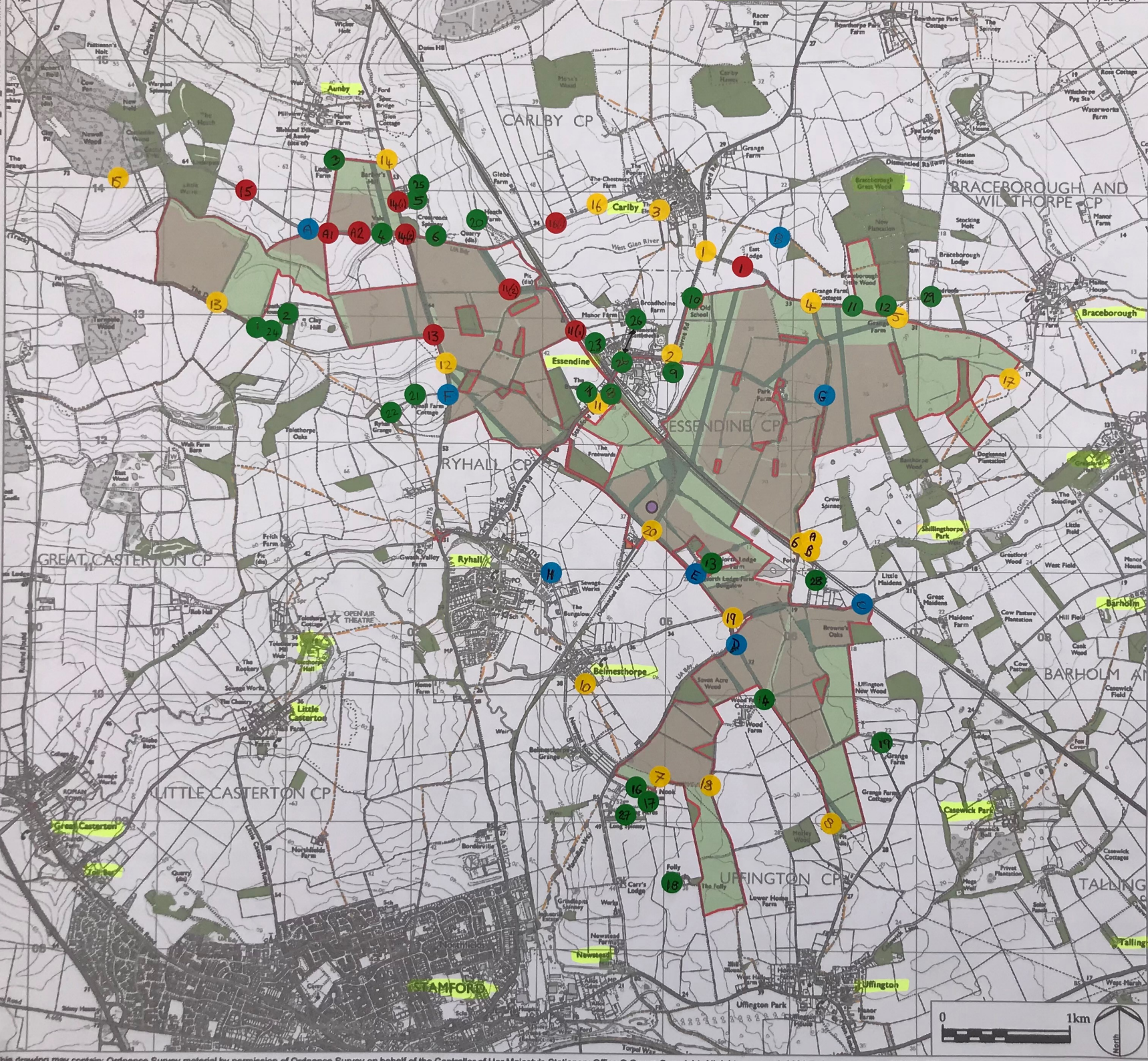


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Pickworth



Infrastructure Planning (Applications) Regulations 2009
APFP Regulation: 5(2)(a)
PINS REFERENCE NUMBER
EN010127

LEGEND

- Site Features**
- Order limits
 - National Grid Ryhall Substation
 - Public Right of Way
 - Woodland, hedgerows, trees, field boundaries
- Concept Masterplan Proposals**
- Solar PV Site
 - Mitigation and Enhancement Areas
 - Offsets to woodland, trees, hedgerows, ditches and Public Rights of Way
 - Onsite Substation
- Viewpoints**
- MPSF viewpoints
 - MPSF illustrative viewpoints
 - MPSF suggested viewpoints
 - MPSF residential viewpoints

