

Application by Mallard Pass Solar Farm Limited for an Order Granting Development Consent for Mallard Pass Solar Project- EN010127

Submission by John Hughes: ID ref: 20036141

Deadline 2 Written Representation: Substation (APP- 125) & ZTV Figure 6.6 (APP-138), Representative View Points 1 – 20, APP-140 to APP-159, Photomontages A – E, APP 168 to APP – 172,

SUMMARY

Pictures speak a thousand words and the viewpoint locations selected, photographs and photomontages presented in the DCO hide the magnitude of the impact this project will have and are totally bias in the applicants favour, misleading any viewer of the true scale of devastation the project will have on the local community. The examining authority should reject the DCO based on View Points, Photographs and Photomontages being bias in the applicants favour, lacking in detail and not representative of the true landscape.

SUBMISSION

How can people west of the East Coast Mainline in Glen Crescent and the Bungalows object or influence the siting of a third new substation when so little detail to its design, size etc. exists. I don't believe many people understand or are aware that a completely new substation 12.5 M high will be built in what is currently an arable field (19) and be visible 24/7 for some local residents from within their homes and will never be obscured by mitigated planting. Still now in the DCO we have little detail to the new substation and structures that are proposed to be placed in field 19, other than APP-125 (Figure 5.5 Illustrative Onsite Substation Layout) with the photomontages presented using location and seasonal colours to hide what is being proposed.

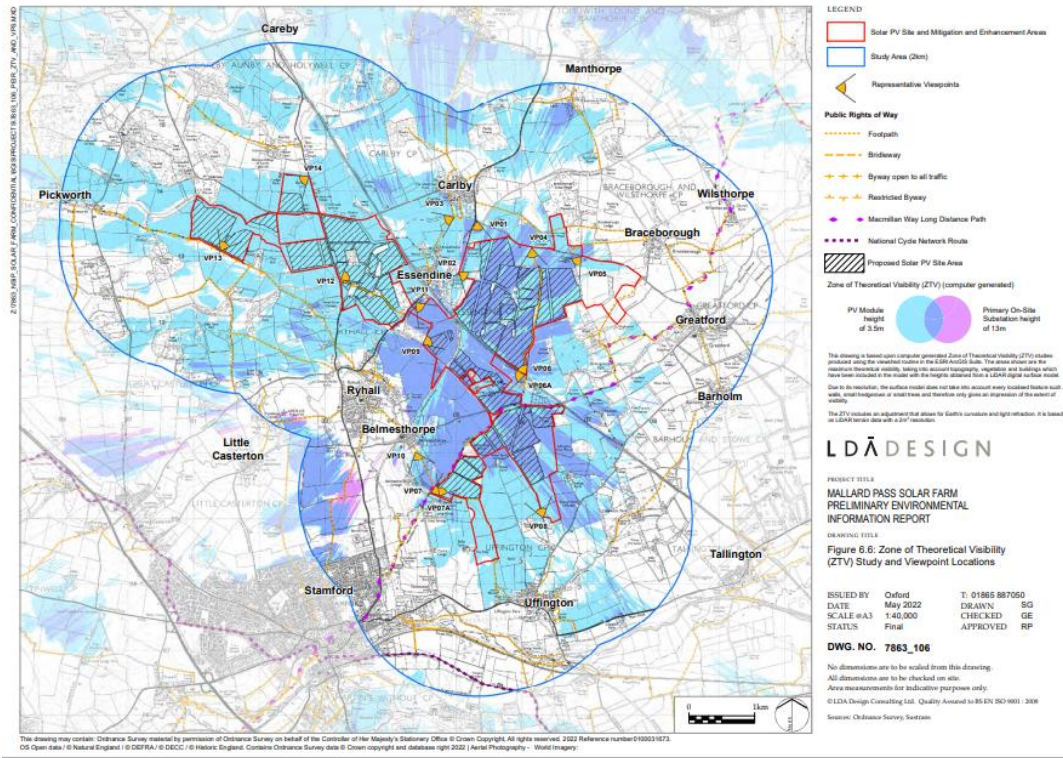
If Windel Energy Ltd are competent developers of such large scale projects why are there no cumulative wire line drawings to represent the true visual impact of the Solar Farm from a local residents perspective be it from there house or a public footpath? If the project goes ahead nothing should be built in fields 26, 18 or 19 and the old railway line west of the ECML should be used as the boundary for those residents who live West of the ECML as it was East as mitigated planting will have no effect long term on the visual impact of the substation or PV arrays in field 18, as the current substation highlights

SUBSTATION (App-125) & ZTV figure 6.6 (APP-138)

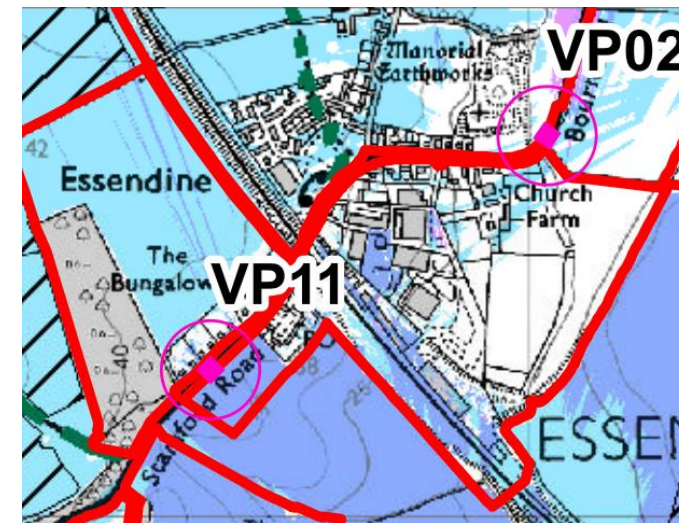
The Ryhall 400 kV feeder station (appendix ii) which is the linch pin to the selection of the location of this site is still visible all year round even with supposed planting to make it blend into the environment having minimal effect nearly ten years on, Mallard Pass when questioned would not confirm what the cost of a substation to feed into the grid would be and have not considered it an option in their application when questioned on if the site location could be moved. The initial Stage I and Stage II consultation implied that the substation area was for Battery Storage and that the current Ryhall 400kV had the spare capacity needed, there is no mention of the new substation (appendix i) I admit I was naïve enough to think one was not required.

