Beech Tree Solar Farm

Landscape and Visual Appraisal

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On behalf of:
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Executive Summary

S1 This Landscape and Visual Appraisal (LVA) has been prepared by The Environmental Dimension Partnership Ltd (EDP), on behalf of Low Carbon, to inform planning proposals for the development of Beech Tree Solar Farm on 41 hectares (ha) of land off Salisbury Road, Salisbury, within Wiltshire Council Local Planning Authority (LPA).

S2 The proposed development is a renewable energy scheme consisting of solar photovoltaic (PV) panels and associated grey and green infrastructure. It is estimated that the solar farm would generate approximately up to 49.9 megawatts (MW) peak. The proposals are illustrated on the indicative layout at **Appendix EDP 1**.

S3 This report has summarised the findings of a comprehensive landscape data trawl and field appraisal undertaken by EDP's landscape team (**Sections 2**, **3**, **4** and **5**). In **Section 6**, the proposed development is described with the proposed mitigation. **Section 7** undertakes an assessment of the likely landscape and visual effects having regard to the above and based on a combination of the thresholds set out in **Appendix EDP 2** coupled with professional judgement.

S4 The assessment finds that the proposals will have no effect on the Area of Outstanding Natural Beauty (AONB) and will have a very limited to neutral effect on the character of the Special Landscape Area (SLA) overall.

S5 Those receptors most likely to experience elevated effects (defined as moderate or above) are the character of the site itself and landscape and visual receptors that fall within the site boundary, users of PRoW crossing the site, or within the Zone of Primary Visibility (ZPV). The ZPV is generally restricted to within some 250m of the proposed development except to the north-east where it extends across elevated, facing land of Harnham Hill to the settlement edge.

S6 The elevated level of effect on the landscape character of the site itself is not due to poor design but is an inevitable result of a change in land use from agricultural land to solar. Clearly the change of use of any greenfield site to a solar farm will result in very high change to its visual and perceptual character. This fundamental change to these aspects of the site character would be expected for any such development on a greenfield site, albeit one with existing detractors, including degraded site fabric and an adjacent A road. Such a change at the site level, and for near sensitive receptors, as a result of solar development within greenfield locations, is unavoidable and should not, in and of itself, be a reason to raise an objection.

S7 Furthermore, as set out in **Section 6**, the proposed scheme would ensure the retention, enhancement, re-establishment, and long-term management of existing characteristic landscape elements. This will contribute positively to the character and biodiversity of the area. It should also be noted that the change arising from the introduction of the proposed solar scheme is reversible for the man-made structures, whereas the proposed mitigation will have a lasting positive contribution to conserving the character.

S8 The elevated level of effect on visual receptors within the ZPV is also not due to poor design but to the proximity to the proposed development, the sensitivity of receptors and the level of change that would be experienced when changing land use from agricultural land to solar. It is notable that elevated levels of effect apparent at construction and Year 1 will be notably reduced following maturation of mitigation planting.

S9 It is considered that, due to an environmentally led approach including landscape and visual considerations, the design would provide sufficient screening, filtering and softening of the proposed development to ensure its landscape and visual integration into the landscape north-east of Coombe Bissett. Further, the proposals have the potential to make a positive contribution to landscape fabric and biodiversity.

S10 Accordingly, this LVA concludes that the site has the capacity for the development as proposed and that there is no 'in principle' or policy landscape or visual reason why the site should not be developed.

Section 1
Introduction, Purpose and Methodology

1.1 The Environmental Dimension Partnership Ltd (EDP) has been commissioned by Low Carbon ('the Applicant') to undertake a Landscape and Visual Appraisal (LVA) to accompany a detailed application for proposals to develop an up to 49.9MW solar scheme named Beech Tree Solar Farm off Salisbury Road, Salisbury, Wiltshire ('the site'). The 41 hectare (ha) site lies south of the A354 Salisbury Road to the south-west of and falls within Wiltshire Council Local Planning Authority (LPA) area.

1.2 EDP is an independent environmental planning consultancy with offices in Cirencester, Cheltenham and Cardiff. The practice provides advice to private and public sector clients throughout the UK in the fields of landscape, ecology, archaeology, cultural heritage, arboriculture, rights of way and masterplanning. Details of the practice can be obtained at our website (www.edp-uk.co.uk). EDP is a Registered Practice of the Landscape Institute ([1]) specialising in the assessment of the effects of proposed development on the landscape.

1.3 The site is described in **Section 2** of this LVA. Full site details are given in the Planning, Design and Access Statement (PDAS) accompanying the planning application.

1.4 This LVA is part of a suite of documents accompanying a full planning application for the proposed development summarised in **Section 6**. The application will follow the Rochdale Envelope approach, identifying Development Zones with a detailed layout subject to pre-commencement condition. The proposed development is for the construction and operation of a solar photovoltaic farm and associated grey and green infrastructure. The proposals are illustrated on the 'Site Layout Plan External' (referred to hereafter as the Indicative Layout) at **Appendix EDP 1**, which forms the basis of this assessment.

PURPOSE AND STRUCTURE OF THIS LVA

1.5 The purpose of this LVA is to identify the baseline conditions of the site and surrounding area to determine those landscape and visual characteristics that might inform the design of the development proposals including recommendations for mitigation. It then provides an assessment of the landscape and visual effects predicted to arise from development on the site with reference to the baseline analysis.

1.6 In undertaking the assessment described in this LVA, EDP has:

- Undertaken a thorough data trawl of relevant designations and background documents, described in **Section 3**;
- Assessed the existing (baseline) condition and character of the site and its setting, described in **Section 4**;

[1] 1 LI Practice Number 1010

- Assessed the existing visual (baseline) context, especially any key views to and from the site (**Section 5**). The establishment of baseline landscape and visual conditions, when evaluated against the proposed development, allow the identification and evaluation of landscape effects later in the LVA at **Section 7**;

- Described the landscape aspects of the proposed development that may influence any landscape or visual effects (**Section 6**);

- **Section 7** assesses the landscape and visual effects in accordance with the approach described below; and

- Reached overall conclusions in **Section 8**.

METHODOLOGY ADOPTED FOR THE ASSESSMENT

1.7 The proposed development assessed by this LVA is not subject to an Environmental Impact Assessment (EIA). This LVA has, therefore, been undertaken in accordance with the principles embodied in Guidelines for Landscape and Visual Impact Assessment – Third Edition (LI/IEMA, 2013) (GLVIA3) and other best practice guidance insofar as it is relevant to non-EIA schemes.

1.8 **Familiarisation:** EDP's study has included reviews of aerial photographs, web searches, LPA publications and landscape character assessments. EDP has also obtained, where possible, information about relevant landscape and other designations such as Areas of Outstanding Natural Beauty (AONBs), conservation areas and gardens and parks listed on Historic England's Register of Historic Parks and Gardens of Special Historic Interest in England.

1.9 **Consultation:** Consultation has been undertaken with the LPA with the following responses:

- Pre-application consultation response to the 69 hectares (ha) site (ref: ENQ/2023/00231, dated 28.04.23);

- EIA Screening Opinion on the 69 ha site (ref. PL/2023/03063; dated 04.05.23); and

- Reduced site area Screening Opinion for the 41 ha site that is the subject of this report with the exception of some revisions to development description and layout (ref. PL/2023/07678 dated 26.09.23).

1.10 The pre-application consultation response to the 69 ha site:

- Draws attention to the fact that the site falls within the setting of Cranbourne Chase AONB and the Special Landscape Area (SLA) both of which are addressed in this report;

- Agrees the locations of representative viewpoints with three additions which have subsequently been included in the assessment:

- Old Blandford Road (Track) PROW CBIS1 lies to the south-west of the site and may offer oblique views from the AONB (included within this LVA as **Photoviewpoint EDP 8**);

- Homington Road to the east of the site by the junction to Dog Dean Farm where PROWs BRIT12, BRIT13 & BRIT20 meet (included within this LVA as **Photoviewpoint EDP 4**); and

- In the vicinity of the junction between PROWs CBIS4 and CBIS6 south-west of the site near Homington House (included in LVA as **Photoviewpoint EDP 5**).

- States that "the LVA will also look at cumulative effects in particular the solar farm at Bake Farm to the north of the site (ref: 14/10548/FUL)." At the time of writing this report Blake Farm was installed and, as such, forms a part of the baseline against which the proposals are assessed within this LVA.

1.11 The EIA Screening Opinion on the 69 ha site includes the following points which have been addressed in the adjacent text below and, where relevant, within the report:

- The site falls within the setting of Cranbourne Chase AONB and the SLA, as above, both of which are addressed in this report;

- *"The rising topography on the sides of the River Ebble valley has the potential to offer views of the site from the AONB. The proposed solar farm will introduce new elements of built form into a rural agricultural setting and that is likely to adversely affect the visual amenity and landscape character of the area."*; and

- *"As the site is not within the AONB I assume it is unlikely to be screened in for EIA. However given the sensitivity of the AONB and its setting and the large scale of the development I would prefer that a full Landscape and Visual Impact Assessment is undertaken. This will provide judgements on the significance of landscape and visual effects, both adverse and beneficial. It will also inform the mitigation strategy which may lead to e.g. adjustment of layout, additional landscaping. It will also assess any significant cumulative effects particularly relating to Bake Farm solar array and PROW network. Bake Farm was screened in for EIA. It is likely that this was considered necessary as the farm holding physically joined the AONB."* This LVA has provided judgements on the level of landscape and visual effects, both adverse and beneficial, as proportionate to a non-EIA development. It has also informed the mitigation strategy. The matter of cumulative assessment of Bake farm is addressed above.

1.12 The reduced site area Screening Opinion includes the following points which have been addressed in the adjacent text below and, where relevant, within the report:

- Makes reference to Battery Storage however this is no longer relevant as battery storage no longer forms part of the application;

- Agrees a 3km search area;

- States that *"the additional following viewpoints should be ground-truthed"*. The additional viewpoints requested in the pre-application response were 'ground truthed' to ensure best representation of the view and their actual locations are shown on **Plan EDP 5**;

- Request for an additional viewpoint to the east of the site from Pepperbox Rise/A36 public highway. This location has yet to be clarified with the LPA but the options appear to be Pepperbox Rise in Whaddon (6.8km from the site) or, most likely, Pepperbox Hill (8.9km from the site) – see **Image EDP 1.1**. Both of these falls over 3km beyond the 3km study area by the Council's Landscape Officer (see above). It is considered very unlikely that there would be any elevated effects on viewers in either of these locations due to distance and the likely broad panoramic nature of the views of which the site, if visible, would form a very small element in the view. An additional viewpoint from this location will be submitted at the earliest possible date following submission; and

- The existing solar farm at Bake Farm *"should also be considered and any accumulative impacts this may have coupled with the proposal".* Bake Farm is already installed and, as such, forms a part of the baseline against which the proposals are assessed within the LVA.



Image EDP 1.1: Proposed additional viewpoint locations.

1.13 **Field Assessment:** EDP has undertaken a comprehensive field assessment of local site circumstances, including a photographic survey of the character and fabric of the site and its surroundings, using photography from a number of representative viewpoints. The field assessments were undertaken by a qualified landscape architect in clear conditions in March and June 2023.

1.14 **Acknowledgement of any Shortcomings:** It is acknowledged that foliage provides additional screening during certain months, and that some of the representative viewpoint

photographs (Photoviewpoints (PVP)) within this report do not represent the worst-case scenario. This will be taken into consideration and reflected within this report.

1.15 **Design Inputs:** EDP's field assessment has informed a process whereby the development proposals have been refined to avoid, minimise, or compensate for landscape effects. Such measures are summarised in **Section 6**.

1.16 **Assessment Methodology:** Predicted effects on the landscape resource arising from the proposed development (as detailed in **Section 7** of this LVA) have been determined in accordance with the principles embedded within published best practice guidance insofar as the assessment adopts the following well-established, structured approach:

- Likely effects on landscape character and visual amenity are dealt with separately;
- The assessment of likely effects is reached using a structed methodology for defining sensitivity, magnitude and significance which is combined as **Appendix EDP 2**. This framework is combined with professional judgement. Professional judgement is an important part of the assessment process; it is neither 'pro' nor 'anti' development but acknowledges that development may result in beneficial change as well as landscape harm;
- As advised in GLVIA3, the appraisal takes into account the effects of any proposed mitigation; and
- Typically, a 15-year time horizon is used as the basis for conclusions about the residual levels of effect. Fifteen years is a well-established and accepted compromise between assessing the shorter-term effects (which may often be rather 'raw' before any proposed mitigation has had time to take effect) and an excessively long time period.

STUDY AREA

1.17 To establish the baseline and potential limit of material effects, the study area has been considered at two geographical scales:

- First, a broad 'study area' was adopted, based mainly on desk-based study, which allowed the geographical scope of the assessment to be defined based on the extent of views to/from the site, extent of landscape effects and the site's environmental planning context; and
- Second, following initial analysis and subsequent fieldwork, the broad study area was refined down to the land that is most likely to experience landscape effects. The extent of this detailed study area is 2km from the site boundary, although occasional reference may be made to features beyond this area where appropriate.

Section 2
The Site

2.1 **Plan EDP 1** shows the location of the site's boundaries and study area for this LVA. The site comprises two agricultural fields situated on agricultural land to the south of Salisbury Road (A354). It is located approximately 2km to the south-west of the City of Salisbury and Hanham, some 0.5km north-east of the village of Coombe Bisset, and some 0.7km north of Homington. The site covers an area of approximately 41 ha and lies wholly within Wiltshire Council LPA.

2.2 The site's character and local context is illustrated on **Plan EDP 2**, while the designations and considerations relevant to the site are illustrated on **Plan EDP 3** and discussed further in **Section 3**.

EDP SITE ASSESSMENT

2.3 Site visits took place in March and June 2023 in clear weather conditions. The visits were complemented by a review of aerial photography, mapping and field assessments from publicly accessible locations (e.g. from local roads and Public Rights of Way (PRoW)).

Site Context

2.4 The site comprises of two agricultural fields to the south of Salisbury Road (A354) within the agricultural landscape to the east of the village of Coombe Bissett, south of Harnham and Salisbury, and to the north of Homington.

2.5 Homington Road is set back to the east, the River Ebble Valley set back to the south, and Bake Farm solar array to the north-west.

2.6 The area comprises a series of medium to large rectilinear intensively farmed agricultural fields enclosed by generally cut hedgerows with occasional trees across gently undulating locally elevated land north of the River Ebble. The local rise and tree clump at Homington Down separate the site from the smaller scale with more pastural valley landscape.

Physical Landscape

2.7 The site comprises two intensively farmed agricultural fields defined by mature hedgerows and hedgerow trees (illustrated at **Image EDP 2.1**) except to the east where the field boundary is largely open. The hedge dividing the site is in relatively poor condition, overgrown with brambles and contain numerous gaps along its length, whilst those at the site margins appear to be of better quality and more robust.

2.8 A PRoW (footpath, ref. BRIT13) follows the eastern side of the central hedge connecting between Salisbury Road and, via the farm track at the southern boundary, to Homington Road.



Image EDP 2.1: View from the farm track west of Homington Road looking north-west across the site towards the A354 Salisbury Road.

2.9 The north-western boundary abuts the A354 Salisbury Road. Adjacent to the western field the road is lined by mature tree belts while adjacent to the eastern field it is lined by the tree belt to the north and a cut, gappy, hedge to the south. The tree belt substantially screens the site from the wider agricultural landscape to the north-west while the hedge affords some visibility across the site.

2.10 To the north-east the site boundary is marked by the remains of a hedge to the north but is otherwise visually open allowing views across the adjacent field parcel, buildings at Wellhouse Farm, and the landscape rising to the edge of Harnham beyond (**Image EDP 2.2**).



Image EDP 2.2: View looking south-west towards the site from PRoW BRIT 9 adjacent to the Avon Valley Path.

2.11 The south-eastern boundary comprises a cut hedge with occasional gaps and mature trees providing a degree of enclosure, and the farm track beyond connecting to Homington Road and followed at its eastern end by PRoW (footpath, ref. BRIT13).

2.12 The western boundary primarily comprises a mature hedge which borders a further intensively farmed field with PRoW (footpath, ref. CBIS) and Homington House, set within mature well treed grounds, beyond. The view towards the site from PRoW (footpath, ref. CBIS) is illustrated in **Image EDP 2.3**.

2.13 The site is relatively visually enclosed from the south and south-west, most notably by the elevated topography beyond the boundary and by mature tree line which provides visual screening from adjacent fields. The northern section of this adjacent field is more open providing views from an access track that leads to Homington House.



Image EDP 2.3: View looking north-east from PRoW CBIS 4 towards the site.

2.14 The site topography forms the head of a shallow valley falling north-east towards Wellhouse Farm and then south-east to the river. The valley watershed is located within the field to the west of the site beyond with the land falls to Combe Bissett. To the south the land rises to Homington Down and to the north to the local ridge, marked by Old Shaftsbury Drove.

