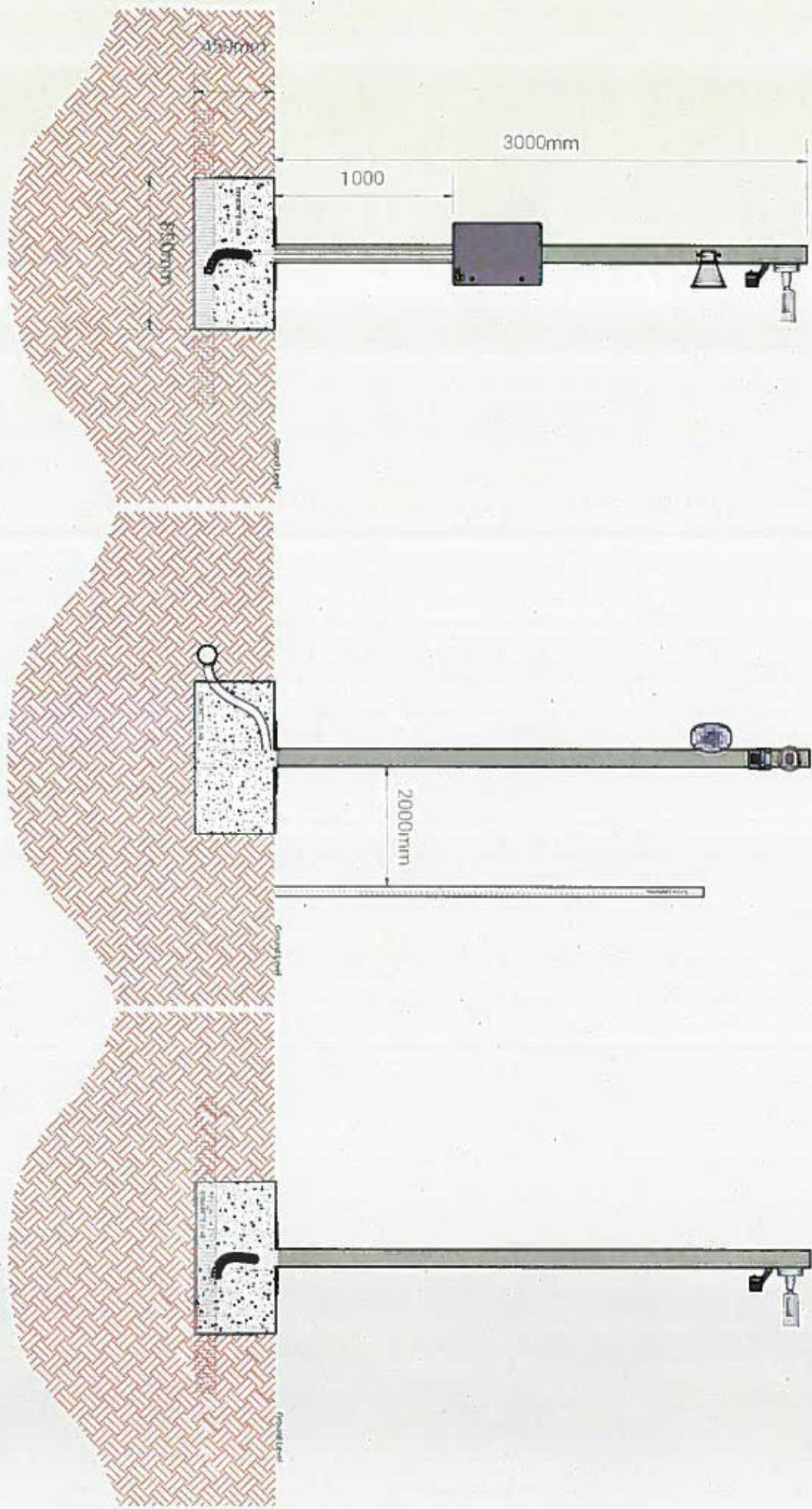


Appendix 3 Proposal Drawings





- 48 x Infrared Cameras indicating a visual range not exceeding 65m
- 16 x Master Poles
- 1 x K eyepad
- 1 x CCTV Control Cabinet
- 16 x Ncde Cabinets
- 48 x Manholes
- Perimeter Fencing
- Security Ducting
- HV Cable Routes
- Buried Services to Avoid
- PA Exten al Speaker



THIS DRAWING IS NOT TO SCALE AND IS TO BE USED AS AN INDICATION ONLY



Standard location

GBSG Standard Detail - Window Head With Standard Construction

| NO. | DESCRIPTION | QTY | UNIT |
|-----|-------------|-----|------|
| 1 | ... | ... | ... |
| 2 | ... | ... | ... |
| 3 | ... | ... | ... |
| 4 | ... | ... | ... |
| 5 | ... | ... | ... |
| 6 | ... | ... | ... |
| 7 | ... | ... | ... |
| 8 | ... | ... | ... |
| 9 | ... | ... | ... |
| 10 | ... | ... | ... |

AS