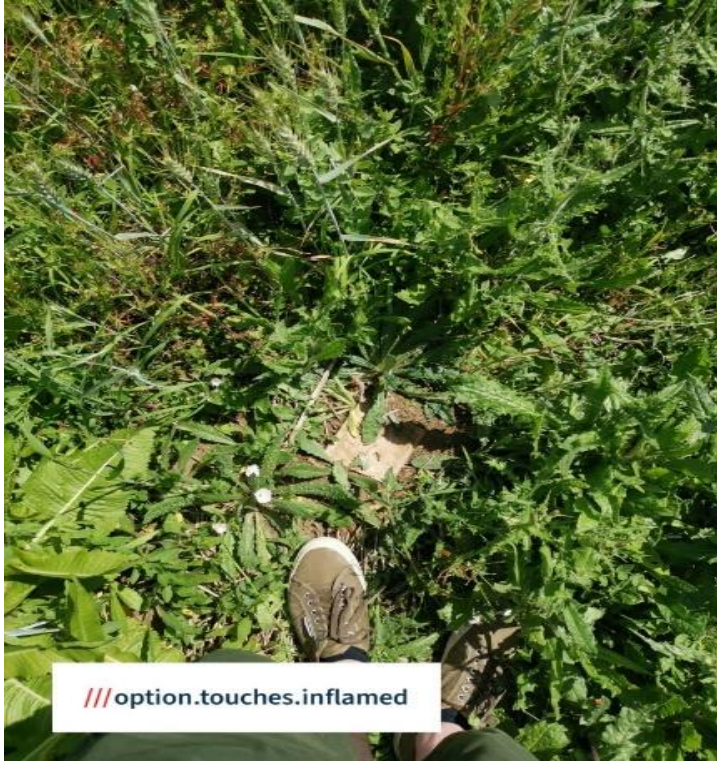
LDA Design Consulting Ltd photographs and photomontages lack detail and clarity with the survey work carried out at a desk for identifying sensitivity for visual receptors, hiding the true impact the development will have and the true views present today. View points selected are at low points along footpaths and bridleways or at distant points to proposed structures or with angles reduced totally misrepresenting the current views by missing current and proposed structures or using Low Visual Receptor Sensitivity view points

If you zoom into VP11 on the ZTV Figure 6.6 (APP-138) Glen Crescent and the The Bungalows along Stamford road they are not effected by any of the proposed structures, how can this be correct when the current substation can be seen from within the house, garden or footpath along the A6121.



Q. Why was the drone marker placed in the field behind Glen Crescent (option.touches.inflamed) not used in the presentation of the project as a VP when it would have given a clearer photograph and photomontage representation of both the current and proposed new substation and PV arrays?





Views across fields 26, 18, & 19 highlighting the topography and openness of the countryside behind Glen Crescent which sits 38m above sea level. No new structures should be built in these fields as they will never be mitigated into the view and are outside the boundry of the current industrial estate in the village.

Q. Why in the 'Residential Visual Amenity Assessment' Table 1 in relation to Glen Crescent and The Bungalows in the Magnitude of Change 'Low/Negligible' and the Significance of Effect 'Slight' considering based on current plans both the new substation field 19 and PV arrays in field 18 will be highly visible and not screened by mitigated planting

a) Field 26 falls away from The Bungalows and Glen Crescent from 40m down to 23m (Google Earth)

b) Field 18 rises up from 23m to 39m with its boundry between field 26 & 19 making any PV arrays sited in this field highly visible, mitigated planting would have little effect due to the fields elevation of 16m.

c). Field 19 the current hardcore location is 36m above sea level, the proposed substation at 13m high would take the elevation to 49m and no mitigated planting is considered between field 18 and 19





Q. How will Mallard Pass Solar Farm be any different with regards to visual impact compared to the current Ryhall 400Kv substation

Q. What determined the selection of the View Points that are being presented by MPSF and who approved them I don't see approval from Rutland Country Council?

Q. How will proposed structures fit into the landscape with the changing seasons when the current Ryhall substation does not?

Q. What guarantees the mitigation planting will screen residents of the development when the current does not and the how effective will it be with the changing season?

Q What consideration have MPSF given to residents mental health and wellbeing and the long term effects the project will have?.



The Ryhall 400kV substation showing its current visual impact in the present, its application was considered to be screened and have minimal visual impact and this is what we see today. (appendix ii)



Q How will MPSF be any better considering it will be planted in more open land and closer to residential properties, with the instigation of lighting were there currently is none.



The current night sky.



The current two new substations but also a highlight of how residents of properties West of the ECML especially those in Glen Crescent have had to endure the effects of the most recent expansion of the Industrial Estate on which we did not have a say because we were not notified. Look as how these building totally changed the view from both east and west the village infringing on the landscape with no consideration for local people.



How can MPSF justify building a substation in an arable field does not have a major impact on the landscape but also on local peoples mental health and wellbeing. Is it because Glen Crescent and The Bungalows are separated from the village by the ECML and not considered based on APP-034

Table 4.1

Onsite substation – the location of the Onsite Substation was chosen due to its proximity to the existing National Grid Ryhall Substation, minimising the disruption of the export cable route. **The location is also separated from Essendine by the East Coast Mainline, and other clusters of properties and public rights of way.**

Below: example of photograph with Cumulative wire line drawing showing true landscape visual effect of pylons which are obscured by vegetation.

Q. Why do MPSF not present such imagery when other utility companies have done so for planning applications?



VIEWPOINTS

Viewpoint 1 APP-140 & APP-168 Carlby Road

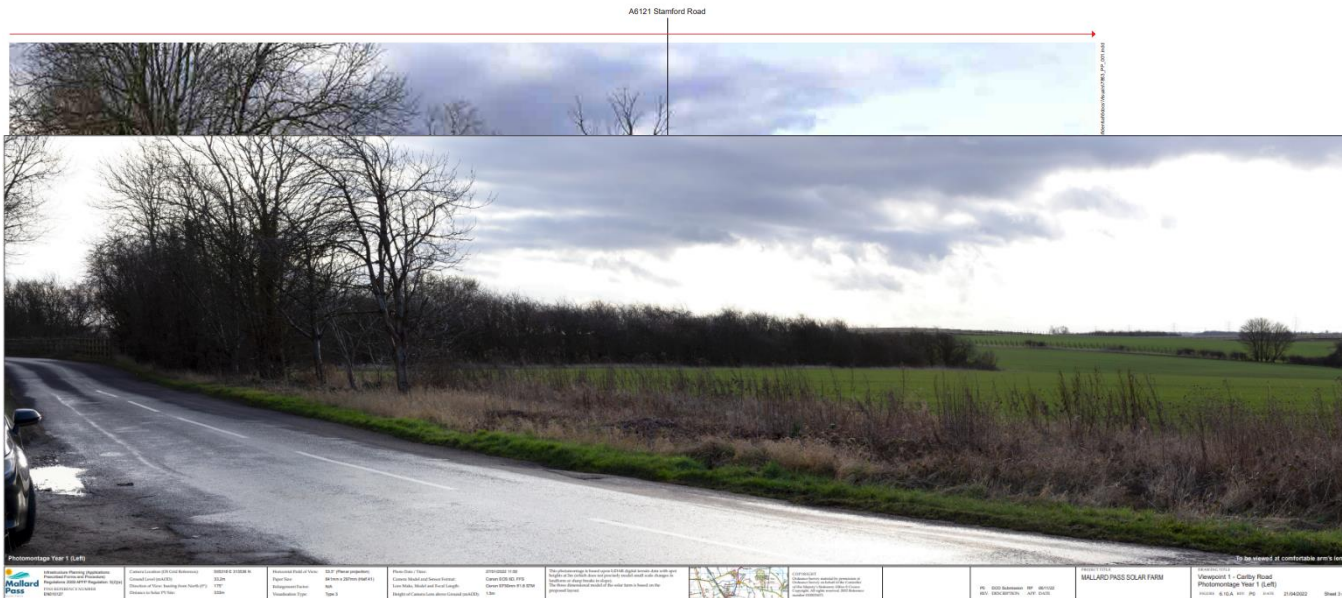
Is representative of motorist just meters from a road junction, the location does not represent the view from a footpath, bridleway, property or village with the field in the fore ground not part of the proposed project and over 2km away from the proposed substation. The dense shrubbery on the left viewpoint hides the openness beyond the old railway line. This VP has been used for a photomontage to represent the visual impact for the proposed substation to which there is minimal detail and PV arrays, motorist will not have time to judge this view point as they will be concentrating on negotiating the road junction. The VP is representative of motorist and not honest of what is being proposed and its visual impact.