2.15 The site is visually enclosed by topography, to the south and south-west and by the tree belt along Salisbury Road at the north-western boundary. However, it is more open to the north-east.

Cultural Connections

2.16 PRoW (footpath, ref. BRIT 13) crosses the site connecting between Salisbury Road and, via the farm track to the south, Homington Road.

2.17 There is a network of local routes across the local site context with a network of bridleways, byways and themed routes across the wider landscape often across more elevated open land.

Sensory and Perceptual

2.18 From a sensory perspective, comprising medium to large intensively farmed agricultural fields enclosed by generally cut hedgerows with occasional trees across gently undulating locally elevated land north of the River Ebble, the site is somewhat unremarkable in the immediate context. Whilst the site itself has a relatively open character, it is visually enclosed to some degree by topography and vegetation at and beyond its boundaries.

Historic

2.19 A review of historic maps across the site reveals the site has retained its traditional agricultural land use and hedgerow pattern.

Section 3
Findings of EDP Data Trawl and Policy Review

3.1 The findings of EDP's data trawl of relevant environmental and planning designations are illustrated at **Plan EDP 6** and are summarised in this section.

3.2 An appreciation of the 'weight' to be attributed to any landscape or visual effects arising from development starts with an understanding of the planning context within which any such development is to be tested for its acceptability.

BACKGROUND PUBLISHED EVIDENCE BASE DOCUMENTS

3.3 The following documents are relevant to this scheme and will be discussed as appropriate later in this report:

- National Planning Policy Framework (NPPF, September 2023);
- Planning Practice Guidance for Renewable and Low Carbon Energy (2015);
- UK Solar PV Strategy Part 2 (2014);
- National Policy Statement for Energy (EN-1, July 2011);
- The Wiltshire Core Strategy (2015);
- The Statutory Management Plan for the Cranborne Chase Area of Outstanding Natural Beauty Cranborne Chase Partnership Plan 2019-2024;
- Salisbury District Local Plan (2011);
- Cranborne Chase and West Wiltshire Downs AONB Integrated Landscape Character Assessment Final Report (LUC June 2003); and
- Salisbury District Landscape Character Assessment (LCA) (2008).

FINDINGS OF EDP DATA TRAWL

Landscape-related Designations and Other Considerations

3.4 Landscape-related designations and policy considerations within 4km of the site are shown on **Plan EDP 3** and summarised in this section. In summary:

- National Landscape Designations: The site does not lie within a nationally designated landscape, however, the Cranborne Chase and West Wiltshire Downs AONB is located circa 0.8 km to the south of the site at its closest point, with some intervisibility experienced to and from the proposed development; and

- Local Landscape Designations: The site falls within Wiltshire's Special Landscape Area.

Cranborne Chase and West Wiltshire Downs Area of Outstanding Natural Beauty

3.5 The site falls outside the AONB however it falls approximately within 0.8km of its boundary at the closest point (south of the site), and there is potential for intervisibility between it and the designation so is deemed to fall within its setting.

3.6 The Cranborne Chase Partnership advises local authorities on any applications within (or in proximity to) the AONB and has a statutory obligation to publish The Statutory Management Plan for the Cranborne Chase AONB Cranborne Chase Partnership Plan 2019-2024[2]. The management plan sets out the policies of the partner local authorities for this AONB.

3.7 The management plan sets out the following policies of relevance here:

"Policy LAN4: Ensure the conservation and enhancement of the landscape character, tranquillity and special qualities of the AONB and its setting, particularly those that are sensitive to change."

"Policy PT16: Support renewable energy generation by technologies that integrate with the landscape character, are neither visually intrusive to the AONB or its setting, nor impair significant views to or from it, are not harmful to wildlife, and are of an appropriate scale to their location and siting."

3.8 Of relevance to renewable energy the management plan states that *"the primary purpose of AONB designation is conserving and enhancing the natural beauty of the area"*[3] and that in 1991, the Countryside Commission stated "*In pursuing the primary purpose of designation, account should be taken of the needs of agriculture, forestry and other rural industries and of the economic and social needs of local communities. Particular regard should be paid to promoting sustainable forms of economic and social development that in themselves conserve and enhance the environment."*[4]

3.9 As the site falls outside the AONB there will be no direct change to the physical elements of its landscape or special qualities as a result of the proposals. However, the proposals could result in a change to special qualities relating to the wider area and on the sensory and perceptual elements of the AONB character units with intervisibility with the site as listed below.

3.10 The Cranborne Chase and West Wiltshire Downs AONB Integrated Landscape Character Assessment Final Report (LUC June 2003)[5] is considered in more detail in **Section 4**.

[2] https://cranbornechase.org.uk/wp-content/uploads/2020/04/CCAONB-Management-Plan-2019-2024-for-WEB.pdf - accessed 28.03.23

[3] From the Countryside and Rights of Way Act 2000: Section 82

[4] From Countryside Commission Policy Statement on Areas of Outstanding Natural Beauty 1991

[5] https://cranbornechase.org.uk/wp-content/uploads/2020/04/LandscapeCharacterAssessment_HIGHRES.pdf - accessed 28.03.23

3.11 Special Qualities of relevance to this report comprise:

- *"A peaceful, tranquil, deeply rural area; largely 'unspoilt' and maintained as a living agricultural landscape.";* and
- *"The open downland offers wide expansive skies, dominant skylines, dramatic escarpments and panoramic views."*

3.12 The following position statements are of some relevance but are generally superseded by the Management Plan and are not reviewed further:

- The Cranborne Chase and West Wiltshire Downs AONB Position Statement Number 3: The Relevance of the Setting of the AONB (including Addendum December 2012)[6];
- Cranborne Chase and West Wiltshire Downs AONB Position Statement Number 5: Renewable Energy (2016)[7]; and
- Cranborne Chase and West Wiltshire Downs AONB Position Statement Number 9: Field Scale Photovoltaic Panels (2016)[8].

Wiltshire Special Landscape Area (SLA)

3.13 The site lies within Wiltshire's Special Landscape Area (SLA) as detailed in the Salisbury District Local Plan (2011). The Wiltshire County Website states that:

"Special Landscape Areas (SLA) are landscapes of County Importance. SLA is a non-statutory designation protected through County Structure Plan and Local Plan policy. Much of Wiltshire's countryside outside the AONBs is designated as SLA."

3.14 Areas that fall within this designation *"whilst generally not of as such high quality as within the AONB, is considered worthy of being preserved. Therefore, only development which is essential to the rural economy or desirable for the enjoyment of its amenities will be permitted, and the location, scale and nature of such development will be carefully controlled in order to conserve the character of the Special Landscape Area."*

Heritage Matters

3.15 Heritage assets can influence the visual character of the landscape and enrich its historic value. This LVA addresses heritage assets only insofar as they are components of the wider contemporary landscape - not in terms of their significance and value as heritage assets, which is a matter addressed by a separate Heritage Assessment (prepared by Cotswold Archaeology, report ref. AN0683_1).

[6] https://cranbornechase.org.uk/wp-content/uploads/2020/04/Pos3_Relevance.pdf - accessed 28.03.23
[7] https://cranbornechase.org.uk/wp-content/uploads/2020/04/Pos5_Renewable_Energy_Position_Statement.pdf - accessed 29.03.23
[8] https://cranbornechase.org.uk/wp-content/uploads/2020/04/Pos9_PVs.pdf - accessed 29.03.22

3.16 Within the wider study area, the following heritage assets are components of the contemporary landscape:

- There are several listed structures within 1km of the site which comprise:
    - The closest, a milestone monument (Grade II), lying immediately adjacent to the site's northern boundary near to the entrance to Bake Farm;
    - Homington House (Grade II) lies approximately 0.8km to the south-west of the site;
    - Several listed structures associated with Dog Dean Farm, including Dog Dean Farmhouse and Stable (Grade II), Granary at Dog Dean Farm (Grade II) and Barn and Gazebo at Dog Dean Farm (Grade II) all located some 0.75km to the south-east of the site; and
    - A concentration of listed buildings is also located within the vicinity of Coombe Bisset and Homington, circa 1.2km to the south-west.
- Several Scheduled Monuments lie within the wider study area. The closest of thee comprise the Woodbury Ancient Village site, circa 1.5km to the east at Britford, the Odstock Copse located some 2.5km to the south-east and the Clearbury Ring Hillfort at Clearbury Down, approximately 3.5km to the south-east;
- The Salisbury Conservation Area lies approximately 1.8km to the north-east of the site, Homington Conservation Area lies some 0.8km to the south, the Coombe Bisset Conservation Area is located 1.1km to the south-west and the Wilton & Netherhampton Conservation Areas are located circa 2.2km to the north-west; and
- Within the 4km wider study area there are two Registered Parks and Gardens (RPG). Wilton Park and Garden is situated circa 2.5km to the north-west of the site and Longford Castle RPG is located some 2.8km to the east. Both these estates are open to the public.

Ecology Matters

3.17 A separate Ecology Assessment (see Ecological Appraisal report ref edp7926_r001) considers the ecological assets on the site and within the study area. The following ecology matters are relevant to the scope of this LVA. Several Sites of Special Scientific Interest (SSSI), such as the West Harnham Chalk Pit is located approximately 1km to the north-east and Homington and Coombe Bisset Downs SSSI are located within 1km of the site at their nearest point to the south of the site.

Arboriculture Matters

3.18 A separate Arboricultural Assessment considers the arboricultural assets on the site and within the study area.

3.19 There are no areas of Ancient Woodland within, or adjacent to the site boundary. There are pockets of Ancient Woodland that are located within the wider study area, however none are closer than 2km to the site.

3.20 There are two designated Tree Preservation Orders (TPOs) to the north and south of the site. These are referenced as S/BRIT/TPO1 (illustrated below in **Image EDP 3.1**).

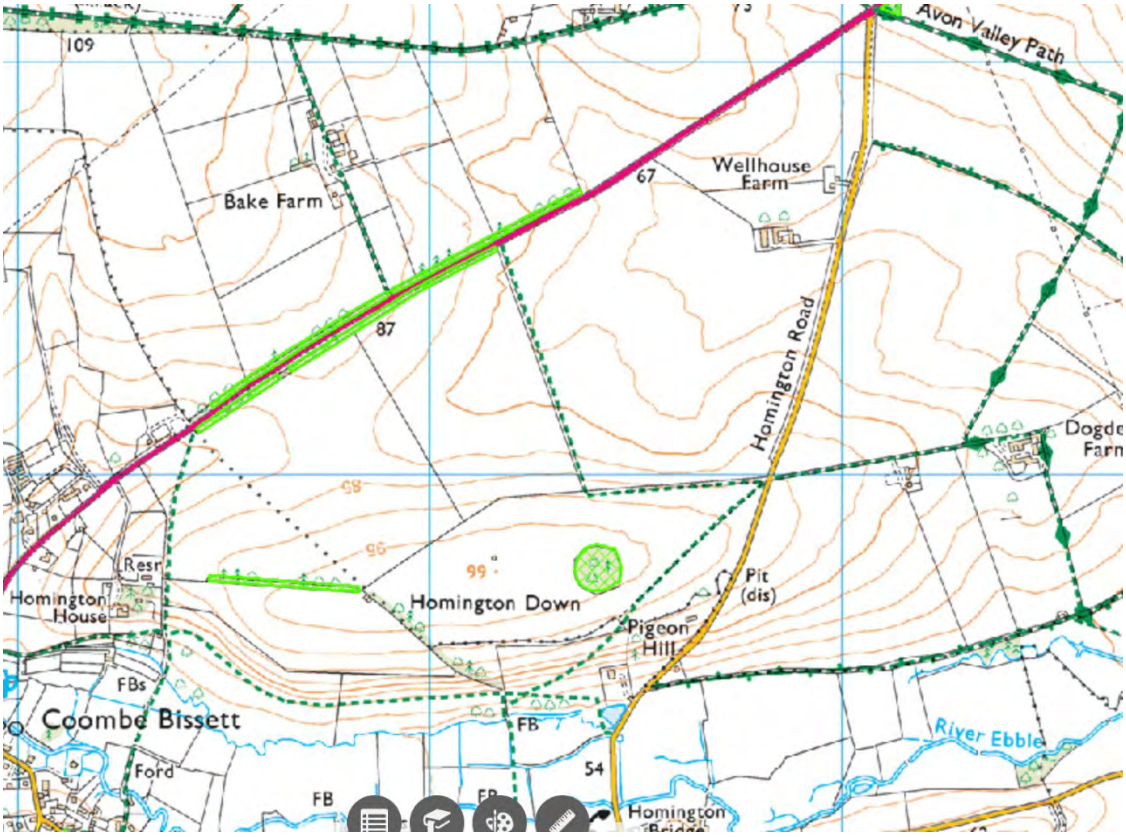


Image EDP 3.1: Tree Preservation Orders (Wiltshire Council online mapping extract[9]).

Public Access and Rights of Way

3.21 A review of the online maps from Wiltshire Council reveals the following PRoW and Open Access Land (OAL) within the detailed study area as shown on **Plan EDP 3**.

3.22 There is a fairly extensive network of PRoW across the study area, with a high concentration of routes within 1km. This includes:

- Footpath BRIT 13 that runs directly across the site;
- Footpath CBIS 4 that crosses the adjacent field to the west of the site;
- Footpaths CBIS 6 and BRIT 12 that run in close proximity to the southern boundary;

[9] https://wiltscouncil.maps.arcgis.com/apps/webappviewer/index.html?id=74a353612a934bd48fee1f2bc564cdd8 – accessed 21.11.23.

- Routes such as BRIT 17 and SALS 18 to the north-east around the urban fringe of Salisbury and CBIS 5 to the south-west surrounding Coombe Bisset; and

- A degree of fragmentation occurs circa 2km to the south of the site at Homington Down and around Odstock. The presence of PRoW also appears less frequent in areas surrounding Netherhampton approximately 2km to the north and at Bishopstone to the west.

3.23 Routes such as The Avon Valley Path and Old Shaftesbury Drove run broadly east-west, and come within less than 1km to the north of the site at their nearest point.

PLANNING POLICY BASELINE

National Planning Policy

3.24 The National Planning Policy Framework (NPPF), revised in September 2023([10]), includes planning policies and guidance requiring developers to respond to the natural environment and landscape character, integrating the development into its local surroundings.

3.25 At the heart of the NPPF is a presumption in favour of sustainable development. For landscape, this means recognising the intrinsic beauty of the countryside and balancing any 'harm' to the landscape resource with the benefits of the scheme in other respects. This balancing exercise is to be undertaken by the decision taker (in this case the LPA) and falls outside the remit of this report. The benefits of the scheme are to be weighed against the effects on the landscape character and visual amenity as set out in this report.

3.26 In relation to development and landscape, section 12 seeks to achieve well designed places, whilst paragraph 130 specifically states that development *"will function well and add to the overall quality of the area..."* and *"are sympathetic to local character and history including the surrounding built environment and landscape setting".*

3.27 At a national level, paragraph 155 of the NPPF states that local plans should provide a positive strategy in respect of renewable energy that *"maximises the potential for suitable development, while ensuring that adverse impacts are addressed satisfactorily (including cumulative landscape and visual impacts)"*.

3.28 Paragraph 158 states that: *"When determining planning applications for renewable and low carbon development, local planning authorities should.....b) approve the application if its impacts are (or can be made) acceptable".*

3.29 Paragraph 174 requires that "*Planning policies and decisions should contribute to and enhance the natural and local environment*". It then sets out criteria for achieving this requirement relating to several factors including landscapes. Criteria 'a' states that landscapes that are valued should be protected and enhanced "commensurate with their

[10] https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/1182995/NPPF_Sept_23.pdf - accessed 22.11.23.

statutory status or identified quality in the development plan". As noted above, the site does not lie in a statutory designated landscape. Therefore, it is not a criteria 'a' "valued landscape", but instead a criteria 'b' landscape where decisions should recognise "the intrinsic *character and beauty of the countryside".* This is derived from an understanding of landscape character, which is examined further in this LVA.

3.30 However, NPPF para. 176 states that *"Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty … The scale and extent of development within all these designated areas should be limited, while development within their setting should be sensitively located and designed to avoid or minimise adverse impacts on the designated areas."*

Guidance for Renewable and Low Carbon Energy

3.31 Guidance for Renewable and Low Carbon Energy (18 June 2015[11]) aims to assist local councils in developing policies for renewable energy in the Local Plans and identifies the planning considerations for a range of renewable sources including solar farms.