PO REV.	DCO Submission DESCRIPTION	RP APP. D



PROJECT TITLE
MALLARD PASS SOLAR FARM

DRAWING TITLE
Figure 4.3: Concept Masterplan

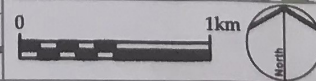
ISSUED BY	Oxford	T: 01865 887050
DATE	Nov 2022	DRAWN
SCALE @A3	1:30,000	CHECKED
STATUS	Final	APPROVED

DWG. NO. 7863_SK_607 REV: P0

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

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Sources: Ordnance Survey



Viewpoints

File name	Grid ref for location search	Description of location	Comments	Date of MPSF photo
Viewpoint 1	52.709252 , -0.44255922	Carlby Rd near Junction A6121 Bourne Road	MPSF have now moved the solar boundary back in field 27 and 29 behind the gas pipeline. Some solar will be visible in the distance but far less. The triangle piece of land on the corner of A6121 & Carlby Rd is not part of the site, so when you travel East along Carlby road the solar will be quite visible to the south.	27.01.22
Viewpoint 1 MPAG	52.7078188, -0.4375330	Carlby Raod adjacent to the gas pipeline, to the east of it in field 29 & 27 will be solar, to the west no solar as a residential setback to Essendine village	When you travel East along Carlby Raod along the edge of the triangle there is and will be little screening until you reach field 33 as it is not part of the site.	Suggested
Viewpoint 2	52.702234 , -0.44698271	A6121 Bourne road, east of essendine village, on bend	Unlikely to see solar, looks onto field 27 but there is now residential setback distance behind the pipeline	27.01.22
Viewpoint 3	52.709878 , -0.44783631	Public footpath Carlby located nr West Glen River between Essendine & carlby	Strange choice of VP, only recreational & well away from any solar on edge of Carlby village down a hill by the river on PRoW E171. Topography provides screening.	27.01.22
Viewpoint 4	52.705387 , -0.43042652	Carlby Road near layby and junction with Bridleway BrAW/1/1	Key viewpoint across field 36, and also across to 29,30 and 34; the largest solar area on the site with wide open vistas; a key bridleway 1.5 miles long with even more expansive views further down the path.	27.01.22
Viewpoint 5	52.704100 , -0.41944606	Carlby Road to east of Braceborough Grange	Slightly wrong position, it should be directly next to the PRoW BrAW/3/1. Walkers then walk up Carlby Rd to BrAW/1/1 to do a circular walk. Whilst the solar will start c200m offset from the road, it is such a big field field 36, new screening at 200m out will never mitigate the impact. The road sits higher than the arable land making the view even more accessible.	27.01.22
Viewpoint 6a	52.688051 , -0.43227626	Bridleway BrAW/1/1 on railway bridge near North Lodge Farm (view east of railway)	This is at the other end of BrAW/1/1 next to field 35 which is huge BUT where they have taken it next to the railway bridge is at the lowest point possible. Move a few yards North and you can see all the way across to field 35,32,31,27 and 29.	27.01.22
Viewpoint 6b	52.687957 , -0.43260515	Bridleway BrAW/1/1 on railway bridge near North Lodge Farm (view west of railway)	This is taken at the same position as 6a but looking over the railway bridge. If it was on the south side of the bridge logically, fields 21, 24 & 25 may be visible	27.01.22
Viewpoint 7	52.671594 , -0.45244719	Public footpath Uffi/5/1 to east of Newstead Lane and Cobbs Nook Farm	This is currently an open vista on PRoW Uffi/5/1 across fields 45, 46 & 47, which branches off the famous McMillan Way PRoW.	27.01.22
Viewpoint 8	52.668456 , -0.42917696	Essendine Road to north of Wood Farm Cottage and east of Morley Wood	There is no solar in adjacent field 52.	27.01.22
Viewpoint 8 MPAG	52.6696474 , -0.4297060		Limited views to fields 45 & 46	Suggested

