

**Byers Gill Solar
EN010139**

6.4.7.4 Environmental Statement

Appendix 7.4 Viewpoint Analysis

Planning Act 2008

APFP Regulation 5(2)(a)

Infrastructure Planning (Applications: Prescribed Forms
and Procedure) Regulations 2009

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APPENDIX 7.4: VIEWPOINT ANALYSIS

Introduction

1. A viewpoint assessment has been carried out from a selection of key representative viewpoint locations to inform the assessment of the likely magnitude and significance of landscape and visual effects arising as a result of the Proposed Development.
2. Over 30 viewpoints were identified, in consultation with Darlington Borough Council, Stockton-on-Tees Borough Council and County Durham Council, as part of the scoping process to represent the main landscape and visual receptors found in the 3km detailed study area.
3. The locations of the selected viewpoints are shown on Figures 7.1 – 7.8. Details for each viewpoint are provided below. Photomontages (Type 4 visualisations) are provided for 10 of the viewpoints, illustrating changes to views resulting from the proposed development on completion (Year 0) and once mitigation/planting proposals begin to mature (Year 15). Annotated photographs (Type 1 visualisations) and matching wirelines (Type 2 visualisations) are provided from the remaining viewpoints, illustrating the existing view at each location and the likely extent of the Proposed Development within the view.
4. Viewpoints (1-29) were proposed in the scoping report. Viewpoints 30-34 were proposed by statutory consultees as set out within Table 7-1 in the main LVIA (ES Chapter 7). Viewpoints 5 and 26 were moved between the PEIR and EIA stages to reflect feedback from consultees and design changes.
5. This viewpoint assessment considers the nature of the predicted view and the scale of change. The wider extent of the effect (beyond the individual viewpoint considered), and its duration, are not captured in the viewpoint analysis (as a single viewpoint cannot capture extent or duration), and are considered in the main body of the assessment (see Chapter 7). Extent and duration are factors in the overall judgement on magnitude of change, therefore judgements on magnitude of change and overall level of effect and significance are also provided in the main assessment.
6. The method of assessment used for the viewpoint analysis, which is described in Appendix 7.1, accords with current best-practice guidance for Landscape and Visual Impact Assessment (Landscape Institute and Institute of Environmental Management, 2013). Observations are made of the baseline landscape and visual characteristics at each of the representative viewpoints. Observations, computer modelling and professional judgement are applied to determine the scale of change attributable to the Proposed Development (Large, Medium, Small and Negligible) at each individual viewpoint and a summary of the viewpoint analysis is provided in Table 7-7 in the LVIA (see Chapter 7).
7. The visual assessment takes into account the screening effect of intervening landform, vegetation and built form and the potential for changes to those baseline features. It assumes excellent clear weather conditions; although the influence of different seasons, weather, sunlight and visibility conditions have been considered, where relevant.

Key	Description
-	Not visible from this viewpoint
Z	Theoretically visible but would not be discernible in practice
W	Visible in winter only
S	Visible in both summer and winter

VP	Location	Key features of existing view	Visibility of Panel Areas						Predicted change to view
			A	B	C	D	E	F	
1	Lime Lane (near A1)	<p>Viewpoint looks out from a field entrance across a broad, shallow valley comprising large fields of improved pasture defined by hedgerows and tree belts. A large barn is seen sitting in the valley bottom with houses at Brafferton seen above and extending to the right of this, filtered through existing tree belts and other vegetation on the settlement edge. Other areas of settlement, farm buildings and houses are seen scattered across the view at greater distances and amongst the layered vegetation of the wider landscape.</p> <p>Recent hedgerow planting and gapping up along Lime Lane will largely screen views for road users, other than briefly glimpsed at this field entrance, as it matures.</p>	S	Z	-	-	-	-	<p>Medium-term: The closest, north-western fields within Panel Area A would be openly visible from here, seen to the left of the barn with the backs of solar PV modules descending slopes facing the viewpoint. Other parts of Panel Area A would be visible but filtered through trees in winter and mostly screened in summer.</p> <p>Permanent: Proposed hedgerow along the northern edge of panel fields would soften the edges of the proposed development and partially screen or filter the closest solar PV modules but would not markedly reduce visibility.</p> <p>Cumulative: No proposals currently in planning would be visible from here.</p>

