Landscape and Visual Impact Assessment

Proposed Solar Farm

and Associated Infrastructure

Kemberton,

Shropshire

Prepared for:

Vattenfall

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Landscape and Visual Impact Assessment

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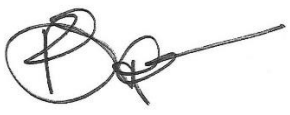
Tom Murray CMLI	PS	Peter Styles, FLI 	

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1. INTRODUCTION

1.1 The Commission

1.1.1 Lingard Farrow Styles were commissioned to undertake a Landscape and Visual Impact Assessment (LVIA) by Vattenfall. This LVIA is intended to identify potential landscape and visual effects of a proposed solar farm on land near Kemberton, Shropshire. The assessment was undertaken by a Chartered Landscape Architect. A screening opinion by Shropshire Council[1] determined that the proposed development does not constitute Environmental Impact Assessment (EIA) development.

1.2 The Site and Study Area Location

1.2.1 The Site and Study Area are identified on Figure 1. The extent of the Study Area has been informed by the proposed development, a Zone of Theoretical Visibility for the proposed development (ZTV, Figure 6), topography (Figure 2), and a visit to the site and surrounding area in November 2021. The Site and majority of the Study Area are within the Shropshire Local Authority Area but the western part of the Study Area is located within Telford & Wrekin Local Authority Area, as indicated on Figure 1.

1.3 The Proposed Development

1.3.1 The proposed development is described in the planning application which this LVIA accompanies. The proposed development extends to ~20 hectares and includes:

- Solar PV panels on mounting structures – solar PV panels in 3 portrait formation with a height of ~2.7m
- Inverter stations
- Internal access roads
- Perimeter fencing (timber post and wire mesh 'deer fencing' to ~2m height) and gates
- Security cameras on ~3m height poles
- Distribution Network Operator (DNO) substation

Landscape Mitigation Plan

1.3.2 A landscape mitigation plan (3109-001) has been developed in conjunction with the LVIA process. It has been designed to fit the surrounding landscape character, improve the biodiversity, structure, and connectivity of the vegetation resource, and provide screening/filtering of the proposed development. while

[1] Planning ref 22/01968/SCR, dated 25/04/2022

minimising potential shading of the proposed solar panels. As part of the LVIA process the boundary fence position has been adjusted to allow space for existing boundary trees. The landscape mitigation plan includes the following planting and seeding:

- 44no. native specimen trees of 4 different species;
- ~790m^2 of native screen planting of 11 different species.
- ~250m of native hedgerow of 6 different species;
- Grass and wildflower seeding as required.

1.3.3 The proposed native hedges are anticipated to establish to full height (i.e. ~2.7m) and density within ~3-5 years. The native screen planting will comprise light standard trees (~2.5m – 3m height) and shrub transplants (60-80cm height) and will provide some partial light filtering of views immediately. Growth rates are likely to vary by species but are anticipated to be in the region of 0.3-0.9m per year for the species selected. The native screen planting is anticipated to become moderately dense within ~3-5 years. The native specimen trees will comprise standard trees (~2.5m – 3m height) and have been selected in preference to denser screen planting in order to reflect the character of the existing hedgerows to which they are adjacent.

1.3.4 The proposed grass and wildflower seeding will supplement existing retained grass areas where required. The grass areas will be managed through grazing by sheep principally.

1.4 Methodology

1.4.1 This Landscape and Visual Impact Assessment (LVIA) assesses the likely effects of the proposed development on the landscape and visual resource of the surrounding area. The methodology applied is described in Appendix 1 and has been informed by the Guidelines for Landscape and Visual Assessment, Third Edition (GLVIA3) (2013), published by the Landscape Institute. Reference is also made to Landscape Institute's technical guidance note 06/19 Visual Representation of Development Proposals (2019).

2. DESCRIPTION OF THE SITE AND STUDY AREA

2.1 Description of the Site and its immediate environs

2.1.1 The Site's location can be seen in Figure 1. The Site occupies two fields of similar area, one to the north and one to the south, separated by hedgerow. The southern field extends further eastwards than the northern field, giving the overall site a 'L' shaped layout. The Site covers an area of ~19.8ha. The topography o the Site is almost flat, falling from ~100m AOD at its easternmost edge to ~95m AOD at its westernmost edge.

Access

2.1.2 The northern side of the Site is bordered by Hall Lane which has a junction on to the B4379 which borders the western side of the Site. Existing access to the northern field is directly off Hall Lane via a field gate, approximately halfway along the field's northern boundary. Access between the northern field and the southern field is via a gateway at the western end of the dividing hedgerow. The southern field has direct road access from the B4379 via a field gate at its north-western corner.

2.1.3 A Public Right of Way (0128/7/1) that is part of the Monarch's Way long distance trail passes through the south-eastern corner of the Site (see Figure 5). The route passes through a metal kissing gate on the eastern Site boundary and a metal pedestrian gate on the southern boundary. The route connects with Hall Lane and Kemberton further north via a track and the B4379 further south-west.

2.1.4 Within the eastern part of the southern field of the Site is a concrete track that extends southwards though a gate and a further field to connect to Brockton Grange farm to the south.

Land cover

2.1.5 The Site consists of two fields, both of which are grass pasture. The majority of the land immediately around the site consists of similar fields with a mix of pasture and arable. A single mature tree is located within the northern end of the northern field, close to the existing field gate.

Boundaries

2.1.6 The Site's external boundaries are mostly marked by dense mixed hedgerows featuring a number of mature trees. The hedgerows alongside Hall Lane and the B4379 are dense, ~2 – 3m in height (depending on the season), and feature a number of mature deciduous trees. The eastern boundary hedgerow of the northern field is also dense and ~3-4m in height and feature a number of mature deciduous trees.

2.1.7 The internal site boundary between the northern and southern fields is mostly dense and ~3-5m in height with a large number of taller hedgerow trees. This dividing hedgerow continues westwards to provide a partial boundary to the western end of the southern field's northern boundary. However, this hedgerow stops to provide an opening of ~50m to a pasture field to the north. Further west is a small block of deciduous woodland marks the field boundary.

2.1.8 The eastern boundary of the southern field is notable for the absence of hedgerow and is marked by a defunct post and wire fence and an electric fence.

2.1.9 The southern boundary of the Site features a hedgerow of ~3-5m height with a number of mature trees.

2.2 Description of the Study Area

Topography and watercourses

2.2.1 The topography of the Study Area is indicated on Figure 2.

2.2.2 The topography of the Study Area is mostly gently undulating and much of it is around ~80-100m AOD. The highest point of the Study Area is at its northern edge, around Nedge Hill (~165m AOD). Landform rises in an undulating manner towards the western part of the Study Area (to ~135m AOD). Landform is slightly less undulating and lower in the eastern and southern parts of the Study Area. The eastern part of the Study Area also includes the small incised valley of Wesley Brook, running southwards. The south-western edge of the Study Area includes part of the deeply incised Severn Gorge as it passes through Coalport.

Land Use and Vegetation

2.2.3 The majority of the land-use within the Study Area is agricultural, being a mix of arable and grassland. The fields are mostly medium sized with semi-regular boundaries defined by hedgerows. Some smaller fields are located around settlement.

2.2.4 The western parts of the Study area feature extensive areas of built form as discussed under 'Settlement' below.

2.2.5 Tree cover is a notable feature of the Study Area with linear belts along watercourses in eastern parts and small blocks of woodland particularly in and around developed areas in the west of the Study Area. Mature trees are also a common feature of the many hedgerows in the Study Area with further concentrations in and around villages and farmsteads.

Settlement

2.2.6 The south-eastern edge of Telford extends into the western part of the Study Area. This includes extensive large-scale units within industrial estates on the eastern edge of Halesfield and large residential areas such as Madeley further west and Sutton Hill further south.

2.2.7 Settlement across the remainder of the Study Area includes a number of small villages and hamlets within an agricultural landscape. These include Kemberton located to the north-east of the Site and Brockton located to the south-west of the Site. Kemberton is covered by a Conservation Area. Further settlement in the form of farmsteads and more isolated houses are scattered through the Study Area.

Road network

2.2.8 Roads within the Study Area can be seen on Figure 1. The principal road in the Study Area is the A442 which passes through built-up areas in the western part of the Study Area before passing south-eastwards through the southern edge of the Study Area.

2.2.9 The A4169 passes though the north-western quadrant of the Study Area. From the A4169, the B4379 extends southwards, passing alongside the Site and joining the A442 further south.

2.2.10 Hall Lane extends eastwards from the B4379, passing alongside the Site and connecting to Kemberton. A number of similar minor roads extend eastwards from Kemberton. Further minor roads pass through the Study Area to contribute to a moderately dense road network throughout the Study Area.

PRoW network and Open Access Land

2.2.11 Public Rights of Way (PRoWs) can be seen in Figure 5. The Study Area features a number of PRoWs, with several radiating from Kemberton. Many of the PRoWs connect with minor roads to form a moderately dense access network across much of the Study Area.