APP-140



Representative Viewpoint 1 (Centre) - Carlby Road near junction with A6121 Bourne Road

Q. What is the purpose of the Location and what is the photomontage trying to present as it's not in a village or on a footpath?



Carlby Road Photomontage Yr 1 (Left)

Q. What's the representation of the solar array like on the clear spring, summer, autumn day with blue sky and higher natural light levels?



Carlby Road Photomontage Yr 15 (Left)

Q. What guarantees what is represented in the photomontage will be achieved, what will be done if it's not and who would be responsible?

View Point 2 APP-141 & APP-169 Essendine East – A6121 Bourne Road



Infrastructure Planning (Applications: Prescribed Forms and Procedure) Regulations 2009 APFP Regulation: 5(2)(a)
P103 REFERENCE NUMBER: EN010127



Representative Viewpoint 2 (Left) - A6121 Bourne Road to the east of Essendine village

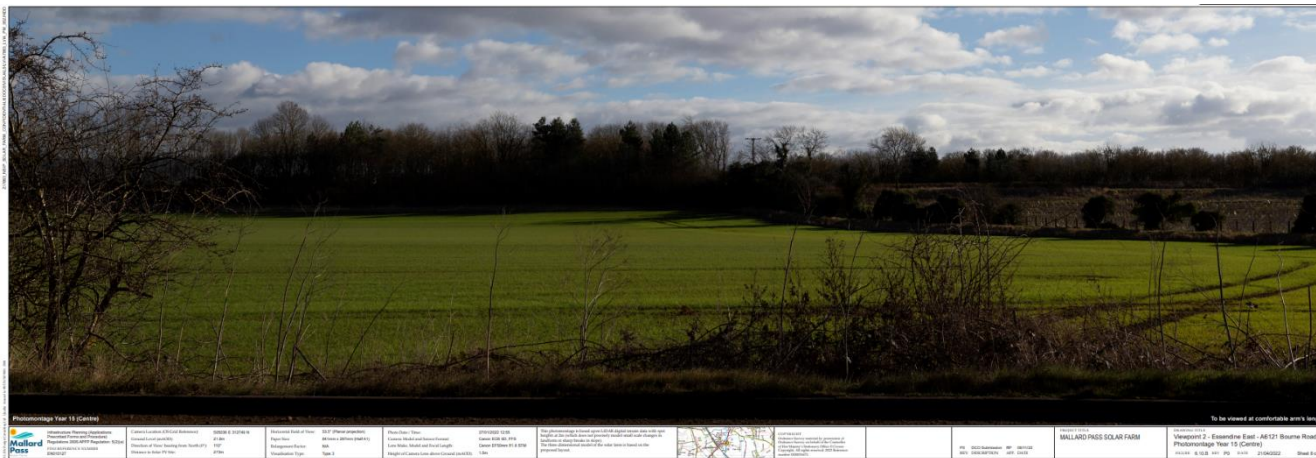
The VP is at the lowest point of the village of Essendine at 22m by the river and representative of motorist and pedestrians, inclines toward the bank of the disused railway line, buildings in the Industrial estate or the bank of the ECML impede the view. The VP should have been taken from a higher point such as the footpath between Essendine and Carlby or the gate on Manor Farm lane.

Two very distinctive tree's highlight the visual variations in what MPSF are presenting and what can be seen from the village or footpath





Photomontage Year 15 (left) 50% of the horizon is obscured by bushes in the foreground with the visual impact of the Solar Arrays distorted because of it being the low point in the village. MPSF have used the topography and VP location to mitigate the Visual impact in their favour. Even if cumulative wire line drawings were used at this location they would not highlight the visual Impact/size of the Solar Farm.



Photomontage Year 15 (centre) The Visual impact of the Solar Arrays is distorted because of the VP being at a low point. MPSF have used the topography and VP location to mitigate the Visual impact in their favour as cumulative wire line drawings would not highlight the visual impact/size of the Solar Farm.



Photomontage Year 15 (right) The visual impact of the Solar Arrays are not apparent as you are looking up towards the old disused railway line but also the current embanked section of the ECML. MPSF have used the topography and VP location to mitigate the Visual impact in their favour as cumulative wire line drawings would not highlight the size of the Solar Farm new structures.

Q. What determined the location and selection of this view point as it is on the very edge of the village and at one of the lowest points on the site with all elevation rising up?

Q. Why was this VP selected to be used as a photomontage?

View Point 3 APP-142 Public Footpath Carl/1/1



Infrastructure Planning (Applications: Prescribed Forms and Procedure) Regulations 2009 APFP Regulation: 5(2)(a)
 FINS REFERENCE NUMBER
 EN010127



Representative Viewpoint 3 (Left-Centre) - Public footpath Carl/1/1 located near the West Glen River between Essendine and Carlby

The VP is at 22m the lowest point on the footpath where it crosses the West Glen River between the villages of Carlby and Essendine and representative of walkers. The footpath drops from 34m in Carlby down to the river and then rises back to 36m in Essendine, the VP is outside the site boundary for the project. MPSF have used the topography which is at the lowest point possible to mitigate the Visual impact in their favour stating the scale of the effect small (adverse) Yr1 reducing to negligible (neutral) Yr 15. As you walk up the incline toward Essendine the views become more open.