3.32 Guidance Paragraph 012, Reference ID: 5-012-20140306 is entitled *"What are the particular planning considerations that relate to large scale ground-mounted solar photovoltaic farms?"* and lists the specific considerations for this type of development. Considerations of relevance to landscape and visual matters include:

- "*The extent to which there may be additional impacts if solar arrays follow the daily movement of the sun*; and
- *The potential to mitigate landscape and visual impacts through, for example, screening with native hedges."*

3.33 Notably, this guidance recognises that: "*with effective screening and appropriate land topography the area of a zone of visual influence could be zero".*

Overarching National Policy Statement for Energy (EN-1, July 2011)

3.34 Overarching National Policy Statement for Energy (EN-1, July 2011[12]) sets out national policy for major energy infrastructure and, although it does apply to renewable energy, it does not cover solar development independently. Within Part 5, however, the guidance highlights the general impacts to landscape and visual amenity, including those brought about by developments that lie outside a nationally designated area yet might yield impacts on the designated area from a landscape and visual sense. Within section 5.9.12, the guidance identifies that developments should "*avoid compromising the purposes of*

[11] https://www.gov.uk/guidance/renewable-and-low-carbon-energy - accessed 30.03.23.

[12] https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/47854/1938-overarching-nps-for-energy-en1.pdf - accessed 30.03.23

designation and such projects should be designed sensitively given the various siting, operational, and other relevant constraints".

UK Solar PV Strategy Part 2 (2014)

3.35 UK Solar PV Strategy Part 2 (2014[13]) sets out the Government's ambitions to increase the contribution that the solar PV sector makes to the UK's obligations regarding the proportion of energy produced from renewable sources. With respect to landscape and visual issues, paragraphs 64-65 identify the "10 commitments for solar farm developers" to minimise visual impact and provide enhancement to wildlife.

3.36 The 10 commitments are summarised below:

1. *"We will focus on non-agricultural land or land which is of lower agricultural quality;*
2. *We will be sensitive to nationally and locally protected landscapes and nature, conservation areas, and we welcome opportunities to enhance the ecological value of the land;*
3. *We will minimise visual impact where possible and maintain appropriate screening throughout the lifetime of the project managed through a Land Management and/or Ecology plan;*
4. *We will engage with the community in advance of submitting a planning application;*
5. *We will encourage land diversification by proposing continued agricultural use or incorporating biodiversity measures within our projects;*
6. *We will do as much buying and employing locally as possible;*
7. *We will act considerately during construction, and demonstrate 'solar stewardship' of the land for the lifetime of the project;*
8. *We will seek the support of the local community and listen to their views and suggestions;*
9. *We commit to using the solar farm as an educational opportunity, where appropriate; and*
10. *The end of the project life we will return the land to its former use."*

LOCAL PLANNING POLICY (PUBLISHED)

3.37 In Wiltshire, the Development Plan includes the Wiltshire Core Strategy incorporating saved policies from district local plans, Chippenham Site Allocations Plan, Wiltshire Housing Site

13 https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/302049/uk_solar_pv_strategy_part_2.pdf - accessed 30.03.23.

Allocations Plan, Minerals and Waste Plans and made Neighbourhood Plans. A review of the local planning policy circumstances, including relevant supplementary planning documents and associated guidelines relevant to this assessment, is contained below. The relevant district local plan is the Salisbury District Local Plan (2011).

Wiltshire Core Strategy 2015 – 2026

3.38 Wiltshire Core Strategy 2015 – 2026 (adopted 2015)[14] includes the following policies that are considered relevant to this LVA with policy areas illustrated at **Image EDP 3.2**.

- Core Policy 23 - Spatial Strategy: Southern Wiltshire Community Area : As the site falls within the Southern Wiltshire Community Area, the development should seek to "*to conserve the designated landscape of the Cranborne Chase and West Wiltshire Downs Area of Outstanding Natural Beauty and its setting, and where possible enhance its locally distinctive characteristics*";

- Core Policy 42 – Standalone Renewable Energy Installations: Renewable energy installations, of all types including ground mounted solar PV arrays, should be "*supported and encouraged*" to facilitate "*greater investment by the renewable energy industry within Wiltshire*";

- Core Policy 51 - Landscape: Development proposals should *"protect, conserve and where possible enhance landscape character"* and any negative impacts should be appropriately mitigated through "*sensitive design and landscape measures*";

- Core Policy 52 – Green Infrastructure: Development proposals should "*make provision for the retention and enhancement of Wiltshire's green infrastructure network*". Proposals should seek to enhance this by incorporating further links into this network; and

- Core Policy 57 – High Quality Design and Place Shaping: Any development should seek to enhance "local distinctiveness by responding to the value of the natural and historic environment, relating positively to its landscape setting…"

[14] https://www.wiltshire.gov.uk/planning-policy-core-strategy - accessed 04.05.23



Image EDP 3.2: Wiltshire Core Strategy Interactive Policy Map([15])

Salisbury District Local Plan 2011

3.39 The Salisbury District Local Plan (2011)[16] saved policies considered relevant to the site, in landscape and visual terms, include:

- C2: The rural environment "*Development in the countryside will be strictly limited and will not be permitted unless it would benefit the local economy and maintain or enhance the environment;*"

- C6: Landscape Conservation "*Within the Special Landscape Area, proposals for development in the countryside will be considered having particular regard to the high quality of the landscape. Where proposals which would not have an adverse effect on the quality on the landscape are acceptable, they will be subject to the following criteria*;

  (i) The siting and scale of development to be sympathetic with the landscape; and

  (ii) High standards of landscaping and design, using materials which are appropriate to the locality and reflect the character of the area."

- C8: Landscape Conservation "*In order to maintain the quality and variety of the countryside new development which would result in the loss of trees, hedges or other*

[15] https://wiltscouncil.maps.arcgis.com/apps/webappviewer/index.html?id=8175cb711fd94b338e2b9f748c4e91f2 – accessed 04.05.23

[16] https://www.wiltshire.gov.uk/planning-policy-saved-policies - accessed 04.05.23

features that contribute to the character of the landscape will only be permitted where provision is made for replacement planting and the creation of new landscape features";

- C9: Loss of woodland "*Using the limited powers available to it … the Local Planning Authority will seek to prevent the loss of woodland of landscape, historical or nature conservation value and to encourage the planting of indigenous tree species appropriate to the area. Tree planting proposals which are detrimental to the landscape or nature conservation value of downland or river valley meadows will not be supported";*

- PS8: Renewable Energy "*Proposals for renewable energy projects will be permitted provided that;*

  (i) Within the New Forest, the Stonehenge World Heritage Site, the Cranborne Chase and West Wiltshire Downs Area of Outstanding Natural Beauty, Sites of Special Scientific Interest and other designated areas of nature conservation or archaeological importance, such development will only be permitted where there will be no unacceptable adverse impact on these designated areas;

  (ii) The development will not result in an unacceptable intrusion on the landscape; and

  (iii) There is no unacceptable adverse effect on the amenities of local residents from noise, electrical disturbance or other environmental effects arising from the development."

Section 4
Existing (Baseline) Conditions: Landscape Character

4.1 This section provides an assessment of the 'baseline' (existing) conditions in respect of the character of the site and its landscape context. It summaries any relevant published landscape assessments that contribute to a better understanding of the landscape context. Such assessments provide a helpful understanding of the landscape context; however, they rarely deliver sufficiently site-specific or the most up-to-date information to draw robust conclusions about the significance of any change proposed by the development. Therefore, EDP has undertaken its own assessment accordingly which covers the site itself. This is included within **Section 2**.

NATIONAL CHARACTER ASSESSMENT

4.2 At the national level, the character of England has been described and classified in the National Character Area (NCA) profiles published by Natural England. The site and its surroundings fall within NCA 134 'Dorset Downs and Cranborne Chase'([17]).

4.3 This NCA is described as: "s*trongly rural and agricultural, characterised by large, open fields of pasture and arable, punctuated by blocks of woodland".*

4.4 This character assessment covers a broad context of the landscape within which the site is located. The landscape is described in further detail at a localised scale within the local level Salisbury District Landscape Character Assessment (2008).

LOCAL LANDSCAPE CHARACTER ASSESSMENTS

4.5 The main Wiltshire Landscape Character Assessment covers the whole of the county at 1:50,000 scale. Beneath this assessment nest more detailed 1:25,000 Landscape Character Assessments including, of relevance here:

- Salisbury District Landscape Character Assessment (2008); and
- Cranborne Chase and West Wiltshire Downs AONB Integrated Landscape Character Assessment Final Report (LUC, June 2003).

Cranborne Chase and West Wiltshire Downs AONB Integrated Landscape Character Assessment Final Report (LUC June 2003)

4.6 The Cranborne Chase and West Wiltshire Downs AONB Integrated Landscape Character Assessment Final Report (LUC June 2003)[18] divides the AONB into eight separate

[17] National Character Areas: http://publications.naturalengland.org.uk/publication/5001829523914752?category=587130 – accessed 30.03.23.
[18] https://cranbornechase.org.uk/wp-content/uploads/2020/04/LandscapeCharacterAssessment_HIGHRES.pdf accessed 21.11.23

Landscape Character Types (LCTs). These are then further sub-divided into component Landscape Character Areas (LCAs). The site lies outside the AONB adjacent to LCA 5B: Ebble River Valley (LCT 5 Chalk River Valleys) with LCA 2B: Southern Downland Belt (LCT 2 Open Chalk Downland) beyond, as shown on **Image EDP 4.1**. Field assessment, as reported in **Section 5**, found that while there is some intervisibility between the site and LCA 5B, as illustrated by **Photoviewpont EDP 8**, intervisibility between the site and LCT 2B is minimal, as illustrated by **Photoviewponts EDP 10** and **11**. LCT 2B is, therefore, scoped out of further assessment.

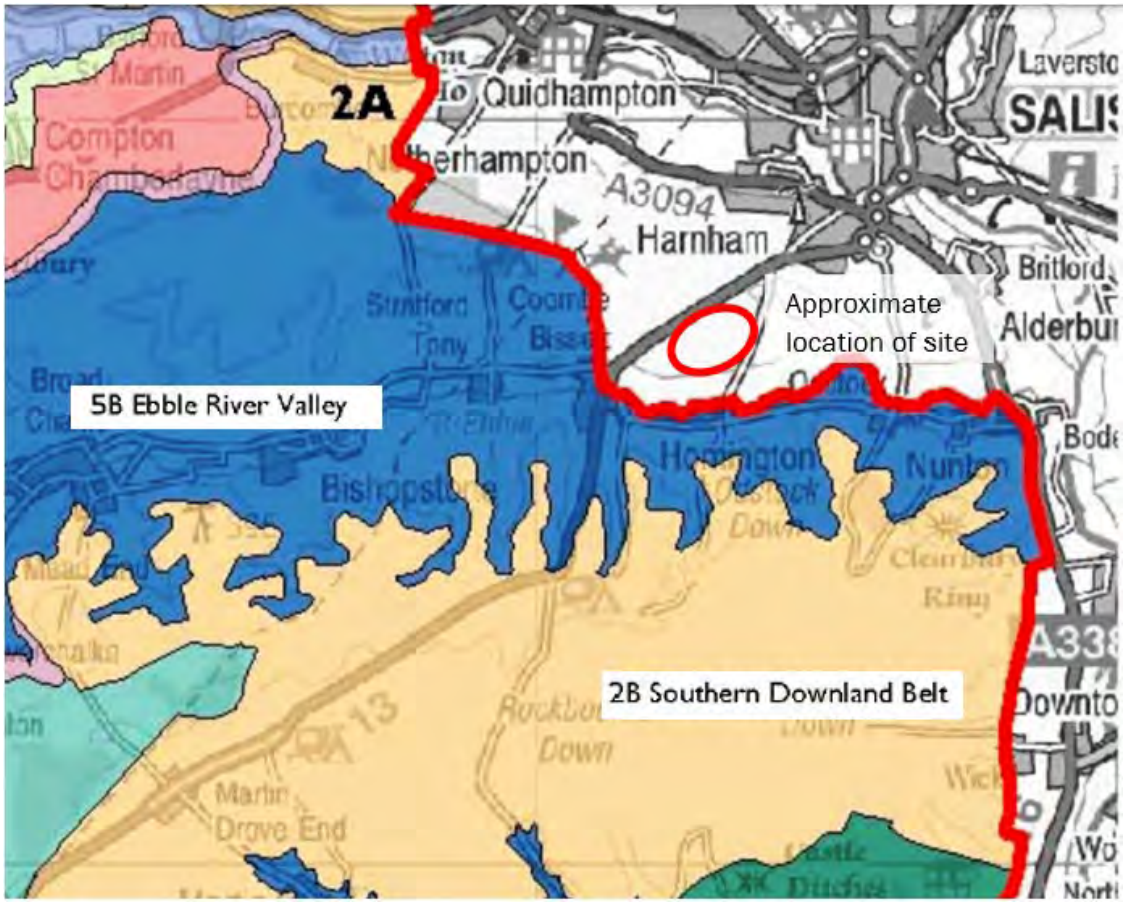


Image EDP 4.1: Cranborne Chase and West Wiltshire Downs AONB Integrated Landscape Character Assessment Figure 8.1 extract.

Landscape Character Area 5B: Ebble Chalk River Valley

4.7 The Key Characteristics of LCA 5B are listed below with underlining added to show characteristics apparent across the site and context:

- *"Narrow course of the fast flowing River Ebble flows in a <u>large scale, undulating, broad river valley</u>;*
- *Tributary valleys that have deeply eroded the chalk slopes are now dry;*
- *<u>Valley is dominated by intensive arable production contained within a system of extensive field units, enlarged during the 20th century</u>;*

- *Smaller areas of unimproved chalk grassland and rough pasture on steeper slopes and floodplain including nine nationally important grassland sites;*
- *Remnant water meadows and cress beds on the valley floor dating from the postmedieval and modern periods;*
- *Small remnant woodland blocks and belts occurring on the floodplain with willow and poplar following the course of the river;*
- *Many tumuli, a hill fort at Chiselbury and Ackling Dyke Roman road between Old Sarum and Badbury rings contribute to the visible archaeology;*
- *Linear hamlets and villages are sited on the valley bottom spaced at close intervals along both sides of the river; and*
- *Brick, flint, thatch and slate are common building materials and typify settlement character."*

4.8 The assessment provides the following evaluation:

- Strength of Character: *"This landscape has a moderate strength of character."*
- Current Condition: *"Overall landscape condition is moderate."*
- Possible Future Trends: *"Future trends imply that landscape condition may decline in the future."*

Salisbury District Landscape Character Assessment (2008)

4.9 The main Wiltshire Landscape Character Assessment (2005)[19] covers the whole of the county at 1:50,000 scale. Beneath this assessment nest more detailed 1:25,000 Landscape Character Assessments including, covering South Wiltshire, Salisbury District Landscape Character Assessment (2008)[20] .

4.10 As illustrated on **Plan EDP 5**, the site falls within host LCA B2 'Ebble Broad Chalk River Valley Slopes'. Field assessment, as reported in **Section 5**, found that the only other LCAs with which there is some intervisibility with the site, and where there is therefore likely to be change as a result of the proposals are: LCA C2 'Ebble Broad Chalk River Valley Floor', which dissects the host LCA to the south of the site, and LCA D8 'Netherhampton Chalk Downland', to the north-east.

[19] https://www.wiltshire.gov.uk/planning-landscape-conservation accessed 21.11.23
[20] https://www.wiltshire.gov.uk/media/9708/South-Wiltshire-Landscape-Character-Assessment-1-25-000/pdf/landscape-character-assessment-full.pdf?m=1660649529430 accessed 21.11.23

Host LCA B2 'Ebble Broad Chalk River Valley Slopes'

4.11 The assessment states that:

"The Ebble River Valley is situated towards the centre of Salisbury District and falls entirely within the Cranborne Chase and West Wiltshire Downs AONB. This landscape Character Area surrounds and forms a visual cohesive unit with Ebble Chalk River Valley Floor (Landscape Character Area C2)."

4.12 However, this is not the case, the AONB boundary to the south of the site is formed by the River Ebble. LCA 5B lies to the north and south of the river so that the northern area, where the site is located, sits outside this designation.

4.13 Key characteristics of the LCA are listed below with underlining to highlight features that are apparent across the site and context:

- *"Broad river valley chalk slopes, which have been deeply eroded by a series of re-entrant tributary valleys which are now dry; and coombes;*
- *The opposing valley slopes are quite close to each other, resulting from the narrowness of the valley floor, creating a sense of enclosure;*
- *Small areas of unimproved chalk grassland and rough pasture on steeper slopes;*
- *Valley slopes are dominated by intensive arable production, contained within a system of extensive field units which were enlarged during the 20th century;*
- *Many tumuli, a hillfort at Chiselbury and Ackling Dyke Roman Road between Old Sarum;*
- *Badbury Rings contribute to visible archaeology; and*
- *Downland character typical on many of the Valley Slopes."*

4.14 The assessment provides the following evaluation of this area:

- Current Condition: *"Overall landscape condition is generally good";*
- Landscape Character Sensitivity: *"Overall, this Landscape Character Area is considered to have moderate landscape character sensitivity."*; and
- Visual Sensitivity: "*Overall visual sensitivity is therefore considered to be moderate to high."*

4.15 The assessment provides the following Management Strategy and Objectives of relevance to the site:

- *"Encourage areas of fallow arable land within the arable matrix and conserve farmland features such as hedgerows, ponds and field margins to encourage arable weeds and farmland birds;*

- *Consider opportunities for reinstatement of chalk grassland, particularly on sites that lie adjacent to existing chalk grassland sites and ensure grazing pressure is managed to maintain a mosaic of grass and scrub habitats."*

Non Host LCA C2 'Ebble Broad Chalk River Valley Floor'

4.16 The Ebble River Valley is situated towards the centre of Salisbury District and falls entirely within the Cranborne Chase and West Wiltshire Downs AONB. The assessment states that:

"The Ebble River Valley is situated towards the centre of Salisbury District and falls entirely within the Cranborne Chase and West Wiltshire Downs AONB."