2.2.12 No areas of Open Access Land have been identified within the Study Area.

Promoted recreational routes

2.2.13 Four promoted long-distance trails pass through the Study Area, as identified on Figure 5. These routes are noted below:

- Monarch's Way: a waymarked route identified on OS mapping. The route passes from the eastern edge of the Study Area, through Kemberton and then through the south-eastern corner of the Site utilising the PRoWs 0128/7/1 and 0147/9/1. The route loops around Sutton Hill to the edge of Madeley before exiting the southern edge of the Study Area. The Shropshire Great Outdoors Website notes:

  'The Monarch's Way is a 615 mile long-distance footpath that approximates the escape route taken by King Charles II in 1651 after being defeated in the Battle of Worcester. It runs from Worcester via Bristol and Yeovil to Brighton, detouring into Shropshire for a short way.

  The route enters Shropshire where it traces the King's unsuccessful attempt to cross the River Severn to escape into Wales. Reaching Madeley it became apparent that the river crossings were well guarded and the King spent a night in the 'Royal Barn' before beating a hasty retreat. Retracing the route through Norton and Beckbury to Boscobel House where the King hid in an oak tree to avoid capture. A descendant of the Royal Oak stands in the grounds.[2]

[2] http://www.shropshiresgreatoutdoors.co.uk/route/monarchs-way/

- Cross Britain Way: a ~280mile waymarked route identified on OS mapping. The route connects Boston, Lincolnshire on the east coast with Barmouth in Wales and is also know as the Macmillan Way[3]. The route passes through the southern edge of the Study Area.

- Severn Way: A ~224mile waymarked route identified on OS mapping. The route follows the route of the River Severn[4] and passes through south-western edge of the Study Area within the Severn gorge.

- Silkin Way: a ~14mile waymarked route identified on OS mapping. The route is for walkers and cyclists between Bratton and Coalport, following former railway lines and canals[5]. The route passes through the eastern edge of the Study Area.

2.2.14 A review of Shropshire's Great Outdoors website[6] indicates that one locally promoted route passes though the Study Area, namely 'Shifnal P3' circular walk that follows the route of Wesley Brook from Shifnal. A review of walking routes promoted by Telford & Wrekin Council[7] identified the South Telford Way and South Telford Heritage Trails which both pass along a valley or through built-up areas between Coalport and Madeley within the Study Area.

2.3 Landscape Designations

2.3.1 No landscape designations pertain to the Site or Study Area.

2.4 Other designations of note

2.4.1 The following designations are identified on Figure 4.

Ironbridge Gorge World Heritage Site

2.4.2 The Study Area features part of Ironbridge Gorge World Heritage Site (WHS) as indicated on Figure 4. The World Heritage Site was inscribed in 1986 and covers an area of~550ha; it was inscribed using the following UNESCO World Heritage List criteria[8].

- ***Criterion (i):*** *The Coalbrookdale blast furnace perpetuates in situ the creative effort of Abraham Darby I who discovered the production technique of smelting iron using coke instead of charcoal in 1709. It is a masterpiece of man's creative genius in the same way as the Iron Bridge, which is the first known metal bridge. It was built in 1779 by Abraham Darby III from the drawings of the architect Thomas Farnolls Pritchard.*

[3] https://ldwa.org.uk/ldp/members/show_path.php?path_name=Macmillan+Way+-+Cross+Britain+Way
[4] http://www.shropshiresgreatoutdoors.co.uk/route/the-severn-way-plynlimon-to-bristol/
[5] https://www.telford.gov.uk/info/20465/walking/5220/silkin_way_walking_route
[6] http://www.shropshiresgreatoutdoors.co.uk/
[7] https://www.telford.gov.uk/info/20465/walking/1059/walking_routes
[8] https://whc.unesco.org/en/list/371/

- ***Criterion (ii):*** *The Coalbrookdale blast furnace and the Iron Bridge exerted great influence on the development of techniques and architecture.*

- ***Criterion (iv):*** *Ironbridge Gorge provides a fascinating summary of the development of an industrial region in modern times. Mining centres, transformation industries, manufacturing plants, workers' quarters, and transport networks are sufficiently well preserved to make up a coherent ensemble whose educational potential is considerable.*

- ***Criterion (vi):*** *Ironbridge Gorge, which opens its doors to in excess of 600,000 visitors yearly, is a world renowned symbol of the 18th century Industrial Revolution*

Green Belt

2.4.3 Green Belt is a spatial planning designation, rather than a landscape designation and is therefore not assessed as receptor within LVIA. Green Belt covers the majority of the Study Area, including the Site. Green Belt serves five purposes as set out in the National Planning Policy Framework[9]:

> *a) to check the unrestricted sprawl of large built-up areas;*
>
> *b) to prevent neighbouring towns merging into one another;*
>
> *c) to assist in safeguarding the countryside from encroachment;*
>
> *d) to preserve the setting and special character of historic towns; and*
>
> *e) to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.*

[9] National Planning Policy Framework, para 138.

3. LANDSCAPE CHARACTER

3.1 The Shropshire Landscape Typology (2006)

3.1.1 The Shropshire Landscape Typology (2006) by Shropshire County Council sets out 27 different Landscape Types for the county. Those Landscape Types within the Study area are identified on Figure 3 and noted below, along with their key characteristics. It should be noted that the Shropshire Landscape Typology incorporates the results of both the Shropshire Landscape Character Assessment and the Shropshire Historic Landscape Characterisation[10].

Sandstone Estatelands

3.1.2 This Character Type covers the entirety of the Site. It also covers much of the central, eastern and southern parts of the Study Area.

3.1.3 Key Characteristics:

- *Arable landuse*
- *Regular field patterns*
- *Parkland with associated country houses*
- *Clustered settlement pattern*
- *Medium – large scale, open landscapes*

3.1.4 The Character Type's description also notes that it is *'utilised for intensive arable and, in some areas, mixed farming*'. Veteran trees as part of parklands are also noted and other '*tree cover comprises thinly scattered field and hedgerow trees, together with occasional blocks of planted woodland'*.

3.1.5 The parts of this Character Type within the Study Area broadly conform to the above characteristics.

Estate Farmlands

3.1.6 This Character Type covers three discrete areas of the Study Area. Those areas are located in the northern, eastern, and south-western parts of the Study Area.

Key Characteristics:

- *Mixed farming landuse*
- *Clustered settlement pattern*
- *Large country houses with associated parklands*

[10] http://www.shropshire.gov.uk/environment/landscape/historic-landscape-characterisation/

- *Planned woodland character*
- *Medium to large scale landscapes with framed views*

The Character Type's description also notes that it '*occurs across large areas of Shropshire*' and '*include some of the best agricultural land in the county, which has traditionally been associated with mixed farming*'. The description indicates that woodland '*tends to create framed views within medium to large landscapes*'. The settlement pattern is '*predominantly one of villages and hamlets and large estate farmlands*'

3.1.7 The parts of this Character Type within the Study Area broadly conform to the above characteristics.

Wooded river gorge

3.1.8 This Character type covers a gorge in the south-western edge of the Study Area.

Key Characteristics:

- *Steeply sloping valley sides*
- *Interlocking woodlands of ancient character*
- *Small scale, intimate landscapes with framed views*
- *Linear shape to areas with this character*

3.1.9 The part of this Character Type within the Study Area broadly conforms to the above characteristics.

Riverside meadows

3.1.10 This Character Type covers part of the bottom of the River Severn valley in the south-western edge of the Study Area.

3.1.11 Key Characteristics:

- *Flat, floodplain topography*
- *Pastoral land use*
- *Linear belts of trees along watercourses*
- *Hedge and ditch field boundaries*
- *Unsettled.*

3.1.12 The Character Type's description also notes that these are linear floodplain landscapes, that feature seasonal grazing.

3.1.13 The part of this Character Type within the Study Area broadly conforms to the key characteristics above.

Incised Sandstone Valleys

3.1.14 This Character Type covers narrow valleys in the eastern part of the Study Area.

3.1.15 Key Characteristics:

- *Shallow, steep sided valleys*
- *Planned woodland character – interlocking estate plantations*
- *Linear tree belts along watercourses*
- *Clustered settlement pattern*
- *Parklands*
- *Small-medium scale landscape with filtered views*

3.1.16 The Character Type's description also notes that it features *'shallow, steep sided valleys'* and overall are *'a small to medium scale landscape with views that are filtered by woodland'.*

3.1.17 The part of this Character Type within the Study Area broadly conforms to the characteristics above.

4. ZTV AND VISUAL BASELINE

4.1.1 This section sets out the area in which the proposed development may potentially be visible and identifies likely visual receptors.

ZTV

4.1.2 A Zone of Theoretical Visibility (ZTV) for the proposed development is shown in Figure 6. The ZTV approximates theoretical views to the uppermost part of the solar panels/permitter fences (modelled at 2.7m above existing ground level), and approximately half-way up (modelled at 1.35m above existing ground level). The ZTV is based on a 'bare earth' model and does not include any existing vegetation, built form or any proposed mitigation planting.

The ZTV shows that the theoretical views to the upper parts of the solar panels are moderately extensive within the Study Area, partially contained by rising landform to the east and west, with the potential for longer views from north and south of the Site. A visit to the Site and Study Area (November 2021) indicated that views to the proposed development are less extensive than shown on the ZTV due to the visual layering of screening/filtering elements in the landscape combining with the undulating landform.

Photographic Record

4.1.3 During visits to the Study Area a photographic record was made of 16 viewpoints, selected to represent a range of receptors, angles and distances to the Site. The locations of the viewpoints can be seen on Figure 6 and the photographs can be seen in Appendix 3. The approximate horizontal extent of the Site is identified on the viewpoint photographs. Where the horizontal extent of the Site exceeds a single frame photograph a panoramic photograph has been provided to show context for the view. Viewpoint photography is presented with reference to the Landscape Institute's technical guidance note 06/19 *Visual Representation of Development Proposals* (2019).