View further along footpath looking east towards the The Old School House across fields, 28, 29, 30, 33 & 34 and were PV arrays would be visible



View from footpath looking west across to field 11 which would have PV arrays which is beyond the ECML, the field in the foreground is outside of the site boundary.

View point 4 APP-143 & APP-170 Carlby Road junction with Bridleway



Representative Viewpoint 4 (Right-Centre) - Carlby Road near layby and junction with Bridleway BrAW/1/1

The VP is representative of walkers and motorists at the beginning of bridleway with the immediate fields left and right not having any PV Solar arrays. The Left Centre & Right Centre photo use current shrubbery Woodland Block to hide the openness of the current environment, the Right photo gives a better representation of the open distant views that are visible further along the bridleway and beyond the Woodland Block.

Photos to VP6 are further along the bridleway looking back to this VP though the openness of the view between the VP4 and VP6 are not represented by MPSF.

When you look at further photos I question the scale of effect being only medium (adverse) Yr1 and small (adverse) Yr15 when all the open views are lost.

Approximate extent of Proposed Solar PV Site Area Pylons and transmission lines Essendine Industrial Estate Essendine village

Approximate extent of Order limits



Representative Viewpoint 4 (Right) - Carby Road near layby and junction with Bridleway BrAW/1/1



View further along the Bridleway looking south west towards Park Farm with Pylon wires viewable in the skyline, Park Farm will be surrounded by PV Solar arrays and the open bridleway will become a corridor losing its open view and appeal of walking along.



Looking north on the opposite side of the Woodland Block across Fields 35 & 34 further along the bridleway highlighting how open the view from the bridleway is.

This view will be totally lost and become enclosed by the proposed Mitigated planting.



///importing.novelists.record

Looking West along the bridle way across field 35 back towards Freeward Wood on the right and on the opposite side of the ECML can be seen fields 18, 19, 22 & 21.

The new proposed enhanced footpath will run along the bottom of the field along the current railway embankment from VP6 back to the village of Essendine and the Industrial estate and will have restricted views.

National Grid in their application consider a similar view VP in their application for a much smaller project. Why don't MPSF consider it in their representation?

Q. How has the scale of effect been judged to be medium to small adverse.

Q. Who approved the VP location.



The only Photomontage that truly justifies the visual effect of what will be lost and what will happen is Right Yr 1, Sheet 8 of APP-170 the other 11 photomontages because of the location of the VP make the effect look minimal and bias in MPSF favour. Photomontages should be made for locations///success.unearthly pylons and ///importing.novelist.record as these points more clearly represent the scale of effect, and should include Cumulative wire line drawings.



This satellite photo shows how MPSF have used the location 503146, 313119 (VP4) and its proximity to the Woodland Block in their favour to impede viewline west and lessen the magnitude and the true effects of the photo montages,

It also shows the location 506021, 311154 (VP6) and how the major opportunity between the two points to be more accurate and reflective of the view from the Bridleway were ignored.

Q. Was the opportunity to better represent what is present today along the bridle way deliberately missed by MPSF or is this a short fall or selecting VP from behind a desk?

Q. Did the person taking the photos walk between the two VP and if so why when seeing the open views did they not question the VP selected?

Viewpoint 6/6A APP-145 & APP-146 Bridleway BrAW/1/1 on the Railway Bridge



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



Representative Viewpoint 6B (Left) - Bridleway BrAW/1/1 on railway bridge near North Lodge Farm (view west of railway)

6B VP is at 26m, Yes the view point is representative of walkers and horse riders but only for the short distance of walking over ECML, the bridge and fencing are the only hard structures along the bridleway this is not representative of the majority of the bridleway which can be seen in the previous photos which has open views. How many

more hard structures do MPSF need to justify the effects of their project and obscure the current open views. The scale of effect I would argue would still be Large (Adverse) Yr15 because of the view that are being lost along the length of the bridleway

Q. What determined the selection of this VP and who approved it?

Q. Is the VP truly representative of the views from the Bridleway?



The above photo is the open view from further along the bridle way heading back towards VP4 with a panoramic photo looking West to North over field, as can be seen there is no obstruction to the view to the left of the bridleway which will become a tunnel.



Photos to support the previous panoramic photo of the open view from the bridleway

Viewpoint 7 APP-147, Public footpath Uffi/5/1/East of Newstead Lane & Cobbs Nook Farm.