VP	Location	Key features of existing view	Visibility of Panel Areas						Predicted change to view
			A	B	C	D	E	F	
2	Brafferton	This viewpoint looks out from a track passing through a farmyard on the southern edge of the village. Undulating fields extend away from nearby farm buildings, broken up by frequent tree belts with some field boundaries more open, defined by post and wire fences and sparse hedgerows. Tops of buildings at Peartree House and Ketton Hall farms are seen on a low ridgeline that constrains more distant views.	S	-	-	-	-	-	<p>Medium-term: Existing tree belts and hedgerows would largely screen the proposed development. Solar PV modules would be visible in the corners of two fields on the eastern edge of Panel Area A where there are gaps in existing vegetation and, in winter, filtered views of further solar PV modules in these fields would be possible.</p> <p>Permanent: Existing hedgerows would be allowed to grow taller, further screening panels in summer and winter, slightly reducing visibility and effects.</p> <p>Cumulative: No proposals currently in planning would be visible from here.</p>
3	Footpath west of High House	This viewpoint is located in the middle of a large, open field under a line of pylons. The field extends away from the viewpoint, its boundary defined by trees, hedgerows and post and wire fences. Buildings at Lovesome Hill Farm are seen, filtered through vegetation, beyond adjacent fields to the south and more distantly to the southwest, houses on the edge of Brafferton can just be made out amongst intervening vegetation. In other directions, undulating terrain and vegetated boundaries of surrounding fields contain views. Whinfield solar farm will be visible to the north, seen in adjacent fields above or through existing hedgerows and trees.	S	Z	-	-	-	-	<p>Medium-term: Some of the solar PV modules in the nearest fields of Panel Area A would be seen beyond the vegetated boundary looking southeast and downhill. Further solar PV modules would be seen amongst vegetation looking along the row of pylons and to the right of this, in fields to the southwest seen beyond and amongst intervening vegetation, .</p> <p>Permanent: Proposed planting and management of existing hedgerows at increased heights would not markedly change the degree of visibility described above.</p> <p>Cumulative: No proposals currently in planning would be visible from here.</p>

VP	Location	Key features of existing view	Visibility of Panel Areas						Predicted change to view
			A	B	C	D	E	F	
4	Lime Lane (near Ricknall Lane)	<p>Looking south from the road, the view takes in undulating farmland within a broad, shallow valley with large fields bounded by hedgerows, trees and fences. High House farm is seen to the far side of the adjacent field with other houses and farm buildings seen more distantly amongst distant trees. These views tend to only be possible at the field entrance or for users of taller vehicles with the roadside hedgerow largely screening views south for users of standard cars.</p> <p>Views in other directions are constrained by roadside hedgerows although a nearby gap allows an open, elevated view a to the north.</p> <p>Whinfield solar farm will be visible at close proximity, situated beyond roadside hedgerows in the fields immediately to the north of the viewpoint and looking along the road to the west, seen filtered through intervening vegetation in fields south of the road.</p>	S	Z	-	-	-	-	<p>Medium-term: Solar PV modules in Panel Area A would be seen to the south and southeast, situated within lower lying fields in the valley bottom in middle ground of the view and extending left from High House farm.</p> <p>Permanent: Proposed hedgerow and tree planting along the northern edge of the closest panel areas and management of existing hedgerows at increased heights would almost entirely screen the proposed development as it matures.</p> <p>Cumulative: No proposals currently in planning would be visible from here.</p>
5	Bridleway near East Ketton	<p>This viewpoint is located on a farm track bounded to the northeast by a hedgerow blocking views beyond except looking through the gate, and southwest by a post and wire fence which allows more open views Brafferton can be seen nearby to the northwest and distant hills can be seen forming the skyline to the west beyond the undulating fields and trees Trains on the nearby railway can be seen when they pass.</p>	S	-	-	-	-	-	<p>Medium-term: Solar PV modules in Panel Area A would be seen in open view at close proximity in the field immediately south of the track. Looking along the track to the southeast, solar PV modules would also be seen over hedgerows and through trees to either side. Solar PV modules in the field immediately north would be set back from the existing hedgerow and not visible over this but would be seen through the gate.</p> <p>Permanent: Proposed hedgerow planting alongside the track and management of the existing hedgerows for taller growth would screen views of PV modules but would entirely enclose views from the track.</p> <p>Cumulative: No proposals currently in planning would be visible from here.</p>