5. LANDSCAPE AND VISUAL RECEPTORS

5.1 Landscape Receptors

5.1.1 Following a review of the baseline information and a visit to the Study Area the landscape receptors identified to be taken through to the assessment stage of the LVIA are listed below. These receptors are selected to allow focus on those most likely to sustain notable landscape effects as a result of the proposed development.

Landscape Elements

- Vegetation of the Site and its boundaries
- Landform on which the Site is located

Landscape Character (Shropshire Landscape Typology)

- Sandstone Estatelands
- Estate Farmlands

5.2 Visual Receptors

5.2.1 Following a review of the baseline information and a visit to the Study Area, the Visual Receptors identified to be taken through to the assessment stage of the LVIA process are listed below. These receptors are selected to allow focus on those most likely to sustain notable visual effects as a result of the proposed development.

Users of promoted routes

- Users of Monarch's Way, divided into two sections for assessment purposes:
    - Between Kemberton and B4379 (includes users of PRoWs 0128/7/1 and 0147/9/1)
    - B4379 and west, including users of PRoWs 0147/1/1 and 0147/5/1
- Users of Cross Britain Way (includes users of Users of PRoW 0147/12/3)

Users of other Public Rights of Way

- Users of PRoWs 0128/5/1, 0128/4/1, and 0128/3/2 (N of Site)
- Users of PRoW 0128/2/2 and connecting PRoW 65 (NW of Site)
- Users of PRoW 0147/7/1 and 0147/7/2 (SW of Site)
- Users of PRoW 0147/2/1 (SW of Site)
- Users of PRoW 0147/2/1 (SW of Site)
- Users of PRoW 0147/UN2/1 (SE of Site)

Road users

- Users of Hall Lane (N of Site)
- Users of B4379 (W of Site)

Residents

- Residents of Corcovado (~100m SE of Site)
- Residents of numbers 1 to 5 Hall Lane (~180-330m NE of Site)
- Residents of Langley House and Langley Cottage (~100m NW of Site)
- Residents of West Ridge (~390m W of Site)
- Residents of Brockton Grange (~470m S of Site)
- Residents of Brockton Hall, The Dairy, and The Hayloft (~330-380m SW of Site)
- Residents of Brick Kiln Lane (~1.3-1.4km SW of Site)
- Residents of Sutton Hill Farm and Suttonhill House (~1.8km SW of Site)
- Residents of eastern end of Stretton Close, Sutton Hill (~1.8km SW of Site)
- Residents of Sutton Common (~1.8-2.1km SSW of Site)
- Residents of Havenhills (~1.5km SE of Site)
- Residents of Paddock House, Oak Cottage, Blackberry Cottage, and The Paddocks (~400-450m N of Site)

Other Receptors

- Users of Kemberton Stables (~120m E of Site)

5.2.2 Note that visitors to Nedge Hill are not take forward into the assessment due to the level of screening in and around the visitors' site, similar to viewpoint 9.

6. CONSTRUCTION, COMPLETION AND OPERATIONAL IMPACTS

6.1.1 Construction impacts are likely to result from the construction of the proposed development. The construction period is anticipated to be up to 6 months. Given the short-term and temporary nature of construction effects they will be discussed separately from operational effects only where pertinent.

6.1.2 Construction impacts are likely to include:

- Site clearance including vegetation removal;
- Stripping of topsoil doe roads and buildings;
- Storage for site-won and imported materials;
- Movement and operation of construction machinery;
- Temporary fencing; and
- Ground works

6.2 Completion and Operational Impacts

6.2.1 Completion and operational impacts of the completed development are likely to include the presence of:

- Built structures / solar panels;
- Hard standing;
- Fencing;
- Vehicle movements / site operation;
- Hard landscaping; and
- Soft landscaping

6.3 Cumulative Effects

6.3.1 Cumulative landscape and visual effects may be defined as those that:

> *'result from additional changes to the landscape or visual amenity caused by the proposed development in conjunction with other developments (associated with or separate to it), or actions that occurred in the past, present or are likely to occur in the foreseeable future'*[11]

[11] Guidelines for Landscape and Visual Assessment, Third Edition (2013), paragraph 7.2.

6.3.2 No existing solar farms of a similar scale to the proposed scheme have been identified within the study Area.

6.3.3 A visit to the Study Area and review of aerial photography (dated April 2021) indicated no solar farms or arrays similar in scale to the proposed development within the Study Area.

6.3.4 An online search for planning applications (28th April 2022) for Shropshire[12] and Telford & Wrekin[13] planning authorities indicated that no solar farms or arrays similar in scale to the proposed development are proposed or approved within the planning system within the Study Area. It is therefore unlikely that there will be any notable cumulative landscape or visual effects as a result of the proposed development.

[12] https://pa.shropshire.gov.uk/online-applications/spatialDisplay.do?action=display&searchType=Application
[13] https://secure.telford.gov.uk/planningsearch/

7. LANDSCAPE ASSESSMENT

7.1 Landscape Elements

Vegetation of the Site and its boundaries

	Level	Rationale summary/narrative
Sensitivity:	Medium	Susceptibility x Value
Susceptibility to Change:	Medium	The Site includes a number of mature hedgerows and provides opportunity for new planting to alter the baseline condition.
Value:	Medium	Both the grassland and hedgerows of the Site are abundant within the Study Area but contribute to character locally.
Magnitude of Landscape Effect:	Negligible becoming Low beneficial within ~3-5 years as planting establishes	The proposed development will result in the loss of grass pasture as a result of the proposed access roads and hard standing. Two boundary trees and ~15m of hedge are also likely to be lost to accommodate the visibility splay of the proposed access. A tree located within the open area of the northern field is retained within the layout as will all other trees and hedges. The landscape mitigation plan (ref: 3109-001) includes ~790m^2 of native screen planting, 44no. native specimen trees, ~250m of native hedgerow, and grass and wildflower seeding as required. The proposed planting will represent an improvement to the quantity, quality, diversity, connectivity, and structure of the vegetation resource of the Site as it establishes. No notable cumulative effects are likely.
Nature of Effect	**Negligible, becoming Slight Beneficial within ~3-5 years as planting establishes**	

Landform on which the site is located

	Level	Rationale summary/narrative
Sensitivity:	Low	Susceptibility x Value
Susceptibility to Change:	Low	The landform of the Site is relatively flat within a broader lowland landscape.
Value:	Medium	The landform is not covered by landscape designations but has some value in contributing to local landscape character.
Magnitude of Landscape Effect:	Negligible	The proposed development is unlikely to notably affect the landform of the Site or its legibility.
Nature of Effect	**Negligible**	

7.2 Landscape Character

Sandstone Estatelands

	Level	Rationale summary/narrative
Sensitivity:	Medium	Susceptibility x Value
Susceptibility to Change:	Medium	The Site is mostly located within the Character Type. The Character Type is extensive in east Shropshire and is medium to large scale.
Value:	Medium	The Character Type within the Study Area is likely to be valued locally.
Magnitude of Landscape Effect:	Low	There will be direct and long-term effects on the Character Type as a result of the proposed development. There will be a long-term loss of two agricultural fields, however this represents a minor change to an abundant landscape resource and is unlikely to notably affect the Character Type. Arable land-use is a key characteristic of the Character Type, however, the fields' current use is as pasture and therefore no arable land-use will be lost. Mixed farming is noted within the description of the Character Type and although solar farms are not a traditional farming land use, the proposed scheme allows for grazing to continue among the solar panels, allowing some continuation of this key characteristic. It should be noted that the proposed development features proposed planting that will more clearly define existing field boundaries which is consistent with the 'regular field patterns' that are a key characteristic of the Character Type. The site is not parkland and has no indication that it was ever used for parkland and thus the proposed development is unlikely to affect the 'parkland' key characteristic of the Character Type. The presence of a new solar farm and associated fencing will be a new element within the landscape but one that the medium-large scale landscape is suited to accommodating within the existing field/hedgerow pattern, particularly given the relatively low height of the proposed panels and fencing. The Landscape Mitigation Plan (3109-001) discussed above (see Vegetation of the Site and its Boundaries) will result in an improvement to the quantity, quality, diversity and structure of the vegetation resource of the Site and the Character Type as it establishes. No notable cumulative effects are likely.
Nature of Effect	**Slight adverse**	

Estate Farmlands (Shropshire Landscape Typology)

	Level	Rationale summary/narrative
Sensitivity:	Medium	Susceptibility x Value
Susceptibility to Change:	Medium	The Site is not located within the Character Type and is at a minimum separation distance of ~600m from the Site. The Character Type is extensive and of medium to large scale.
Value:	Medium	The Character Type within the Study Area is likely to be valued locally.
Magnitude of Landscape Effect:	Negligible	There will be no direct landscape effects on the Character Type as a result of the proposed development and therefore the key characteristics of the Character Type will be unaffected directly. Three parts of the Character Type are located in the Study Area, one in the east, one in the north and one in the south-west. The Character Type's key characteristics makes no reference to views out of the Character Type. However, the Character type's description notes framed views created by woodlands and plantations. The ZTV (figure 6) indicates no theoretical visibility from the eastern area of the Character Type to the Site but does indicate theoretical visibility from the northern and south-western areas. A visit to the Study Area indicates that publicly accessible views to the proposed development from the northern area are unlikely due to screening by intervening vegetation (see viewpoints 8 & 9). Similarly viewpoints 13 and 14 in the southern area are unlikely to offer views to the proposed development due to screening by intervening vegetation. However, viewpoints 11 (within an open field) and 13 (at a gateway in hedge that otherwise screens views) on higher ground, offer some slightly clearer views in the direction of the Site. However, in both these views the majority of the proposed development will be screened by existing trees and hedges and appear low in the landscape, below Kemberton, such that it is unlikely to notably affect the view. It should also be noted that solar farm's position within the view is at the periphery and partially screened by a foreground woodland. The main expanse of the view is to the east, rather than the north-east in the direction of the Site. No notable cumulative effects are likely.
Nature of Effect	**Negligible**	

8. VISUAL ASSESSMENT

8.1 Users of Promoted Routes

Users of Monarch's Way

8.1.1 To allow a detailed assessment, the Monarch's Way has been divided into two sections for assessment purposes, namely:

- Users of Monarch's Way between Kemberton and B4379 (passing the Site)
- Users of Monarch's Way west of Brockton.

