



# Mallard Pass

Solar Farm

## Mallard Pass Solar Farm

### Environmental Statement Volume 2

### Appendix 6.6 - LVIA Viewpoint Correspondence

**November 2022**

PINS Ref: EN010127

Document Ref: EN010127/APP/6.2

Revision P0

Infrastructure Planning (Applications: Prescribed Forms and Procedure) Regulations

2009 - Reg 5 (2) (a)



***Rutland County Council, 7<sup>th</sup> January 2022***

## Robert French

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**From:** Gethin Evans  
**Sent:** 07 January 2022 17:16  
**To:** [REDACTED]@rutland.gov.uk  
**Cc:** Ben Croot  
**Subject:** Mallard Pass, Essendine\_Proposed Solar Development LVIA Approach and Viewpoint Agreement  
**Attachments:** 7863\_JJ\_GE\_220107.pdf

Dear Mr J Johnson,

First wishing you a Happy New Year and hope this email finds you well.

I understand you have been in discussion with my colleague David Bell regarding the proposed application but to introduce myself - I am a Landscape Architect at LDA Design and will be undertaking the LVIA assessment for Mallard Pass DCO Solar Development proposal along with my colleague Ben Croot (cc'd into this email).

We will be formally submitting a scoping request to PINS in due course setting out our proposed approach to the LVIA and viewpoint identification but would like to seek comment from RCC in advance to allow for winter photography. Please find attached a letter setting out our proposed approach and location of viewpoints for review, (Illustrative layout, and a Zone of Theoretical Visibility (ZTV) and Viewpoint Location plan included).

We kindly request that we receive confirmation of the Council's agreement and / or any comments by return within two weeks of receipt of this letter. Please do not hesitate to contact me if you have any queries or would like to discuss further.

We look forward to hearing from you in due course.

Kind regards,

Gethin

Mr. Justin Johnson  
Development Manager  
Rutland County Council  
Catmose, Oakham,  
Rutland  
LE15 6HP

**SENT VIA EMAIL**

7863/GE/JJ/220107

07 January 2022

**Land At Mallard Pass Essendine – Landscape & Visual Impact Assessment**

Dear Mr J Johnson,

I hope this letter finds you well. LDA Design Consulting Ltd (LDA Design) has been appointed to provide professional landscape services in support of the proposed solar farm and battery storage facility for the generation and export of approximately 350 megawatts (MW) at land at Mallard Pass, Essendine (the 'Site'; OS grid reference TF052115 (approximate centre of Site)) on behalf of the applicant Mallard Pass Solar Farm Limited, a subsidiary of Windel Solar 3 Ltd.

Part of LDA Design's appointment is to prepare a Landscape and Visual Impact Assessment (LVIA) that will be submitted as part of the forthcoming Development Consent Order (DCO) planning application. This letter serves to set out LDA Design's intended approach to the LVIA, and confirm agreement to our proposed location of viewpoints, extent of study area and key reference documents that would inform the assessment of potential landscape and visual effects.

We would be grateful if you could review the following information and confirm your agreement to the LVIA's approach; viewpoint locations; and study area at the earliest opportunity. To meet our project programme, we kindly request that we receive confirmation of the Council's agreement and / or any comments by return within two weeks of receipt of this letter. As the Site extends over two local authority areas including Rutland County

A Worton Rectory Park  
Oxford  
OX29 4SX  
United Kingdom

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Council and South Kesteven District Council we are contacting both councils to provide comment and to Lincolnshire County Council also.

### **Methodology**

The findings of the LVIA will be presented as a chapter within the EIA report with supporting figures and appendices as necessary. The approach to the assessment will follow LDA Design's established LVIA methodology, which considers both impacts to landscape character and visual receptors and draws upon the established and best practice standards. These include:

- *The Guidelines for Landscape and Visual Impact Assessment* (3rd Edition), Landscape Institute and Institute of Environmental Management and Assessment, 2013;
- *Visual Representation of Development Proposals Technical Guidance Note 06/19*, Landscape Institute, 2019; and
- *An Approach to Landscape Character Assessment*, Natural England, 2014.

### **LVIA Study Area**

It is proposed that a study area defined by a 2km radius from the site boundary is used for the purposes of the LVIA. This extent is based on the findings of field survey; preliminary Zone of Theoretical Visibility (ZTV) modelling based on a wider 3km study area (**Dwg. 7863\_100**), desk-based analysis; and previous experience of similar recent projects of this nature. It is judged that a 2km study area would cover all potential significant landscape and visual effects arising from the Proposed Development and any associated construction and decommissioning works.

The study area includes the settlements of Essendine, Ryhall, and the eastern part of Stamford, as well as smaller settlements of Belmesthorpe, Uffington, Greatford, Braceborough and Carlby alongside numerous recreational routes (footpaths, bridleways etc.) and local roads.

### **Landscape Character**

The LVIA will include an assessment of the effects of the Proposed Development on landscape character within the extent of the study area. Consideration will also be given to the effects of the Proposed Development on the physical fabric of the Site itself.

Reference will be made to the following relevant landscape character assessments:

- National Character Area Profile 75: The Kesteven Uplands, Natural England (2014);
  - The Landscape Character Assessment of Rutland (2003);
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- Landscape Sensitivity and Capacity Study Land Around Local Service Centres, Rutland County Council (2012), and its Addendum (2017); and
- South Kesteven Landscape Sensitivity and Capacity Study (2011).

The framework for the assessment of effects on landscape character will be The Landscape Character Assessment of Rutland (2003) and South Kesteven Landscape Character Assessment (2007), supplemented with information from the other sources listed above; relevant policy and guidance documents; and field observations.

### **Viewpoints and Visual Receptors**

A wide variety of visual receptors can reasonably be anticipated to be affected by the Proposed Development, including local residents, workers, users of local roads, railway lines, and public rights of way including the Macmillan Way Long distance footpath and accessible landscapes. Initial ZTV modelling and fieldwork have been used to determine which visual receptors are likely to be affected and merit detailed consideration in the assessment of effects. In accordance with guidance (GLVIA, 3<sup>rd</sup> Edition, 2013), representative, illustrative, and specific viewpoints may be identified to inform the assessment.

It is important to note that the ZTV represents a theoretical model of potential visibility of the Proposed Development, and is based on a computer-generated terrain model that often has not accounted for localised features such as small copses, hedgerows or individual trees; and / or small elements of built form. As a result, the extent of actual visibility on the ground will be less than suggested by the ZTV study.

The preliminary ZTV study shown on the enclosed plan (**DWG 7863 \_100**) has been modelled on solar panel heights and other built form infrastructure of 3.5m (maximum), located within parcels of land within the Site which are identified for potential solar development, with the substation area adjacent to the existing National Grid Substation modelled at a height of 13m (see **Illustrative Layout DWG 7863\_000**). The baseline study, site visits and development of the design (including appreciation of landscape and visual sensitivities) have identified areas within the Site to remain undeveloped in order to minimise potential landscape and visual impacts and provide multifunctional mitigation and benefits.

The ZTV illustrates that the theoretical visibility of the Proposed Development would be relatively limited across the study area, with substantially reduced visibility to the east as the landform descends towards Braceborough, Greatford, and Tallington, and south / south-west towards Stamford, primarily as a result of landform combined with intervening vegetation. Potential visibility of the Proposed Development extends north-westwards towards Pickworth; however, this visibility is likely to be fragmented due to the effects of undulating landform and intervening vegetation, including woodland stands. Potential visibility of the Proposed Development is also likely fragmented from areas to the north of the Site either side of the railway corridor, becoming slightly more visible north-east towards Witham on the Hill. In this area, scattered large woodland stands are characteristic of the landscape and serve to break up views of the Site and screen views from areas beyond.

A preliminary assessment from desk-study and fieldwork indicates that potential landscape character and visual effects would likely be limited to the Site and its local context up to approximately 500m east and south, and 1km west and 2km north. Areas at greater distances from the Site in these respective directions are unlikely to experience any notable or perceptible change to their prevailing characteristics, owing to the limited intervisibility of the Proposed Development as a result of intervening vegetation, existing built development and landform.

The representative viewpoints have been selected from publicly accessible locations and generally where the greatest potential effects are anticipated to be experienced. The viewpoint locations represent a wide range of receptors, providing a 'sample' of the potential effects from the locality, with locations purposefully selected to illustrate the range of visual effects; or to specifically ensure the representation of a particularly sensitive receptor.

The Site and location of the proposed viewpoints are shown on the ZTV and Viewpoint Location Plan (DWG 7863 \_100). In addition to the 14 representative viewpoints, illustrative views will be identified during the assessment process to illustrate and describe particular points made within the assessment. These may include locations outside the study area to illustrate the nature of visibility, if necessary. Additionally, we propose to produce rendered photomontages for years 1 and 15 of the Proposed Development from Viewpoints 1, 2, 3, 10 and 11 to demonstrate the views from a range of receptor points where the Proposed Development may be seen to understand the potential impacts.

Details of the proposed representative viewpoints are presented in **Table 1** below. Please note all views would be subject to micro-siting and confirmation on the ground.