VP	Location	Key features of existing view	Visibility of Panel Areas						Predicted change to view
			A	B	C	D	E	F	
6	Bridleway near Ketton Hall	This view looks out from an elevated position, views north and northwest take in a mosaic of agricultural fields defined by hedgerows, tree belts and small woodland areas extending into the middle distance with low, wooded hills forming a more distant skyline beyond. Brafferton can be seen through intervening vegetation, set on rising ground beyond nearby fields and, beyond this, traffic on the A1(M) and some commercial/industrial development to the south of Newton Aycliffe is seen amongst the distant trees. Parts of the consented Forrest Park development will also be visible here once constructed. Views east are contained to the field hosting the viewpoint while views south and west are screened by woodland and hedgerows.	S	Z	Z	-	-	-	<p>Medium-term: Solar PV modules within Panel Area A would be seen beyond, and filtered through, tree lines extending in front of Brafferton to where the tree lines meets the skyline to the right – in summer, intervening vegetation would provide a substantive degree of screening. A narrow band of Solar PV modules may also be visible extending along to skyline to Little Ketton Farm.</p> <p>Permanent: Proposed hedgerow planting around the southwest corner of Panel Area A and management of existing hedgerows at increased heights would provide some limited additional screening but would not markedly change the degree of visibility described above.</p> <p>Cumulative: No proposals currently in planning would be visible from here.</p>
7	Beaumont Hill	This viewpoint looks out from a grassed area between houses at the end of Hartlea Avenue. Large fields defined by hedgerows and trees are seen extending to the north and east, gently rising to a low skyline where pylons and woodland beyond Ketton Hall farm, and East Ketton more distantly, are seen to the north while the Moor House wind turbines are a prominent feature to the northeast.	Z	Z	Z	-	-	-	<p>Medium-term: Some of the solar PV modules in Panel Area A would theoretically be visible on the skyline to the north although in reality these would be screened by woodland around Ketton Hall farm and other intervening vegetation. Other panel areas are theoretically visible but these are more distant and would be entirely screened by intervening landscape features.</p> <p>Permanent: As above.</p> <p>Cumulative: The proposed Beaumont Hill housing development would be located in the open fields adjacent to the viewpoint and would screen outward views from here if consented.</p>

VP	Location	Key features of existing view	Visibility of Panel Areas						Predicted change to view
			A	B	C	D	E	F	
8	Footpath near Moor House	This viewpoint is located on a track approaching Moor House Wind Farm. Views east are screened by a hedgerow running beside the track and those to the west, beyond the adjacent field, are largely screened by Kettonleas Wood. Views are more open looking southwest, away from the Site, and northwards where the Moor House turbines and substation are seen at close proximity within undulating farmland. Beyond the wind farm, the skyline is formed by woodland and trees atop gently rising ground.	Z	Z	S	-	-	-	<p>Medium-term: Some of the solar PV modules in Panel Area C would be visible in fields beyond The Mount, directly beneath one of the nearby turbines. They would be partially screened by intervening landform and vegetation and backclothed by woodland on the skyline. Given their distance and the limited degree of visibility they would be barely perceptible. Some of the solar PV modules in Panel Area B are also theoretically visible on the skyline beyond this, to the right and left of Hauxley Farm although given the distance and degree of screening/filtering of intervening vegetation they would not be readily perceptible.</p> <p>Permanent: As above.</p> <p>Cumulative: Housing at Beaumont Hill may be partially visible to the southwest from here.</p>
9	Newton Ketton	This viewpoint is situated at the top edge of a field that slopes down to the west, to the tree lined Newton Beck. Beyond this, fields are seen rising beyond the trees to form a relatively nearby skyline, enclosing this small valley. A new farmhouse is seen immediately north of the viewpoint with views in other directions largely obscured by nearby hedgerows and trees.	S	-	Z	-	-	-	<p>Medium-term: Solar PV Modules with Panel Area A would be seen in the smaller, more elevated field on the slope facing the viewpoint beyond the trees along Newton beck. In summer the Proposed Development would be largely screened by the trees.</p> <p>Permanent: Gapping up and management of the existing hedgerows for taller growth along the south eastern edge of Panel Area A would provide some additional screening, softening the appearance of the solar PV modules and slightly reducing the extent of those that are visible.</p> <p>Cumulative: No proposals currently in planning would be visible from here.</p>