8.1.2 These sections include a number of Public Rights of Way which are not assessed separately to avoid double-counting of effects.

Users of Monarch's Way between Kemberton and B4379 including PRoW 0128/7/1 and 0147/9/1 (Viewpoints 1,2 3 and 4)

	Level	Rationale summary/narrative
Sensitivity:	High	Susceptibility x Value
Susceptibility to Change:	High	Walkers using Monarch's Way likely to be actively engaged in landscape appreciation.
Value:	High	Route is part of a nationally promoted route.
Magnitude of Visual Effect:	Medium, reducing to Negligible within ~3-5 years	This part of the Monarch's Way extends south from Kemberton and joins the B4379, after a distance of ~1.1km. This section of the Monarch's Way includes localised views of countryside and the edge of Kemberton but does not include any elevated or noted viewpoints within the context of the Monarch's Way. For users at viewpoint 1, heading south from Kemberton, the proposed development is likely to be almost entirely screened by intervening boundary hedges and trees. A transient partial glimpse into the southern field of the proposed development where there is a gap in the boundary vegetation adjacent to a small block of woodland. The landscape mitigation plan (ref: 3109-001) includes proposed native screen planting that will screen this glimpse view as it establishes. As users head south of viewpoint 1, views to the proposed development are likely to be almost entirely screened, until they pass a hedgerow to reach viewpoint 2. At viewpoint 2 users will obtain clear views to the south-eastern parts of the proposed solar farm within the southern field of the Site. Users will also clearly see the bungalow of Corcovado, providing some context for development in the view. The development will appear horizontally extensive but of a low vertical profile, screening only a small portion of the view vertically. The proposed solar farm would appear against a backdrop of trees, hedges and higher ground beyond. Users are unlikely to discern the full extent of the solar farm

		due to foreground panels screening those beyond, and further screening by the retained hedgerow within the site. From viewpoint 2 users will approach the south-eastern corner of the proposed solar farm over a distance of ~300m until adjacent to it at around viewpoint 3 where they will obtain the closest and clearest views. These close distance views will be available over ~100m of the route as it passes by the fence of the site before passing through a dense hedgerow into a field further south. This hedgerow will mostly screen views (when in leaf) or heavily filter views (in winter) from the PRoW south of the Site (see viewpoint 4). The landscape mitigation plan (ref: 3109-001) includes a native hedge outside the perimeter fence that wraps around the south-eastern corner of the site. This native hedge will mostly screen the above discussed views of the solar farm (when in leaf) or heavily filter views (in winter) to the proposed solar farm once established. It should be noted that hedges are a typical and characteristic feature along the route of the Monarch's Way. Overall, approximately a third of this assessed section of the Monarch's Way offers clear views to the proposed solar farm. Although some of these views will be close distance, the proposed solar farm would appear a low-profile element, similar in height to many of the hedges that are characteristic in views from the route. The low profile of the proposed development means that changes to the view may be readily mitigated by the proposed planting, as shown in the landscape mitigation plan (ref: 3109-001). It should also be noted that in the context of the Monarch's Way, the views affected by the proposed development are not elevated or noted viewpoints. No notable cumulative effects are likely.
Nature of Effect	**Moderate-Major adverse,** reducing to **Slight adverse** within ~3-5 years as mitigation planting establishes.	

Users of Monarch's Way, B4379 and west
Including PRoWs 0147/1/1 and 0147/5/1
(Viewpoints 11 and 13)

	Level	Rationale summary/narrative
Sensitivity:	High	Susceptibility x Value
Susceptibility to Change:	High	Walkers likely to be actively engaged in landscape appreciation.
Value:	High	Route is part of a nationally promoted route.
Magnitude of Visual Effect:	Negligible	Users of the road sections of the Monarch's Way, including the B4379, are unlikely to readily discern the proposed development due to screening by roadside hedges and intervening built form in places. **PRoW 0147/1/1 (Viewpoint 11)** The entirety of this PRoW is within the ZTV (Figure 6). However, as viewpoint 11 (minimum separation distance of ~1.5km to the Site) indicates the northern field of the site is entirely screened by tree cover and only a minority of the southern field is visible due to screening/filtering by trees and hedges alongside the Site's, southern and western boundaries. Trees in the middle ground also provide some further partial screening particularly on less elevated parts of this route. The Site is located at the periphery of a wider panoramic view. Only a very short section of the route offers views similar to viewpoint 11, this is due to the path descending to the south-east such that middle-ground vegetation screens the Site, while further north-west of viewpoint 11 a nearby woodland (Sutton Wood) screens the Site. The overwhelming majority of this PRoW is likely to offer no readily discernible views to the proposed development. **PRoW 0147/5/1 (Viewpoint 13)** The entirety of this PRoW is within the ZTV (Figure 6). However, the proposed development is unlikely to be discerned from the route. The photograph at Viewpoint 13 indicates one of the clearest views from the route in the direction of the Site. In this view, as is typical along the route, the viewpoint's relatively low elevation is such that intervening tree cover in the middle ground of the view layers together to entirely screen the Site from view. **PRoW 0147/3/1** This short section of Monarch's Way is south of Suttonhill House. A visit to this route indicated that an existing hedge alongside the route is likely to screen views in the direction of the proposed development. ---- Considering the above a negligible magnitude of visual effect is likely for users of Monarch's Way on the B4379 and to the west. No notable cumulative effects are likely.
Nature of Effect	**Negligible**	

Users of Cross Britain Way

Including users of PRoW 0147/12/3

(Viewpoints 14, 15, 16)

	Level	Rationale summary/narrative
Sensitivity:	High	Susceptibility x Value
Susceptibility to Change:	High	Walkers likely to be actively engaged in landscape appreciation.
Value:	High	Route is part of a nationally promoted route.
Magnitude of Visual Effect:	Negligible	Approximately 2.4km of the ~5.5km section of the route within the Study Area is within the ZTV (see Figure 6). However, the overwhelming majority of this route is likely to offer no views to the proposed development due to screening by roadside hedgerows that line much of this section of the route. Where longer views are available in the direction of the Site, for instance at viewpoints 14, 15 and 16, the proposed development is likely to be missed by the causal observer due to screening by the layering of vegetation in the intervening landscape. No notable cumulative effects are likely.
Nature of Effect	**Negligible**	

8.2 Users of other Public Rights of Way

Users of Users of PRoWs 0128/5/1, 0128/4/1, and 0128/3/2 (N of Site)

(Viewpoint 7)

	Level	Rationale summary/narrative
Sensitivity:	Medium	Susceptibility x Value
Susceptibility to Change:	Medium	Walkers likely to be actively engaged in landscape appreciation, but route offers some views to industrial edge of Telford.
Value:	Medium	PRoW is part of local PRoW network
Magnitude of Visual Effect:	Low reducing to Negligible within ~3-5 years	This route is ~850m in length. The western part of the route is at a similar elevation to the proposed development site and as such intervening hedgerows and trees are likely to screen or heavily filter the proposed development from this part of the route. The eastern part of the route is not within the ZTV (See figure 6). However, the central part of the route rises slightly, such as at Viewpoint 7, and walkers are likely to obtain some partial glimpse views to the uppermost parts of the proposed panels in the Site's northern field above intervening hedgerows. The minimum separation distance to the Site for these views is ~400m and the length of route over which the proposed development may be glimpsed is ~150m or less than a fifth of its total length. Given the slight elevation, the proposed panels would appear as a vertically low band, broken by intervening tree cover above the intervening hedgerows and below more distant vegetation. It should be noted that in these more elevated views, industrial units at the edge of Telford are also visible and background traffic noise may be heard. Specimen tree planting to supplement the Site's existing hedgerow trees will increase the level of filtering of the scheme in views from the route as they establish (see landscape mitigation plan 3109-001), reducing the visual effect of the proposed solar farm when in leaf. No notable cumulative effects are likely.
Nature of Effect	**Slight adverse,** reducing to **Negligible (when trees in leaf)** within ~3-5 years as mitigation planting establishes.	