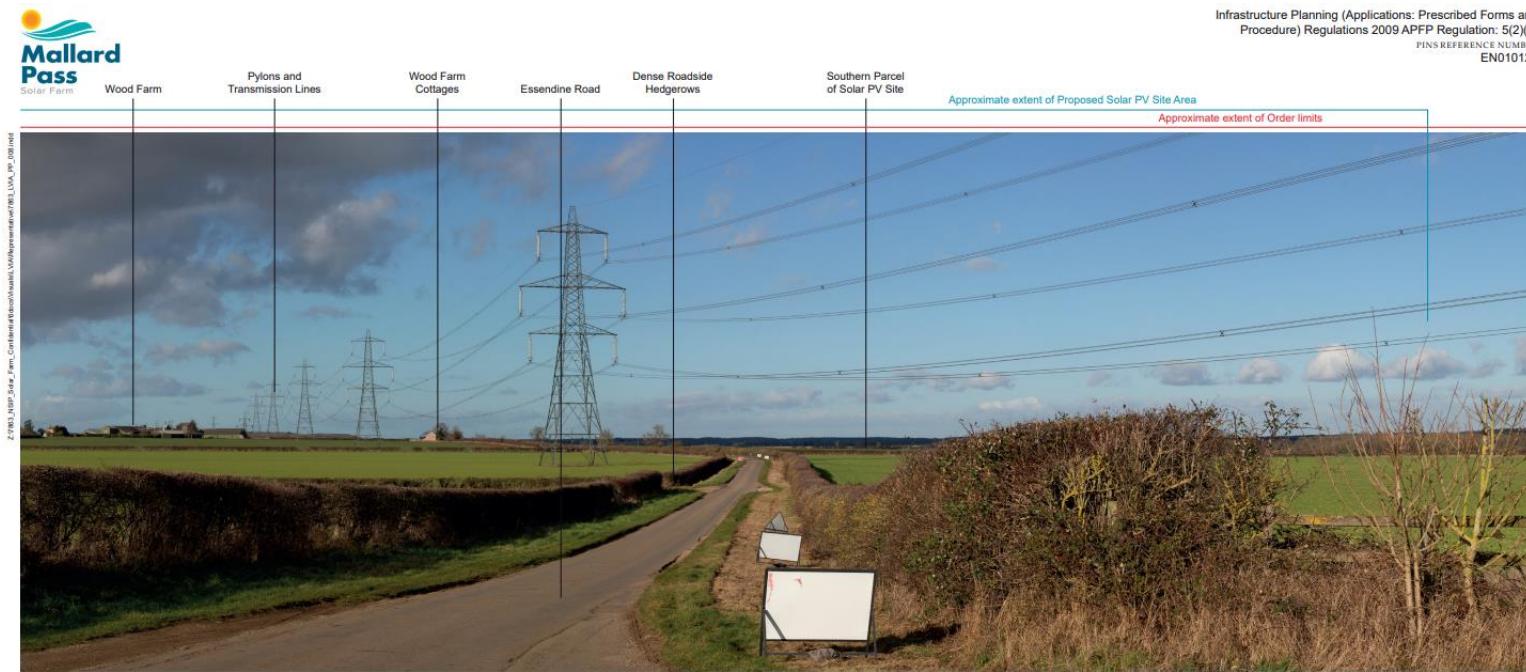


Representative Viewpoint 7 (Centre) - Public footpath Uffi/5/1 to east of Newstead Lane and Cobbs Nook Farm

These photos are more representative of the current views and better located than the Stage 2 photo which were at a lower point.

Photomontages should be presented so examiners can appreciate the effect the mitigated planting and PV arrays will have to walkers of this footpath.

Viewpoint 8 APP-148 Essendine Road to North of Wood Farm



Representative Viewpoint 8 (Centre) - Essendine Road to north of Wood Farm Cottage and east of Morley Wood

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

The VP is representative of Motorist however no PV Solar array panels will be present in any of the adjacent field's so the VP misleads the visual impact the project will have

The photos do represent the open views which previous VP were missing

The Scale of effect is small (adverse) Yr1 to negligible (neutral) Yr15 because of their being no PV arrays

Q. Is the location VP bias in the favour MPSF with regards to the Scale of Effect markings and submitted for justification of the site because the visual effect is minimal at this point?

Viewpoint 9 AS-014 Essedine Raod, The Freewards



Representative Viewpoint 9 (Left) - Essedine Road near The Freewards

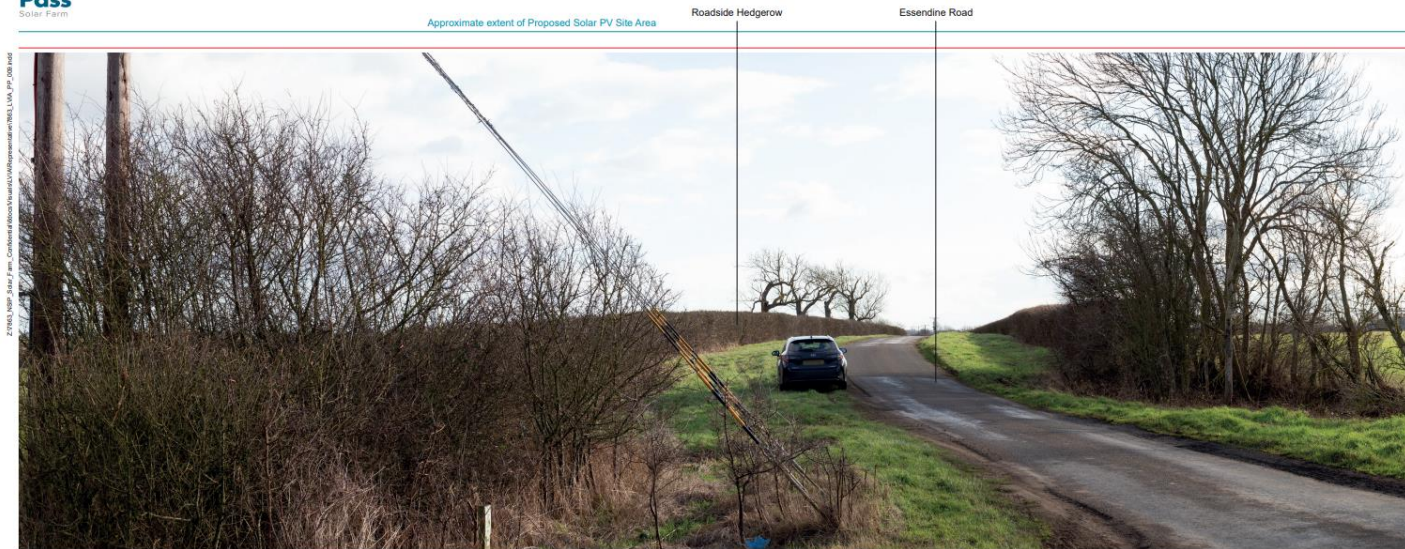


The VP is representative of motorist and the closest VP to the proposed new substation and taken at a low point in the road.

Note Essedine Industrial Estate on the left but no indication of the location of the new substation in either photo because it is so far right.

Note the distant fields on the opposite side of the ECML and how they reach the horizon these will filled with PV array.

A few more steps into the field and a panoramic photo increasing visual angle to the right of the photo, this will be the location too the proposed new substation and control room to which there is little technical detail only a 2D drawing APP-125 for the site with the height mentioned in ZTV. There are no illustrative drawing or detailed drawings as with the PV arrays.



Representative Viewpoint 9 (Right) - Essendine Road near The Freewards

If you were to progress further along the road the proposed new substation would be on your left but no mention of it in the photo

Note the size of the car which is fully parked on the verge, this is the road what would lead to the main construction compounds for two years the road is only wide enough for one vehicle so how will local and construction traffic deal with HGV's without destroying the road verges.

Q. Can the road and local residents cope with the volume of traffic proposed.

A. The road can't cope with two way traffic as was made apprent this weekend when the A6121 on Ryhall Hill was closed due to an accident and traffic diverted along it, if the verges had been wet they would have been destroyed as when the Ryhall Substation was built, and the number of people required to consturct that was lot less.



The photo left is further along the road opposite the current Ryhall 400kV substation looking back North to Glen Crescent, The Bungalows and Industrial estate with Freewards wood on the left. The new substation, control room and main construction site will be located here in open countryside on land which is higher than the current industrial estate.

Q The village has already had two new substation built around it why does it need a third?

Photo below from a garden in Glen Crescent, mitigated planting will not reduce the visual impact on the landscape and horizon for residents of Glen Crescent or the Bungalows along Stamford Road because of the topography.



Viewpoint 11 APP-150 & APP-172 A6121 Stamford Road



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



Representative Viewpoint 11 (Left) - A6121 Stamford Road on the south-west approach to Essendine

This VP is representative of walkers and motorists on the A6121, the location conveniently uses Freewards wood to hide the Ryhall 400kV substation which is visible today.