VP	Location	Key features of existing view	Visibility of Panel Areas						Predicted change to view
			A	B	C	D	E	F	
10	Salters Lane / Catkill Lane	This viewpoint looks out to the southeast along the hedgerow and tree lined Catkill Lane, from its junction with Salters Lane. Large fields bounded by hedgerows and tree lines can be seen extending to either side of Catkill Lane and Moor House Wind Farm is a prominent feature on the skyline to the right. Fir Tree Farm and the field rising up to meet it contain views to the north and northeast while hedgerows and trees along Salters Lane, and rising ground beyond, largely obscure views in south and westerly directions.	Z	-	Z	-	-	-	<p>Medium-term: Some solar PV modules in Panel Area C are theoretically visible looking over fields that flank Catkill Lane and some within Panel Area A are theoretically visible to the southwest, looking across Salters Lane. In reality none of these would be readily apparent, even in winter, given the screening provided by multiple layers of vegetation within the intervening landscape.</p> <p>Permanent: As above.</p> <p>Cumulative: No proposals currently in planning would be visible from here.</p>
11	Salters Lane	This viewpoint looks out along the hedgerow and tree lined Salters Lane. Fields bounded by hedgerows and tree lines can be seen extending to either side of the lane to the north, east and west with rising ground obscuring views to the south. Views are contained within a few hundred meters by undulating terrain and vegetation to the northeast and east. Glimpsed longer distance views over the nearby farmland are possible to the north and west. Winfield solar farm may just be visible to the northwest, seen in front of distant buildings within Aycliffe industrial estate, although is unlikely to be readily perceptible amongst layers of intervening vegetation.	W	S	-	-	-	-	<p>Medium-term: Panel Area B would be visible extending across fields to the right (east) of the lane. They would be seen filtered through existing vegetation and in summer this would provide a notable degree of screening. A small part of Panel Area A may also be visible, in front of Winfield solar farm and the distant buildings at Aycliffe industrial estate, but solar PV module here would be largely screened by intervening vegetation and would not be particularly notable.</p> <p>Permanent: Gapping up and management of the existing hedgerows for taller growth along the southern and western edges of Panel Area B would provide some additional screening, softening the appearance of the solar PV modules and reducing the extent of those that are visible, particularly in summer.</p> <p>Cumulative: No proposals currently in planning would be visible from here.</p>

VP	Location	Key features of existing view	Visibility of Panel Areas						Predicted change to view
			A	B	C	D	E	F	
12	Bridleway near Stainton Hill House	This viewpoint looks across the hedgerow and tree lined Lodge Lane to agricultural fields that extend south of the road. Undulating landform and treelines largely obscure views beyond the fields immediately bordering the road.	-	S	-	-	-	-	<p>Medium-term: The rear of solar PV modules in Panel Area B would be seen at close proximity in the fields south of the road, beyond the roadside hedgerow and trees.</p> <p>Permanent: Gapping up and management of the existing roadside hedgerows for taller growth and introduction of further hedgerows trees would substantially screen the solar PV modules including the view through the field gate as illustrated by the Year 15 photomontage but would also reduce the openness of views to the south.</p> <p>Cumulative: No proposals currently in planning would be visible from here.</p>
13	Footpath near Hauxley Farm	Views from this location are largely confined within the large field that the viewpoint sits within. Hedgerow and treeline field boundaries allow only glimpsed views into neighbouring fields to the east and west while buildings at Hauxley Farm obscure southerly views.	-	S	Z	-	-	Z	<p>Medium-term: Panel Area B would be seen in relatively close proximity just above and through hedgerows, forming the closest part of the skyline to the west. Some modules may also just be visible looking along the footpath to the east although would be more distant and largely screened by existing field boundary vegetation.</p> <p>Permanent: New hedgerow and tree planting, gapping up and management of the existing hedgerows for taller growth around fields containing solar PV modules would entirely screen those seen to the east and largely screen the closer ones to the west.</p> <p>Cumulative: No proposals currently in planning would be visible from here.</p>

VP	Location	Key features of existing view	Visibility of Panel Areas						Predicted change to view
			A	B	C	D	E	F	
14	Footpath northeast of Hauxley Farm	This viewpoint is located between two large fields bordered by hedgerows and trees. Views south and west are constrained by buildings at Hauxley Farm and the hedgerow bordering the adjacent field. Views in other directions, particularly to the southeast, are more open, with further fields seen extending into the distance just above or through field boundary vegetation.	-	S	Z	-	Z	Z	<p>Medium-term: The rear of solar PV modules in Panel Area B would be seen in open view to the far side of the field immediately southeast of the viewpoint, extending right from the new poultry sheds at Hauxley Farm and to the far side of the overhead line crossing the field. Solar PV modules would also be seen one field over, looking to the east, partially screened and filtered through the existing hedgerow and trees on the field boundary.</p> <p>Permanent: New hedgerow and tree planting along the near edge of the solar PV modules to the southeast would screen the nearest panels and help integrate this area of modules into the surrounding landscape although those on rising ground to the far side of the field would remain visible. Gapping up and management of the existing hedgerows for taller growth along the field boundary seen to the east would entirely screen solar PV modules here.</p> <p>Cumulative: No proposals currently in planning would be visible from here.</p>
15	Lodge Lane	This viewpoint is located at a layby where there is a gap in the roadside hedgerow. Looking southwards, a large, open field gently rises to gappy hedgerows and trees to the far side which largely screen views beyond. Views across the road to the north, and along it to the east are similar but slightly more open.	-	S	-	-	-	Z	<p>Medium-term: The backs of some solar PV modules in a single field, the closest part of Panel Area B, would briefly be visible for road users. They would be seen beyond the field adjacent to the road, to the far side of the gappy hedgerow and partially screened by this.</p> <p>Permanent: Gapping up, new tree planting and management of the existing hedgerow for taller growth along northern edge of Panel Area B would entirely screen solar PV modules from here.</p> <p>Cumulative: No proposals currently in planning would be visible from here.</p>