Users of PRoW 0128/2/2 and PRoW 65 (NW of Site) (Viewpoint 6)

	Level	Rationale summary/narrative
Sensitivity:	Medium	Susceptibility x Value
Susceptibility to Change:	Medium	Walkers likely to be actively engaged in landscape appreciation, although route passes adjacent to industrial estate.
Value:	Medium	PRoWs are part of local PRoW network
Magnitude of Visual Effect:	Negligible	Although within the ZTV (Figure 6) users walking route 65 are unlikely to obtain clear views in the direction of the Site due to screening/heavy filtering by a dense hedgerow / tree line that defines the eastern side of the route. Users turning on to the adjoining route 0128/2/2 will have their views in the direction of the site similarly screened/heavily filtered by a dense hedgerow / tree line immediately south of the route. At Viewpoint 6 a slight gap in the vegetation allows a glimpse in the direction of the Site. In this view the proposed development is likely to be entirely screened by intervening vegetation. No notable cumulative effects are likely.
Nature of Effect	**Negligible**	

Users of PRoW 0147/7/1 and 0147/7/2 (SW of Site)

	Level	Rationale summary/narrative
Sensitivity:	Medium	Susceptibility x Value
Susceptibility to Change:	Medium	Walkers likely to be actively engaged in landscape appreciation, although route connects to an industrial estate.
Value:	Medium	PRoW is part of local PRoW network
Magnitude of Visual Effect:	Negligible	The western and eastern ends of these connected routes are within the ZTV. However, the route is at a similar elevation to the Site and intervening hedgerows and tree cover are likely to screen or heavily filter the proposed development such that it is likely to be missed by the casual observer. No notable cumulative effects are likely.
Nature of Effect	**Negligible**	

Users of PRoW 0147/2/1 (SW of Site)

(Viewpoint 12)

	Level	Rationale summary/narrative
Sensitivity:	Medium	Susceptibility x Value
Susceptibility to Change:	Medium	Walkers likely to be actively engaged in landscape appreciation, although route is on edge of an urban area and views are mostly screened.
Value:	Medium	PRoW is part of local PRoW network
Magnitude of Visual Effect:	Negligible	The Site is at a minimum separation distance of ~1.7km from the viewpoint. This route utilise a farm track and the overwhelming majority of the route offers no views in the direction of the Site due to a dense trackside hedgerow. However, a gateway in the hedgerow offers slightly elevated panoramic long distance views (see viewpoint 12). At this viewpoint the northern field of the Site is almost entirely screened by a woodland (Sutton Wood) in the middle ground of the view. However, a minority of the solar farm within the southern field of the Site is likely to be glimpsed, appearing beyond green fields and below the built form of Kemberton and more distant wooded landscape, with the remainder of the Site being screened / heavily filtered by hedges and trees around the Site, especially along its southern boundary and the B4379. Given the small proportion of the Site visible, it's location at the periphery of the view, the separation distance, the low profile of the proposed development, and small proportion of the route where views are available, a negligible magnitude of visual effect is likely for users of PRoW 0147/2/1. No notable cumulative effects are likely.
Nature of Effect	**Negligible**	

Users of PRoW 0147/UN2/1 (SE of Site)

(Viewpoint 10)

	Level	Rationale summary/narrative
Sensitivity:	Medium	Susceptibility x Value
Susceptibility to Change:	Medium	Walkers likely to be actively engaged in landscape appreciation, but part of route around viewpoint is adjacent to large agricultural storage area.
Value:	Medium	PRoW is part of local PRoW network
Magnitude of Visual Effect:	Negligible	The layering of intervening hedgerows and trees is likely to entirely screen the proposed development from view. No notable cumulative effects are likely.
Nature of Effect	**Negligible**	

8.3 Road users

Users of Hall Lane (N of Site)

(Viewpoint 5)

	Level	Rationale summary/narrative
Sensitivity:	Medium	Susceptibility x Value
Susceptibility to Change:	Medium	The road passes alongside the Site, drivers are likely to be focussed on the road ahead given the speed (National Speed Limit) or where approaching the junction with the B4379, but passengers and slower road users (e.g. pedestrians) may obtain views to surrounding countryside where adjacent vegetation allows.
Value:	Medium	Occasional views to countryside likely to add to experience of users
Magnitude of Visual Effect:	Low reducing to Negligible (when trees in leaf)	The hedge alongside Hall Lane where it passes the Site is dense and ~2 - 3m in height depending on the season, with mature trees in places. The roadside hedge will screen the overwhelming majority of the proposed development. However, users of the road may obtain transient glimpses to the uppermost parts of the proposed development in places, screened and filtered in places by existing hedgerow trees. A transient glimpse of the proposed development will also be available from an existing gateway. The layout of the scheme has been adjusted following public consultation the proposed perimeter fence is set back from the roadside hedge by ~10-15m, reducing the potential visual impact. Specimen tree planting to supplement the existing hedgerow trees will

		increase the level of filtering as they establish (see landscape mitigation plan 3109-001). No notable cumulative effects are likely.
Nature of Effect	**Slight adverse reducing Negligible (when trees in leaf) as mitigation planting establishes (3 years)**	

Users of B4379

(Viewpoint 5)

	Level	**Rationale summary/narrative**
Sensitivity:	Medium	Susceptibility x Value
Susceptibility to Change:	Medium	The road passes alongside the Site, drivers are likely to be focussed on the road ahead given it is a moderately busy road and the speed limit (50mph transitioning to National Speed Limit) but passengers may obtain views to surrounding countryside where adjacent vegetation allows.
Value:	Medium	Occasional views to countryside likely to add to experience of users
Magnitude of Visual Effect:	Low reducing to Negligible (when trees in leaf)	The hedge alongside the B4379 where it passes the Site is dense and ~2 to 3m in height (depending on the season), with mature trees in places. It should be noted that the perimeter fence of the proposed development is set back from the hedge by ~8m-15m and that the eye level of most road users (i.e. in vehicles) will be below the top of the hedge. Given the height of the perimeter fence (~2m), solar panels (~2.7m) and CCTV cameras (~3m) in relation to the hedge and road, they are unlikely to be readily discerned by road users along the overwhelming majority of the road as it passes the Site. However, a new entrance will be formed in the hedge off the B4379 to allow access to the Site; this will feature a security gate but be set back into the Site. Road users, particularly passengers, may discern this new entrance, the loss of a short (~15m) section of hedge and two trees, and possibly some of the solar panels or ancillary buildings beyond as they pass. This will be at speed and a highly transient angled glimpse and unlikely to notable affect the experience of road users. Specimen tree planting to supplement the existing hedgerow trees will increase the level of filtering as they establish (see landscape mitigation plan 3109-001). No notable cumulative effects are likely.
Nature of Effect	**Slight adverse reducing Negligible (when trees in leaf) as mitigation planting establishes (3 years)**	

8.4 Residents

Residents of Corcovado (~100m SE of Site)

	Level	Rationale summary/narrative
Sensitivity:	High	Susceptibility x Value
Susceptibility to Change:	High	Bungalow is ~100m from proposed perimeter fence
Value:	Medium	Residents would be likely to value views of countryside
Magnitude of Visual Effect:	Medium, reducing to Negligible within ~3-5 years	This property is an isolated bungalow, its principal elevations face to the NNE and SSW and offer views across the open adjacent fields. The Site occupies a quadrant from North through to West of the property and the proposed perimeter fence is at a minimum separation distance of ~100m from the bungalow. Residents would readily obtain angled views to the westernmost parts of the perimeter fence of the scheme and the solar panels immediately beyond. Longer views of the remainder of the solar farm would be mostly screened by these closest elements. The visible elements would represent a new element in the view and partially change the quality of the overall view and add an extensive but low-profile element. However, it should be noted that the proposed solar farm will not feature in the fields immediately adjacent to the NNE and SSW of the bungalow that form the principal areas of view from the bungalow. The landscape mitigation plan (ref: 3109-001) shows a proposed hedge along the outside of the proposed perimeter fence closest to the dwelling. As this establishes it is likely to mostly screen the fence and solar panels beyond. No notable cumulative effects are likely.
Nature of Effect	**Major-moderate adverse, reducing to Slight adverse within ~3-5 years as mitigation planting establishes**	

Residents of numbers 1,2, 3,4,5, and Mason's Arms, Hall Lane (~180-30m NE of Site)

(near Viewpoint 1)

	Level	Rationale summary/narrative
Sensitivity:	High	Susceptibility x Value
Susceptibility to Change:	High	Houses offer views in direction of solar farm
Value:	Medium	Residents likely to value views of countryside
Magnitude of Visual Effect:	Up to Low reducing to Negligible within ~3-5 years	Of these properties, numbers one and two are likely to offer the clearest views to the Site. These two-storey properties offer views over the open field to their immediate south and south-west. The proposed solar farm is located to the west and south-west of the properties. Views from the bungalow of number three Hall Lane to the Site are mostly screened by garden vegetation except for angled views from two small windows. Views from number four in the direction of the Site are mostly screened by intervening garden vegetation and the built form of number three. There are likely to be no clear views to the Site from number five due to screening by garden fence/wall. Views from the Masons Arms to the Site are likely to be restricted to angled views from upper storey windows and car park due to intervening garden structures and vegetation. The solar farm within the northern field of the Site is likely to be almost entirely screened by the Site's retained eastern hedge and trees. A glimpse to upper parts of the panels over the top the hedge may be possible from upper storey windows but this will be of a very low profile within the view. Some properties, will, however, offer a partial view to the southern part of the proposed development where there is an existing gap between a small woodland and hedgerow, at a minimum separation distance of ~350m from the properties. In the case of house numbers one and two, these views are likely to be available from ground floor windows but clearest from upper storey windows. The landscape mitigation plan (ref: 3109-001) shows proposed native screen planting that would heavily filter or screen this view as it establishes. An intervening hedgerow that runs east of the woodland block is likely to mostly screen or filter further views to the western edge of the southern field of the solar farm. No notable cumulative effects are likely.
Nature of Effect	**Up to Moderate adverse, reducing to up to Slight adverse within ~3-5 years as mitigation planting establishes**	