4.17 As with LCA B2 this is not the case, the AONB boundary to the south of the site is formed by the River Ebble. LCA C2 lies to the north and south of the river so that land to the north of the river sits outside this designation.

4.18 Key Characteristics of this LCA are set out below with elements of relevance to this report underlined:

- *"Narrow course of the fast-flowing Ebble;*
- *Rich patchwork of grassland on floodplain which is a key ecological habitat;*
- *Remnant water meadows and cress beds on the valley floor are a striking feature, daring from the post medieval and modern periods;*
- *Small remnant woodland blocks and belts occurring on the floodplain with willow and poplar following the course of the river;*
- *Linear hamlets and villages are sited on the valley bottom, spaced at close intervals along both sides of the river;*
- *Brick, flint, thatch and slate are common building materials and typify settlement character."*

4.19 As this is a non-host LCA the only visual and perceptual dimension of landscape character can be affected by the proposals. The perceptual character is as listed in the key characteristics above. The assessment contains the following description of the visual character:

"The course of the River Ebble follows a largely straight course along the relatively narrow floodplain, which forms part of the wider valley. … <u>There is also a semi-enclosed character along the valley floor as a result of the enclosing elements of riparian woodland, shelterbelts, mature hedgerows and tree lines of willow and poplar following the course of the river. There is a strong sense of tranquillity throughout, coupled with a predominantly rural character</u>."

4.25 The assessment provides the following evaluation of visual sensitivity:

"Overall visual sensitivity within this Landscape Character Area is considered to be moderate to high, as a result of locally enclosing elements of riparian woodland, shelter belts, mature hedgerows and tree lines of willow and poplar following the course of the river. These all serve to limit views and invoke a semi-enclosed character."

Non Host LCA D8 'Netherhampton Chalk Downland', to the North-east

4.20 Netherhampton Chalk Downland Landscape Character Area is situated to the south of Salisbury. Key Characteristics of this LCA are set out below with elements of relevance to this report underlined:

- *"Relatively small area of Chalk Downland sandwiched between the Ebble River Valley, Salisbury Urban Area and the Wylye River Valley;*
- *Gently sloping topography, consisting of a series of low ridges and slopes;*
- *Patches of woodland such as Warren Down and Hunt's Down create a localised sense of enclosure;*
- *Urban influence of the edges of Salisbury is strong, with strong intervisibility between the urban edge and surrounding landscape;*
- *Small linear settlement of Netherhampton and scattered farmsteads contribute to a dispersed and generally scattered settlement pattern;*
- *Sense of tranquillity is strong towards the southern edges of the area, becoming more greatly disturbed to the north, approaching the urban edges of Salisbury and Wilton;*
- *Corridor of the River Nadder is a recognisable landscape feature to the north of the area; and*
- *The golf course at Wilton Park also imparts a human influence over the character of this landscape."*

4.21 As this is a non-host LCA the only visual and perceptual dimension of landscape character can be affected by the proposals. The perceptual character is as listed in the key characteristics above. The assessment contains the following description of the visual character:

"Situated to the south-west of Salisbury, this Landscape Character Area is strongly influenced along its northern boundary by the settlement edges of Salisbury and Wilton, which impart a human influence over the landscape and introduce a source of noise and visual intrusion. From the north-eastern corner of the area, open views across Lower Avon river valley contribute to recognisable sense of place. Sense of enclosure varies throughout the landscape, dependent on proximity to patches of woodland. Overall sense of tranquillity is also varied depending on proximity to the urban edge and A354 road corridor."

4.22 The assessment provides the following evaluation of visual sensitivity:

"Overall visual sensitivity within this Landscape Character Area is considered to be moderate as a result of the variable sense of enclosure, strong intervisibility with Salisbury urban area and partly with the Lower Avon River Valley corridor."

Review of Site Circumstances against Published Documentation

4.23 The key characteristics of the host LCA B2 'Ebble Broad Chalk River Valley Slopes' are reflected within the site and its immediate context in that it comprises 'broad, shallow slopes 'of the Ebble River Valley which create a 'gently undulating topography' where land use is 'dominated by intensive arable production, contained within a system of extensive field units which were enlarged during the 20th century'. The area has 'a generally simple landscape pattern and there is generally a strong sense of openness throughout. Sense of tranquillity is also strong throughout much of the area' although this is diminished close to the A354 road corridor, and Salisbury further afield, detracting from the rural character.

THE SENSITIVITY OF THE LANDSCAPE RESOURCE

4.24 GLVIA3 sets out the requirements for considering sensitivity of landscape resources at paragraphs 5.39 to 5.47, and states that: "*Landscape receptors need to be assessed firstly in terms of their sensitivity, combining judgements of their susceptibility to the type of change or development proposed and the value attached to the landscape*".

4.25 Landscape value is the 'inherent' component, which is independent of the development proposal, while the other component, susceptibility, is development specific.

4.26 The susceptibility of the landscape resource is defined as the ability of the receptor (whether the overall character, individual fabric, elements or perceptual aspects) to accommodate the proposed development type without undue consequences in regard to the baseline situation.

4.27 When considering landscape value, GLVIA advocates that the starting point should be a review of existing landscape designations, including those at a local and national level to identify what it is that is valued sufficiently to warrant a greater level of protection. In this instance, the site is not within a nationally or locally designated landscape, as confirmed by **Plan EDP 3**, although due to close proximity to the Cranborne Chase and West Wiltshire Downs AONB, it is however, relevant to understand to what extent the site has value based on its characteristics as detailed above. GLVIA makes it clear that not being located within a designated landscape does not mean the site has no value from a landscape perspective.

4.28 Landscape value of non-designated landscapes is informed by a range of factors as set out in Technical Guidance Note | 02/21: Assessing landscape value outside national designations[21]. These comprise:

[21]https://www.landscapeinstitute.org/publication/tgn-02-21-assessing-landscape-value-outside-national-designations/ - accessed 28.03.23

- Natural heritage: Landscape with clear evidence of ecological, geological, geomorphological or physiographic interest which contribute positively to the landscape;
- Cultural heritage: Landscape with clear evidence of archaeological, historical or cultural interest which contribute positively to the landscape;
- Landscape condition: Landscape which is in a good physical state both with regard to individual elements and overall landscape structure;
- Associations: Landscape which is connected with notable people, events and the arts;
- Distinctiveness: Landscape that has a strong sense of identity;
- Recreational: Landscape offering recreational opportunities where experience of landscape is important;
- Perceptual (Scenic): Landscape that appeals to the senses, primarily the visual sense;
- Perceptual (Wildness and tranquillity): Landscape with a strong perceptual value notably wildness, tranquillity and/or dark skies;
- Functional: Landscape which performs a clearly identifiable and valuable function, particularly in the healthy functioning of the landscape; and
- The 'susceptibility' and 'value' of those receptors identified above are considered below.

Value of the Site

4.29 EDP desk and field based assessment found that the value of the site to be **medium** due, primarily, to the following considerations:

- Natural heritage: The site predominantly comprises intensively farmed arable fields with no evidence of more than a low ecological, geological, geomorphological or physiographic interest;
- Cultural heritage: The site does not show evidence of more than a low archaeological, historical or cultural interest;
- Landscape condition: The site predominantly comprises intensively farmed arable fields enclosed by hedges in a degraded condition and tree belts that are in a better condition so that the site is considered to be in a medium physical state, at most, both with regard to individual elements and overall landscape structure;
- Associations: The site has no known connection with notable people, events and the arts;
- Distinctiveness: While the site is generally characteristic of the host there are no rare or unusual features across the site;

- Recreational: The PRoW crossing the site offers a recreational opportunity where experience of the local landscape is important;

- Perceptual (Scenic): The landscape of the site provides a moderate appeal to the senses, primarily the visual sense, in that it provides a green, open, agricultural landscape;

- Perceptual (Wildness and tranquillity): The landscape of the site, predominantly comprising an intensive arable agriculture landscape adjacent to the Salisbury Road has a medium perceptual value with regard to wildness, tranquillity and/or dark skies; and

- Functional: The site does not perform a clearly identifiable and valuable function, particularly in the healthy functioning of the landscape, beyond provision of a linked network of deteriorating field boundaries.

Susceptibility of the Site to Solar Development

4.30 The main character and valuable fabric of the site comprises the field vegetation along the field boundaries and the pattern and scale that they provide, while the PRoW provides local access to the landscape. The retention of the substantial majority of these elements is consistent with the development of the site as a solar farm.

4.31 Further, the vegetation and topography of the site and near context means that it is relatively visually enclosed limiting visual change to the site and its near context to some degree.

4.32 For these reasons the susceptibility of the site to solar development is assessed as **medium**.

Overall Sensitivity of Site Character

4.33 The methodology contained at **Appendix EDP 1** derives sensitivity by combining value and susceptibility. Considering this medium value alongside the medium susceptibility of the site to change, it is considered that the site possesses a medium sensitivity to solar development.

Overall Sensitivity of the Host LCA B2 'Ebble Broad Chalk River Valley Slopes'

4.34 The Salisbury District Landscape Character Assessment (2008) identifies the landscape character and visual sensitivity of the site, reported above with a summary below for ease of reference (underlining added):

"Landscape Character sensitivity: Overall, this Landscape Character Area is considered to have moderate landscape character sensitivity. This results from the generally diluted distinction between the former pastoral character of the valley floodplain and the arable character of the valley slopes, resulting in <u>moderate overall strength of character</u>."

"Visual Sensitivity: The shallow slopes and contrasting deep chalk coombes are particularly sensitive to landscape change since their relatively open character and simple landscape

pattern would be easily disrupted by inappropriate development or changing land uses and because the entire landscape is highly visible in views from the adjacent enclosing ridgetops. This visual relationship is particularly prevalent to the east of Broad Chalke. Overall visual sensitivity is therefore considered to be moderate to high."

4.35 Based on the above considerations in relation to the site and context this report agrees with this assessment and finds a moderate sensitivity of the LCA to solar development.

Overall Sensitivity of the Non Host LCAs: C2 'Ebble Broad Chalk River Valley Floor', LCA D8 'Netherhampton Chalk Downland' and AONB LCA 5B: Ebble Chalk River Valley

4.36 The sensitivity of these receptors are set out in **Table EDP 4.1**.

Table EDP 4.1: Sensitivity of Non Host LACs

Receptor	Sensitivity: Published Landscape Assessments	Sensitivity: EDP Appraisal
The site and its surrounding context	As host LCA below	Medium
Salisbury District Landscape Character Assessment		
Host LCA B2 'Ebble Broad Chalk River Valley Slopes'	Landscape Character Sensitivity: moderate Visual Sensitivity: moderate to high	Medium
Non Host LCA C2 'Ebble Broad Chalk River Valley Floor'	Landscape Character Sensitivity in the east: moderate Visual sensitivity: moderate to high	Medium to high
Non Host LCA D8 'Netherhampton Chalk Downland'	Landscape Character Sensitivity: moderate Visual Sensitivity: moderate	Medium
Cranborne Chase and West Wiltshire Downs AONB Integrated Landscape Character Assessment		
Non Host LCA 5B: Ebble Chalk River Valley	Strength of character and condition: moderate	Very high due to its location within the AONB

Section 5
Existing (Baseline) Conditions: Visual Amenity

INTRODUCTION

5.1 Visual amenity (as opposed to 'visual character' described in the previous section) is not about the visual appearance of the site, but has to do with the number, distribution and character of views towards, from or within the site. An analysis of visual amenity allows conclusions to be reached about who may experience visual change, from where and to what degree those views will be affected by the proposed development.

5.2 This section describes the existing views; changes to views wrought by the proposed development are analysed in **Section 6**. An analysis of existing views and the 'receptors' likely to experience visual change is conducted in three steps described in turn below.

STEP ONE: DEFINING ZONES OF THEORETICAL AND PRIMARY VISIBILITY

5.3 The starting point for an assessment of visual amenity is a computer generated 'Zone of Theoretical Visibility' (ZTV). The ZTV is derived using digital landform height data only and therefore does not account for the screening effects of intervening buildings, structures or vegetation, but it does give a prediction of the areas that, theoretically, may be able to experience visual change; it thus provides the basis for more detailed field assessment.

5.4 The ZTV is then refined by walking and driving local roads, rights of way and other publicly accessible viewpoints to arrive at a more accurate 'field-tested' Zone of Primary Visibility (ZPV). The ZPV is where views of the proposed development would normally be close ranging and open, whether in the public or private domain, on foot, cycling or in a vehicle. In this instance, the field assessment was undertaken by a Landscape Architect in March 2023 in clear weather conditions and therefore confidently predicts the extent of views of the proposed development.

5.5 It is acknowledged that foliage provides additional screening during certain months, and that these views do not represent the worst-case scenario. This will be taken into consideration and reflected within this report. It should be noted that Photoviewpoints are intended to represent a range of receptors from a variety of locations around the site, and that the assessment within this LVA is undertaken across the study area with consideration of changes in the landscape in mind (including seasonal change). This assessment is not limited to the selected Photoviewpoint locations included in this report.

5.6 Beyond the ZPV, lies a zone of visibility that is less open, being either partly screened or filtered. Views from within this zone would include the proposal – it may not be immediately noticeable, but once recognised would be a perceptible addition to the view.

5.7 **Plan EDP 6** illustrates the findings of the visual appraisal from which it can be seen that the ZPV extends:

- To the north-east and east across the elevated, facing slopes of Harnham Hill up to the settlement edge;
- To the south across the northern slopes to the top of the localised high ground and tree clump at Homington Down;
- To the south-west to the subtle watershed within the field to the west of the site; and
- To the north-west to the mature woodland belt along the A354 Salisbury Road.

STEP TWO: DEFINING RECEPTOR GROUPS

5.8 Within the ZPV and wider area, the people ('receptors') likely to experience visual change can be considered as falling into a number of discernible groups that have been identified below.

Rights of Way Users

5.9 Even though there is a network of PRoW that surrounds the site, it was found that views are generally limited to those routes that cross the site itself, lie in close proximity to the site boundaries or cross the elevated facing slopes to the north-east of the site.

5.10 PRoW users are typically given a high sensitivity due to their dominant recreational usage. PRoW within designated landscapes have a very high sensitivity. Users of the following PRoW routes afford views to the site and have been taken on for further assessment within this report.

Across the Site:

- PRoW (footpath, ref. BRIT13) crosses the site broadly north/south-east connecting between A354 Salisbury Road and Homington Road. This northern section of this route follows the eastern side of the hedge that divides the site and affords open views to the north-east across the site and beyond and more restricted views, through gaps and over lower sections of hedge, to the south-west, as represented by **Photoviewpoint EDP 1**. To the south the route follows the farm track connecting to Homington Road from which views across the main site area are limited to those available through gaps and over lower sections of hedgerow, as represented by **Photoviewpoint EDP 2** and **4**,

Off-site PRoW: To the West and South

- PRoW (footpath, ref. CBIS4) crosses the western end of the adjacent field to the west of the site running broadly north-south between Coombe Bisset and the A354 Salisbury Road. Views to the site from this route, and connecting routes to the south, are screened by topography as illustrated in **Photoviewpoint EDP 3**. This PRoW is screened out of further assessment;
- Views from PRoW to the south-west (footpaths, refs. CB1S5, and CBS56) and south (footpaths, refs. CBIS20 and CBS7) are screened by topography and vegetation as

illustrated in **Photoviewpoint EDP 05**. These PRoW are screened out of further assessment;

- From the south-western half of PRoW (footpath, refs. BRIT12) views to the site are substantially screened by topography and vegetation while from its north-eastern half, where it crosses the top and elevated northern slopes of Homington Down, there are more open views across the site;

- PRoW (byeway, ref. CBS1), The Old Blandford Road, runs from Coombe Bisset broadly south to the A354. There are limited, partial views to the site from a short section of this route where it crosses elevated facing slopes as illustrated in **Photoviewpoint EDP 8**; and

- There are no apparent views to the site from PRoW further to the south due to topography and vegetation as illustrated by **Photoviewpoints EDP 10** and **11**.