VP	Location	Key features of existing view	Visibility of Panel Areas						Predicted change to view
			A	B	C	D	E	F	
16	Footpath northwest of Viewley Hill Farm	<p>This viewpoint offers open elevated views to the east and southeast where a rural landscape is seen punctuated by farms, villages and distant pylons. Moor House Wind Farm is seen above nearby woodland to the south and rising ground and buildings at Hauxley Farm constrain views to the north and west.</p> <p>The consented Long Pasture Solar Farm may be visible extending across fields beyond and to the right of Little Stainton but it would be a distant feature and not particularly notable amongst layers of intervening vegetation.</p>	-	S	Z	Z	Z	Z	<p>Medium-term: The closest part of Panel Area B would be openly visible at close proximity in the adjacent field. They would form a new skyline on the rising ground here but would not intrude on the more notable open views to the east. Panel Areas D-F are theoretically visible in more distant views to the east although, in reality would not be discernible amongst multiple layers of intervening vegetation. Panel Area C would be screened by Byer's Gill Wood to the south.</p> <p>Permanent: The nearest parts of Panel Area B to the north would be screened by the proposed hedgerows around the Panel Area, creating a slightly more enclosed view to the north and northwest. Panel Areas D-F are theoretically visible in more distant views to the east although, in reality would not be discernible amongst vegetation.</p> <p>Cumulative: No proposals currently in planning would be visible from here.</p>
17	Footpath east of Great Stainton	<p>This viewpoint offers open, elevated views across the landscape to the east and south of Great Stainton, views north and west are constrained by rising ground and buildings in the village. It takes in a broadly rural landscape, punctuated by farms and villages with pylons and glimpses of urban development on the outskirts of Stockton on Tees seen in the distance to the east. Lambs Hill Wind Farm is a relatively prominent feature seen in the middle distance to the northeast. Gately Moor solar farm may also be visible to the southeast once constructed although will not be a particularly notable feature within the expansive view. Similarly, Long Pasture Solar Farm may also be visible to the south for viewers slightly further east where the sheds adjacent to the viewpoint do not block views in this direction.</p>	-	-	Z	S	Z	Z	<p>Medium-term: Solar PV modules in nearby Panel Area D would be seen in open view but would be set down below the viewpoint, retaining open views out above. Panel Area C would be screened by the shed adjacent to the viewpoint although moving just to the east, the modules in the south eastern corner of this area are likely to be visible, seen relatively distantly and just to the side of Byer's Gill Wood. Panel Areas E and F are theoretically visible to the east but would not be discernible amongst layers of vegetation.</p> <p>Permanent: Solar PV modules in the fields to the east would be screened by the mature hedgerows which would be maintained to allow views out above. To the southeast, the nearest edges of the Panel Area would also be screened by hedgerows, but panels would be seen beyond, extending over lower ground in front of Woogra Farm</p> <p>Cumulative: No proposals currently in planning would be visible from here.</p>

VP	Location	Key features of existing view	Visibility of Panel Areas						Predicted change to view
			A	B	C	D	E	F	
18	Great Stainton, Elstob Lane	This viewpoint offers an elevated view out across the landscape to the southeast of Great Stainton. Views in other directions are constrained by rising ground, roadside vegetation and buildings within the village. Overhead lines pass through the field adjacent to the viewpoint beyond which the view takes in a rural landscape, punctuated by occasional farms and Elstob Lane snaking away to the south. Long Pasture Solar Farm may be visible extending across fields beyond Longpasture House Farm although would be a relatively distant and not particularly notable feature of the view.	-	-	Z	S	Z	-	<p>Medium-term: Panel Area D would be seen extending across lower lying fields to the right of Woogra Farm, towards Elstob Lane. Areas closer to the farm would be in relatively open view while those closest to the road would be largely obscured in summer. Panel Areas C and E are theoretically visible but would be screened by vegetation.</p> <p>Permanent: Proposed hedgerow planting around the nearest fields of Panel Area D would screen the line of panels seen along the top of gentle ridgeline to the south of the village and the nearest edge of the fields seen in front of Woogra farm. A small area of more distant panels would be seen between the nearby wooden poles and Woogra farm, to one side of the main southward focus of views from the road.</p> <p>Cumulative: No proposals currently in planning would be visible from here.</p>