File name	Grid ref for location search	Description of location	Comments	Date of MPSF
Viewpoint 10	52.677802 , -0.45762685	Public footpath E174 to the south of Belmesthorpe village	This VP is on the edge of Belmesthorpe village at the start of ProW E174. The closest solar fields are 45,46 & 47, but they are shielded by topography and the wooded corridor of the ProW famous McMillan Way. It is highly likely that walkers could end up on UFFI/5/1 at VP7 with 3 fields of solar though.	27.01.22
Viewpoint 11	52.698228 , -0.45690694	A6121 Stamford Road on the south-west approach to Essendine (betw hs2 & 3)	This VP is on the main A6121 from the market towns of Stamford and Bourne. The solar area in field 18 and new sub-station to 13m high in field 19 will be visible (and audible) from the main road due to the topography affecting some residents, walkers & passing traffic. We stood at this point with SKDC Planning Officer when they were spraying field 18 and it is clear screening will never work.	27.01.22
Viewpoint 11 MPAG(1)	52.7037784 , -0.4588942	Down Pickworth road off A6121	Key area for walkers, field 11 solar quite visible	Suggested
Viewpoint 11 MPAG(2)	52.7065954 , -0.4659664	Further north down Pickworth road off A6121	Looks across to 5,7,8, possibly more solar fields	Suggested
Viewpoint 12	52.701601 , -0.47367475	Field access at junction of Bridleway E169 with B1176 to north of Ryhall village	Solar will be visible to passing traffic at the VP and especially visible to walkers/riders using ProW adjacent to fields 9, 13 & 14	27.01.22
Viewpoint 13	52.705881 , -0.50052311	The Drift (track) and Byway Open To All Traffic (BOAT) E123 between Ryall Heath Farm and Pickworth	Starts at double gates in Field 3 with solar on left and mitigation on right, evident to all users of the byway, recreational. Another VP closer to Pickworth would look even worse	27.01.22
Viewpoint 13 MPAG	52.7037149 , -0.4748844	At entrance to The Drift byway	Field 2 solar clearly visible to both B1176 and the Drift users	Suggested
Viewpoint 14	52.715882 , -0.48032701	B1176 Road at Barber's Hill (parallel to Clematis Cottages)	This VP has been taken over the north side of the brow of the hill at an access point to a compound, so the solar in field 4 will not be easy visible from the road. A strange choice of VP, see revised VP.	28.01.22
Viewpoint 14 MPAG(1)	52.7139037 , -0.4788927	Opposite Barbers Hill House on the brow of the hill	Positioning on the brow of the hill heading South drivers will clearly see field 2 of solar and some of 4 thru hedge, especially riders/cyclist	Suggested
Viewpoint 14 MPAG(2)	52.7108163 , -0.4779939	Carlby crossroad on B1176	Full view east of B1176 across solar fields 5,6,7,8 and west 4	Suggested
Viewpoint 15	52.714901 , -0.51217578	Rural lane to the south of Newell Wood (1st bend in rd)	Field 3 of solar will be visible in the distance from the edge of this wood over the stone wall. Can't be screened as it is of the site.	24.06.22
Viewpoint 15 MPAG	52.7132141 , -0.4958161	On the other side of Newell road on Holywell Rd	Looking directly across to field 3 of solar along Pickworth road next to SSSIs, due to undulation	Suggested
Viewpoint 16	52.712465 , -0.45591612	Rural lane between the railway underpass and Carlby village	Just 100m or so outside Carlby village and can see across to 5 mainly, due to topography.	24.06.22
Viewpoint 16 MPAG	52.7114577 , -0.4605765	Rural lane between the railway underpass and Carlby village	Another 50m or from above due to topography can see across to 5,7,8,10	Suggested
Viewpoint 16 MPAG	52.7102817 , -0.4753260	Rural lane heading to B1176 crossroads	Can see south across solar field 5, 6, 8 etc	Suggested

File name	Grid ref for location search	Description of location	Comments	Date of MPSF photo
Viewpoint 17	52.699724 , -0.40755740	Public Footpath BrAW/7/1 between Carlby Road and Banthorpe Wood	Away from the site and the solar area and the topography is downhill from field 36 where the first solar is. However it affects recreational amenity as part of a circular routes with BrAW/1/1	24.06.22
Viewpoint 18	52.671127 , -0.44356030	Public Footpath Uffi/5/1 on the farm track between Cobbs Nook Farm and Uffington	Close to VP7 and on same footpath. Field 45 more visible than 46 & 47.	24.06.22
Viewpoint 19	52.683252 , -0.44126524	Junction of rural lane (Main Street) and Essendine Road near the marker post	At a T junction heading to Belmesthorpe, Uffington, Essendine and Greatford. Big gaps in hedge due to car crashes making field 25 quite visible currently. Gaps will no doubt be filled.	24.06.22
Viewpoint 20	52.690267 , -0.45175743	Essendine Road near access to the existing Ryhall electricity sub-station	The new sub-station will be in field 19 opposite the existing Nat Grid sub station, so from this VP on quietish back lane, it will not be as big an issue as from VP 11.	24.06.22

