

in partnership with



**Nottinghamshire
County Council**

Miss Honor Whitfield
Planner
Planning Policy Business Unit,
Newark and Sherwood District Council,
Castle House,
Great North Road,
Newark,
Nottinghamshire,
NG24 1BY

Your ref: 20/01242/FULM
My ref: TP20250708
Date: 12th February 2021

Dear Honor,

Re: Planning Application Reference – 20/01242/FULM

Location – Land north of Halloughton, Southwell, Nottinghamshire

Proposal - Construction of a solar farm and battery stations together with all associated works, equipment and necessary infrastructure.

Applicant – JBM Solar Projects 6 Limited

1. Introduction

The following comments have been prepared by Helen Jones of Via East Midlands Limited, acting as a landscape consultant to Newark and Sherwood District Council (NSDC). These comments have been formulated on the basis of the additional submitted information detailed below. A site visit was made to the study area and representative viewpoints by Helen Jones on 26th August 2020.

The Environmental Management and Design (EMD) Team have examined the following additional information submitted by the applicant to make these comments (following previous comments provided by the EMD Team on 18th September 2020, and on 26th January 2021).

- Drawing P18-2917 Revision L – Site Layout – Pegasus Group
- Letter – James Walker – Associate Planner - Pegasus Group to Honor Whitfield NSDC – dated 2nd February 2021

The above documents provide additional information and describe amendments that have been made to the site layout drawing following the meeting between Honor Whitfield NSDC, Oliver Scott NSDC, Helen Jones Via EM, and representatives of Pegasus Group on 29th January 2021. These amendments are as follows:-

- The removal of an area of proposed panels from land closest to Halloughton village and the Halloughton Conservation Area, at the southern end of the easternmost field of the Application Site.
- The removal of an area of proposed panels from a field in the central section of the Application Site, south and east of PRow Southwell Bridleway 74.

The planting proposals have been amended as follows:-

- The removal of proposed hedgerow along the southern edge of PRow Southwell Bridleway 74.
- The planting of new native hedgerow along the new southern edge of the panels in the easternmost field and along the northern edge of the access track to further establish separation between the Proposed Development and Halloughton village.
- The reinforcement of existing trees and hedgerows along the northern boundary of the southern parcel, including planting of semi mature trees.
- The reinforcement of hedgerow along western boundary of Application Site, adjacent to PRow Southwell Footpath 42, including planting of native trees.

Discussion of the change in visual effects as a result of the above amendments

The main changes put forward by the applicant as a result of the above amendments are a reduction in the visual effects of the proposed development on:-

Viewpoint 1 - view from PRow Bridleway Southwell 74 looking east

Viewpoint 2 - view from PRow Bridleway Southwell 74 looking west

Viewpoint 3 - view from PRow Bridleway Southwell 74 looking west

Viewpoint 4 - view from PRow Bridleway Southwell 74 looking west

These changes are illustrated in Appendix 1: Updated visual assessment Viewpoints 1-5, of the letter from Pegasus to NSDC dated 2nd February.

The EMD Team accept that the removal of the area of panels in the central area of the Proposed Development adjacent to PRow Bridleway Southwell 74, will reduce the magnitude of change at the construction stage and Year 1 of the Proposed Development on the above viewpoints. This reduction will mean that the impacts are now less than the major adverse visual impacts previously identified, we agree that these are now on a scale of effect between major and moderate adverse. The Pegasus Group conclusions are shown in red font below, and the EDM Team comments in blue font below.

To summarise, the most important visual effects which have been identified are :-

- A major scale of visual effect on PRow Southwell 74 represented by VP 1, and 2 at the construction stage and year 1, **reduced to a moderate scale of effect at construction stage and year 1, and a negligible effect by year 10.** The EMD Team accept that visual effects are reduced to a range between a major to moderate scale of effect at the construction stage and Year 1 . The scale of effect will be less than previously assessed moderate adverse at year 10, but this depends on the success of vegetation establishment.