VP	Location	Key features of existing view	Visibility of Panel Areas						Predicted change to view
			A	B	C	D	E	F	
19	Elstob Lane	This viewpoint looks out from a farm entrance across open fields to the west of Elstob Lane that are framed by Catkill Lane/Nova Scotia Plantations, Square Wood and Galloping Hill Plantation. Turbines at Moor House Wind Farm are a prominent feature to the southwest, seen rising beyond the nearby woodlands. In northward views the fields are seen rising to either side of Elstob Lane with Viewley Hill Farm in open view on the hillside. Eastward views are blocked, even in winter, by a roadside hedgerow.	-	Z	S	S	-	-	<p>Medium-term: Panel Area C would be seen beyond to the immediate fields and to either side of Square Wood, seen in front of Catkill Lane Plantation and across the rising fields between Square Wood and Galloping Hill Plantation. The substation compound would be seen between the two main groups of solar PV modules, in front of Square Wood. Looking north along the road, some of Panel Area D would be visible on the rising fields to the right of the road, filtered through vegetation and largely screened in summer. Some of Panel Area B is theoretically visible on the skyline to the left of Viewley Hill Farm but would be readily discernible.</p> <p>Permanent: Proposed tree and hedge planting along the nearby track would extend to the road and would reduce the open views across fields to the south and east partly screening the solar PV modules in Panel Area C and the substation. More distant panels on rising ground to the west would be seen to the left of Galloping Hill plantation, and Panel Area D would remain partly visible through trees to the north. The primary change to the views would arise from the mature planting parallel to the nearby track.</p> <p>Cumulative: No proposals currently in planning would be visible from here.</p>
20	Catkill Lane	Taken from a path passing through Catkill Lane Plantation this viewpoint offers a brief outward view across fields contained between other areas of woodland, limiting outward views. Moving a short distance either direction along the path, views into the fields are largely obscured by existing vegetation within the woodland edge.	-	-	S	-	-	-	<p>Medium-term: Solar PV modules in Panel Area C would be seen at close proximity in the adjacent field, obscuring views beyond, from this short stretch of the path. Elsewhere along the route, views of solar PV modules would be restricted by existing vegetation.</p> <p>Permanent: This is a very short open gap in the existing woodland edge and no planting is proposed. Effects would remain similar to the medium term.</p> <p>Cumulative: No proposals currently in planning would be visible from here.</p>

VP	Location	Key features of existing view	Visibility of Panel Areas						Predicted change to view
			A	B	C	D	E	F	
21	Local Road west of Bishopton	This viewpoint is located on a local road at a junction with several filed entrances. It looks over open fields to the north, east and southeast which are bounded by post and wire fences and gappy hedgerows. Views in other directions are limited by roadside hedgerows and a belt of young woodland planting, which includes dense evergreen species, along the northern side of the road.	-	-	-	Z	S	-	<p>Medium-term: The rear of a small area of solar PV modules in Panel Area E would be seen at fairly close proximity, across the road and beyond the nearby overhead line. Part of Panel Area D is theoretically visible but would be screened by roadside vegetation.</p> <p>Permanent: Mature hedgerows around the boundary of Panel Area E would largely screen the solar PV modules although the tops of some of the solar PV modules higher up in the field may be seen above the hedges.</p> <p>Cumulative: No proposals currently in planning would be visible from here.</p>
22	Footpath, Folly Bank	<p>Taken in front of barns where a footpath meets the road, this viewpoint looks out across large, flat fields bounded by post and wire fences, hedgerows and tree belts. Farms are seen scattered across the view, set amongst distant vegetation and Great Stainton can be seen filtered through a tree belt on top of a low hill to the northwest. Lambs Hill and Moor House wind farms are notable vertical features seen to the north and southwest.</p> <p>Long Pasture Solar Farm, when constructed, may just be visible spread across lower lying ground to the southwest, seen in front of Sadberge, although is likely to be substantively screened by layers of intervening vegetation and farm buildings. The consented Gately Moor Solar Farm may potentially be visible to the southeast and east although is likely to be screened by the barns and trees located adjacent to the viewpoint.</p>	-	-	Z	-	S	W	<p>Medium-term: Solar PV modules in Panel Area E would be seen at close proximity in the field immediately across the road, interrupting views to the north and west. Some of Panel Area F would be distantly visible to the northeast, located on lower lying ground seen to the right of the Lambs Hill wind turbines, but would be heavily filtered through intervening vegetation and are unlikely to be readily discernible in summer. Parts of Panel Area C are theoretically visible to the west but would be screened by the nearby solar PV modules in Panel Area E and existing hedgerows beyond.</p> <p>Permanent: Hedgerow planting around the perimeter of the nearest panel area would block the open views west and north and largely screen the nearby solar PV modules.</p> <p>Cumulative: Roofs of the proposed Bishopton Lakes holiday lodges may just be visible to the southeast of the viewpoint although in practice are likely to be screened by the nearby barns and trees. Traffic going to/from the lodges may be noted sharing the existing access to the barns.</p>