**Table 1: Proposed Representative Viewpoint Locations**

Viewpoint Reference	Representative Receptors	Direction & Distance	Approx. Grid Reference (X,Y)
<b>Viewpoint 1</b> Stamford/Carlby road junction	Local residents (Carlby) and visitors. Users of local roads and local public rights of way	Central North, 200m	505259, 313504
<b>Viewpoint 2</b> Essendine	Local residents and visitors to Essendine. Users of local roads and local public rights of way	Central North, adjacent to Site	505069, 312909
<b>Viewpoint 3</b> PRoW footpath Carl/1/1	Local residents and visitors to Carlby. Users of local public rights of way	Central North, 250m	504944, 313554

<b>Viewpoint 4</b> Carlby Road (west)	Local residents, visitors and users of local roads and local public rights of way and accessible land at Braceborough Great Wood	North, adjacent to Site	506146, 313119
<b>Viewpoint 5</b> Carlby Road (east)	Visitors and users of local roads and local public rights of way and accessible land at Braceborough Great Wood	North, adjacent to Site	507082, 312933
<b>Viewpoint 6</b> Railway overbridge Bridleway BrAW/1/1	Users of PRow and railway	Central, adjacent to Site	506021, 311154
<b>Viewpoint 7</b> Belmesthorpe Grange, Footpath Uffi/5/1	Local residents, visitors and users of local roads and local public rights of way	Southwest, adjacent to Site	504709, 309341
<b>Viewpoint 8</b> Essendine Road (south)	Local residents and users of local roads	South, adjacent to Site	506316, 309033
<b>Viewpoint 9</b> Essendine Road (north)	Local residents and users of local roads	West, adjacent to Site	504554, 311594
<b>Viewpoint 10</b> PRow Footpath E/174 Belmesthorpe	Local residents and users of local PRow	West, 600m	504434, 309999
<b>Viewpoint 11</b> Stamford Road, Essendine	Local residents, visitors to Essendine and users of local roads	Central, 100m	504377, 3122284
<b>Viewpoint 12</b> Local Road B1176 Bridleway E169	Users of local roads and public rights of way	West, adjacent to Site	503235, 312632
<b>Viewpoint 13</b> Byway E123	Isolated residences, visitors and users of local roads and public rights of way	West, Adjacent to Site	501036, 313237



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<b>Viewpoint 14</b> Barberry Hill	Isolated residences, visitors, and users of local roads	North, adjacent to Site	502722, 314169
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**Designated Landscapes**

There are no national landscape designations located within or in close proximity to the Site that would be affected by the Proposed Development and therefore impacts to national landscape designations as a result of the Proposed Development are scoped out of the EIA.

There are two local landscape designations outside of the Site but within the 2km study area as identified in the 2001 Rutland Local Plan:

- 1) Area of Particular Attractive Countryside, and;
- 2) Area of Local Landscape Value.

These have not been retained in subsequent planning policy. However, reference to these local designations is made within current evidence base documents including the 2012 Landscape Sensitivity and Capacity Studies (for Service Centres and Wind Turbines). These documents would be used to aid judgements on sensitivity and value of the local landscape context and inform design development but will not be directly assessed. It is also important to note that the nature of solar development is very different in character to wind energy developments which is the basis of assessment for one of these studies.

**Cumulative Assessment**

Cumulative assessment relates to the assessment of the effects of more than one development. In accordance with LDA Design’s methodology, the assessment would only consider relevant in planning development, unless specific circumstances dictate otherwise.

Typically, operational and consented development are treated as being part of the landscape and visual baseline. i.e. it is assumed that consented schemes will be built except for occasional exceptions where there is good reason to assume that they will not be constructed.

Please confirm which or in-planning developments are to be included within the cumulative LVIA assessment.

**Design**

The Landscape Architect plays a leading role in the design process; and the masterplanning, design and assessment stages are inevitably iterative with stages overlapping in parts. Details of any mitigation measures incorporated within the proposals to help reduce identified potential landscape and visual effects will be set out in the relevant sections of the LVIA.

**Supporting Visualisations**

The LVIA will include panoramic photographs from representative and illustrative viewpoints that will be illustrated on annotated panels. It is proposed that five fully rendered

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photomontage visualisations will be produced to support the LVIA from viewpoints 1, 2, 3, 10, 11. We would welcome your confirmation of these.

### **Key References**

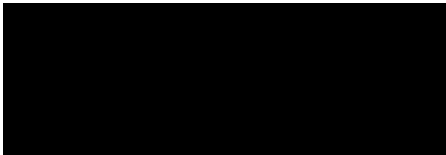
Further to guidance documents already noted in this letter, applicable policies from the Rutland Local Development Framework. Core Strategy Development Plan Document (2011), and the South Kesteven District Council Local Plan 2011-2036 (2020) will inform the LVIA where relevant. Other published sources will be obtained as the assessment progresses and referenced in the assessment where appropriate.

### **Next Steps**

As stated at the beginning of this letter, I would be grateful if you could review the information above and confirm your agreement as soon as conveniently possible. Should you have any queries or comments, please do not hesitate to contact me by return email. If more convenient to speak over the phone, I would welcome an opportunity to discuss this with you.

I look forward to receiving your response in due course.

Yours sincerely,



Gethin Evans  
Senior Consultant  
@LDA-Design.co.uk

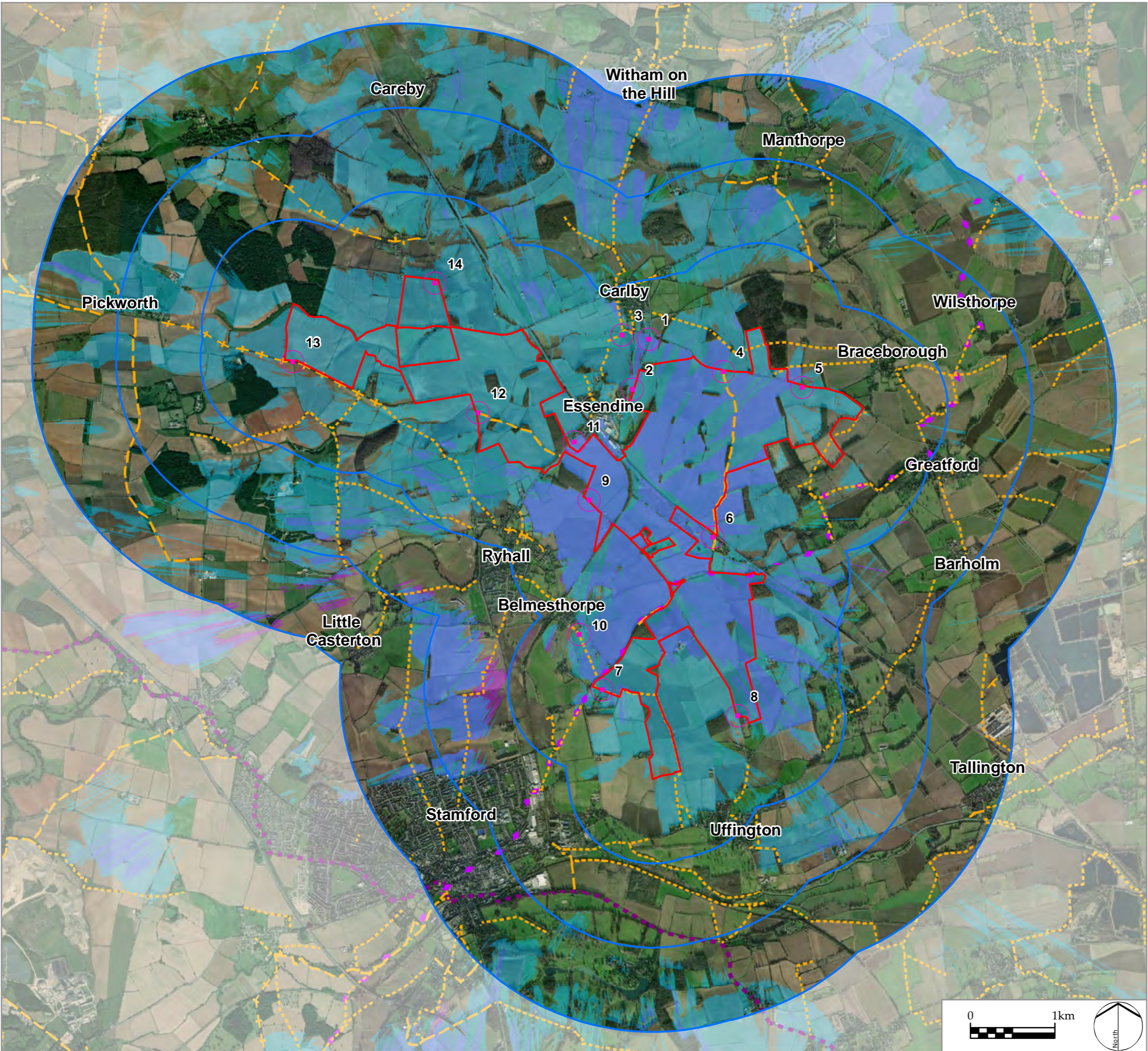
Enc. 7863\_100.pdf

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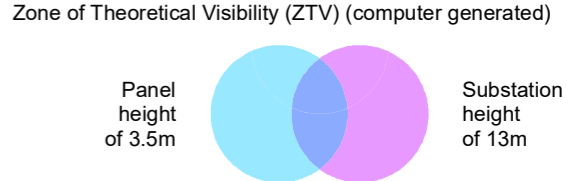
Preliminary Zone of Theoretical Visibility (ZTV) Study, and  
Proposed Viewpoint Locations