- A major scale of visual effect on PRoW Southwell 74 represented by VP 3 at the construction stage and moderate scale of visual effect at year 1 and year 10, **reduced to moderate scale of effect at construction stage and to negligible by year 1 and 10**. The EMD Team accept that visual effects are reduced to a range between major to moderate scale of effect at the construction stage. The scale of effect will be less than previously assessed moderate adverse at years 1 and 10, but this depends on success of vegetation establishment.
- A major scale of visual effect on PRoW Southwell 74 represented by VP 4 at the construction stage and year 1, and a range between moderate to negligible at year 10, **reduced to major to moderate at the construction stage and year 1, and moderate - negligible by year 10**. The EMD Team accept that visual effects are reduced to a range between major to moderate scale of effect at the construction stage and Year 1. It is also agreed that the scale of effect at year 10 will be in a range between moderate adverse and negligible, but this depends on success of vegetation establishment.
- A major scale of visual effect on PRoW Southwell 43 represented by VP 14 at Years 1 and moderate – negligible at year 10. **Remains unchanged.**
- A major scale of visual effect on PRoW Southwell 43 represented by VP 15 at the construction stage years 1 and 10. **Remains unchanged.**
- A moderate adverse scale of visual effect on New Radley Farm and Stubbins Farm at year 1 in views from upper levels of the properties which will reduce by year 10. **Remains unchanged.**
- A moderate scale of effect on a limited number of properties (see below) on the northern edge of Halloughton in the construction stage and at Year 1.

Taking the above into account the EMD Team still consider that there are long term impacts on PRoW Southwell 74 particularly for the viewpoints 1 and 2 which last until year 1 and dependant on the success of vegetation establishment probably longer. The visual effects are reduced by the removal of the relatively small field of panels, but they are still important.

There are long term impacts on PRoW Southwell 43 for viewpoints 14 and 15 which continue at year 10 and these still continue to be major adverse.

As mentioned in the previous comments, the visual amenity of these routes will be altered as views will change from open farmland to views of the solar farm infrastructure including the surrounding protective fencing and as described above this will affect the visual perception of the village of Halloughton when approaching it on foot using the surrounding PRoWs.

Landscape Impact Summary

To summarise the Landscape impacts as detailed in the previous comments

- A moderate adverse landscape impact on landcover of the proposed site for the 40-year lifetime of the scheme. **Remains unchanged.**
- A major adverse scale of effects on the character of Policy Zones 37, 38 and 39 for the 40 year lifetime of scheme is also described. **Remains unchanged.**

Taking the above into account the EMD Team still consider that there are long term impacts on the 'land cover' element of the landscape, and long term impacts on the landscape character of the site area, it is accepted that these impacts will diminish with distance from the site. Harm has been identified to the setting of Halloughton Conservation Area and the listed buildings contained within the area, in the comments of Oliver Scott NSDC.

Additional information provided

- **The applicant should confirm which properties the moderate scale of visual impact described on the northern edge of Halloughton applies to, at the very least the number of properties affected should be detailed.**

The applicant has now provided information which shows potentially two properties where views would be theoretically possible – Manor Farm and a property at the westernmost end of the village, and up to 10 properties where any potential views are likely to be filtered by boundary vegetation.

- **A medium adverse magnitude of change due to the construction stage of the project on the village of Halloughton is described, but the overall scale of visual effect of the construction stage on the eastern end of the village of Halloughton is not fully detailed , this information should be provided by the applicant.**

The applicant has now provided information which shows a Moderate Adverse visual effect on the landscape character of the village of Halloughton at the construction stage. It is accepted that the places where this view will be obtained will be limited and that the removal of panels from the easternmost field of the Proposed Development will reduce visual effects on the churchyard at the Church of St James.

Summary

The EMD Team welcome the reduction in area of panels shown on drawing reference P18 - 2917 Revision L and the additional and amended planting shown, and accept that this will lead to the reduction in visual impact on viewpoints 1,2,3 and 4. The additional information provided about the outstanding questions above is also useful in order to clarify landscape and visual impacts on Halloughton village. However, due to both the Landscape and Visual Impacts identified by the applicant, the EMD Team still do not support the proposals for the construction of a solar farm and battery stations together with all associated works, equipment and necessary infrastructure.

Yours sincerely

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