Off-site PRoW: To the North-east

- Views to the site from PRoW (footpath, ref. BRIT20) are limited to a partial view from its most westerly end as illustrated in **Photoviewpoint EDP 4**;

- A route (comprising PRoW footpaths, ref. BRIT9, part of the Avon Valley Path, and SALS18) runs north-east from PRoW (footpath, ref. BRIT 20) at Dogdean Farm to Harnham. There are no views to the site from the southern end of this route due to topography. However, further north, beyond its junction with PRoW (restricted byway, ref. BRIT18) views into the site open up with elevation where vegetation allows, as illustrated in **Photoviewpoint EDP 6**;

- A route (comprising (PRoW restricted byway, ref. BRIT17, part of the Avon Valley Path, and SALS99) runs broadly east-west across the elevated, facing, open slopes near the settlement edge at Harnham. The elevation of this route affords the opportunity for views into the site, as illustrated in **Photoviewpoint EDP 6** and **7**;

- PRoW (restricted byway, ref. BRIT18) runs parallel to the above route but at a lower elevation and adjacent to a field boundary. Views to the site are limited due to the lower elevation and intervening vegetation; and

- To the west of the Salisbury Road there are views into the site from routes crossing the elevated facing slopes south of Chalk Pit (PRoW ref. SALS15) and south of Hanham Hill (PRoW ref. SALS14 and a part of the Avon Valley Path).

Other off-site PRoW: To the North and North-west

5.11 The Old Shaftsbury Drove Track, comprising a number of PRoW (byways) climbs from Harnham broadly west up a local ridge or shoulder. A section of this route, near Blake Farm to the north-west of the site, is shared by the Cranborne Droves Way.

Cycleways

5.12 There are no cycleways affording views to the site.

Open Access Land

5.13 There is no apparent visibility to the site from any areas of open access land.

Road Users

5.14 Views towards the site from roads are limited to those adjacent and in close proximity to the site boundaries.

5.15 Users of A roads are typically given a low sensitivity while users of minor roads and lanes are generally given a medium sensitivity.

A Road (A354 Salisbury Road)

5.16 Visibility to the site from the A354 Salisbury Road is limited due to the lining mature vegetation. However, where it runs adjacent to the site boundary there is some visibility into the site through gaps and over lower sections of the hedgerow to the east, although this will likely diminish as the new roadside planting matures, and for filtered views through the tree belt to the west, more so in winter.

Minor Roads

5.17 Visibility to the site from Homington Road is limited by topography and lining mature hedgerows. However, there is some visibility into the site from the road to the south-east of the site where it crosses high ground at Homington Down and hedges have been cut allowing views over, as illustrated by **Photoviewpoint EDP 4**.

Residential Dwellings/Groups

5.18 Views from private residential properties are not protected by national planning guidance or local planning policy. Thus, changes to the character, 'quality' and nature of private views are not a material planning consideration. However, receptors from such locations are likely to be of high to very high sensitivity to changes in the view, so remain relevant to this review in regard to the predicted extent and nature of visual change.

5.19 Views from residential properties are largely limited to those in close proximity to the site boundaries, and from those to the east of the site, as below (figures relate to **Plan EDP 6**). This list, and the assessment, were undertaken from publicly accessible locations and online mapping and photography.

i. Wellhouse Farm;

ii. Wellhouse Cottages; and

iii. Properties at the south-western edge of Harnham.

STEP THREE: DEFINING REPRESENTATIVE VIEWPOINTS

5.20 Within the ZPV, there are several individual points at which views towards the site are gained. EDP has selected a number of viewpoints that are considered representative of the

nature of the views from each of the receptor groups. The selection of the representative viewpoints is based on the principle that the assessment needs to test the 'worst case' scenario, and in selecting these viewpoints, EDP has sought to include:

- A range of viewpoints from all points of the compass, north, south, east and west;
- Viewpoints at a range of distances from close quarters at the site boundary to within 3km; and
- Viewpoints from all the above receptor groups.

5.21 The representation of views is supported by 12 photoviewpoints (PVPs), the number and location of which has been agreed with the LPA. Their location is illustrated on **Plan EDP 6**. Photographs from the selected viewpoints are contained within this report at **Appendix EDP 3** with Photomontages at **Appendix EDP 4**. The purpose of these viewpoints is to aid assessment of visual receptor groups and are not assessed separately.

Table EDP 5.1: Summary of Representative Photoviewpoints

PVP No.	Location	Grid Reference	Distance and Direction of View	Reason(s) for Selection and Sensitivity of Receptor
1 (split into 1A & 1B)	PRoW (footpath BRIT13) south of A354 Salisbury Road	412168, 127563	On site S	PRoW within SLA: Very high
2	PRoW (footpath BRIT13) west of Homington Road	412807, 126994	120m ENE	PRoW within SLA: Very high
3	PRoW (footpath CBIS4) south of A354 Salisbury Road	411397, 127001	565m ESE	PRoW within SLA: Very high
4	PRoW (footpath BRIT20) east of Homington Road	412839, 126995	150m ENE	PRoW within SLA: Very high
5	PRoW (footpath CBIS4) at junction with PRoW (footpath CBIS6) adjacent to Homington House	411360, 126614	785m NE	PRoW within SLA: Very high

PVP No.	Location	Grid Reference	Distance and Direction of View	Reason(s) for Selection and Sensitivity of Receptor
6	PRoW (footpath BRIT9) adjacent to junction with Avon Valley Path PRoW (restricted byway BRIT17/ SALS99)	413708, 127910	1.3km SW	PRoW within Landscape Setting Salisbury Wilton: High
7	PRoW Avon Valley Path PRoW (restricted byway SALS99) west of Odstock Road	414342, 127726	2.2km SW	PRoW within Landscape Setting Salisbury Wilton: High
8	PRoW Old Blanford Road (traffic restrictions CBIS1) south-west of Coombe Bissett	410245, 125927	1.4km NE	PRoW within AONB: Very high
9	Drove Lane south of junction with Cranborne Droves Way themed route PRoW (bridleway CBIS3 and Salisbury Race Course	410245, 125927	1.2km SE	PRoW on the boundary of the AONB: Very high
10	PRoW (byway open to all traffic CBIS15) SOUTH OF Down Barn, Hornington Down	412104 , 124110	2.75km NNE	PRoW within AONB: Very high
11	PRoW (footpath DOWN12) north-east of Clearbury Ring Fort	415296, 124514	3.8km NW	PRoW within AONB: Very high

PVP No.	Location	Grid Reference	Distance and Direction of View	Reason(s) for Selection and Sensitivity of Receptor
12	Old Shaftesbury (Shaston) Drove track: PRoW (byway open to all traffic BST039)	408878, 128588	2.9km SE	PRoW within AONB: Very high

Section 6
The Proposed Development and Mitigation

6.1 Having reviewed the baseline conditions in the previous two sections, this report now reviews the proposed development and undertakes an assessment (in **Section 7**) of the likely effects in landscape terms.

THE PROPOSED DEVELOPMENT

6.2 The proposed development is illustrated in **Appendix EDP 1**. The PDAS supporting this application provides full details of the development proposals. To summarise, the proposal is for the construction, operation, maintenance and decommissioning of a ground mounted solar farm with a maximum export capacity of up to 49.9 MW laid out across various field enclosures across the approximately 41 ha site.

OVERALL LANDSCAPE STRATEGY

6.3 The Landscape and Ecology Strategy is contained as **Plan EDP 7**.

6.4 The proposals for the site have evolved over time with inputs from EDP's landscape and ecology consultants, and the wider design team. Consistent with the environmentally led approach, the environment consultant team has provided continuous feedback from the early stages of the assessment process, recommending layout responses to avoid or minimise potential adverse effects and consider the more detailed findings of our field assessments. This process is mitigation through design or primary mitigation.

6.5 Secondary mitigation measures have then been incorporated into the Landscape and Ecology Strategy to further minimise the potential effects identified through the appraisal process. Consequentially, the Strategy shows how this site could be developed whilst retaining, enhancing, and adding to the key landscape and biodiversity elements, providing additional mitigation to potential effects on the landscape character and the visual amenity of nearby receptors and on biodiversity.

6.6 The proposals go further than merely minimising impacts on the landscape. They have been sympathetically designed to strengthen, enhance and add to characteristic landscape elements to strengthen the landscape character in such a way that it will ensure strong physical, visual, and perceptual links, and integration with, along with making a positive contribution to, the agricultural landscape to the north-east of Coombe Bissett.

6.7 The strategy proposes grassland across the panel area with wildflower and grass mix at the site margins, enhancement of existing hedgerows through gapping up, thickening, and additional tree planting, and new hedgerows with hedgerow trees along the eastern side of the PRoW and along open north-eastern site boundary. All tree and shrub planting to comprise locally prevalent native species chosen to provide species diversity.

PROPOSED LANDSCAPE MITIGATION

6.8 The key elements of the mitigation and improvement are as follows:

- The proposed development should not necessitate the removal of any existing trees or hedgerow vegetation around or within the site, except where required for access. Where hedgerow removal is necessary, the amount removed is to be kept to a minimum and the hedge made good so that it ties in with the remaining landscape fabric. Temporary access points required for construction to be reinstated to original width and removed vegetation replaced. Removed trees to be replanted elsewhere and hedges to be made good so that they tie-in with the adjacent hedgerow and re-establish an intact liner feature;

- Existing woodland and trees adjacent to the site to be protected with a 10m minimum no build buffer (more to accommodate RPA, as Arboricultural Report). Buffer zones located on-site planted with scrub and/or wildflower ecotone planting;

- Existing retained hedgerows to be protected, with a 5m minimum no build buffer (more in the vicinity of trees: see Arboricultural Report), and enhanced through gapping up, reinforcement, and thickening (by planting a new hedge adjacent) at site boundaries. Hedges along the north-western and south-western site boundaries to be further enhanced through tree planting with trees to be arranged naturalistically at an average density of 1/10m;

- New hedgerow with trees (arranged naturalistically at an average density of 1/10m) to be established along the open north-eastern site boundary;

- Hedge heights to be managed at a minimum height equal to the security fencing or panels, whichever is higher;

- At the site perimeter establish wildflower and grass seed mix, as appropriate to soil type, local conditions and management regime, and manage by cutting two times/year. Beneath panels establish a low growing grass seed or grazing mix, dependent of future management preferences - cutting two times/year or grazing;

- Retain the PRoW crossing the site within green corridors lined by new hedge planting (approx. 6-8m wide from centreline of lining hedges);

- All planting to comprise native, locally prevalent plant species characteristic of the local landscape with a variety of species and ages to further enhance the landscape and ecological value of the proposals; and

- Minimise artificial lighting where possible and, where required, minimise light spill through the use of timers and directional lighting.

6.9 These proposals will protect, enhance and reintroduce landscape elements that are characteristic to the host LCA B2 ‘Ebble Broad Chalk River Valley Slopes’, as set out in Section 4, and contribute to its Management Strategy and Objectives (underlining added):

- *"Encourage areas of fallow arable land within the arable matrix and conserve farmland features such as hedgerows, ponds and field margins to encourage arable weeds and farmland birds;*

- *Consider opportunities for reinstatement of chalk grassland, particularly on sites that lie adjacent to existing chalk grassland sites and ensure grazing pressure is managed to maintain a mosaic of grass and scrub habitats."*

Section 7
Assessment of Effects

7.1 In this section, the predicted effects on landscape character and visual amenity are assessed. The assessment uses the thresholds for magnitude, sensitivity and significance as defined at **Appendix EDP 2** as a guide, but moderated where appropriate with professional judgement. Professional judgement is an important process of the assessment process.; it is neither 'pro' nor 'anti' development but acknowledges that development may result in beneficial change as well as landscape harm. The assessment also takes account the likely effectiveness of any proposed mitigation.

CONSTRUCTION EFFECTS

7.2 The effects of construction including movement of site traffic, lighting, noise, and sounds would be ever present during the construction process. However, these would be temporary and would be carefully controlled by a Construction Method Statement (CMS). Recommendations for the protection of retained trees and hedgerows, in accordance with relevant British Standards such as BS 5837, will ensure that the rooting areas of trees and hedgerows are not adversely affected by the construction process.

7.3 The magnitude of change however, would be very high (in regard to both the site itself and the immediate context) and when combined with the medium sensitivity of the site, would result in a **major** adverse level of effect. This level of effect would extend for the duration of the construction process only.

PREDICTED EFFECTS ON LANDSCAPE CHARACTER

Effects on the Character of the Site

7.4 Following construction/establishment of the Landscape and Ecology Strategy (whichever is sooner), the predicted effects take into account suitable and appropriate management of existing and proposed landscape features, undertaken in accordance with a Landscape Management Plan (LMP) or similar.

7.5 It is a consequence of the nature of the proposed development that the visual and sensory character of the site would change substantially as a result of implementation of what is perceived as an urbanising feature. The magnitude of change is not an indication of bad design but is to be expected as the result of the change of use of any greenfield site to solar development.

7.6 The changes predicted to occur on the other dimensions that contribute to the character of the site are described below. Predicted effects are structured using the same format used to describe the site in **Section 4**:

- The physical landscape: there will be minimal change to the site's topographic/geological and hydrological character because of the proposals;

- Landscape fabric and habitats: there will be minimal change to the vegetation comprising the site boundaries, the most valuable elements in terms of ecology and field scale and pattern. Indeed, the proposals include enhancements to the hedgerows and introduction of new hedges and trees and species enriched grassland. Further, the agricultural land will be retained, albeit that it will need to be managed in a way that is compatible with the presence of the panels and infrastructure during the lifetime of the development, after which it can revert to its former management regime;

- Historic landscape character – historic assets that make a positive contribution to the landscape of the site are limited, comprising historic field boundaries, where they still exist, and the pattern and scale that they provide, the PRoW across and adjacent to the site. The proposals have been developed in the knowledge of these assets and mitigation has been built in to ensure that effects on them are limited as far as possible; and

- Cultural connections – there are no known cultural connections with the site that will be affected by the proposals.

7.7 On balance, therefore, the magnitude of change on the site is assessed as high which, together with a medium sensitivity, yields a major/moderate adverse effect at Year 1 and Year 15.

Predicted Effects on the Published Character Area

Host LCA B2 'Ebble Broad Chalk River Valley Slopes'

7.8 The area immediately surrounding the site would be subject to the greatest change in visual terms. This level of change is predicted to diminish however due to distance and the presence of existing landscape features. The overall sensitivity of the LCAs discussed in the baseline was judged to be medium.

7.9 The area immediately surrounding the site will be subject to the greatest change to the defined landscape character units and this is predicted to diminish due to distance and intervening landform and features. Effects on the immediate surroundings and the wider area are described below. The overall sensitivity of the landscape character units examined in the baseline are set out at **Table EDP 4.1**.

7.10 The magnitude of change on the immediate environs to the site (within the ZPV where it extends beyond) would be high, at most, at Year 1, reducing to low by Year 15 once the proposed mitigation planting has developed, and the development is consequentially increasingly integrated. With a medium sensitivity the effect would be major/moderate adverse at construction Year 1, reducing to moderate/minor adverse by Year 15.

7.11 The magnitude of change across the wider character area, beyond the ZPV, would be very low at Year 1, reducing to negligible by Year 15 once the proposed mitigation planting has developed. With a medium sensitivity the effect would be minor adverse at construction and Year 1, reducing to negligible by Year 15.

Non Host LCA

Non Host AONB LCA 5B: Ebble Chalk River Valley

7.12 Despite the facing nature of the valley sides inversibility between this LCA and the site is minimal. Where there are views, they will be partial, likely filtered, over 1km distant, and the site will be seen as part of a wider panorama. The magnitude of change on discrete, very localised areas of this LCA is, therefore, considered to be very low, at most, resulting in a moderate localised effect. There will be no change to the character elsewhere and the magnitude of change across the LCA as a whole is much lower resulting in minor/negligible level of effect at most.

Non Host LCA C2 'Ebble Broad Chalk River Valley Floor'

7.13 Despite the proximity of the site to this LCA there is no perceptible inversibility between it and the site so there will be no effects on its character as a result of the proposals.

Non Host LCA D8 'Netherhampton Chalk Downland'

7.14 Visibility to the site from this LCA is limited to its eastern end where it falls between the site and Harnham and is urbanised by the settlement edge. The sloping, south-west aspect of this area affords opportunities for elevated partial views into the site as illustrated by **Photoviewponts EDP 6** and **7**. The magnitude of change on this area of the LCA is, therefore, considered to be medium, at most, resulting in a moderate localised effect. There will be no change to the character elsewhere and the magnitude of change across the LCA as a whole is much lower resulting in minor/negligible level of effect at most.

PREDICTED EFFECTS ON VISUAL AMENITY

Rights of Way Users

Across the Site

7.15 PRoW (footpath, ref. BRIT13) crosses the site connecting between A354 Salisbury Road and Homington Road.

7.16 Construction activities would result in only temporary change, but the installed development would have long-term effects. The magnitude of change would be very high during construction and at Year 1, prior to maturation of mitigation planting, which, combined with high sensitivity, yields a substantial adverse effect.

7.17 By Year 15 the growth of the proposed mitigation planting, including new hedgerow to the east and improvement to the existing hedge to the west of the route crossing the main site area, would substantially reduce the visibility of the proposed development. The magnitude of change would reduce to very low yielding a moderate/minor adverse level of effect.