Illustrative layout

Z:\17863\_NSIP\_SOLAR\_FARM\_CONFIDENTIAL\GIS\PROJECTS\7863\_100\_LVIA\_ZTV\_PROPOSED\_VIEWPOINTS.MXD



- LEGEND**
- Site boundary
  - Distance from Site boundary (1, 2 and 3km)
  - Representative Viewpoint
  - Public Rights of Way
    - Footpath
    - Bridleway
    - Byway open to all traffic
    - Restricted Byway
    - ◆ Macmillan Way Long Distance Path
    - National Cycle Network Route



This drawing is based upon computer generated Zone of Theoretical Visibility (ZTV) studies produced using the viewshed routine in the ESRI ArcGIS Suite. The areas shown are the maximum theoretical visibility, taking into account topography, vegetation and buildings which have been included in the model with the heights obtained from a LiDAR digital surface model.

Due to its resolution, the surface model does not take into account every localised feature such as walls, small hedgerows or small trees and therefore only gives an impression of the extent of visibility.

The ZTV includes an adjustment that allows for Earth's curvature and light refraction. It is based on LiDAR terrain data with a 2m<sup>2</sup> resolution.

# LDĀDESIGN

PROJECT TITLE  
**MALLARD PASS**

DRAWING TITLE  
**Zone of Theoretical Visibility (ZTV) Study Including Woodlands and Settlements - Proposed Viewpoints**

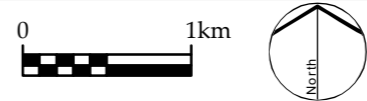
ISSUED BY	Peterborough	T: 01733 310471
DATE	Dec 2021	DRAWN VW
SCALE @A3	1:45,000	CHECKED GE
STATUS	Draft	APPROVED RP

**DWG. NO. 7863\_100**

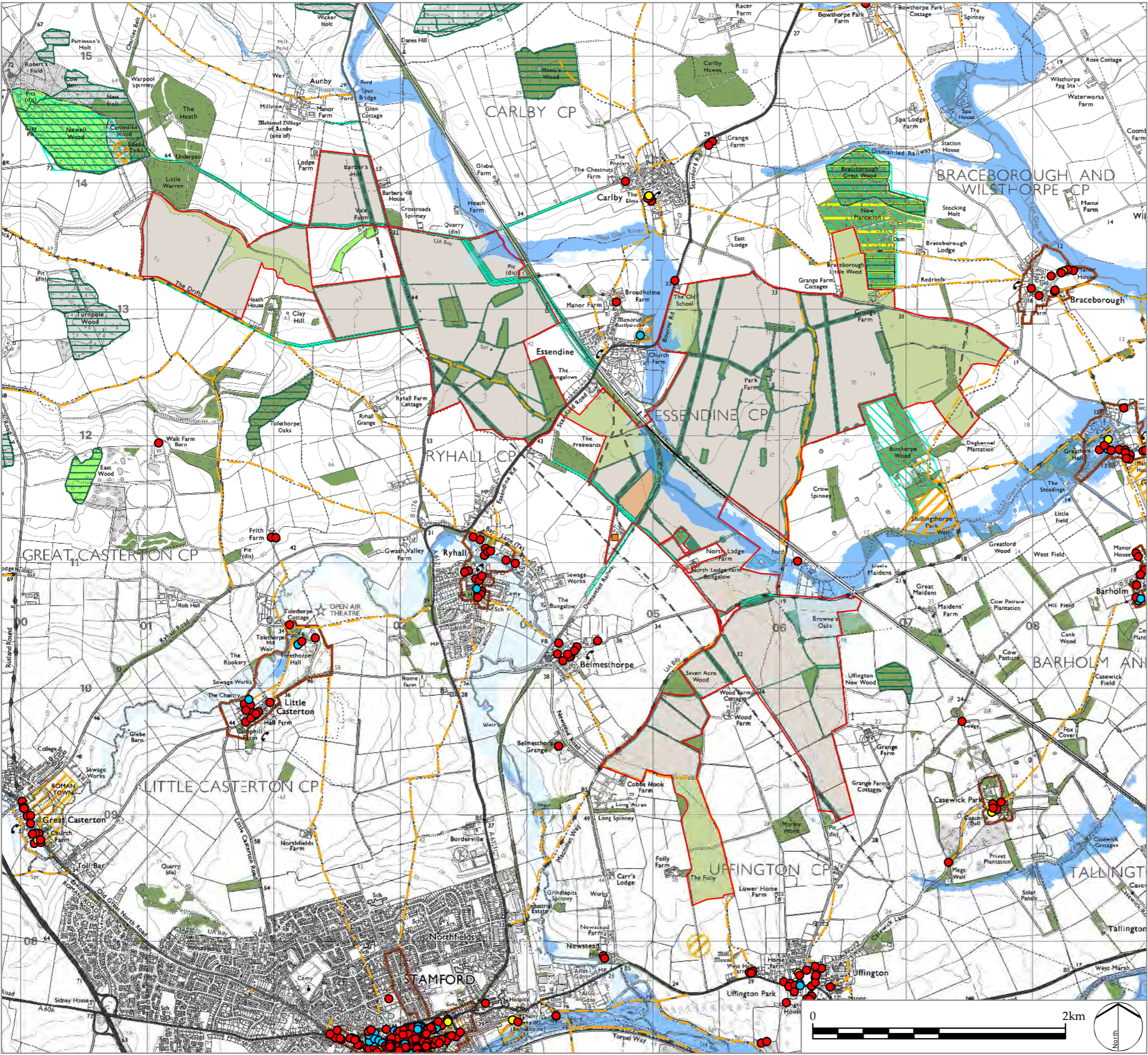
No dimensions are to be scaled from this drawing.  
All dimensions are to be checked on site.  
Area measurements for indicative purposes only.

© LDA Design Consulting Ltd. Quality Assured to BS EN ISO 9001 : 2015

Sources: Esri, NextMap25, Environment Agency, National Tree Mapping - © Bluesky International Limited



Z:\7863\_NSIP\_SOLAR\_FARM\_CONFIDENTIAL\GIS\PROJECTS\BUFFERS PLANS FOR VICKY\10.7 MXD FILES\7863\_000\_CAPACITY\_PLAN\_ILLUSTRATIVE\_BASE\_CONSULTATION2\_WITH\_CONSTRAINTS.MXD



**LEGEND**

**Site Features**

- Site boundary
- Railway line
- Existing Utilities (gas, water, sewer and electricity)
- Existing substation
- Public Right of Way

**Site Constraints**

Listed Buildings:

- Grade I
- Grade II
- Grade II\*

**Concept Masterplan Proposals**

- Potential solar development
- Potential Mitigation and Enhancement Areas
- Potential Substation Area
- Buffers to woodland, trees, hedgerows, ditches, utilities and Public Rights of Way
- EA Flood Zone 3
- EA Flood Zone 2

Scheduled Monument

Conservation Area

Site of Special Scientific Interest

Local Wildlife Sites

Ancient Woodland

Woodland, hedgerows, trees, field boundaries and ditches

Open Access land

REV.	DESCRIPTION	APP.	DATE
A	Redline amended	RP	02/12/21

# LDĀ DESIGN

PROJECT TITLE  
MALLARD PASS SOLAR FARM

DRAWING TITLE  
Illustrative Layout

ISSUED BY	Oxford	T: 01865 887050
DATE	December 2021	DRAWN VW
SCALE @A3	1:30,000	CHECKED RP
STATUS	Final	APPROVED RP

**DWG. NO. 7863\_000**

No dimensions are to be scaled from this drawing.  
All dimensions are to be checked on site.  
Area measurements for indicative purposes only.