Residents of Langley House and Langley Cottage (~100m NW of Site)

	Level	Rationale summary/narrative
Sensitivity:	High	Susceptibility x Value
Susceptibility to Change:	High	Principal views in direction of Site
Value:	Medium	Residents likely to value views of countryside
Magnitude of Visual Effect:	Low reducing to Negligible within ~3-5 years (when trees in leaf)	The Site is located at a minimum separation distance of ~100m from the properties. Residents are unlikely to obtain views to the proposed development from ground-floor windows due to screening by intervening hedges. However, residents are likely to obtain some partial angled views to the proposed development beyond the B4379 from first floor windows. In these views the parts of the proposed solar farm closest to the houses are likely to be mostly screened by the Site's retained hedges and trees. Nonetheless, residents are likely to obtain angled views to an area of solar panels above and past these trees and hedges within the Site's northern field. These panels would appear as a low profile development within an existing field against trees and hedges of the northern field's eastern and southern boundaries. The development within the southern field is unlikely to be clearly discerned by residents due to screening by the retained hedgerow / treeline that separates the Site's fields. It should be noted that principal views into the large field immediately south of the houses and to woodland beyond will not be affected by the proposed development. Further, the presence of the well hedged B4379 between the houses and the Site will provide a strong sense of separation. Specimen tree planting to supplement the existing hedgerow trees will increase the level of filtering as they establish (see landscape mitigation plan 3109-001). No notable cumulative effects are likely.
Nature of Effect	**Moderate adverse, reducing to Slight adverse (when trees in leaf) within ~3-5 years as mitigation establishes**	

Residents of West Ridge (~390m W of Site)

	Level	Rationale summary/narrative
Sensitivity:	Medium	Susceptibility x Value
Susceptibility to Change:	Medium	Property's principal elevation does not face towards the site, but it is slightly elevated and offers angled views in the direction of the Site.
Value:	Medium	Residents likely to value views of countryside
Magnitude of Visual Effect:	Low reducing to Negligible within ~3-5 years (when trees in leaf)	The Site is located at a minimum separation distance of ~400m from the property. Residents may obtain some highly angled views to the Site but much of this may be screened/filtered by a garden tree. Where views are possible residents may glimpse the upper parts of solar panels above intervening hedgerows, due to the property's elevation. However, these panels would appear as a low profile development within an existing field against trees and hedges of the northern field's eastern and southern boundaries and not appear particularly extensive. The development within the southern field is unlikely to be clearly discerned by residents due to screening by its adjacent hedgerows / treelines. Specimen tree planting to supplement the existing hedgerow trees will increase the level of filtering as they establish (see landscape mitigation plan 3109-001). No notable cumulative effects are likely.
Nature of Effect	**Slight adverse, reducing to Negligible (when trees in leaf) within ~3-5 years as mitigation establishes**	

Residents of Brockton Grange (~470m S of Site)

	Level	Rationale summary/narrative
Sensitivity:	Medium	Susceptibility x Value
Susceptibility to Change:	Medium	Clear views in direction of proposed development unlikely. Agricultural buildings provide some context.
Value:	Medium	Residents likely to value views of countryside
Magnitude of Visual Effect:	Negligible	Residents are unlikely to obtain views to the proposed development due to intervening agricultural units, trees, and bund. No notable cumulative effects are likely.
Nature of Effect	**Negligible**	

Residents of Brockton Hall, The Dairy, and The Hayloft (~330-380m SW of Site)

	Level	Rationale summary/narrative
Sensitivity:	Medium	Susceptibility x Value
Susceptibility to Change:	Medium	Clear views in direction of proposed development unlikely.
Value:	Medium	Residents likely to value views of countryside
Magnitude of Visual Effect:	Negligible	Residents are unlikely to obtain views to the proposed development due to intervening vegetation adjacent to the properties and alongside the Site's southern boundary. No notable cumulative effects are likely.
Nature of Effect	**Negligible**	

Residents of Brick Kiln Lane (SW of Site)

	Level	Rationale summary/narrative
Sensitivity:	Medium	Susceptibility x Value
Susceptibility to Change:	High	Site in principal direction of view
Value:	Medium	Residents likely to value views of countryside
Magnitude of Visual Effect:	Negligible	Residents are unlikely to readily discern the proposed development due to screening by intervening vegetation within the gardens of the properties and around Brockton.
Nature of Effect	**Negligible**	

Residents of Sutton Hill Farm and Suttonhill House (~1.8km SW of Site)

	Level	Rationale summary/narrative
Sensitivity:	Medium	Susceptibility x Value
Susceptibility to Change:	Medium	Site not in principal direction of view, but some view from gable end windows.
Value:	Medium	Residents likely to value views of countryside
Magnitude of Visual Effect:	Negligible	This is a three-storey property that is surrounded by vegetation and agricultural buildings. The principal elevation faces south-west and will offer no views to the Site. However, a gap in the surrounding vegetation may allow a long-distance view from a

		small upper storey gable end window. This view, similar to viewpoint 12 and at minimum separation distance to the Site of ~1.8km. The northern field of the Site is likely to be mostly screened by intervening woodland (Sutton Wood) and its southern boundary hedge. However, a minority of the surface of the southern field of the Site and the proposed solar panels within are likely to be glimpsed, appearing beyond Brockton and below Kemberton. The majority of this southern field is heavily filtered / screened by trees and hedgerows around the Site, especially its southern boundary and along the B4379. Given the small proportion of the Site likely to be visible, the fact that views are only available from a upper storey gable window, the separation distance, and the low profile of the proposed development, a negligible magnitude of visual effect is likely for residents is likely. No notable cumulative effects are likely.
Nature of Effect	**Negligible**	

Residents of eastern end of Stretton Close, Sutton Hill (~1.8km SW of Site)

(similar to viewpoint 12)

	Level	**Rationale summary/narrative**
Sensitivity:	High	Susceptibility x Value
Susceptibility to Change:	High	Some partial views in direction of Site. Principal elevation faces broadly towards Site
Value:	High	Residents likely to highly value elevated panoramic views of countryside
Magnitude of Visual Effect:	Negligible	These properties are located ~1.7km from the site. The southernmost (no. 31) of these properties is angled such that it will offer no views in the direction of the Site. However, more northern properties occupy an elevated position and are likely to offer elevated panoramic views to the west from their rear elevation. Two dense hedges lining PRoW 0147/2/1 are to the immediate east of the properties, however, it may be possible for long distance panoramic views over these hedges due to the properties' elevation. Residents are likely to obtain some long distance elevated views to the Site, similar to Viewpoint 12. However, it should be noted that these properties are minimum of ~30m further north than Viewpoint 12, and as such the intervening wood (Sutton Wood) relatively close to the properties will have a bigger screening effect. Nonetheless residents may obtain

		partial glimpses to the Site's northern field and proposed solar panels within. These will be partially filtered and screened by trees and hedgerows around the Site, especially its southern boundary and along the B4379 such the majority of panels are likely to be screened. Given the small proportion of the Site likely to be visible, the separation distance, that the Site is at the periphery of the views and the low profile of the proposed development, a negligible magnitude of visual effect is likely for residents is likely. Specimen tree planting to supplement the existing hedgerow trees will increase the level of filtering as they establish (see landscape mitigation plan 3109-001). No notable cumulative effects are likely.
Nature of Effect	**Negligible**	

Residents of Sutton Common (~1.8km-2.1km SW of Site)

	Level	**Rationale summary/narrative**
Sensitivity:	Medium	Susceptibility x Value
Susceptibility to Change:	Medium	Clear views in direction of proposed development unlikely due to intervening built form. Agricultural buildings provide some context.
Value:	Medium	Residents likely to value views of countryside
Magnitude of Visual Effect:	Negligible	Intervening agricultural buildings around the house are likely to screen views to the proposed development. No notable cumulative effects are likely.
Nature of Effect	**Negligible**	

Residents of Havenhills (~1.5km SE of Site)

	Level	Rationale summary/narrative
Sensitivity:	Medium	Susceptibility x Value
Susceptibility to Change:	Medium	Site not in principal direction of view. Agricultural buildings provide some context.
Value:	Medium	Residents likely to value views of countryside
Magnitude of Visual Effect:	Negligible	Intervening agricultural buildings around the house are likely to screen views to the proposed development. No notable cumulative effects are likely.
Nature of Effect	**Negligible**	

Residents of Paddock House, Oak Cottage, Blackberry Cottage, and The Paddocks (~400-450m N of Site)

	Level	Rationale summary/narrative
Sensitivity:	Medium	Susceptibility x Value
Susceptibility to Change:	High	Site in principal direction of view from upper storey windows
Value:	Medium	Residents likely to value views of countryside
Magnitude of Visual Effect:	Negligible	Dense hedges to the immediate South of the properties are likely to screen views from ground floor in the direction of the Site. Some partial glimpse views to upper parts of solar panels/perimeter fence in the western part of the northern field may be possible from upper storey windows. However, intervening garden and field trees may filter/screen some of these views. The low profile of the proposed development combined with the level of screening means visual effects are likely to be negligible. No notable cumulative effects are likely.
Nature of Effect	**Negligible**	