Off-site PRoW: To the West and South

PRoW (footpath, ref. CBIS4)

7.18 PRoW (footpath, ref. CBIS4) crosses the western end of the adjacent field to the west of the site. Views to the site from this route, and connecting routes to the south, are screened by topography as illustrated in **Photoviewpoint EDP 3** so that magnitude of change and level of effect here will be negligible.

7.19 From the south-western half of PRoW (footpath, refs. BRIT12) views to the site are substantially screened by topography and vegetation while from its north-eastern half, where it crosses the top and elevated northern slopes of Homington Down, there are more open views across the site.

7.20 Where there are open views into the site the magnitude of change would be high during construction and at Year 1, prior to the maturation of mitigation planting, which, combined with high sensitivity, yields a major adverse effect at most, and medium for the route as a whole yielding a major/moderate adverse level of effect.

7.21 By Year 15, the growth and development of the proposed mitigation planting, including enhancements to the hedgerow at the southern development edge, would substantially reduce the visibility of the proposed development. The magnitude of change would reduce to low, at most, yielding a moderate adverse level of effect at worst, and very low for the route as a whole yielding a moderate/minor adverse level of effect.

PRoW (byeway, ref. CBS1), The Old Blandford Road

7.22 PRoW (byeway, ref. CBS1), The Old Blandford Road, runs from Coombe Bisset broadly south to the A354. There are limited, partial views to the site from a short section of this route where it crosses elevated facing slopes as illustrated in **Photoviewpoint EDP 8**.

7.23 Where there are views into the site the magnitude of change would be low during construction and at Year 1, prior to the maturation of mitigation planting, which, combined with very high sensitivity, yields a major/moderate adverse effect at most. By Year 15, the growth and development of the proposed mitigation planting, including enhancements to the hedgerow at the development edge, would reduce the magnitude of change to very low, at most, yielding a moderate adverse level of effect at most. However, as the visibility to the site from this route overall is very limited the magnitude of change and level of effect for the route as a whole, at construction and Years 1 and 15, is negligible.

Off-site PRoW: To the North-east

PRoW (footpath, ref. BRIT20)

7.24 Views to the site from PRoW (footpath, ref. BRIT20) are limited to partial views from its most westerly end as illustrated in **Photoviewpoint EDP 4**.

7.25 At **Photoviewpoint EDP 4** the magnitude of change would be medium during construction and at Year 1, prior to the maturation of mitigation planting, which, combined with high sensitivity, yields a moderate adverse effect at most. By Year 15, the growth and

development of the proposed mitigation planting, including a new hedgerow at the north-eastern development edge, would reduce the magnitude of change to very low, at most, yielding a moderate/minor adverse level of effect at most. However, as this is the only point along this route with views to the proposals the magnitude and level of effect for the route as a whole at construction and Years 1 and 15 is negligible.

7.26 A route (comprising PRoW footpaths, ref. BRIT9, part of the Avon Valley Path, and SALS18) runs north-east from PRoW (footpath, ref. BRIT 20) at Dogdean Farm to Harnham.

7.27 From the south-western half of this route views to the site are screened by topography and vegetation while from its north-eastern half, where it crosses the top and elevated northern slopes of Harnham Hill near the settlement edge, there are more open views across the site. As illustrated by **Photoviewpoint EDP 6**, the views are panoramic and mid distant with the site falling below the skyline. The existing solar array at Bake Farm is apparent and detracts from the rural character reducing the scale of change. Where there are open views into the site the magnitude of change would be medium during construction and at Year 1, prior to the maturation of mitigation planting, which, combined with high sensitivity, yields a major/moderate adverse effect at most. For the route as a whole the magnitude would be low, yielding a moderate adverse level of effect.

7.28 By Year 15, the growth and development of the proposed mitigation planting, including a new hedgerow at the eastern boundary and across the centre of the site, would substantially reduce the visibility of the proposed development. The magnitude of change would reduce to low, at most, yielding a moderate adverse level of effect at worst, and very low for the route as a whole yielding a moderate/minor adverse level of effect.

PRoW (restricted byway, ref. BRIT18)

7.29 PRoW (restricted byway, ref. BRIT18) runs parallel to the above route but at a lower elevation and adjacent to a field boundary so that views into the site will be more oblique and intermittent.

7.30 The magnitude of change would be very low during construction and at Year 1, prior to the maturation of mitigation planting, which, combined with high sensitivity, yields a moderate/mino**r** adverse effect, at most. By Year 15, the growth and development of the proposed mitigation planting, including a new hedgerow at the eastern boundary and across the centre of the site, would substantially reduce the visibility of the proposed development. The magnitude of change and level of effect would reduce to negligible.

Chalk Pit (PRoW ref. SALS15) and south of Harnham Hill (PRoW ref. SALS14 and a part of the Avon Valley Path)

7.31 To the west of the Salisbury Road there are views into the site from routes crossing the elevated facing slopes south of Chalk Pit (PRoW ref. SALS15) and south of Harnham Hill (PRoW ref. SALS14 and a part of the Avon Valley Path).

7.32 The views are panoramic and mid distant with the site falling below the skyline. Where there are open views into the site the magnitude of change would be medium during construction and at Year 1, prior to the maturation of mitigation planting, which, combined with high

sensitivity, yields a major/moderate adverse effect at most. For the route as a whole the magnitude would be low, yielding a moderate adverse level of effect.

7.33 By Year 15, the growth and development of the proposed mitigation planting, including a new hedgerow at the eastern boundary and across the centre of the site, would substantially reduce the visibility of the proposed development. The magnitude of change would reduce to low, at most, yielding a moderate adverse level of effect at worst, and very low for the route as a whole yielding a moderate/minor adverse level of effect.

Road Users

A Roads

7.34 Visibility to the site from the Salsbury Road will be restricted to the length of road adjacent to the site. The magnitude of change would be worst where there are views into the site over bounding hedges, notably at the eastern site extent, where it would be high during construction and at Year 1, prior to the maturation of mitigation planting, which, combined with low sensitivity, yields a moderate adverse effect. However, views of construction activity from the remainder of the route adjacent to the site would be filtered resulting in a medium change and yielding a moderate/minor adverse level of effect here with negligible effect for the route beyond the site, and for the route as a whole.

7.35 By Year 15, the growth and development of the proposed mitigation planting, including enhancements to the hedgerow lining the route adjacent to the site, would substantially reduce the visibility of the proposed development. The magnitude of change here would reduce to very low, yielding a minor/negligible adverse level of effect at worst with negligible effect for the route beyond the site, and for the route as a whole.

Minor Roads

7.36 From Homington Road south-east of the site, where there are views into the site over bounding hedges (see **Photoviewpoint EDP 4**), the magnitude of change would be medium during construction and at Year 1, prior to the maturation of mitigation planting, which, combined with medium sensitivity, yields a moderate adverse effect. By Year 15, the growth and development of the proposed mitigation planting, including a new hedgerow at the north-eastern and southern development edges, would reduce the magnitude of change to very low, at most, yielding a minor adverse level of effect at most. However, as this is the only stretch along this route with views to the site the magnitude and level of effect for the route as a whole at construction and Years 1 and 15 is negligible.

Residential Dwellings/Groups

7.37 Views from private residential properties, although likely to be of high to very high sensitivity to changes in the view, are not protected by national planning guidance or local planning policy. Accordingly, changes to the character, 'quality' and nature of private views are not a material planning consideration in the determination of a planning application. However, they remain relevant to this review of the predicted extent and nature of visual change, so are reviewed briefly below. Residential properties judged likely to experience change as a

result of the proposals identified on **Plan EDP 6** and comprise (numbers relating to numbers on the plan):

I – Wellhouse Cottages;

ii – Wellhouse Farm; and

iii – Properties at the south-western edge of Harnham.

7.38 Wellhouse Cottages (i) appear to have a broadly east-west orientation. To the rear of the properties are a number of medium to large farm sheds which will screen views from the cottages to the site. There will be no effect on the visual amenity of residents.

7.39 Wellhouse Farm (ii) appear to have a broadly north-south orientation gable-on to the site. The property appears to sit in mature well treed grounds with a mature hedge along its western boundary. It is likely that any views towards the site will be from upstairs windows reducing the sensitivity to high. The farm buildings and vegetation at Wellhouse Cottages will limit views from the farm to the north-east corner of the site where there is a remnant stretch of hedge.

7.40 Where there are views from the property into the site over intervening hedges the magnitude of change would be medium during construction, due primarily to noise and movement, which, combined with high sensitivity, yields a major/moderate adverse effect. This would reduce to low at Year 1, prior to the maturation of mitigation planting, which, combined with high sensitivity, yields a moderate adverse effect. By Year 15, the growth and development of the proposed mitigation planting, including a new hedgerow at the north-eastern boundary, would reduce the magnitude of change to very low yielding a moderate/minor adverse level of effect.

7.41 Properties at the south-western edge of Harnham with potential views to the site are orientated with their rear facades towards the site. These properties have mature rear gardens and it is likely that any views towards the site will be from upstairs windows reducing the sensitivity to high.

7.42 It is likely that, where rear garden vegetation allows, there will be views to the site, as illustrated by **Photoviewpoint EDP 6**. These views are likely to be panoramic and mid distant with the site falling below the skyline. The existing solar array at Bake Farm is also likely to be apparent detracting from the rural character and reducing the scale of change. Where there are open views into the site the magnitude of change would be medium during construction and at Year 1, prior to the maturation of mitigation planting, which, combined with high sensitivity, yields a major/moderate adverse effect at most.

7.43 By Year 15, the growth and development of the proposed mitigation planting, including a new hedgerow at the eastern boundary and across the centre of the site, would substantially reduce the visibility of the proposed development. The magnitude of change would reduce to low, at most, yielding a moderate adverse level of effect at worst.

PREDICTED EFFECTS ON THE AONB, ITS SETTING, AND THE SLA

7.44 The site falls outside but within the setting to the AONB. As set out above, there is negligible intervisibility between the site and the AONB. For this reason, the site will have no effect on the landscape character of the AONB, as assessed above. Further, and for the same reasons, the proposals will have no effect on the relevant Special Qualities, notably:

- *"A peaceful, tranquil, deeply rural area; largely 'unspoilt' and maintained as a living agricultural landscape."* and
- *"The open downland offers wide expansive skies, dominant skylines, dramatic escarpments and panoramic views."*

7.45 Further, the proposals do not impair significant views to or from the AONB.

7.46 For all of these reasons it is found that the primary purpose of AONB designation, to *"conserving and enhancing the natural beauty of the area"*, is not challenged by the proposals.

7.47 The site falls within the setting to the AONB where it is protected by the SLA, a non-statutory designation covering much of Wiltshire's countryside outside the AONBs. Within SLA 'development will be carefully controlled in order to conserve the character of the SLA'.

7.48 The above assessment has shown that the proposals will result in elevated levels of effect on visual and perceptual aspects of landscape character within the SLA. However, this will be limited to the site itself and within the ZPV, across which the level of effect will reduce with distance. The ZPV generally falls within some 250m of the site boundary. Where the ZPV is more extensive, to the north-east, it falls across the urban fringe of Salisbury, an area that is less sensitive to change, due to urbanisation by the urban fringe, as acknowledged in published character assessment for LCA D8 'Netherhampton Chalk Downland' which notes:

- "Urban influence of the edges of Salisbury is strong, with strong intervisibility between the urban edge and surrounding landscape"; and
- "Sense of tranquillity is strong towards the southern edges of the area, becoming more greatly disturbed to the north, approaching the urban edges of Salisbury and Wilton".

7.49 The elevated level of effect on the visual and perceptual dimensions of landscape character is not due to poor design but is an inevitable result of a change in land use from agricultural land to solar and cannot be avoided if 'energy generation by technologies that integrate with the landscape character' are to be supported.

7.50 The above assessment has also shown that the proposals will protect and enhance the characteristic landscape elements of the site that have been degraded through intensive, and likely unsustainable, agricultural use. The proposals will, therefore, make a positive contribution to the landscape fabric and pattern of the landscape and enhance biodiversity and, in this way, to the character of the SLA. It should also be noted that the change arising from the introduction of the proposed solar scheme is reversible for the man-made

structures, whereas the proposed mitigation will have a lasting positive contribution to conserving the character.

7.51 For these reasons it is found that the proposals will have a very limited adverse effect, at worst, on the landscape character of the SLA as a whole.

Section 8
Conclusions

8.1 EDP is an independent environmental consultancy and Registered Practice of the Landscape Institute specialising the assessment of developments at all scales across the UK.

8.2 This report has summarised the findings of a comprehensive landscape data trawl and field appraisal undertaken by EDP's landscape team (**Sections 2**, **3**, **4** and **5**). In **Section 6**, the proposed development is described with the proposed mitigation. **Section 7** undertakes an assessment of the likely landscape and visual effects having regard to the above and based on a combination of the thresholds set out in **Appendix EDP 2** coupled with professional judgement.

8.3 The assessment finds that the proposals will have no effect on the AONB and will have a very limited to neutral effect on the character of the SLA overall.

8.4 Those receptors most likely to experience elevated effects (defined as moderate or above) are the character of the site itself and landscape and visual receptors that fall within the site boundary, users of PRoW crossing the site, or within the ZPV. The ZPV is generally restricted to within some 250m of the proposed development except to the north-east where it extends across elevated, facing land of Harnham Hill to the settlement edge.

8.5 The elevated level of effect on the visual and perceptual aspects of landscape character of the site itself is not due to poor design but is an inevitable result of a change in land use from agricultural land to solar. Clearly the change of use of any greenfield site to a solar farm will result in very high change to its visual and perceptual character. This fundamental change to these aspects of the site character would be expected for any such development on a greenfield site, albeit one with existing detractors, including degraded site fabric and an adjacent A road. Such a change at the site level, and for near sensitive receptors, as a result of solar development within greenfield locations, is unavoidable and should not, in and of itself, be a reason to raise an objection.

8.6 Furthermore, as set out in **Section 6**, the proposed scheme would ensure the retention, enhancement, re-establishment, and long-term management of existing characteristic landscape elements. This will contribute positively to the character and biodiversity of the area. It should also be noted that the change arising from the introduction of the proposed solar scheme is reversible for the man-made structures, whereas the proposed mitigation will have a lasting positive contribution to conserving the character.

8.7 The elevated level of effect on visual receptors within the ZPV is also not due to poor design but to the proximity to the proposed development, the sensitivity of receptors and the level of change that would be experienced when changing land use from agricultural land to solar. It is notable that elevated levels of effect apparent at construction and Year 1 will be notably reduced following maturation of mitigation planting.

8.8 It is considered that, due to an environmentally led approach including landscape and visual considerations, the design would provide sufficient screening, filtering and softening of the proposed development to ensure its landscape and visual integration into the landscape north-east of Coombe Bissett. Further, the proposals have the potential to make a positive contribution to landscape fabric and biodiversity.

8.9 Accordingly, this LVA concludes that the site has the capacity for the development as proposed and that there is no 'in principle' or policy landscape or visual reason why the site should not be developed.

Appendix EDP 1
Illustrative Layout: Site Layout Plan External (LCS052 PLE-01 rev. 07)

A1

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Scaled dimensions must not be taken from this drawing. All dimensions are to be confirmed on site prior to commencement of work

Revisions:

Revition	Date	Revition Notes	Drawn	Inspected
01	13.10.20	First Issue	GP	IL
02	27.03.23	Layout Amendment	AK	NG
03	27.04.23	Layout Amendment	AK	AD
04	24.07.23	Site Revised	AK	AD
05	10.11.23	Site Layout Amended	BM	ML
06	15.11.23	Fence Line Amended	BM	ML
07	21.11.23	Site Revised	MR	ML

LEGEND:

- PROPOSED SITE
- DNO ACCESS
- CONSTRUCTION AND MAINTENANCE ACCESS
- SITE ACCESS
- PERIMETER FENCELINE
- EXISTING O/H 33kV CABLE
- EXISTING O/H 11kV CABLE
- EXISTING O/H LV CABLE
- FOOTPATH
- BYWAY OPEN TO ALL TRAFFIC
- EXISTING VEGETATION
- PROTECTED TREES

SITE INFRASTRUCTURE:

- DNO SUBSTATION
- SOLAR PANELS MODULES
- CUSTOMER SUBSTATION
- SECURITY GATE
- CCTV CAMERA
- INVERTER

1 BEECH TREE SOLAR FARM SITE LAYOUT PLAN EXTERNAL

Scale: 1:2500@A1

0 50 100 150 200 250m

SCALE 1:2500

Status: **FOR PLANNING**

Project: **Beech Tree Solar Farm, Salisbury**

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Drawing Title: **Beech Tree Solar Farm Site Layout Plan External**

Drawn:	Checked:	First Issued:
GP	IL	13.10.2020

Project Code:	Drawing Number:
LCS052	PLE-01

Sheet Size:	Scale:	Revision:
A1	1:2500	07

Appendix EDP 2
EDP LVIA Assessment Methodology

INTRODUCTION

A2.1 This section provides a methodology for landscape and visual impact assessment as used by EDP.