© LDA Design Consulting Ltd. Quality Assured to BS EN ISO 9001 : 2015

Sources: Ordnance Survey, Historic England, Natural England, Environment Agency, National Tree Mapping - © Bluesky International Limited



***South Kesteven District Council, 7<sup>th</sup> January 2022***

## Robert French

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**From:** Gethin Evans  
**Sent:** 07 January 2022 17:06  
**To:** Phil Jordan  
**Cc:** Ben Croot  
**Subject:** Mallard Pass, Essendine\_Solar Development LVIA Approach and Viewpoint Agreement  
**Attachments:** 7863\_PJ\_GE\_220107.pdf

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Gethin

Mr. Phil Jordan  
Principal Planning Officer  
Development & Growth  
South Kesteven District Council  
Council Offices, St. Peter's Hill  
Grantham, Lincolnshire,  
NG31 6PZ  
**SENT VIA EMAIL**

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07 January 2022

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<b>Viewpoint 11</b> Stamford Road, Essendine	Local residents, visitors to Essendine and users of local roads	Central, 100m	504377, 3122284
<b>Viewpoint 12</b> Local Road B1176 Bridleway E169	Users of local roads and public rights of way	West, adjacent to Site	503235, 312632
<b>Viewpoint 13</b> Byway E123	Isolated residences, visitors and users of local roads and public rights of way	West, Adjacent to Site	501036, 313237

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<b>Viewpoint 14</b> Barberry Hill	Isolated residences, visitors, and users of local roads	North, adjacent to Site	502722, 314169
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7 of 7

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## Key References

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I look forward to receiving your response in due course.

Yours sincerely,



Gethin Evans  
Senior Consultant  
@LDA-Design.co.uk

Enc. 7863\_100.pdf

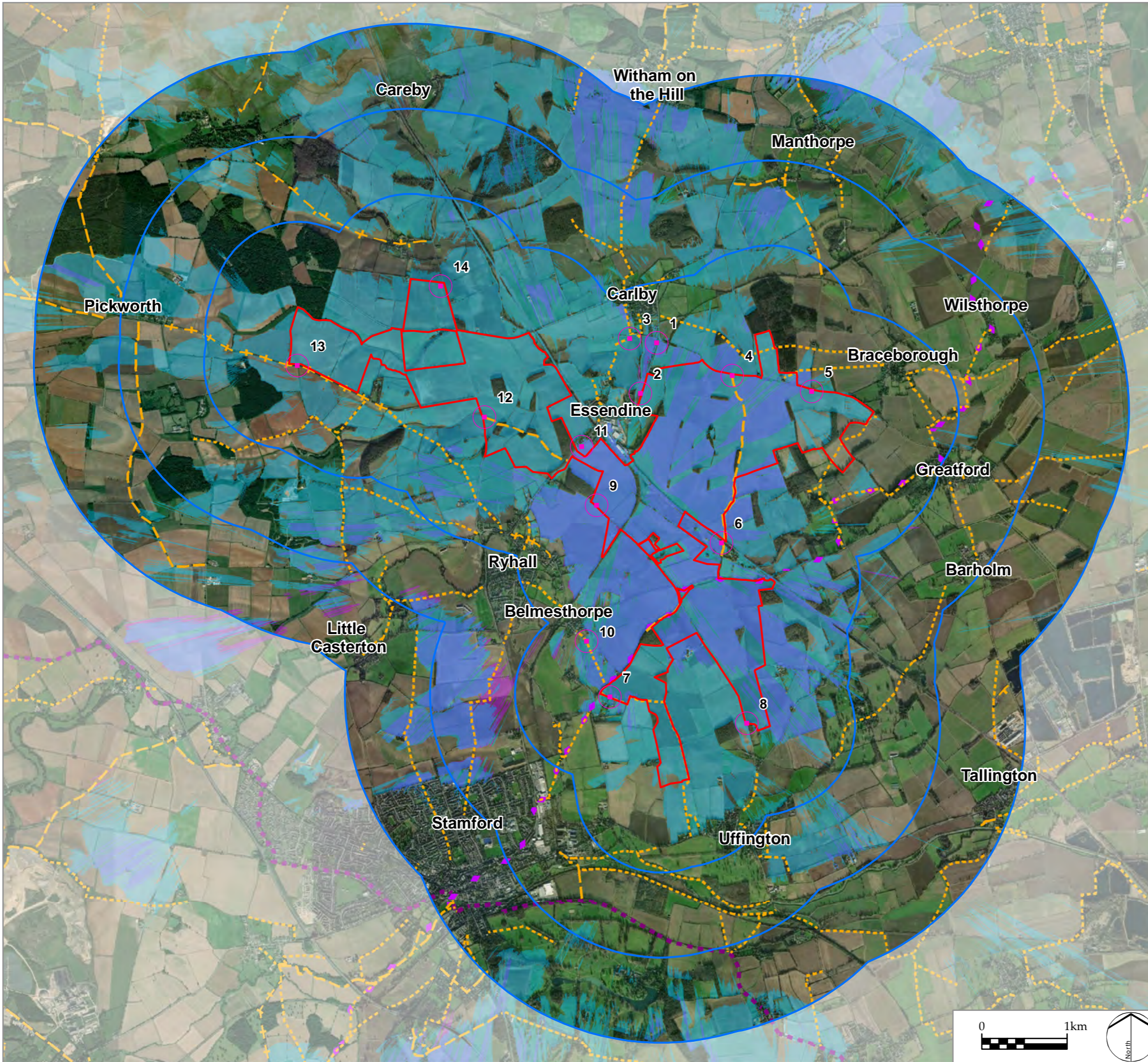
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Preliminary Zone of Theoretical Visibility (ZTV) Study, and  
Proposed Viewpoint Locations

Illustrative layout

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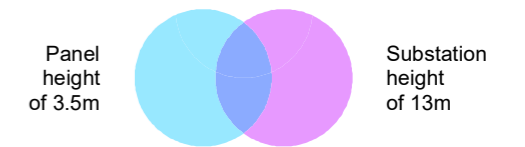
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LEGEND

- Site boundary
- Distance from Site boundary (1, 2 and 3km)
- Representative Viewpoint
- Public Rights of Way
  - Footpath
  - Bridleway
  - +++ Byway open to all traffic
  - └└└ Restricted Byway
  - ◆ Macmillan Way Long Distance Path
  - National Cycle Network Route

Zone of Theoretical Visibility (ZTV) (computer generated)



This drawing is based upon computer generated Zone of Theoretical Visibility (ZTV) studies produced using the viewshed routine in the ESRI ArcGIS Suite. The areas shown are the maximum theoretical visibility, taking into account topography, vegetation and buildings which have been included in the model with the heights obtained from a LiDAR digital surface model.

Due to its resolution, the surface model does not take into account every localised feature such as walls, small hedgerows or small trees and therefore only gives an impression of the extent of visibility.

The ZTV includes an adjustment that allows for Earth's curvature and light refraction. It is based on LiDAR terrain data with a 2m<sup>2</sup> resolution.

# LDĀ DESIGN

PROJECT TITLE

MALLARD PASS

DRAWING TITLE

Zone of Theoretical Visibility (ZTV) Study Including Woodlands and Settlements - Proposed Viewpoints

ISSUED BY	Peterborough	T: 01733 310471
DATE	Dec 2021	DRAWN VW
SCALE @A3	1:45,000	CHECKED GE
STATUS	Draft	APPROVED RP