8.5 Other receptors

Users of Kemberton Stables (~120m E of Site)

	Level	Rationale summary/narrative
Sensitivity:	Medium	Susceptibility x Value
Susceptibility to Change:	Medium	Principal activity is horse-riding.
Value:	Medium	Riders likely to value views of countryside
Magnitude of Visual Effect:	Low reducing to Negligible within ~3-5 years	Boundary planting, including evergreens, to the immediate west of the buildings of the stables are likely to screen or heavily filter views of the proposed development from these most intensively used areas, including a sand school. Riders in the western parts of open fields to the immediate north of the stable buildings are likely to obtain some views to the southern part proposed development to the west. In these views, the proposed development will appear a low-profile element between a small woodland and the Site's southern hedgerow. Riders in fields further north are unlikely to readily discern the proposed development due to screening by intervening hedgerows. The landscape mitigation plan (ref: 3109-001) shows a proposed hedge along the outside of the proposed perimeter fence closest to the stables. As this establishes it is likely to mostly screen the fence and solar panels beyond. No notable cumulative effects are likely.
Nature of Effect	**Slight adverse, reducing to Negligible adverse within ~3-5 years as mitigation establishes**	

9. SUMMARY AND CONCLUSION

9.1 Landscape Effects

9.1.1 The results of the LVIA process are summarised in the tables below:

Landscape Elements

Landscape Element	Nature of Effect: Year 1 of operation	Nature of Effect: within ~3-5 years
Vegetation of the Site and its boundaries	Negligible	Slight Beneficial
Landform on which the Site is located	Negligible	Negligible

Landscape Character

Character Types	Nature of Effect: Year 1 of operation	Nature of Effect: within ~3-5 years
Sandstone Estatelands (Shropshire Landscape Typology)	Slight adverse	Slight adverse
Estate Farmlands (Shropshire Landscape Typology)	Negligible	Negligible

9.2 Visual Effects

9.2.1 The results of the LVIA process are summarised in the table below:

Visual Receptors

Visual Receptor	Nature of Effect: Year 1 of operation	Nature of Effect: within ~3-5 years
Users of promoted routes		
Users of Monarch's Way: Between Kemberton and B4379 (includes users of PRoWs 0128/7/1 and 0147/9/1)	Moderate-Major adverse	Slight adverse
Users of Monarch's Way: B4379 and west, including users of PRoWs 0147/1/1 and 0147/5/1	Negligible	Negligible
Users of Cross Britain Way (includes users of Users of PRoW 0147/12/3)	Negligible	Negligible
Users of other Public Rights of Way		
Users of PRoWs 0128/5/1, 0128/4/1, and 0128/3/2 (N of Site)	Slight adverse	Negligible (when trees in leaf)
Users of PRoW 0128/2/2 and connecting PRoW 65 (NW of Site)	Negligible	Negligible
Users of PRoW 0147/7/1 and 0147/7/2 (SW of Site)	Negligible	Negligible
Users of PRoW 0147/2/1 (SW of Site)	Negligible	Negligible
Users of PRoW 0147/UN2/1 (SE of Site)	Negligible	Negligible
Road users		
Users of Hall Lane (N of Site)	Slight adverse	Negligible (when trees in leaf)
Users of B4379 (W of Site)	Slight adverse	Negligible (when trees in leaf)
Residents		
Residents of Corcovado (SE of Site)	Moderate-Major adverse	Slight adverse
Residents of numbers 1 to 5 and Mason's Arms Hall Lane (NE of Site)	Up to Moderate adverse	Up to Slight adverse
Residents of Langley House and Langley Cottage (NW of Site)	Moderate adverse	Slight adverse (when trees in leaf)
Residents of West Ridge (W of Site)	Slight adverse	Negligible (when trees in leaf)
Residents of Brockton Grange (S of Site)	Negligible	Negligible
Residents of Brockton Hall, The Dairy, and The Hayloft (SW of Site)	Negligible	Negligible
Residents of Brick Kiln Lane (SW of Site)	Negligible	Negligible
Residents of Sutton Hill Farm and Suttonhill House (SW of Site)	Negligible	Negligible

Residents of eastern end of Stretton Close, Sutton Hill (SW of Site)	Negligible	Negligible
Residents of Sutton Common (SW of Site)	Negligible	Negligible
Residents of Havenhills (SE of Site)	Negligible	Negligible
Residents of Paddock House, Oak Cottage, Blackberry Cottage, and The Paddocks (N of Site)	Negligible	Negligible
Other receptors		
Users of Kemberton Stables	Slight adverse	Negligible

9.3 Conclusion

9.3.1 The greatest landscape effect identified is '*slight adverse*' for the Sandstone Estatelands Landscape Type of the Shropshire Landscape Typology. It should also be noted that following establishment of mitigation planting (see Landscape Mitigation Plan 3109-001) the vegetation of the Site and its boundaries will sustain a *'slight beneficial'* effect.

9.3.2 The greatest visual effects identified are Moderate-Major adverse at year one of operation for users of the Monarch's Way passing adjacent to the proposed solar farm and for residents of Corcovado at a separation distance of ~100m from the solar farm. However, the low profile of the proposed solar farm combined with the relatively level topography means that views to it may be readily screened/filtered by appropriate planting and the implementation of the landscape mitigation plan will reduce these visual effects to '*slight adverse'* within ~3-5 years. Residents of Langley House and Langley Cottage may sustain up to a *'moderate adverse'* visual effect but mitigation tree will reduce the effect within ~3-5 years to *'slight adverse'* when in leaf.

9.3.3 The proposed development is considered to be acceptable in terms of its likely landscape and visual effects, subject to implementation of the proposed Landscape Mitigation Plan (ref: 3109-001).

Appendix 1: Methodology

Landscape and Visual Impact Assessment (LVIA) Overview

Landscape and Visual Impact Assessment is a tool used to inform planning decisions on the likely effects of a Proposed Development upon the landscape resources and visual amenity experienced in a given area.

The methodology has been developed in accordance with the Guidelines for Landscape and Visual Assessment, Third Edition (GLVIA3), published by the Landscape Institute, which is generally regarded as the industry standard. In accordance with GLVIA3, the scope of this assessment has been tailored in response to the scale of the Proposed Development, to provide information that is "*appropriate and proportional*" for the understanding of the Proposed Development in its context (para. 1.17).

LVIAs are composed of two types of assessment – the first of which is concerned with effects upon the landscape (i.e. physical and character changes) and the second is concerned with the visual effects experienced by people.

This assessment is based on a desktop study of publicly available information and field work undertaken on the Site and study area.

It is important to note that this assessment contains objective information and subjective judgements based on professional opinion. Subjectivity is avoided as much as possible by focusing on the objective description of the changes to views, rather than potential viewers reactions to these changes.

Susceptibility of Landscape Receptors

The Susceptibility to Change of landscape receptors describes the landscape's ability to maintain its baseline condition while accommodating development. Determining Susceptibility is reliant on the interaction between the specific landscape in question and the specific development in question, therefore it does not form part of the baseline information (as recorded landscape character studies might record 'Sensitivity') but is part of the assessment of effects. (GLVIA3 para. 5.42). Given that susceptibility relates to the specific development and the specific landscape receptor, the separation distance between the specific development and the specific landscape receptor is likely to be a modifying factor in considering susceptibility. The Susceptibility of a landscape to development is recorded on a verbal scale of High, Medium to Low, with justification for the judgement provided. Examples of landscape susceptibility are described below:

- **High –** landscapes which are highly cohesive, in good condition, with historical and vernacular features intact and low levels of development. These landscapes are likely to be subject to conservation designations. The proposed development is likely to be within the assessed landscape. May include smaller scale landscapes less likely to accommodate change. The landscape is unlikely to include existing development related to the proposed development.
- **Medium** – landscapes in which some development is present, but which are still largely intact and cohesive, in good condition, with some historical features. May include larger scale landscapes more likely to accommodate change. The landscape may include some examples of development that provide context for the proposed development.

- **Low** – landscapes which contain notable examples of development similar to the proposed development and/or landscapes that are separated from the proposed development. May also include landscapes generally regarded as being in poor condition, in which a large degree of change is present, with discordant features and where little historical or vernacular character is present.

Value of Landscape Receptors

The Value of the landscape considers the importance of that landscape to society. Landscape designations are considered as a starting point, but individual elements may also be considered, such as geological formations or tree planting. Examples of landscape valuation are given below:

- **High** – Landscapes of national or international importance, such as AONBs, National Trails, World Heritage Sites, and National Parks. Registered Parks and Gardens and Scheduled Ancient Monuments may also be included depending on their listing.
- **Medium** – Locally valued recreational landscapes, such as Country Parks, popular trails, Open Access Land or well-known areas of scenic beauty. Everyday landscapes valued by the local community, such as residential neighbourhoods.
- **Low** – Landscapes which are dominated by commercial and industrial development and/or with little evidence of being valued by the community.

Susceptibly and Value are combined to identify Sensitivity as per Table 1.