Residential receptors

	MPSF Receptor	Description	Sensitivity	MPAG traffic light system (Red - High impact, Amber- medium impact, Green - low impact)
1	The Cottage, The Drift	Close to VP 13, 2 storey cottage (Tew)	High	Will see F2/6/9 every time leave house and F3 if walk down the Drift
2	Heath House The Drift	house, mature vegetation	High	Will see F2/6/9 every time leave house and F3 if walk down the Drift
3	Lodge Farm	2 storey farmhouse + outbuilding - holiday let business	High	Views south to F4. Access tracks and compound very visible, planting needed on West boundary
4	Vale Farm	2 storey farmhouse very close to B1176 crossroads	High	Just some of F4 looking North and F5/6/9 every time turn right onto B1176. Close to crossroads with huge impact there
5	Barbers Hill House (Helen)	2 storey house, elevated location	High	Can see south/east downhill to F5, 6, 8 etc due to topography. F4 west highly visible 185m away with current hedgerow. Compound in v close proximity. From upper floors no mitigation will be sufficient. Also see F2
6	Crossroads Spinney	Fairground residents behind	High	Agree with MPSF
7	The Bungalows, A6121	3 bungalows, 2 storey building	High	With topography will be able to see F18 & 19 solar, new sub station very visible. Screening will be ineffective + noise issues
8	Glen Crescent	13 properties off A6121, 4 face south,	High	As above topography will not provide adequate screening + noise issues for houses facing S and E
9	Church Farm, Essendine A6121	Farmstead, outbuildings, vineyard, marquee hire business	High	Rising topography to old railway line. Setback in F27 above Church Farm land. Visually not affected, but badly affected by CA rights, water run-off risk to vineyard
10	The Old School House, Bourne Rd A6121	2 2 storey houses adjacent to F28	High	Rising topography to old railway line. Setback in F27 & 29 above. No visual or other effects
11	Grange Farm Cottages	2 2 storey cottages on Carlby Rd looking south across F36	High	Open view across F36 and beyond, 270m setback. Can see across to F49 & 50, 18/19, and west across B1176 on clear day.
12	Grange Farm, Carlby Road	Farm - landowner in the scheme	High	Huge F36 in front of cottages, long distance views not possible to effectively screen. Huge impact on recreational amenity
13	North Lodge Farm, Uffington Lane	Bungalow, mature vegetation	High	Filtered views to F25. Topography may allow N/NE views across railway line. Huge impact from construction.
14	Wood Farm Cottages	Views E to F49 & 50, and N to F48	High	Views East to F49 & 50, and North to F48
15	Green Lane Farm, Newstead Rd	Adjacent to F45	High	Close to F45
16	Cobbs Nook Farm, Newstead lane	Close to end of Macmillan Way	High	Adjacent to F45 next to PRow, max distance 180m away
17	Newstead hall, Newstead lane		High	Close to field 45.
18	Folly Farm, Essendine Road, Newstead	Fields adjacent to plot all shown as mitigation on MPSF	High	Close to fields 43 & 44. No solar panels visible but adjacent to mitigation area which looks south to Burghley Park.