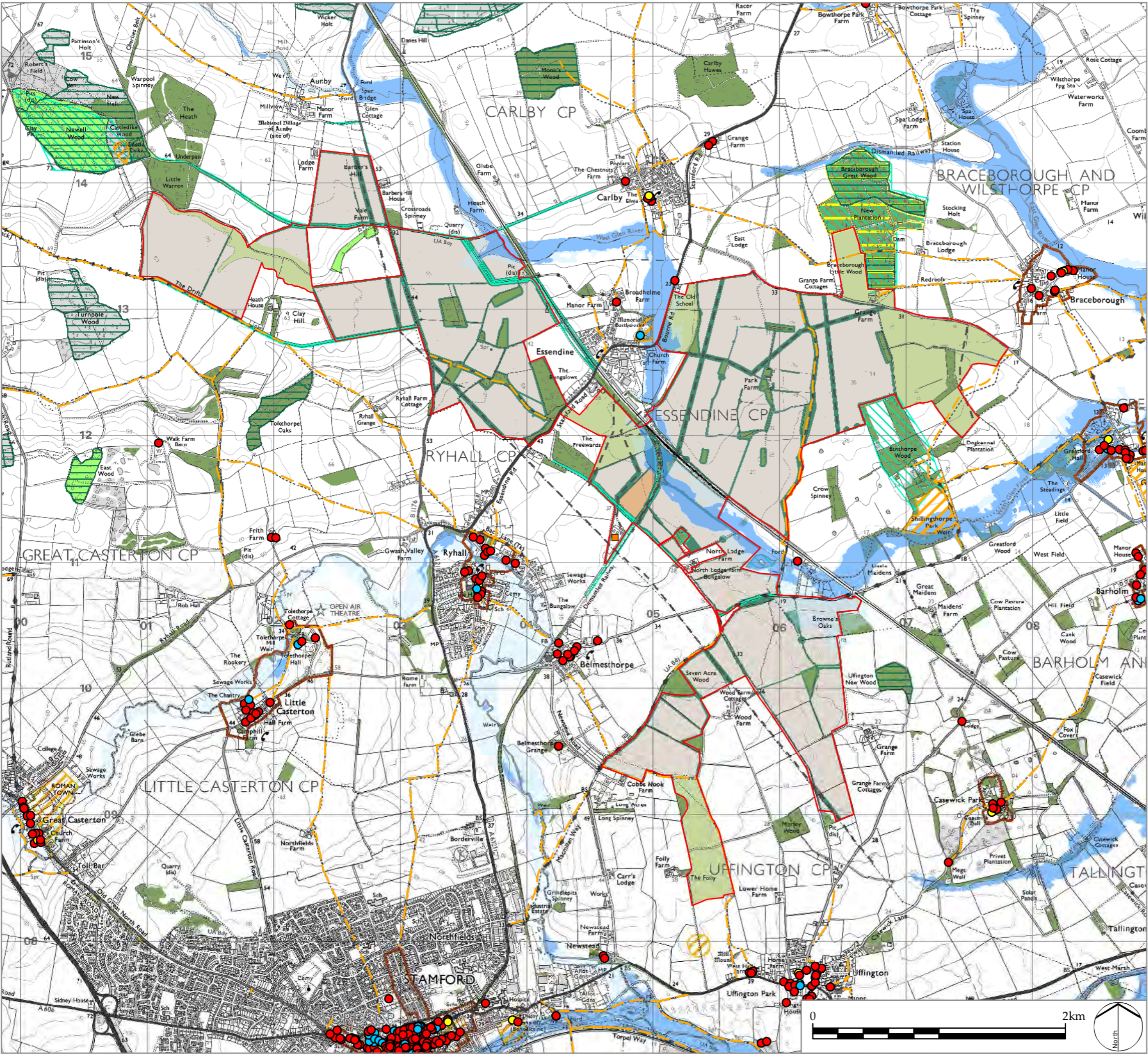
**DWG. NO. 7863\_100**

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 Area measurements for indicative purposes only.

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Sources: Esri, NextMap25, Environment Agency,  
 National Tree Mapping - © Bluesky International Limited

Z:\7863\_NSIP\_SOLAR\_FARM\_CONFIDENTIAL\GIS\PROJECTS\BUFFERS PLANS FOR VICKY\10.7 MXD FILES\7863\_000\_CAPACITY\_PLAN\_ILLUSTRATIVE\_BASE\_CONSULTATION2\_WITH\_CONSTRAINTS.MXD



**LEGEND**

**Site Features**

- Site boundary
- Railway line
- Existing Utilities (gas, water, sewer and electricity)
- Existing substation
- Public Right of Way

**Site Constraints**

Listed Buildings:

- Grade I
- Grade II
- Grade II\*

**Concept Masterplan Proposals**

- Potential solar development
- Potential Mitigation and Enhancement Areas
- Potential Substation Area
- Buffers to woodland, trees, hedgerows, ditches, utilities and Public Rights of Way
- EA Flood Zone 3
- EA Flood Zone 2

Scheduled Monument

Conservation Area

Site of Special Scientific Interest

Local Wildlife Sites

Ancient Woodland

Woodland, hedgerows, trees, field boundaries and ditches

Open Access land

REV.	DESCRIPTION	APP.	DATE
A	Redline amended	RP	02/12/21

# LDĀ DESIGN

PROJECT TITLE  
**MALLARD PASS SOLAR FARM**

DRAWING TITLE  
**Illustrative Layout**

ISSUED BY	Oxford	T: 01865 887050
DATE	December 2021	DRAWN VW
SCALE @A3	1:30,000	CHECKED RP
STATUS	Final	APPROVED RP

**DWG. NO. 7863\_000**

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Sources: Ordnance Survey, Historic England, Natural England, Environment Agency, National Tree Mapping - © Bluesky International Limited



***Lincolnshire County Council, 10<sup>th</sup> January 2022***



## Robert French

---

**From:** Gethin Evans  
**Sent:** 10 January 2022 15:05  
**To:** [REDACTED]@lincolnshire.gov.uk  
**Cc:** Ben Croot  
**Subject:** Mallard Pass, Essendine\_Proposed Solar Development LVIA Approach and Viewpoint Agreement  
**Attachments:** 7863\_MW\_GE\_220110.pdf

Dear Mr M. Willis,

First wishing you a Happy New Year and hope this email finds you well.

I understand you have been in discussion with my colleague David Bell regarding the proposed above application but to introduce myself - I am a Landscape Architect at LDA Design and will be undertaking the LVIA assessment for Mallard Pass DCO Solar Development proposal along with my colleague Ben Croot (cc'd into this email).

We will be formally submitting a scoping request to PINS in due course setting out our proposed approach to the LVIA and viewpoint identification but would like to seek comment from RCC in advance to allow for winter photography. Please find attached a letter setting out our proposed approach and location of viewpoints for review, (Illustrative layout, and a Zone of Theoretical Visibility (ZTV) and Viewpoint Location plan included).

We kindly request that we receive confirmation of the Council's agreement and / or any comments by return within two weeks of receipt of this letter. Please do not hesitate to contact me if you have any queries or would like to discuss further.

We look forward to hearing from you in due course.

Kind regards,

Gethin

Mr. Marc Willis  
Lincolnshire County Council,  
County Offices,  
Newland,  
Lincoln,  
LN1 1YL

**SENT VIA EMAIL**

7863/GE/MW/220110

10 January 2022

**Land At Mallard Pass Essendine – Landscape & Visual Impact Assessment**

Dear Mr M Willis,

I hope this letter finds you well. LDA Design Consulting Ltd (LDA Design) has been appointed to provide professional landscape services in support of the proposed solar farm and battery storage facility for the generation and export of approximately 350 megawatts (MW) at land at Mallard Pass, Essendine (the 'Site'; OS grid reference TF052115 (approximate centre of Site)) on behalf of the applicant Mallard Pass Solar Farm Limited, a subsidiary of Windel Solar 3 Ltd.

Part of LDA Design's appointment is to prepare a Landscape and Visual Impact Assessment (LVIA) that will be submitted as part of the forthcoming Development Consent Order (DCO) planning application. This letter serves to set out LDA Design's intended approach to the LVIA, and confirm agreement to our proposed location of viewpoints, extent of study area and key reference documents that would inform the assessment of potential landscape and visual effects.

We would be grateful if you could review the following information and confirm your agreement to the LVIA's approach; viewpoint locations; and study area at the earliest opportunity. To meet our project programme, we kindly request that we receive confirmation of the Council's agreement and / or any comments by return within two weeks of receipt of this letter. As the Site extends over two local authority areas including Rutland County

A Worton Rectory Park  
Oxford  
OX29 4SX  
United Kingdom

T [REDACTED]

W [REDACTED]



Council and South Kesteven District Council we are contacting both councils to provide comment and to Lincolnshire County Council also.

### **Methodology**

The findings of the LVIA will be presented as a chapter within the EIA report with supporting figures and appendices as necessary. The approach to the assessment will follow LDA Design's established LVIA methodology, which considers both impacts to landscape character and visual receptors and draws upon the established and best practice standards. These include:

- *The Guidelines for Landscape and Visual Impact Assessment* (3rd Edition), Landscape Institute and Institute of Environmental Management and Assessment, 2013;
- *Visual Representation of Development Proposals Technical Guidance Note 06/19*, Landscape Institute, 2019; and
- *An Approach to Landscape Character Assessment*, Natural England, 2014.

### **LVIA Study Area**

It is proposed that a study area defined by a 2km radius from the site boundary is used for the purposes of the LVIA. This extent is based on the findings of field survey; preliminary Zone of Theoretical Visibility (ZTV) modelling based on a wider 3km study area (**Dwg. 7863\_100**), desk-based analysis; and previous experience of similar recent projects of this nature. It is judged that a 2km study area would cover all potential significant landscape and visual effects arising from the Proposed Development and any associated construction and decommissioning works.

The study area includes the settlements of Essendine, Ryhall, and the eastern part of Stamford, as well as smaller settlements of Belmesthorpe, Uffington, Greatford, Braceborough and Carlby alongside numerous recreational routes (footpaths, bridleways etc.) and local roads.

### **Landscape Character**

The LVIA will include an assessment of the effects of the Proposed Development on landscape character within the extent of the study area. Consideration will also be given to the effects of the Proposed Development on the physical fabric of the Site itself.

Reference will be made to the following relevant landscape character assessments:

- National Character Area Profile 75: The Kesteven Uplands, Natural England (2014);
  - The Landscape Character Assessment of Rutland (2003);
  - South Kesteven Landscape Character Assessment (2007);
  - Peterborough Landscape Strategy: Landscape Character Assessment for Peterborough City Council (2007).
-

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- Landscape Sensitivity and Capacity Study Land Around Local Service Centres, Rutland County Council (2012), and its Addendum (2017); and
- South Kesteven Landscape Sensitivity and Capacity Study (2011).

The framework for the assessment of effects on landscape character will be The Landscape Character Assessment of Rutland (2003) and South Kesteven Landscape Character Assessment (2007), supplemented with information from the other sources listed above; relevant policy and guidance documents; and field observations.