Q. Why is the scale of effect only medium (adverse) Yr1 to small (adverse) Yr 15 when screen planting will not mitigate the effect while VP12 is large(adverse) Yr1 to medium (adverse) Yr15

Q. Why do National Grid in appendix **Viewpoint 3 Settlement** recognise **Receptor sensitivity – High The residential properties along the A6121.**

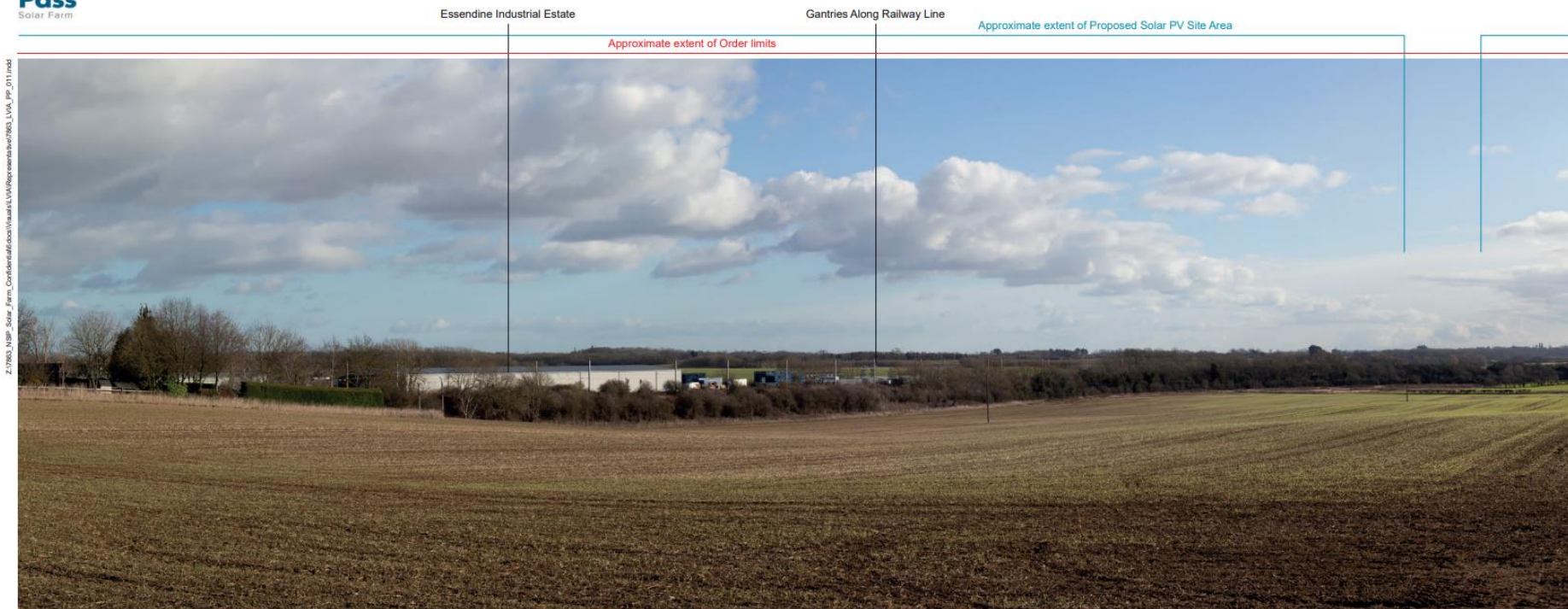
Q. Where is the representation from a residents point of view in Glen Crescent or The Bungalows from their lounge or garden?

The PV arrays and new Primary Substation and buildings would have a major impact on the landscape and visual horizon, there are no current structures present with the visual impact of the photomontages lessened because of the time of year the photo was taken.

Q. What would be the visual impact in Spring, Summer, Autumn with the changing colours of the seasons, higher light levels and the sun setting further west with light reflecting of the proposed structures as well as a night with regards to operational lighting.

Q. What's the visual impact from the perspective of a Cumulative wire line drawing?

Q. What would be the impact of the substation emergency lights as well as operation lights on residents during the darker winter months



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Representative Viewpoint 11 (Left-Centre) - A6121 Stamford Road on the south-west approach to Essendine

Southern Parcel of Solar PV
Site and Primary Substation

Approximate extent of Proposed Solar PV Site Area

The Freewards Woodland

Approximate extent of Order limits



Representative Viewpoint 11 (Right-Centre) - A6121 Stamford Road on the south-west approach to Essendine



Photo Left: Aerial view above Glen Crescent looking back over ECML looking at current industrial estate which is contained east of the ECML and within village.

Photo below: The fields west of the ECML, Field 26 foreground, followed by Field 18 and then 19 the right of the shot shows the corner of Freeward wood with the current Ryhall substation and the ECML Essednine substation on the left.



Site selection

Many characteristics are considered in the selection of appropriate locations for large-scale solar. The site for Mallard Pass performs well against these considerations.

One of the key drivers influencing the location of the site for Mallard Pass was the availability of a suitable grid connection, with sufficient capacity to enable the power generated from the solar farm to feed back into the grid. Following a review to identify which of the land in proximity to the substation may be appropriate for solar from a technical, environmental and community perspective, Windel Energy then commenced discussions with landowners to understand whether there was a willingness to enter into lease agreements. This led to the identification of the proposed site, which is considered to be suitable for solar for several reasons.

These include:

- **Connection to the national grid** – There is sufficient capacity at the existing nearby Ryhall substation.
- **Planning and environmental considerations** – The site is not subject to any protected landscape or spatial designations and is well located in relation to sensitive heritage and ecological assets.
- **Availability of land** – The site has individual landowners, who were agreeable in principle to leasing their land for solar.
- **Topography** – The site has a gently undulating topography which is technically suitable and ensures maximum efficiency of the solar panels.
- **Proximity to people's homes** – Although relatively close to Essendine and some individual homes, there are limited residential properties in the immediate proximity. Through design, the impact on those properties can be effectively mitigated through sensitive landscaping and the location of panels.
- **Accessibility** – The site has good connections to the Strategic Road Network.
- **Land Classification** - The Agricultural Land Classification is Grade 3, with small pockets of Grade 2, with the opportunity to limit the level of Grade 3a (Best and Most Versatile) land proposed for solar panels.

Further detail on this process is explained in Chapter 4 of the PEIR, which also considers the ability of brownfield land to accommodate the proposed solar farm.

2.2 Visual impact and residential amenity

At Stage One, we presented our early-stage proposals based on our project design principles and understanding of the Site characteristics. This included minimum offsets to landscape and ecological features and designations.