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			A	B	C	D	E	F	
23	Footpath southwest of Bishopton	This view looks out to the west from a farm track on the southwestern edge of the village. The track extends away from view between small, undulating fields defined by hedgerows, timber fences and trees and crisscrossed by overhead lines. The undulating and gently rising landform quickly curtails more distant views. Trees and other vegetation along Bishopton Beck, immediately north of the viewpoint, screen views back towards the village and from the village out.	-	-	-	-	S	-	<p>Medium-term: Panel Area E would be visible in a small gap between trees on the skyline above the farm track and also extending a short distance along the more open skyline to the left of the trees. In winter the modules would be seen as a continuous line with a section heavily filtered through tree branches while in summer this section would be screened and the modules would be seen as two distinct groups.</p> <p>Permanent: Hedgerow and tree planting around the near edge of Panel Area E would reinforce the existing tree group seen along the track and would largely screen the Proposed Development from view.</p> <p>Cumulative: No proposals currently in planning would be visible from here.</p>
24	Bishopton Recreation Ground	The viewpoint looks out to the north and east across the open recreation ground and the gently rising field immediately beyond. The skyline is formed by hedgerows and trees to the far side of the field and the buildings at Downland Farm. Views in other directions are constrained by hedgerows and trees bordering the recreation ground although nearby buildings within the village can be seen above and, in winter, through these.	-	-	-	-	-	S	<p>Medium-term: Solar PV modules in Panel Area F would be seen in open view in the field beyond the recreation ground, albeit set back from the boundary by around 35m. They would interrupt the open view and partially screen buildings at Downland Farm.</p> <p>Permanent: The proposed community orchard in the gap between the recreation ground and the solar PV modules would include hedged boundaries and tree planting which would largely or entirely screen the modules but would also enclose the existing open view across fields.</p> <p>Cumulative: No proposals currently in planning would be visible from here.</p>