### **Viewpoints and Visual Receptors**

A wide variety of visual receptors can reasonably be anticipated to be affected by the Proposed Development, including local residents, workers, users of local roads, railway lines, and public rights of way including the Macmillan Way Long distance footpath and accessible landscapes. Initial ZTV modelling and fieldwork have been used to determine which visual receptors are likely to be affected and merit detailed consideration in the assessment of effects. In accordance with guidance (GLVIA, 3<sup>rd</sup> Edition, 2013), representative, illustrative, and specific viewpoints may be identified to inform the assessment.

It is important to note that the ZTV represents a theoretical model of potential visibility of the Proposed Development, and is based on a computer-generated terrain model that often has not accounted for localised features such as small copses, hedgerows or individual trees; and / or small elements of built form. As a result, the extent of actual visibility on the ground will be less than suggested by the ZTV study.

The preliminary ZTV study shown on the enclosed plan (**DWG 7863 \_100**) has been modelled on solar panel heights and other built form infrastructure of 3.5m (maximum), located within parcels of land within the Site which are identified for potential solar development, with the substation area adjacent to the existing National Grid Substation modelled at a height of 13m (see **Illustrative Layout DWG 7863\_000**). The baseline study, site visits and development of the design (including appreciation of landscape and visual sensitivities) have identified areas within the Site to remain undeveloped in order to minimise potential landscape and visual impacts and provide multifunctional mitigation and benefits.

The ZTV illustrates that the theoretical visibility of the Proposed Development would be relatively limited across the study area, with substantially reduced visibility to the east as the landform descends towards Braceborough, Greatford, and Tallington, and south / south-west towards Stamford, primarily as a result of landform combined with intervening vegetation. Potential visibility of the Proposed Development extends north-westwards towards Pickworth; however, this visibility is likely to be fragmented due to the effects of undulating landform and intervening vegetation, including woodland stands. Potential visibility of the Proposed Development is also likely fragmented from areas to the north of the Site either side of the railway corridor, becoming slightly more visible north-east towards Witham on the Hill. In this area, scattered large woodland stands are characteristic of the landscape and serve to break up views of the Site and screen views from areas beyond.

A preliminary assessment from desk-study and fieldwork indicates that potential landscape character and visual effects would likely be limited to the Site and its local context up to approximately 500m east and south, and 1km west and 2km north. Areas at greater distances from the Site in these respective directions are unlikely to experience any notable or perceptible change to their prevailing characteristics, owing to the limited intervisibility of the Proposed Development as a result of intervening vegetation, existing built development and landform.

The representative viewpoints have been selected from publicly accessible locations and generally where the greatest potential effects are anticipated to be experienced. The viewpoint locations represent a wide range of receptors, providing a 'sample' of the potential effects from the locality, with locations purposefully selected to illustrate the range of visual effects; or to specifically ensure the representation of a particularly sensitive receptor.

The Site and location of the proposed viewpoints are shown on the ZTV and Viewpoint Location Plan (DWG 7863 \_100). In addition to the 14 representative viewpoints, illustrative views will be identified during the assessment process to illustrate and describe particular points made within the assessment. These may include locations outside the study area to illustrate the nature of visibility, if necessary. Additionally, we propose to produce rendered photomontages for years 1 and 15 of the Proposed Development from Viewpoints 1, 2, 3, 10 and 11 to demonstrate the views from a range of receptor points where the Proposed Development may be seen to understand the potential impacts.

Details of the proposed representative viewpoints are presented in **Table 1** below. Please note all views would be subject to micro-siting and confirmation on the ground.

**Table 1: Proposed Representative Viewpoint Locations**

Viewpoint Reference	Representative Receptors	Direction & Distance	Approx. Grid Reference (X,Y)
<b>Viewpoint 1</b> Stamford/Carlby road junction	Local residents (Carlby) and visitors. Users of local roads and local public rights of way	Central North, 200m	505259, 313504
<b>Viewpoint 2</b> Essendine	Local residents and visitors to Essendine. Users of local roads and local public rights of way	Central North, adjacent to Site	505069, 312909
<b>Viewpoint 3</b> PRoW footpath Carl/1/1	Local residents and visitors to Carlby. Users of local public rights of way	Central North, 250m	504944, 313554

<b>Viewpoint 4</b> Carlby Road (west)	Local residents, visitors and users of local roads and local public rights of way and accessible land at Braceborough Great Wood	North, adjacent to Site	506146, 313119
<b>Viewpoint 5</b> Carlby Road (east)	Visitors and users of local roads and local public rights of way and accessible land at Braceborough Great Wood	North, adjacent to Site	507082, 312933
<b>Viewpoint 6</b> Railway overbridge Bridleway BrAW/1/1	Users of PRow and railway	Central, adjacent to Site	506021, 311154
<b>Viewpoint 7</b> Belmesthorpe Grange, Footpath Uffi/5/1	Local residents, visitors and users of local roads and local public rights of way	Southwest, adjacent to Site	504709, 309341
<b>Viewpoint 8</b> Essendine Road (south)	Local residents and users of local roads	South, adjacent to Site	506316, 309033
<b>Viewpoint 9</b> Essendine Road (north)	Local residents and users of local roads	West, adjacent to Site	504554, 311594
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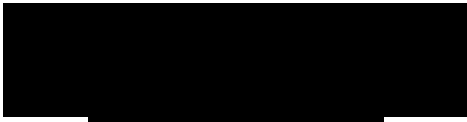
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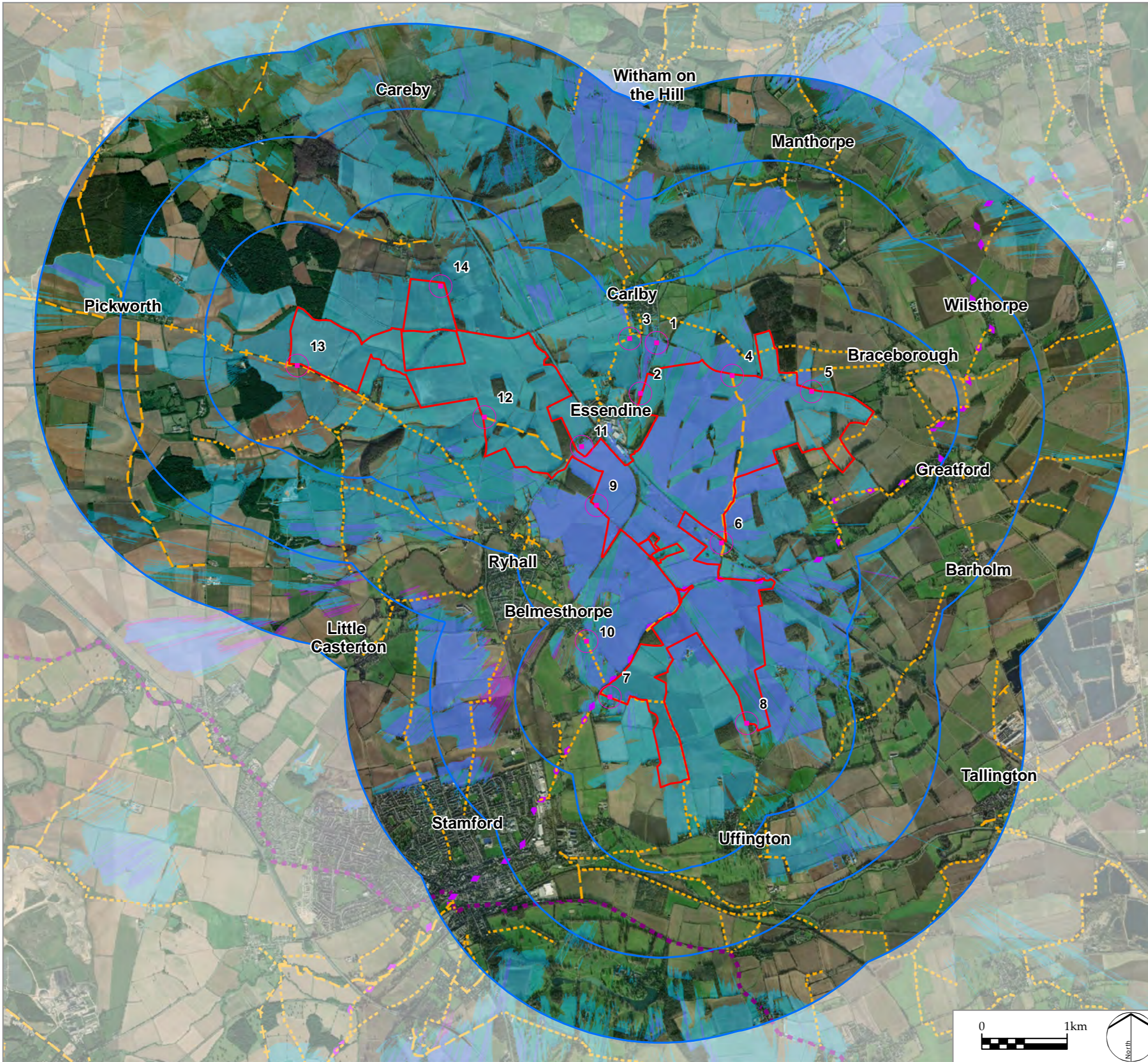
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Preliminary Zone of Theoretical Visibility (ZTV) Study, and  
Proposed Viewpoint Locations