While we have slightly increased our overall Site boundary to include sections of local highway that might require improvement during construction, the area proposed for solar panels has decreased, from approximately 570 ha at Stage One to approximately 463 ha at Stage Two. Key to this reduction is the removal of panels from areas identified as being most visible from local properties, this is proposed in order to protect residential amenity and maintain a respectful distance from people's homes. Approximately 420 ha of the Site area is proposed to be used for ecological mitigation and enhancement, or to be retained as woodlands, hedgerows or arable land.

Our residential offsetting strategy has not followed a rigid structure in terms of specific distances. Instead, we have sought to respond to bespoke characteristics of the landscape, particularly making use of existing hedgerows and other natural features. Where there is no existing natural buffer or barrier, we have studied how the landscape has evolved over time and sought to reinstate hedgerows and / or other natural features so that we may align development behind them.

The reduction in the area proposed to be used for solar panels is also a reflection of our increased understanding of the Site and context. Following completion of the Agricultural Land Classification (ALC) survey, fields that were identified as consisting of entirely Grade 2 land have been removed. We also sought to remove any Grade 3a land from areas being proposed for solar arrays; but were unable to avoid these completely due to the dispersed nature of Grade 3a land across the Site. We also removed areas of solar development along the West Glen River corridor in order to reduce development within the flood plain. This has provided us with the opportunity to reduce any potential impacts on protected species that use the river corridor, and to provide ecological habitat enhancement through the creation of new wetland planting, bird / bat / owl boxes, and otter holts.

We have also sought to rationalise the number of vehicular access points to the Site. The construction access strategy has been refined to include one main access to the construction compound, located opposite the existing National Grid Ryhall Substation at Uffington Lane and six further secondary access points across the Site allowing access to the solar array areas. These access points would be retained through operation of the solar farm. This is intended to help minimise any potential disruption to the local road network as well as minimising potential impacts on Local Wildlife Sites (LWS) and Sites of Special Scientific Interest (SSSIs).

In addition to the offsetting and screening of the solar panels to protect residential amenity, we have also set out to limit any potential visual impact from particular public vantage points throughout the Site in the form of enhancements to existing landscape features and the introduction of new hedgerows, tree belts and woodland blocks. For example, we are proposing a new tree belt alongside the Macmillan Way where it bisects the Site, in order to help screen the solar panels and reduce any potential visual impact.

The design also includes a series of minimum offsets from solar infrastructure (the perimeter security fencing) to landscape and ecological features and designations. We are maintaining a minimum distance of 15 m either side from any PRoWs (which will also apply to proposed permissive paths), Ancient Woodland and Woodland, LWS and SSSIs. A minimum distance of 10 m from Site boundary hedgerows, internal hedgerows, the West Glen River and ponds (where no great crested newts have been identified) has been introduced. Veteran trees will have a minimum offset of 15 times the width of the diameter of the stem.

National Grid - East Coast Mainline Electrification – 400kV Substation at Ryhall

Visual Assessment and Landscape Strategy

Ref. No: 2013/0291/FUL | Received: Mon 18 Mar 2013 | Validated: Mon 18 Mar 2013

3.4 The Study Area

Visual Amenity

3.4.5 Within the rural landscape the combination of large open fields and gently rolling topography allow views out from areas of higher ground across the landscape in all directions, to distant tree lined horizons and where the line of pylons forms a prominent feature disappearing into the far distance. However, within areas of lower ground or around settlements, many views are contained by hedgerows and or local topography allowing only limited heavily filtered views out across the landscape and often where the pylons appear as a single isolated element.

3.4.6 The variation in these views is reflected in the choice of six viewpoints for the assessment and which are shown on Figures 2 to 7 in Appendix A. A summary description of the baseline for each of the representative views is provided in Table 3.1.

Table 3.1: Representative Viewpoints

Viewpoint 2 Footpath (see Figure 3 of Appendix A)

Baseline description:

Local Character Area D: Rutland Plateau, D(ii): Clay Woodlands

Elevation – At 30 m AOD

Distance to existing pylon within the application site – 1.40 km

Receptor sensitivity – High



Viewpoint 3 Settlement –Essendine (see Figure 4 of Appendix A)

Baseline description

Local Character Area D: Rutland Plateau, D(ii): Clay Woodlands

Elevation – At approximately 35 m AOD

Distance to existing pylon within the application site – 1.25 Km

Receptor sensitivity - High

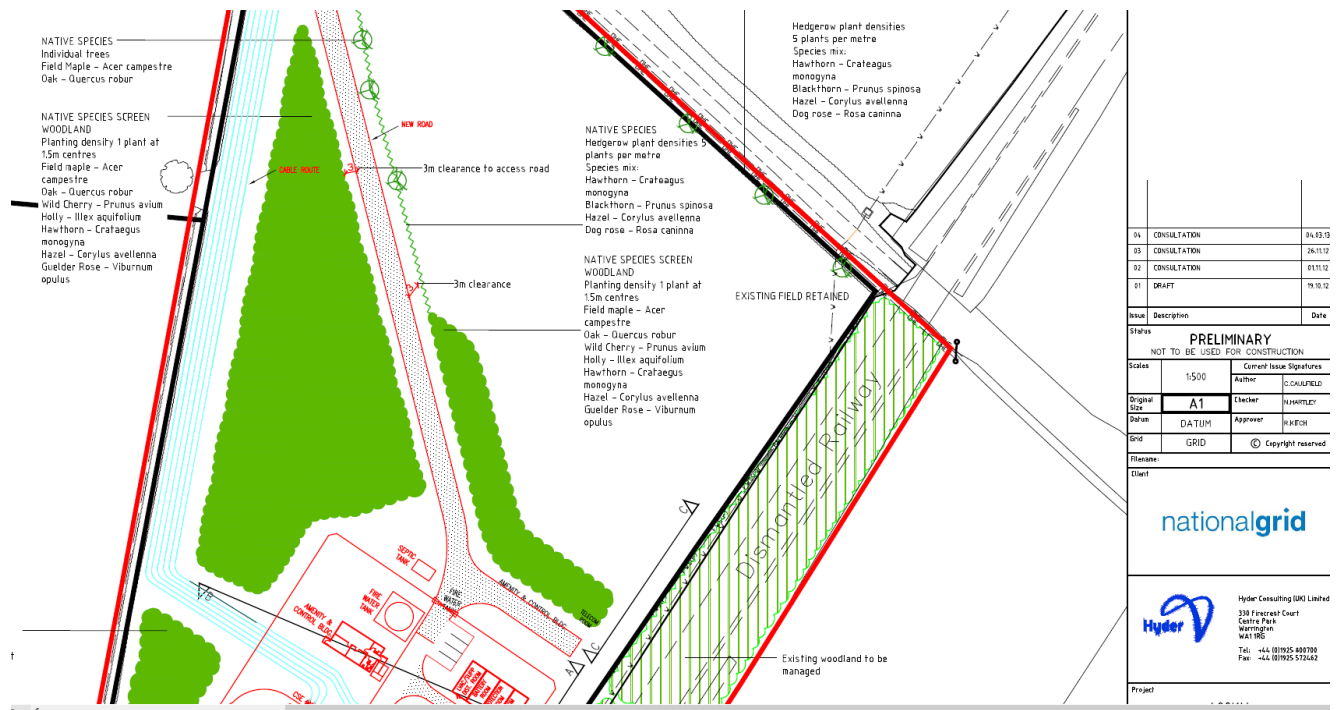
The residential properties along the A6121 at the south west corner of Essendine have a south westerly aspect across the gently rising slope of the large adjacent arable field to the A6121 and wooded ridgeline to the west. Further south the view opens out to a local tree lined ridge and across the lower ground of a local valley to distant tree lines.