Not in MPSF assessment - added by MPAG as feel 100m distance outside order limits is too restrictive				
	MPAG suggested receptor	Description	Sensitivity	MPAG traffic light system (Red - High impact, Amber- medium impact, Green - low impact)
19	Grange Farm +3, 2 access points off Greatford Rd & Uffington lane	Outskirts of Uffington, long farm track	High	Close to F50 and beyond to 49
20	Heath Farm PE9 4NE,	River, nr property 6 off Carlby High St,	High	Looks south to F5, 6 & 8
21	Ryhall Farm Cottage,	Landowner family, 52.699122, -0.476837 off B1176	High	Looks across to F14, 12 & 2
22	Grange Farm,	Landowner family, 52.697670, -0.479913, off B1176	High	Looks across to F14, 12 & 2
23	Housing estate rear Essendine		High	Solar visible across railway to F16 & 11
24	Tar Cottage, The Drift	Next to The Cottage and Heath House on the Drift	High	Will see F2/6/9 every time leave house and F3 if walk down the Drift
25	Barbers Hill Cottage	Next to Barber's Hill House	High	Next to Barbers Hill House, will see some views south towards Essendine and along B1176
25	Barbers Hill Farm		High	
25	The little Barn		High	
26	Manor Farm Lane residents	Top of Essendine down farm lane looking E to Greatford	High	Look across to F29 & 30 looking E towards Greatford. Birds Eye view
27	Pelham Lodge & Long Acre +	Close to Cobbs Nook Farm	High	Looks across North to field 45
28	Banthorpe Lodges	Heritage asset	High	Looks up to F53, elevated position can see through tree line from house
29	Red Roofs	Next to Grange Farm off Carlby	High	Looks diagonally across into F36. Some screening from avenue of trees

File name	Grid ref for location search	Description of location	Comments	Date of MPSF photo
Illustrative Viewpoint A	52.711028 , -0.48955518	Holywell Lane between Little Warren, Vale Farm and Crossroads Spinney	Strange choice, although to SSSI no di	24.06.22
Illustrative Viewpoint A MPAG(1)	52.7108000 , -0.4873289	Slightly further west on Holywell road from IVP A	Just west few yards from above can see field 1 of solar through gateways, and through the hedge field 4 of solar	Suggested
Illustrative Viewpoint A MPAG(2)	52.7108429 , -0.4845042	Holywell rd nearer crossroads	View of solar field 4 through gateway	Suggested
Illustrative Viewpoint B	52.710586 , -0.43601316	Public Footpath Carl/4/1 between Carlby and Braceborough Great Wood	The topography is downhill from the solar area in field 36 so no impact, strange choice of illustrative VP	24.06.22
Illustrative Viewpoint C	52.683747 , -0.42568433	Macmillan Way following highway near railway crossing at Banthorpe Lodge	Fields 53 & 49 adjacent to road and McMillan Way - not sure about hedgerow?	24.06.22
Illustrative Viewpoint D	52.681361 , -0.44038579	Macmillan Way PRoW (Bridleway E183) at junction of Essendine Road	An important ProW. There is some hedge gapping in finto fields 48 & 49	24.06.22
Illustrative Viewpoint E	52.687754 , -0.44727457	Essendine Road near North Lodge Farm	Close to sub-station. Can see through gate to filed 22 otherwise good hedging	24.06.22
Illustrative Viewpoint F	52.699487 , -0.47358570	B1176 on access to Keepers Cottage, Ryhall Farm Cottage and Ryhall Grange	Can see North on B1176 towards field 9, odd choice	24.06.22
Illustrative Viewpoint G	52.699572 , -0.42914043	Public footpath BrAW/1/1 Banthorpe Lodge, the railway bridge and the Carlby Road	On main bridleway can see either side into all of field 36 and the other side to field 34,30 and 31.	30.07.22
Illustrative Viewpoint H	52.687641 , -0.46415996	Back Lane (track and byway) at Ryhall	Pointless location as doesn't connect to any solar areas	24.06.22
Photomontage A - VP1	52.709252 , -0.44255922	Same location as Viewpoint 1	Locations picked and photographed before they put the solar setbacks in, so photomontages wrong.	27.01.22
Photomontage B - VP2	52.702234 , -0.44698271	Same location as Viewpoint 2	Locations picked and photographed before they put the solar setbacks in, so photomontages wrong.	27.01.22
Photomontage C - VP4	52.705387 , -0.43042652	Same location as Viewpoint 4	Most open vista across the site, albeit VP G is more representative of the recreational experience.	27.01.22
Photomontage D - VP8	52.668456 , -0.42917696	Same location as Viewpoint 8	No logic for this choice!	27.01.22
Photomontage E - VP11	52.698228 , -0.45690694	Same location as Viewpoint 11	Very relevant but PM is poor representation of what will be seen. How do you screen 13m of sub station?	27.01.22
Huge impact				
Reasonable impact				
Little impact				
MPAG suggested VPs				

Source: MPSF VP locations taken from Figure 6.8 and 6.9 Representative Viewpoints 1-19 and Illustrative Viewpoints A-H (APP-140 to APP-167)