Illustrative layout



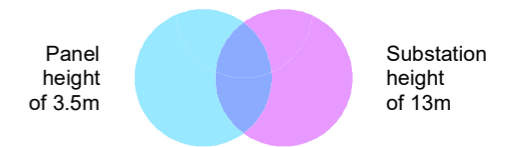
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LEGEND

- Site boundary
- Distance from Site boundary (1, 2 and 3km)
- Representative Viewpoint
- Public Rights of Way
  - Footpath
  - Bridleway
  - Byway open to all traffic
  - Restricted Byway
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Zone of Theoretical Visibility (ZTV) (computer generated)



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# LDĀ DESIGN

PROJECT TITLE

MALLARD PASS

DRAWING TITLE

Zone of Theoretical Visibility (ZTV) Study Including Woodlands and Settlements - Proposed Viewpoints

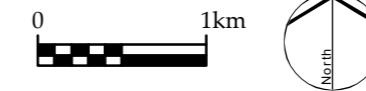
ISSUED BY	Peterborough	T: 01733 310471
DATE	Dec 2021	DRAWN VW
SCALE @A3	1:45,000	CHECKED GE
STATUS	Draft	APPROVED RP

**DWG. NO. 7863\_100**

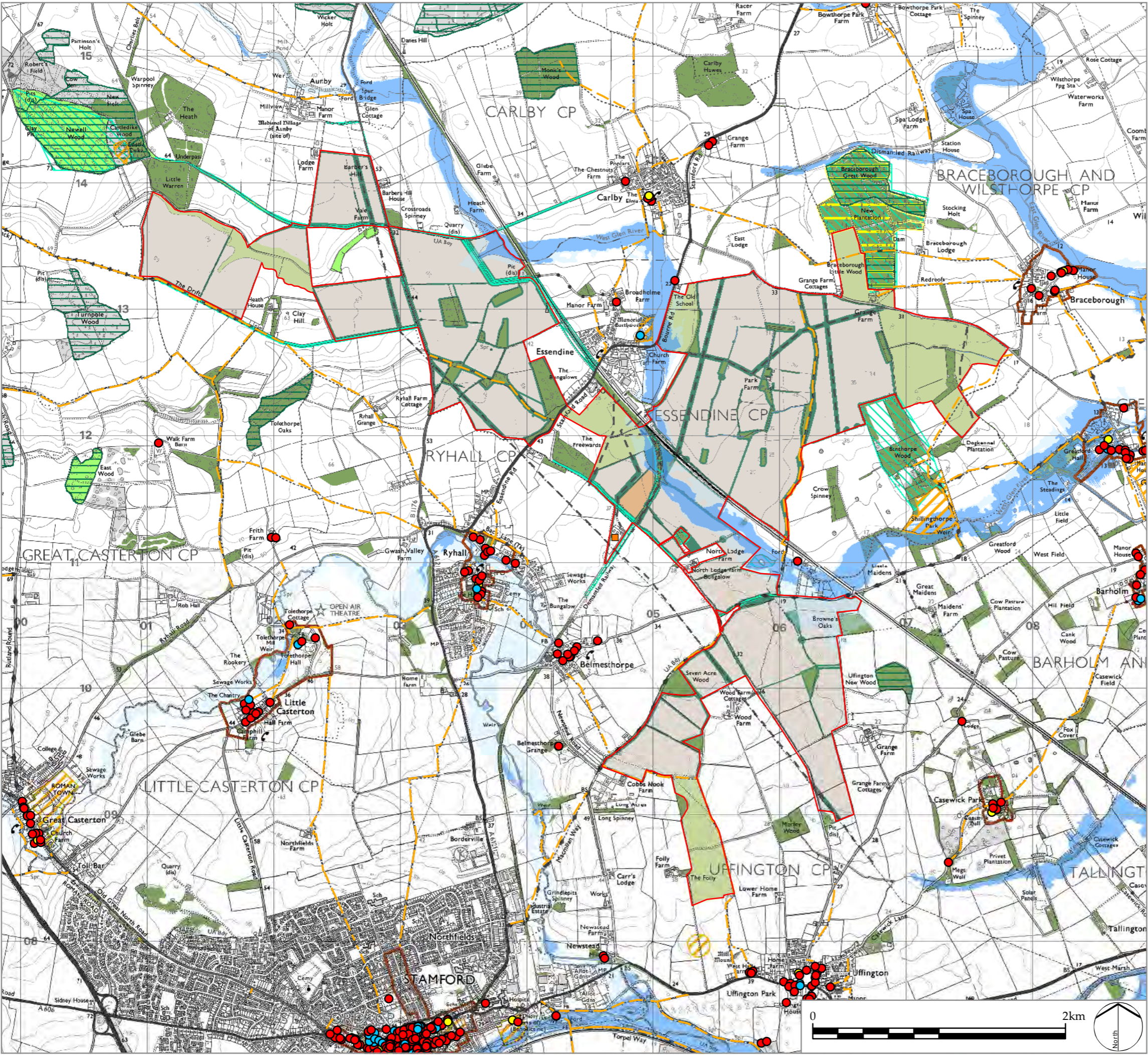
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**LEGEND**

**Site Features**

- Site boundary
- Railway line
- Existing Utilities (gas, water, sewer and electricity)
- Existing substation
- Public Right of Way

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Listed Buildings:

- Grade I
- Grade II
- Grade II\*

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Scheduled Monument

Conservation Area

Site of Special Scientific Interest

Local Wildlife Sites

Ancient Woodland

Woodland, hedgerows, trees, field boundaries and ditches

Open Access land

REV.	DESCRIPTION	APP.	DATE
A	Redline amended	RP	02/12/21

# LDĀ DESIGN

PROJECT TITLE  
MALLARD PASS SOLAR FARM

DRAWING TITLE  
Illustrative Layout

ISSUED BY	Oxford	T: 01865 887050
DATE	December 2021	DRAWN VW
SCALE @A3	1:30,000	CHECKED RP
STATUS	Final	APPROVED RP

**DWG. NO. 7863\_000**

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Sources: Ordnance Survey, Historic England, Natural England, Environment Agency, National Tree Mapping - © Bluesky International Limited



***AAH Consultants on behalf of Lincolnshire County Council,  
5th May 2022***

## Technical Memorandum 1 (AAH TM01)

### Lincolnshire County Council, Mallard Pass, Essendine Solar Project

#### Visual Amenity: Viewpoint Comments

Following the meeting held on Tuesday 5<sup>th</sup> April 2022 over Microsoft Teams to discuss Landscape Viewpoints, a more focussed meeting was held on the 6<sup>th</sup> April 2022 between landscape architects from AAH and LDA to go over the general site visibility, viewpoints and potential receptors. We have reviewed the information presented to date provided by LDA, including the Mallard Pass Scoping Report, and subsequently attended site over the week commencing 11<sup>th</sup> April 2022.

We walked the Mallard Pass Solar site and surrounding area and visited all the viewpoints currently proposed by LDA. The proposed viewpoints were identified on the draft drawing: *7863\_100 Zone of Theoretical Visibility (ZTV) Study Including Woodlands and Settlements – Proposed Viewpoints* (Dec 2021) that was appended to the LDA letter dated 10 January 2022. However, following the discussion on 6<sup>th</sup> April 2022, it was highlighted that through further fieldwork and consultation some additional viewpoints would be proposed by LDA. These were highlighted within the discussion and these additional potential locations were also visited on site by AAH.

Following this, we have the following general comments and requests:

1. Comments provided are based on the information provided to AAH and AAH fieldwork carried out to date. Therefore any comments are based on the layouts currently provided, which are confirmed as illustrative and undergoing development. This is to be expected as part of an iterative process. While we understand that the information provided to date is not intended to undergo wholesale changes, the layout is undergoing design development and subject to the final layouts presented, additional viewpoints or information may be requested. This is particularly pertinent for taller/larger elements such as sub stations or battery storage which due to their mass will likely be more conspicuous in the landscape.
2. Could an updated ZTV be issued to LCC/AAH when available with any additional proposed viewpoints illustrated. This would be a particularly useful set of information if this included the selected viewpoints, PROW and Roads marked on also. It should also be clear as to the height, extent and location of any proposals that the ZTV has been generated upon. Once these viewpoints have been located, AAH will be able to review on site;
3. When available/agreed, please could further details be provided about the final PV Arrays selection from the two options indicated within para. 3.1.7 of the Scoping Report. The final dimensions should also be clarified at this point and ZTV updated accordingly;
4. When available/agreed, please could further details be provided about the final Inverter selection from the two options indicated within paras. 3.1.14 to 3.1.16 of the Scoping Report. The final dimensions should also be clarified at this point and ZTV updated accordingly (and if appropriate);
5. The locations of ancillary elements, such as fencing, Battery Storage, Inverters, Transformers and Switchgears will be important in reducing visual impacts as these may appear more conspicuous than uniform PV arrays – their location should be carefully considered in relation to visual receptors, but also relating to the PV Arrays. The final size and location of

all these ancillary elements should be provided and indicated on the layouts when available to enable their impact to be understood;