The overhead power line forms a noticeable linear feature in the view. Approximately the upper three quarter section of the pylon with the application site is clearly visible although the lower section and the site itself is screened by the hedgerow along the local road running along the north east side of the site, with the taller belt of linear vegetation along the dismantled railway visible beyond. The sky forms a prominent part of the view



4.3 Landscape Strategy

4.3.1 **Landscape planting would be provided as part of the Scheme.** The landscape proposals have been consulted upon with the landowner and at a public consultation event held on 8th November 2012. **These proposals are indicated in Figure 8 in Appendix A and include a triangular block of native species trees along the north east part of the site, a smaller block of trees and a native species hedgerow with individual trees along the east side of the smaller compound and along the south side of the access road.**



4.4 Operation

4.4.2 The potential operational visual effects of the Scheme on each of the representative viewpoints are assessed in [Table 4.2](#).

Viewpoint 2 Footpath (see Figure 3 of Appendix A)

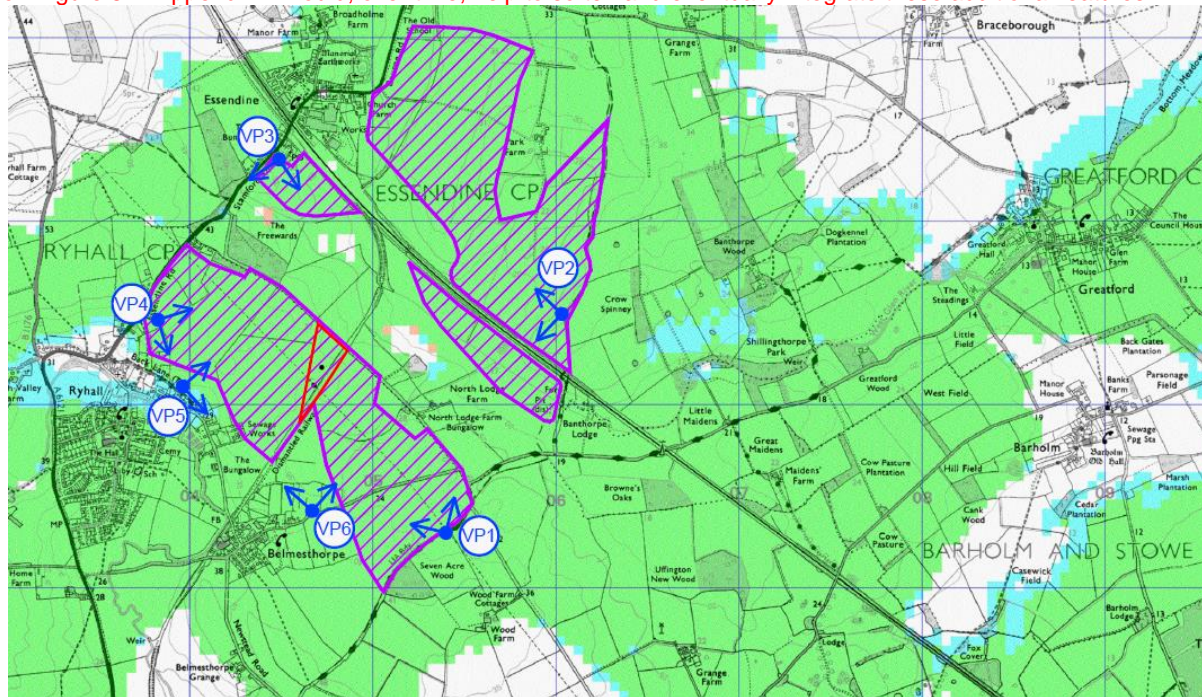
Description of Impact:

During operation most of the compound and associated industrial features would be screened in summer by the vegetation along the dismantled railway on the south side of the site. However the upper sections of **the taller equipment within the compound may be discernable in winter when the tree canopies are bare**. Overall the development would be similar to the existing situation and where any of the additional features with the compound are visible they would be over a very narrow view angle and in a wider 180 degree view typically influenced by the line of existing pylons.

Viewpoint 3 Properties at Essendine (see Figure 4 of Appendix A)

Description of Impact

During operation most of the compound and associated industrial features would be screened by the combination of landform and the hedgerow along the north east side of the site. However, it is anticipated **the upper sections of the taller equipment within the compound would be discernible above the hedgerow but set against the vegetation along the dismantled railway**. Although the new pylon would be similar to the existing situation, the taller equipment, such as the infrastructure adjacent to the pylon and the transformers would be discernible over a very narrow view angle and in a view typically influenced by the line of existing pylons. **However, the proposed planting as indicated on Figure 8 in Appendix A would, over time, help to soften and eventually integrate these additional features.**



6 Summary

6.1.1 Based on the results of the visual assessment, **a landscaping strategy has been prepared for the substation site to screen as much of the equipment as possible from existing views**. This has also been agreed with the adjacent landowner to ensure appropriate screening for their land. The application site boundary includes the disused railway line and it is the intention that this will allow the ongoing management of this vegetation as it provides a screening function.

6.1.2 The author of this report considers, based on professional judgement, a significant effect would be a moderate effect or higher. With reference to Table 4.1 the Scheme construction would result in a temporary significant effect on three of the six representative viewpoints (Viewpoints 2, 3 and 4) located to the

east and north of the site. It is anticipated that these significant effects would be over a five month duration only and relate directly to the appearance of two pylons in close proximity to each other within the view

6.1.3 With reference to Table 5.1 it is also anticipated that the Scheme construction in addition to the construction of the ECML feeder station would result in significant temporary cumulative visual effects on Viewpoints 2 and 3.

6.1.4 With reference to Table 4.2 the scheme operation would result in **no significant effects** on any of the six representative viewpoints.

6.1.5 There would be **no cumulative visual effects** arising from the operation of the Scheme in addition to the ECML feeder station.

APPENDIX III