METHODOLOGY

A2.2 The assessment methodology for assessing landscape and visual effects prepared by EDP is based on the following best practice guidance:

- Guidelines for Landscape and Visual Impact Assessment – Third Edition (LI/IEMA, 2013);
- An Approach to Landscape Character Assessment (Natural England 2014); and
- Landscape Institute Technical Guidance Note (TNG) 06/19 Visual Representation of Development Proposals (17 September 2019).

A2.3 Other reference documents used to understand the baseline position in landscape terms comprise published landscape character assessments appropriate to the site's location and the nature of the proposed development.

A2.4 The nature of landscape and visual assessment requires both objective analysis and subjective professional judgement. Accordingly, the following assessment is based on the best practice guidance listed above, information and data analysis technique, it uses quantifiable factors wherever possible and subjective professional judgement where necessary and is based on clearly defined terms.

Landscape Assessment

A2.5 Landscape effects derive from changes in the physical landscape fabric that may give rise to changes in its character and how this is experienced. These effects need to be considered in line with changes already occurring within the landscape and which help define the character of it.

A2.6 Effects upon the wider landscape resource, i.e. the landscape surrounding the development, requires an assessment of visibility of the proposals from adjacent landscape character areas, but remains an assessment of landscape character and not visual amenity.

Visual Assessment

A2.7 The assessment of effects on visual amenity draws on the predicted effects of the development, the landscape and visual context, and the visibility and viewpoint analyses,

and considers the significance of the overall effects of the proposed development on the visual amenity of the main visual receptor types in the study area.

Identifying Landscape and Visual Receptors

A2.8 This assessment has sought to identify the key landscape and visual receptors that may be affected by the changes proposed.

A2.9 The assessment of effects on landscape as a resource in its own right draws on the description of the development, the landscape context and the visibility and viewpoint analysis to identify receptors, which, for the proposed development may include, but not be limited to, the following:

- The landscape fabric of the development site;
- The key landscape characteristics of the local context;
- The 'host' landscape character area that contains the proposed development;
- The 'non-host' landscape character areas surrounding the host character area that may be affected by the proposals (where relevant); and
- Landscape designations on a national, regional or local level (where relevant).

A2.10 The locations and types of visual receptors within the defined study areas are identified from Ordnance Survey maps and other published information (such as walking guides), from fieldwork observations and from local knowledge provided during the consultation process. Examples of visual receptors may include, but not be limited to, the following:

- Settlements and private residences;
- Users of National Cycle Routes and National Trails;
- Users of local/regional cycle and walking routes;
- Those using local rights of way – walkers, horse riders, cyclists;
- Users of open spaces with public access;
- People using major (motorways, A and B) roads;
- People using minor roads; and
- People using railways.

Assessment of Landscape and Visual Effects

A2.11 The assessment of effects on the landscape resource includes consideration of the potential changes to those key elements and components that contribute towards recognised landscape character or the quality of designated landscape areas; these

features are termed landscape receptors. The assessment of visual amenity requires the identification of potential visual receptors that may be affected by the development. As noted, following the identification of each of these various landscape and visual receptors, the effect of the development on each of them is assessed through consideration of a combination of:

- Their overall sensitivity to the proposed form of development, which includes the susceptibility of the receptor to the change proposed and the value attached to the receptor; and

- The overall magnitude of change that will occur - based on the size and scale of the change, its duration and reversibility.

Defining Receptor Sensitivity

A2.12 A number of factors influence professional judgement when assessing the degree to which a particular landscape or visual receptor can accommodate change arising from a particular development. Sensitivity is made up of judgements about the 'value' attached to the receptor, which is determined at baseline stage, and the 'susceptibility' of the receptor, which is determined at the assessment stage when the nature of the proposals, and therefore the susceptibility of the landscape and visual resource to change, is better understood.

A2.13 Susceptibility indicates "*the ability of a defined landscape or visual receptor to accommodate the specific proposed development without undue negative consequences*"[22]. Susceptibility of visual receptors is primarily a function of the expectations and occupation or activity of the receptor. A degree of professional judgement applies in arriving at the susceptibility for both landscape and visual receptors and this is clearly set out in the technical appendices to this assessment.

A2.14 A location may have different levels of sensitivity according to the types of visual receptors at that location and any one receptor type may be accorded different levels of sensitivity at different locations.

A2.15 With reference to Box 5.1 within GLVIA3 (Page 84), **Table EDP A2.1** provides an indication of the criteria by which the overall value of a landscape receptor may be judged. Within the assessment, further reference to the Landscape Institute's 'TGN 02-21: Assessing landscape value outside national designations' may be applied where appropriate. **Table EDP A2.2** provides an indication of the criteria by which the overall susceptibility of the landscape in relation to the type of development proposed.

[22] Landscape Institute and Institute of Environmental Management and Assessment (2013) Guidelines for Landscape and Visual Impact Assessment, Third Edition Page 158

Table EDP A2.1: Assessment of Landscape Value

Landscape Character Area Value				
Very Low	**Low**	**Medium**	**High**	**Very High**
Undesignated countryside and landscape features; absence of distinctive landscape characteristics; despoiled/-degraded by the presence of many landscape detractors.	Undesignated countryside and landscape features; few distinctive landscape characteristics; presence of landscape detractors.	Undesignated countryside and landscape features; some distinctive landscape characteristics; few landscape detractors.	Locally designated/valued countryside (e.g. Areas of High Landscape Value, Regional Scenic Areas) and landscape features; many distinctive landscape characteristics; very few landscape detractors.	Nationally/internationally designated/valued countryside and landscape features; strong/distinctive landscape characteristics; absence of landscape detractors.
Consideration of Other Value Criteria				
Condition/Quality				
A landscape with no or few areas intact and/or in poor condition.	A landscape with few areas that are intact and/or in a reasonable condition.	A landscape with some areas that are intact and/or in reasonable condition.	A landscape with many areas that are intact and/or in a reasonable condition.	A landscape with most areas intact and/or in good condition.
Scenic Quality				
A landscape of little or no aesthetic appeal.	A landscape of low aesthetic appeal.	A landscape of some aesthetic appeal.	A landscape of high aesthetic appeal.	A landscape of very high aesthetic appeal.
Rarity and Representativeness				
A landscape that does not contain rare landscape types or features.	A landscape that contains few distinct landscape types or features.	A landscape that contains distinct but not rare landscape types or features.	A landscape that contains one or more rare landscape types or features.	A landscape that is abundant in rare landscape types or features.
Conservation Interests				
A landscape with no or very limited cultural, geological and/or nature conservation content.	A landscape with limited cultural, geological and/or nature conservation content.	A landscape with some cultural, geological and/or nature conservation content.	A landscape with rich cultural, geological and/or nature conservation content.	A landscape with abundant cultural, geological and/or nature conservation content.

Landscape Character Area Value				
Recreation Value				
A landscape with no or very limited contribution to recreational experience.	A landscape with no or limited contribution to recreational experience.	A landscape that provides some contribution to recreational experience.	A landscape that provides a good contribution to recreational experience.	A distinct landscape that forms a strong contribution to recreational experience.
Perceptual Aspects				
A landscape with prominent detractors, probably part of the key characteristics.	A landscape with landscape detractors, and is not particularly wild, tranquil or unspoilt.	A landscape with few detractors that also retains some perceptual values.	A landscape with very few detractors that has a relatively wild, tranquil or unspoilt landscape.	A wild, tranquil or unspoilt landscape without noticeable detractors.
Cultural Associations				
A landscape without recorded associations.	A landscape with few recorded associations.	A landscape with some and/or moderately valued associations.	A landscape with numerous and/or highly valued associations.	A landscape of rich and/or very highly valued associations.
Overall Judgement of Landscape Value				
Very Low value – receptor largely reflects very low value criteria above.	**Low value** – receptor largely reflects low value criteria above.	**Medium value** – receptor largely reflects medium value criteria above.	**High value** – receptor largely reflects high value criteria above.	**Very High value** – receptor largely reflects very high value criteria above.

Table EDP A2.2: Assessment of Landscape Susceptibility

Very Low Susceptibility to Change	Low Susceptibility to Change	Medium Susceptibility to Change	High Susceptibility to Change	Very High Susceptibility to Change
Pattern, Complexity and Physical Susceptibility to Change to the Proposed Development				
A simple, monotonous and/or degraded landscape with common/indistinct features and minimal variation in landscape pattern.	A landscape with an occasionally intact pattern and/or with a low degree of complexity and with few features in reasonable condition.	A landscape with some intact pattern and/or with a degree of complexity and with features mostly in reasonable condition.	A landscape with mostly patterned/-textured or a simple but distinctive landscape and/or with high value features and essentially intact.	A strongly patterned/-textured or a simple but distinctive landscape and/or with high value features intact.
Visual Susceptibility to Change to the Proposed Development				
A very enclosed landscape that contains or strongly filters views, with an absence of visual landmarks and a lack of intervisibility with designated landscapes.	A predominantly enclosed landscape that contains or filters most views, with very few views of visual landmarks or intervisibility with designated landscapes.	A partially enclosed landscape with some visual containment and filtering, possible limited intervisibility with visual landmarks and designated landscapes.	An open landscape with intervisibility and limited visual filtering or enclosure. Prominent visual landmarks may be present, and/or intervisibility with designated landscapes may occur.	An open or exposed landscape with extensive intervisibility and no or very limited visual filtering or enclosure. Prominent visual landmarks are present, and/or intervisibility with designated landscapes occurs.

Very Low Susceptibility to Change	Low Susceptibility to Change	Medium Susceptibility to Change	High Susceptibility to Change	Very High Susceptibility to Change
Experiential Susceptibility to Change to the Proposed Development				
A landscape with prominent visual and/or aural intrusion and close relationship with large scale built development/-infrastructure. A landscape that contains many light sources and essentially suffers from widespread light pollution.	A busy landscape with frequent visual and/or aural intrusion and nearby relationship with large scale built development/-infrastructure. A landscape that contains frequent light sources and suffers from light pollution.	A partially tranquil landscape with limited visual and/or aural intrusion, some relationship with built development/ infrastructure may be present. A landscape that contains some light sources.	A tranquil landscape with limited visual and/or aural intrusion, some relationship with built development/-infrastructure may be present. A landscape that contains few light sources.	A very tranquil, wild or remote landscape with little or no sense of visual or aural intrusion. A landscape that contains very few light sources and provides dark skies.
Overall Judgement of Susceptibility to Change to the Proposed Development				
Very Low susceptibility – receptor largely reflects very low criteria above.	**Low susceptibility** – receptor largely reflects low criteria above.	**Medium value** – receptor largely reflects medium criteria above.	**High susceptibility** – receptor largely reflects high criteria above.	**Very High susceptibility** – receptor largely reflects very high criteria above.

A2.16 **Table EDP A2.3** provides an indication of the criteria by which the overall sensitivity of the landscape resource is judged within this assessment and considers both value and susceptibility independently.

Table EDP A2.3: Assessment of Landscape Sensitivity

		Susceptibility of Landscape Receptor				
		Very High	**High**	**Medium**	**Low**	**Very Low**
Receptor Value	**Very High**	Very High	Very High/High	High	High/Medium	Medium
	High	Very High/High	High	High/Medium	Medium	Medium/Low
	Medium	High	High/Medium	Medium	Medium/Low	Low
	Low	High/Medium	Medium	Medium/Low	Low	Low/Very Low
	Very Low	Medium	Medium/Low	Low	Low/Very Low	Very Low

A2.17 For visual receptors, judgements of susceptibility and value are closely interlinked considerations. For example, the most valued views are those that people go and visit because of the available view, and it is at those viewpoints that their expectations will be highest and thus most susceptible to change.

A2.18 **Table EDP A2.4** provides an indication of the criteria by which the overall sensitivity of a visual receptor is judged within this assessment and considers both value and susceptibility independently.

Table EDP A2.4: Visual Receptor Sensitivity

Category	**Visual Receptor Criteria**
Very High	Designed view (which may be to or from a recognised heritage asset or other important viewpoint), or where views of the surroundings are an important contributor to the experience. Key promoted viewpoint, e.g., interpretative signs. References in literature and art and/or guidebooks tourist maps. Protected view recognised in planning policy designation. Visual receptors with a very high susceptibility to change may include those with views from residential properties, especially from rooms normally occupied in waking or daylight hours; national public rights of way, e.g., National Trails and nationally designated countryside/landscape features with public access, which people might visit purely to experience the view; and visitors to heritage assets of national importance.
High	View of clear value but may not be formally recognised, e.g. framed view of high scenic value, or destination hill summits. It may also be inferred that the view is likely to have value, e.g. to local residents. Visual receptors with a high susceptibility to change are considered to be those whose attention or interest is focussed on their surroundings and may include those with views from recreational receptors where there is some appreciation of the landscape, e.g., golf and fishing; local public rights of way, access land

Category	Visual Receptor Criteria
	and National Trust land, also panoramic viewpoints marked on maps; road routes promoted in tourist guides for their scenic value.
Medium	View is not promoted or recorded in any published sources and may be typical of the views experienced from a given receptor. Visual receptors with a medium susceptibility to change may include people engaged in outdoor sport other than appreciation of the landscape, e.g. football and rugby, or road users on minor routes passing through rural or scenic areas.
Low	View of clearly lesser value than similar views experienced from nearby visual receptors that may be more accessible. Visual receptors with a low susceptibility to change may include road users on main road routes (motorways/A roads) and users of rail routes or people at their place of work (where the place of work may be in a sensitive location). Also views from commercial buildings where views of the surrounding landscape may have some limited importance.
Very Low	View affected by many landscape detractors and unlikely to be valued. Visual receptors with a very low susceptibility to change may include people at their place of work, indoor recreational or leisure facilities or other locations where views of the wider landscape have little or no importance.

A2.19 The tables above offer a template for assessing overall sensitivity of any landscape or visual receptor as determined by combining judgements of their susceptibility to the type of change or development proposed and the value attached to the landscape as set out at paragraph 5.39 of GLVIA3. However, the narrative in this report may demonstrate that assessment of overall sensitivity can change on a case-by-case basis.

A2.20 For example, a high susceptibility to change and a low value may result in a medium overall sensitivity, unless it can be demonstrated that the receptor is unusually susceptible or is in some particular way more valuable. A degree of professional judgement applies in arriving at the overall sensitivity for both landscape and visual receptors.

Magnitude of Change

A2.21 The magnitude of any landscape or visual change is determined through a range of considerations particular to each receptor. As set out within GLVIA3 (Page 39), the following steps are considered in defining the magnitude of change.

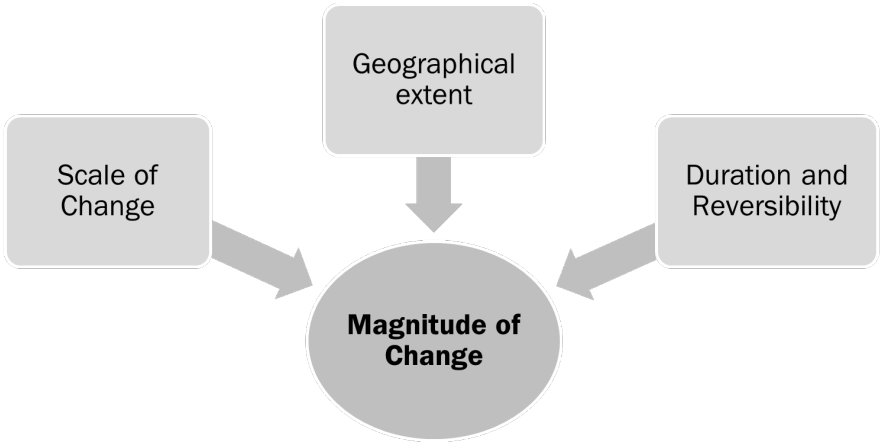


Figure EDP A2.1: Assessing the magnitude of change.

A2.22 Receptor locations from which views of the proposed development are not likely to occur will receive no change and therefore no effect. With reference to the ZTV and site survey, the magnitude of change is defined for receptor locations from where visibility of the proposed development is predicted to occur.

A2.23 **Table EDP A2.5** provides an indication of the criteria by which the size/scale of change at a landscape or visual receptor is judged within this assessment.

Table EDP A2.5: Landscape and Visual Receptor Size/Scale of Change Criteria

Category	Landscape Receptor Criteria	Visual Receptor Criteria
Large Scale ↑	Total loss of or major alteration to key elements/features/characteristics of the baseline condition. Addition of elements which strongly conflict with the key characteristics of the existing landscape.	There would be a substantial change to the baseline, with the proposed development creating a new focus and having a defining influence on the view.
	Notable loss or alteration to one or more key elements/features/characteristics of the baseline condition. Addition of elements that are prominent and may conflict with the key characteristics of the existing landscape.	The proposed development will be clearly noticeable, and the view would be fundamentally altered by its presence.
	Partial loss or alteration to one or more key elements/features/characteristics of the baseline condition. Addition of elements that may be evident but do not necessarily conflict with the key characteristics of the existing landscape.	The proposed development will form a new and recognisable element within the view which is likely to be recognised by the receptor.