6. Please could further details be provided about the on-site substation and control buildings (paragraph 3.1.22 of the scoping report), including location, size/massing and height, including what features would be 13 metres in height. As at this stage we do not have this information, the location of this would likely have visual impacts that would require additional viewpoints beyond those initially identified;
7. Please could further details be provided about the secondary points of access (paragraph 3.1.35 of the scoping report), including location, width of opening, vegetation removal, and surface material. As at this stage we do not have this information, the locations of these may have visual impacts that would require additional viewpoints beyond those initially identified;
8. Please could further details be provided about the implications on existing vegetation to facilitate construction access (paragraph 3.4.3 to 3.4.5 of the scoping report), both on site and along the access route to the site. As at this stage we do not have this information, the implication of this enabling work may have visual impacts that would require additional viewpoints beyond those initially identified;
9. While viewpoints from the railway line are not able to be safely obtained, views from receptors traveling on trains are likely and should be considered within the assessment; and
10. In regards to heritage assets (Listed Building and Scheduled Monuments), we would like to see the intervisibility with each of the key designated heritage assets (or groups of assets) identified within the study area be considered and where appropriate evaluated as part of the assessment, and the steps to mitigate the impact need to be set out.

The following comments are in regards to visibility of the site from specific receptors and viewpoints, and the plan attached to this memo should be referred to for these target notes, which we would suggest are discussed at a further workshop prior to finalising. All photography should provide the most advantageous views of the site and proposed development:

- A. **Additional viewpoint included from the lane south of Newell Wood.** There are likely views from a high point along this road, approximately at the location of a small pull in/lay-by, that allows views east and south east to the western area of the site;
- B. **Additional viewpoints included from the lane between Newell Wood and Vale farm.** There are several gaps in the carriageway vegetation allowing clear views north into the site, and potentially southern views, however these would be across an open field (not within the site redline) to the development;
- C. **Additional viewpoint included from b1176 AT Keepers Cottage Access.** There is a clear framed view to the northern extent of the site (just south of Crossroads Spinney and car/HGV storage yard);
- D. **Additional viewpoint included from high point along lane between Carlby and Railway Line.** There are views over low hedgerows from users travelling west along this lane to central and western areas of the site;

- E. It is unclear as to whether the PROW that runs between Back Lane to Essendine Road, north east of Ryhall, has views – please could this be reviewed and a clear statement provided as to potential views and them being reviewed and subsequently scoped out.
- F. **Additional viewpoint should be included from along Essendine to illustrate site access impacts.** The creation of the access and site lines will open up views of the site, particularly at construction and year 0/1;
- G. **Additional viewpoints included from along Essendine looking west.** While the layout is still being developed, as it is likely there will be taller elements (sub station) located in close proximity to the road, it is likely there will be views of these elements above the hedgerow;
- H. **Additional viewpoints included from junction of Main Street and Essendine looking east.** There are views over the low carriageway hedgerow along Essendine into the site.
- I. **Additional viewpoints included from Macmillan Way PROW at junction with Essendine looking east.** There are clear views over the low carriageway hedgerow along Essendine into the site for receptors travelling east along this PROW, and also the low hedgerow allows oblique views into the site from users of Essendine.
- J. **Additional viewpoints included from Macmillan Way PROW looking south/south west.** There are views directly into the site through numerous gaps in the low carriageway hedgerow along this PROW.
- K. **Additional viewpoint included from PROW Uffi/5/1 looking north.** There are likely direct open views directly into the site. Based on the current indicative layout, it has been assumed views from the southern section of this PROW have been omitted as they would be of landscape mitigation areas only.
- L. **Additional viewpoint included from PROW Carl/4/1 looking south.** There are likely views into the site from this PROW. While similar to proposed viewpoint B from Carlby Road, this would represent a wider northern view from more sensitive receptors.
- M. Based on the current indicative layout, it has been assumed views from PROW BrAW/7/1 have been omitted as they would be of landscape mitigation areas only.

As stated, at this stage we do not have details on the location and appearance/extent of taller/larger elements that for part of the development which would likely have visual impacts that would require additional viewpoints beyond those initially identified.

Oliver Brown CMLI

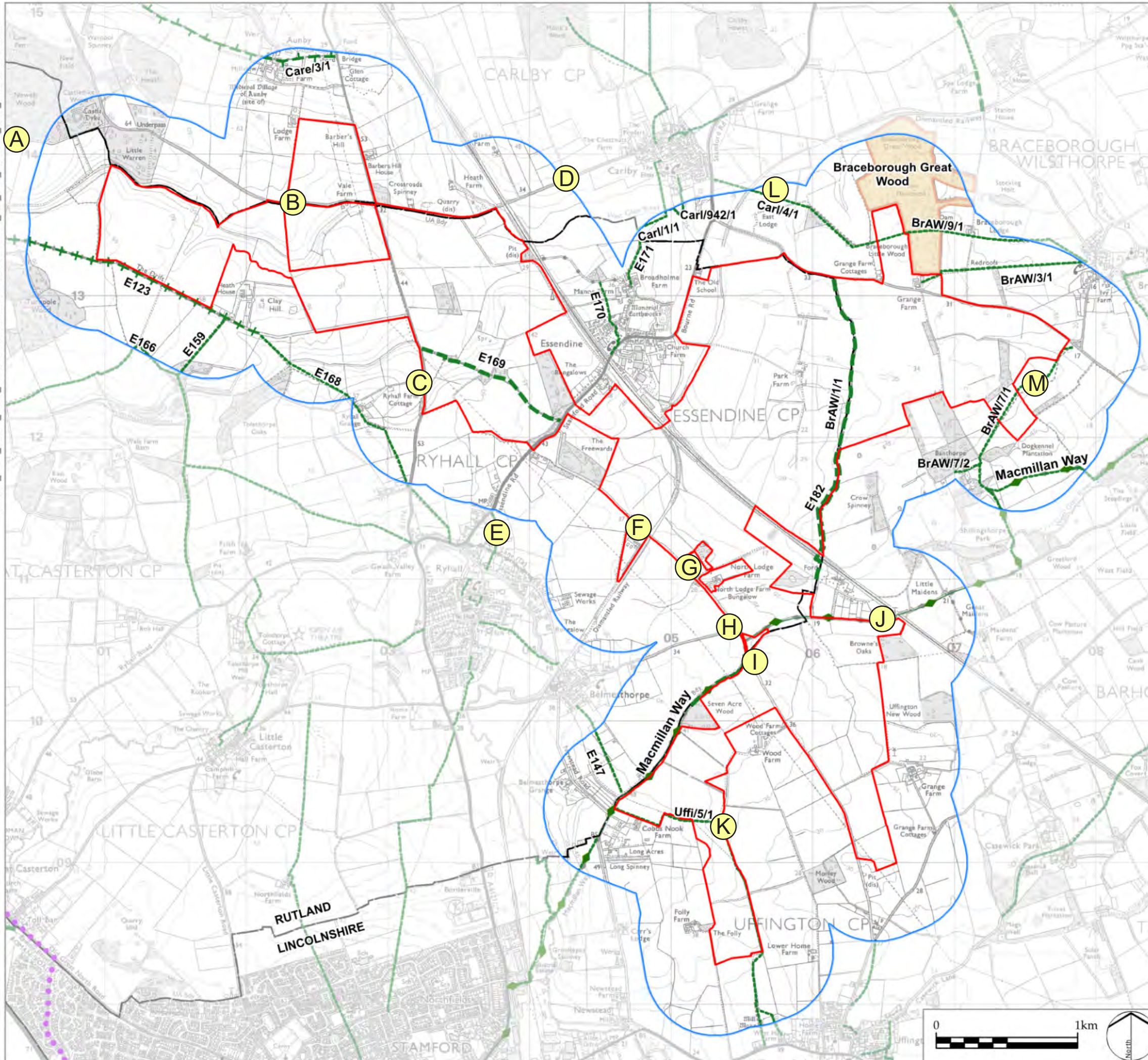
AAH Landscape

[REDACTED]

[REDACTED] [@aahplanning.com](mailto:[REDACTED]@aahplanning.com)

[REDACTED]

05 May 2022



LEGEND

- Solar PV Siteboundary
- Study Area(500m)
- District Boundary
- ..... National CycleNetwork Route
- Open AccessLand
- Public Rights of Way**
- Footpath
- Brideway
- RestrictedByway
- Byway open to all traffic
- Longdistancefootpath

# LDĀDESIGN

PROJECT TITLE  
MALLARD PASS SOLAR FARM

DRAWING TITLE  
Figure111: Amenity and Recreation

ISSUED BY	Oxford	T: 01865 887050
DATE	March 2022	DRAWN SG
SCALE @A3	1:27,000	CHECKED GE
STATUS	Draft	APPROVED RP

**AAH MARK UP**  
**REFER TO AAH TM01**  
**May 2022**