Table 1: Sensitivity of Landscape Receptors

Landscape Value	**Susceptibility to Change**		
	High	**Medium**	**Low**
High	High	Medium or High	Medium
Medium	Medium or High	Medium	Low or Medium
Low	Medium	Low or Medium	Low

Susceptibility to Change of Visual Receptors

Visual receptors are always people, but may be classed in different categories dependent upon the activities engaged in at the location where the view is experienced and the relationship of the proposed development with those views. For example:

High – This category is for viewers principally engaged in activities involving enjoyment of the landscape where there is little or no visual context for the proposed change, or for principal views from residential properties where there is little context for the change

Medium – This category covers viewers where views may add to their experience in places and/or where there is some context for the proposed development in views. This includes users of local Public Rights of Way networks where high quality views are available in places but the

proposed development has some visual context. Includes users of National Cycle Routes and scenic road routes where the speed of travel is low enough to allow enjoyment of scenery. Includes views from residential properties where these is some context for the change or the change is not within principal views from the property.

Low – This category is generally for viewers who are engaged in activities which have little relationship to the landscape or are moving at high speeds, generally workers or others engaged in industrial, retail or high-speed travel activities. May also include viewers in a location where views to the proposed type and scale of development is commonplace.

Value of Visual Receptors' Views

The value of a view is closely linked to its susceptibility, but the differentiation helps to distinguish between views that may relate to a given receptor, but which might themselves be of a different value, i.e. a view from a residential property over an industrial complex, or a view from a motorway which provides panoramas over an AONB.

- **High** – Highly valued views include those that take in well-known views associated with a designated or promoted landscape, public viewpoints associated with historic assets. Some high quality unrestricted, elevated panoramic views of the countryside or seascape may also be highly valued.
- **Medium** – More common, un-promoted views of open countryside, heritage assets or townscape.
- **Low** – Unrestricted views of degraded landscapes, close range views of industrial or infrastructure features.

Susceptibly and Value are combined to identify Sensitivity as per Table 2.

Table 2: Sensitivity of Visual Receptors

Value of View	**Susceptibility to Change**		
	High	**Medium**	**Low**
High	High	Medium or High	Medium
Medium	Medium or High	Medium	Low or Medium
Low	Medium	Low or Medium	Low

Magnitude of Landscape Effect

The magnitude of landscape effect is an expression of the degree of addition, change or loss which would be experienced by the baseline landscape conditions and is classified as high, medium, low or negligible. With regard to landscape character particular attention is focussed on understanding how the key characteristics that contribute to landscape character may be affected. The magnitude of predicted change sustained by any landscape receptor is a product of the following considerations:

- **Scale:** The degree or scale of change to the landscape resource: some of these changes may be quantifiable, for example, through direct effects such as the number of trees to

be lost or the length of hedgerow lost as a result of a proposed development, often expressed as proportion of the resource. Nevertheless the scale of other changes, in particular changes to more aesthetic characteristics are more difficult to precisely evaluate and must rely upon a degree of professional judgement.

- **Duration:** The changes and the consequent effect(s) may be restricted to particular periods of the day or they may be seasonal. Magnitudes of change may be affected by factors such as seasonal changes in vegetation or landscape management, for example, as a consequence of arable crop harvesting or coppicing and hedge laying;
- **Permanence:** Whether changes are likely to be permanent or not;
- **Contrast:** The degree to which how the type of changes contrast with attributes/characteristics/composition of the baseline situation;
- **Indirect effects:** these are effects which are not a direct result of the development, but are often produced away from it. Indirect effects often occur where proposals are in adjacent or distant character areas and the effect is on the context or setting.

General guidance is provided below which gives examples of how different considerations interact to produce different landscape magnitude categories. However, it is recognised that for some developments in certain locations there may be combinations of factors that do not comply with the range of effects set out below. In these situations, professional judgement has to be made concerning the definition of the level of landscape effects.

- **High Magnitude:** Total loss or major alteration to key elements/features/characteristics of the baseline conditions such that the post-development character/composition/attributes of the baseline will be fundamentally altered. These notable changes may occur over an extensive area or intensive change over a more limited area where there is the complete loss of notable features or elements or the addition of new uncharacteristic features or elements that would lead to a fundamental change in the overall landscape quality and character that are likely to be irreversible.
- **Medium Magnitude:** Partial loss or alteration to key elements/features/characteristics of the baseline conditions such that the character/composition/attributes of the baseline will be partially changed.
- **Low Magnitude:** Minor loss or alteration. Change arising from the loss/alteration will occur but the underlying character/composition/attributes of the baseline condition will be similar to the post-development circumstances/patterns.
- **Negligible**: Negligible loss or change to key elements/features/characteristics of the baseline conditions. Changes will not be notable when considering the receptor as a whole.
- **No Effect** approximates to a ‘no change’ situation.

Magnitude of Visual Effect

The magnitude of visual effect is described as high, medium, low or negligible to take account of possible landscape changes which may affect a visual receptor's view. The magnitude of visual effect is described by reference to:

- **Scale**: The scale of change in the receptor's view and the loss or addition of features in that view and changes in the composition and extent of view affected. The scale of the development relative to its landscape setting may be more or less emphasised by the presence or lack of scale indicators;
- **Contrast**: The degree of contrast or integration of any new features or changes in the views with the existing or remaining visual elements and characteristics in terms of mass, scale, colour, form and texture;
- **Distance**: The distance between the visual receptor and the development and the frequency and ease with which the development may be viewed by visual receptors or from a particular Viewpoint taking into account seasonal factors such as leaf loss and weather conditions. For this LVIA distance is defined as:

    - Close distance - up to 250m;

    - Medium distance – 250m to 750 m;

    - Long distance - over 750m.

- **Angle:** The angle of the main direction of the view and whether the development would be viewed against the skyline or a background landscape;
- **Duration:** The duration, whether temporary or long term, intermittent (for instance along linear routes) or continuous, or seasonal.

General guidance is provided below which provides examples of how different considerations interact to produce different visual magnitude categories.

- **High Magnitude:** A major change, obstruction of a view or intrusion into a view by new elements that are incongruous or discordant with the context of the baseline view and likely to appear in isolation from other development in the foreground with no sense of separation. Usually central to any principal direction of view. Users on routes through the landscape are likely to maintain continuous and focused clear views to the change over the majority of the route or from promoted/key viewpoints as they move along the route.
- **Medium Magnitude:** A moderate change or view to a new element(s) within the view which will be readily noticed and appearing in the fore-ground or middle-ground. Some key parts of the overall view are likely to remain but the change is likely to notably alter some of the key elements and qualities of the view. New elements may appear associated with some similar existing elements within the view. Users on routes through the landscape are likely to occasionally obtain clear views, some close distance, to the change.
- **Low Magnitude**: A low level of change. Typically partly screened or mitigated and appearing in the middle-ground of the view. In panoramic views likely to represent a small proportion of the view and not notably interrupting the overall view. View may be likely to maintain most of its key qualities. New elements may appear closely associated with similar existing elements within the view or of be relatively low contrast

to surrounding landscape. Users on routes through the landscape are likely to obtain occasional glimpses, at medium to long distances, to the change.

- **Negligible**: A small or intermittent change to the view which may be obliquely viewed and/or mostly screened and/or appearing mostly behind similar existing development and/or at medium to long distance and therefore small scale and/or viewed at high speeds over short periods and/or with strong context and/or may be capable of being missed by the casual observer. Where the overwhelming majority of a route offers no views to the proposed development and most remaining views are partly screened and /or have strong context for the proposed development.
- **No Effect** approximates to a 'no change' situation.

Table 3: Nature of Effect

Magnitude	**Sensitivity**		
	High	**Medium**	**Low**
High	Major	Moderate-Major	Moderate
Medium	Moderate-Major	Moderate	Slight
Low	Moderate	Slight	Negligible
Negligible	Slight or Negligible	Negligible	Negligible

Adverse / Beneficial effects

Wherever the Nature of Effect is greater than negligible a judgement as to whether it is likely to be adverse or beneficial to the receptor in question is recorded. In cases where the proposed design references local vernacular or has strong context, or provides interest a neutral effect may be recorded where this balances other adverse components of the effect.

Significance

The development has been determined to be non-EIA and therefore EIA significance of effects is not identified.

Photography

Reference is also made to Landscape Institute's technical guidance note 06/19 Visual Representation of Development Proposals (2019). The photographic fieldwork for LVIA is carried out in fair weather conditions, such as sun, partly cloudy or high white overcast. Ideally LVIA fieldwork takes place in the winter, to avoid obstruction of views by trees and hedges in leaf, enabling a "worst case scenario" for visibility. The camera used for viewpoint photography was a Nikon D3200 digital SLR with 35mm prime lens.

Zone of Theoretical Visibility (ZTV)

ZTVs are produced using GIS software using OS Digital Terrain Models. The ZTV is based on a 'bare earth' model (i.e. does not include existing vegetation or structures) and does not factor in any mitigation planting or proposed earthworks.

Cumulative landscape and visual effects

In assessing cumulative landscape effects, a similar approach to the initial project assessment is utilised with a focus on the key characteristics of the landscape in question. This approach considers the susceptibility of receptor, value attached to receptor, scale of cumulative effects identified, extent of area covered by the cumulative landscape effects, and the duration and reversibility of cumulative landscape

Types of cumulative visual effects considered include 'Combined' effects, where the observer is able to see two or more developments from one view point (either in combination or in succession) or 'Sequential' effects where the observer has to move to a different viewpoint to see different developments (either frequently sequential or occasionally sequential).