Category	Landscape Receptor Criteria	Visual Receptor Criteria
	Minor loss or alteration to one or more key elements/features/characteristics of the baseline landscape. Addition of elements that may not be uncharacteristic within the existing landscape.	The proposed development will form a minor constituent of the view being partially visible or at sufficient distance to be a small component.
Small Scale	Barely discernible loss or alteration to key elements/features/characteristics of the baseline landscape. Addition of elements not uncharacteristic within the existing landscape.	The proposed development will form a barely noticeable component of the view, and the view whilst slightly altered would be similar to the baseline situation.

A2.24 **Table EDP A2.6** provides an indication of the criteria by which the geographical extent of the area affected is judged within this assessment.

Table EDP A2.6: Geographical Extent Criteria

	Landscape Receptors	Visual Receptor Criteria
Largest	Large scale effects influencing several landscape types or character areas.	Direct views at close range with changes over a wide horizontal and vertical extent.
	Effects at the scale of the landscape type or character areas within which the proposal lies.	Direct or oblique views at close range with changes over a notable horizontal and/or vertical extent.
	Effects within the immediate landscape setting of the site.	Direct or oblique views at medium range with a moderate horizontal and/or vertical extent of the view affected.
	Effects at the site level (within the development site itself).	Oblique views at medium or long range with a small horizontal/vertical extent of the view affected.
Smallest	Effects only experienced on parts of the site at a very localised level.	Long range views with a negligible part of the view affected.

A2.25 The third, and final, factor, in determining the predicted magnitude of change is duration and reversibility. Duration and reversibility are separate but linked considerations. Duration is judged according to the defined terms set out below, whereas reversibility is a judgement about the prospects and practicality of the particular effect being reversed in, for example, a generation. The categories used in this assessment are set out below.

Duration:

- Long-term (15 years+);
- Medium to long-term (10 to 15 years);
- Medium-term (5 to 10 years);

- Short-term (1 year to 5 years); or
- Temporary (less than 12 months).

Reversibility:

- Permanent with unlikely restoration to original state, e.g. major road corridor, power station, urban extension, etc.;
- Permanent with possible conversion to original state, e.g. agricultural buildings, retail units;
- Partially reversible to a different state, e.g. mineral workings;
- Reversible after decommissioning to a similar original state, e.g. wind energy development; or
- Quickly reversible, e.g. temporary structures.

A2.26 With consideration of the judgements set out above, **Table EDP A2.7** combines these judgements to provide the overall criteria by which the magnitude of change may be judged. While not all of the criteria may apply, the size/ scale, geographical extent Criteria and the duration/reversibility of effects on receptors are taken together to form a reasoned assessment of the magnitude of change. The overall magnitude of change is derived using professional judgement.

Table EDP A2.7: The Assessment of the Overall Magnitude of Change

Category	Receptor Criteria
Very High	Total loss of, or major alteration to key elements/features/characteristics of the baseline condition. Addition of elements which strongly conflict with the key characteristics of the existing landscape. The proposed development would create a new focus and have a defining influence on the view. Landscape and visual effects are typically large in scale, resulting in a permanent and irreversible change, influencing several landscape types or character areas. Visual changes would be experienced in direct, close ranging views with changes over a wide horizontal and vertical extent.
High	Notable loss or alteration to one or more key elements/features/characteristics of the baseline condition. Addition of elements that are prominent and may conflict with the key characteristics of the existing landscape. The proposed development would be clearly noticeable, and the view would be fundamentally altered by its presence. Direct or oblique views at close range with changes over a notable horizontal and/or vertical extent. Notable landscape and visual effects may be experienced in the medium to long-term, with possible conversion to original state, at the scale of the landscape type or character area/s within which the proposal lies.

Category	Receptor Criteria
Medium	Partial loss or alteration to one or more key elements/features/characteristics of the baseline condition. Addition of elements that may be evident but do not necessarily conflict with the key characteristics of the existing landscape within the immediate setting of the site. The proposed development would form a new and recognisable element within the view which is likely to be recognised by the receptor. Visual change would be experienced in direct or oblique views at medium range with a moderate horizontal and/or vertical extent of the view affected. Effects may be partially reversible to a different state, being experienced in the medium term.
Low	Minor loss or alteration to one or more key elements/features/characteristics of the baseline landscape. Addition of elements, largely at the site level, that may not be uncharacteristic within the existing landscape. The proposed development would form a minor constituent of an oblique view, being partially visible or at sufficient distance to be a small component at medium or long range and with a small horizontal/vertical extent of the view affected. The duration of the change may be short-term, being reversible to a similar original state.
Very Low	Barely discernible loss or alteration to key elements/features/characteristics of the baseline landscape. Addition of elements, experienced on parts of the site at a very localised level, not uncharacteristic within the existing landscape. The proposed development would form a barely noticeable component of the view, often being seen as a small component in a long-range view where, although slightly altered, the change would be similar to the baseline situation. Effects may be temporary and quickly reversible to the original state of the baseline context.

Significance of Effect

A2.27 The purpose of the EIA process is to identify the significant environmental effects (both beneficial and adverse) of development proposals. Schedule 4 to the EIA Regulations specifies the information to be included in all environmental statements, which should include a description of:

"The description of the likely significant effects …should cover the direct effects and any indirect, secondary, cumulative, transboundary, short-term, medium-term and long-term, permanent and temporary, positive and negative effects of the development".

A2.28 In order to consider the likely significance of any effect, the sensitivity of each receptor is combined with the predicted magnitude of change to determine the significance of effect, with reference also made to the geographical extent, duration and reversibility of the effect within the assessment. Having taken such a wide range of factors into account when assessing sensitivity and magnitude at each receptor, the significance of effect can be derived by combining the sensitivity and magnitude in accordance with the matrix in **Table EDP A2.8**.

Table EDP A2.8: Level of Effects Matrix

Overall Sensitivity	Overall Magnitude of Change				
	Very High	**High**	**Medium**	**Low**	**Very Low**
Very High	**Very Substantial**	**Substantial**	**Major**	**Major/-Moderate**	**Moderate**
High	**Substantial**	**Major**	**Major/ Moderate**	**Moderate**	Moderate/-Minor
Medium	**Major**	**Major/-Moderate**	**Moderate**	Moderate/-Minor	Minor
Low	**Major/-Moderate**	**Moderate**	Moderate/ Minor	Minor	Minor/-Negligible
Very Low	**Moderate**	Moderate/ Minor	Minor	Minor/-Negligible	Negligible

A2.29 In certain cases, where additional factors may arise, a further degree of professional judgement may be applied when determining whether the overall change in the view will be significant or not. For example, in cases where a moderate effect is experienced by a high or very high sensitivity receptor, this may be considered to be significant. Similarly, where a moderate effect is experienced by a very low sensitivity receptor, this may not be considered significant. Where this occurs, further explanation is given within the assessment.

Definition of Effects

A2.30 Taking into account the levels of effect described above, and with regard to effects being either adverse or beneficial, the following table represents a description of the range of effects likely at any one receptor.

Table EDP A2.9: Definition of Effect

Category	Definition of Adverse Effects	Definition of Beneficial Effects
Very Substantial	Typically, the landscape or visual receptor is very highly sensitive with the proposals representing a very high adverse magnitude of change. The changes would be at complete variance with the landscape character and would permanently diminish the integrity of a valued landscape or view.	The removal of substantial existing incongruous landscape or visual elements and the introduction or restoration of highly valued landscape elements or built form which would reinforce local landscape character and substantially improve landscape condition and visual amenity.
Substantial	Typically, the landscape or visual receptor has a very high to high sensitivity with the proposals representing a very high to high adverse magnitude of change to the view or landscape resource. Changes would result in a fundamental change to the landscape resource or visual amenity.	The removal of existing incongruous landscape/visual elements and the introduction or restoration of some valued landscape or visual elements would complement landscape character and improve landscape condition and improve the local visual amenity.

Category	Definition of Adverse Effects	Definition of Beneficial Effects
Major	Typically, the landscape or visual receptor has a high to medium sensitivity with the proposals representing a high to medium magnitude of change. The proposals would represent a material but non-fundamental change to the landscape resource or visual amenity.	The removal of some existing incongruous landscape elements and/or the introduction or restoration of some potentially valued landscape elements which reflect landscape character and result in some improvements to landscape condition and/or visual amenity.
Moderate	Typically, the landscape or visual receptor has a medium sensitivity with the proposals representing a medium magnitude of change. The proposals would result in a slight but non-material change to the landscape resource or visual amenity.	Some potential removal of incongruous landscape features or visual amenity, although more likely the existing landscape and/or resource is complemented by new landscape features or built features compliant with the local landscape and published landscape character assessments.
Minor	Typically, the landscape or visual receptor has a low sensitivity with the proposals representing a low magnitude of change. There would be a detectable but non-material change to the landscape resource of visual amenity.	The proposals would result in minimal positive change to the landscape or visual resource, either through perceptual or physical change, and any change would not be readily apparent but would be coherent with ongoing change and process, and coherent with published landscape character assessments.
Negligible	Typically, the landscape receptor has a very low sensitivity with the proposals resulting in very limited loss or alteration to the landscape resource or change to the view. There would be a barely perceptible change to the landscape resource or visual amenity.	There would be a barely perceptible positive or negative change to the landscape resource or visual amenity.

A2.31 Effects can be adverse (negative), beneficial (positive) or neutral. The landscape effects will be considered against the landscape baseline, which includes published landscape strategies or policies if they exist. Changes involving the addition of large-scale man-made objects are typically considered to be adverse as they are not usually actively promoted as part of published landscape strategies. Accordingly, the assessment of landscape effects as a result of these aspects of the proposed development will be assumed to be adverse, unless otherwise stated within the assessment.

A2.32 Visual effects are more subjective as people's perception of development varies through the spectrum of negative, neutral and positive attitudes. In the assessment of visual effects, the assessor will exercise objective professional judgement in assessing the level of effects

and, unless otherwise stated, will assume that all effects are adverse, thus representing the worst-case scenario.

Appendix EDP 3
Site Photographs/Representative Photoviewpoints (edp7926_d009b 20 November 2023 VMS/MWi)

Photoviewpoint EDP 1: PRoW (footpath BRIT13) south of A354 Salisbury Road

Photoviewpoint EDP 2: PRoW (footpath BRIT13) west of Homington Road

Photoviewpoint EDP 3: PRoW (footpath CBIS4) south of A354 Salisbury Road

Photoviewpoint EDP 4: PRoW (footpath BRIT20) east of Homington Road

Photoviewpoint EDP 5: PRoW (footpath CBIS4) at junction with PRoW (footpath CBIS6) adjacent to Homington House

Photoviewpoint EDP 6: PRoW (footpath BRIT9) adjacent to junction with Avon Valley Path PRoW (restricted byway BRIT17/ SALS99)

Photoviewpoint EDP 7: PRoW Avon Valley Path PRoW (restricted byway SALS99) west of Odstock Road

Photoviewpoint EDP 8: PRoW Old Blanford Road (traffic restrictions CBIS1) south-west of Coombe Bissett

Photoviewpoint EDP 9: Drove Lane south of junction with Cranborne Droves Way themed route PRoW (bridleway CBIS3) and Salisbury Race Course

Photoviewpoint EDP 10: PRoW (byway open to all traffic CBIS15) South of Down Barn, Hornington Down*App

Photoviewpoint EDP 11: PRoW (footpath DOWN12) north-east of Clearbury Ring Fort

Photoviewpoint EDP 12: Old Shaftesbury (Shaston) Drove track: PRoW (byway open to all traffic BST039)

Photoviewpoint EDP 1a: PRoW (footpath BRIT13) south of A354 Salisbury Road



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Grid Coordinates:	**412168, 127563**	Horizontal Field of View:	**90°**	Direction of View:	**S**
Date and Time:	**22/03/2023 @ 13:20**	Height of Camera:	**1.6m**	Distance:	**0m**
Projection:	**Cylindrical**	Make, Model, Sensor:	**Sony A7 II, FFS**	aOD:	**76m**
Visualisation Type:	**1**	Enlargement Factor:	**96% @ A1 width**	Focal Length:	**50mm**

date	**20 NOVEMBER 2023**
drawing number	**edp7926_d009b**
drawn by	**VMS**
checked	**MWI**
QA	**RBa**

client	**Low Carbon**
project title	**Beech Tree Solar Farm**
drawing title	**Photoviewpoint EDP 01a**

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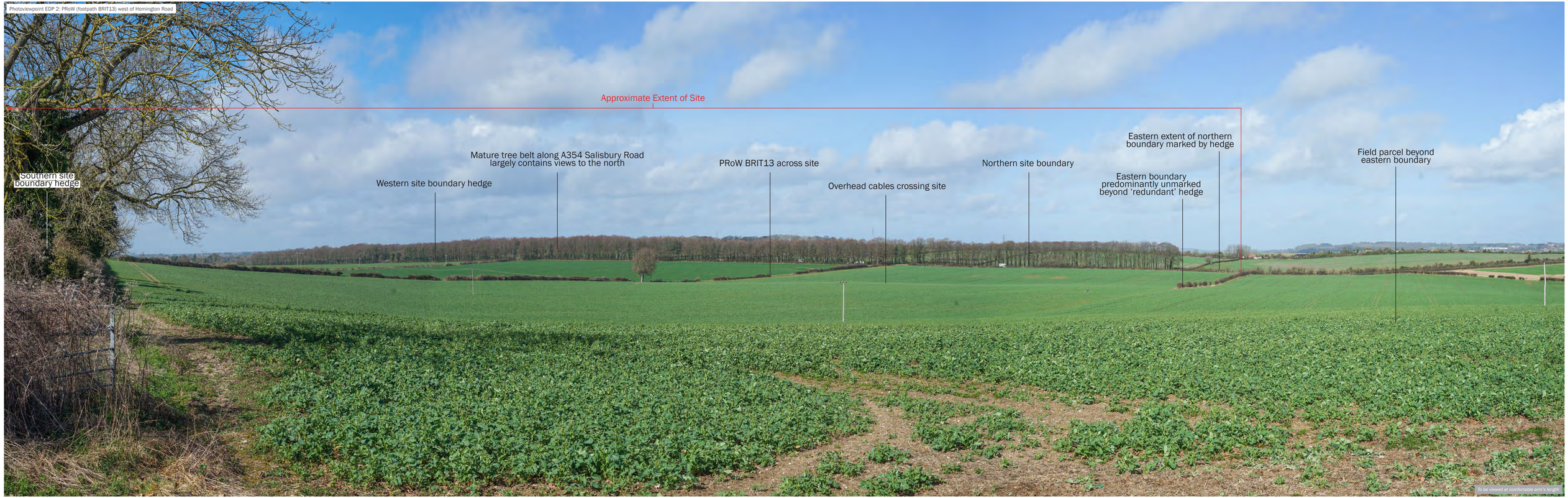


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Date and Time:	22/03/2023 @ 13:20	Height of Camera:	1.6m	Distance:	0m
Projection:	Cylindrical	Make, Model, Sensor:	Sony A7 II, FFS	aOD:	76m
Visualisation Type:	1	Enlargement Factor:	96% @ A1 width	Focal Length:	50mm

date	20 NOVEMBER 2023	client	Low Carbon
drawing number	edp7926_d009b	project title	Beech Tree Solar Farm
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Grid Coordinates:	412807, 126994	Horizontal Field of View:	90°	Direction of View:	ENE
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Grid Coordinates:	**411397, 127001**	Horizontal Field of View:	**90°**	Direction of View:	**ESE**
Date and Time:	**22/03/2023 @ 13:00**	Height of Camera:	**1.6m**	Distance:	**0m**
Projection:	**Cylindrical**	Make, Model, Sensor:	**Sony A7 II, FFS**	aOD:	**72m**
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date	**20 NOVEMBER 2023**
drawing number	**edp7926_d009b**
drawn by	**VMS**
checked	**MWI**
QA	**RBa**

client	**Low Carbon**
project title	**Beech Tree Solar Farm**
drawing title	**Photoviewpoint EDP 03**

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Grid Coordinates:	**412839, 126995**	Horizontal Field of View:	**90°**	Direction of View:	**ENE**
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project title	**Beech Tree Solar Farm**
drawing title	**Photoviewpoint EDP 04**

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Grid Coordinates:	**411360, 126614**	Horizontal Field of View:	**90°**	Direction of View:	**NE**
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Visualisation Type:	**1**	Enlargement Factor:	**96% @ A1 width**	Focal Length:	**50mm**

date	**20 NOVEMBER 2023**
drawing number	**edp7926_d009b**
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checked	**MWI**
QA	**RBa**

client	**Low Carbon**
project title	**Beech Tree Solar Farm**
drawing title	**Photoviewpoint EDP 05**

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