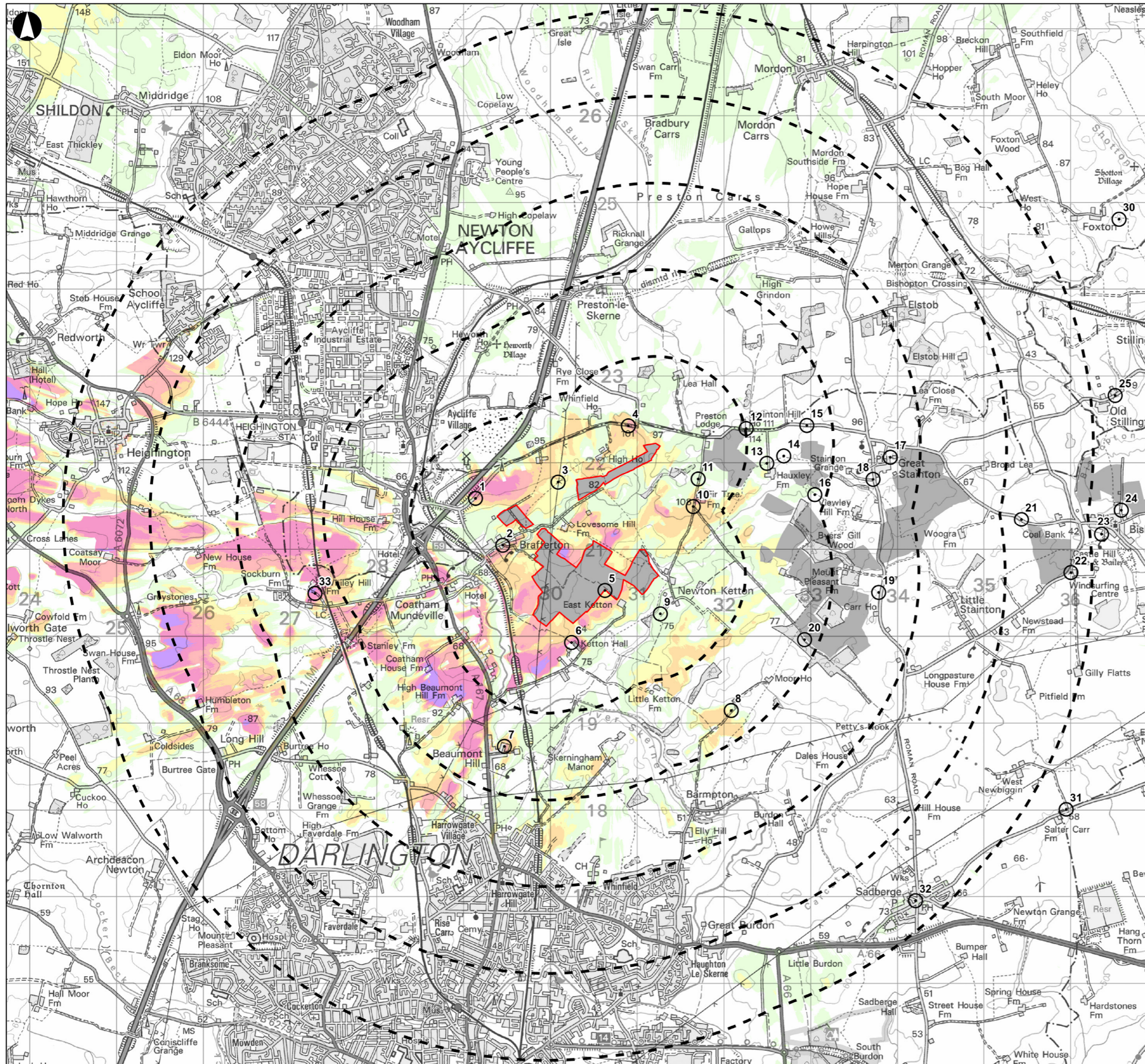
VP	Location	Key features of existing view	Visibility of Panel Areas						Predicted change to view
			A	B	C	D	E	F	
25	Old Stillington	This viewpoint looks out across the road from a relatively elevated location, taking in a landscape of undulating farmland extending from the northeast round to the south. Views in other directions are obscured by buildings within the settlement. The undulating fields are defined by a mix of fences, hedgerows and treelines and farm buildings area seen scattered across the view. Stillington is seen in a slightly lower lying area to the northeast, wrapped round by more extensive vegetation cover.	-	-	-	-	Z	S	<p>Medium-term: Panel Area F would be intermittently visible extending across the skyline between West House Farm, to the east, and nearby buildings across the road to the south. Views of the solar PV modules would be broken up and filtered through existing vegetation along the skyline. In summer, the more distant modules to the south would be well screened although the closer area of modules seen to the east would remain in more open view.</p> <p>Permanent: Gapping up, new tree planting and management of the existing hedgerows for taller growth along northern edge of panel areas would further reduce visibility of solar PV modules to the south, substantively screening them in summer. A small area of new woodland in the closest part of the field hosting the closer modules to the east would soften the edge but not entirely screen the solar PV modules here.</p> <p>Cumulative: No proposals currently in planning would be visible from here.</p>
26	Mill Lane	This view looks out from beside the minor road east of Bishopton. It looks out across open fields to the north, bounded by fences, hedgerows and tree belts and scattered with farm buildings and rural properties. Bishopton is seen to the west and to the right of the village the landscape extends away to low hills in seen in the distance. Views south of the road are largely obscured by the roadside hedgerow.	-	-	-	-	-	S	<p>Medium-term: Solar PV modules in Panel Area F would be seen in open view across the field to the north of the road, set back by around 60-70m. Trees in front of Downland Farm would remain visible above, as would the more distant skyline to the right of Bishopton.</p> <p>Permanent: Gapping up and management of the existing roadside hedgerow for taller growth would screen the solar PV modules but also block open views from the lane.</p> <p>Cumulative: No proposals currently in planning would be visible from here.</p>

VP	Location	Key features of existing view	Visibility of Panel Areas						Predicted change to view
			A	B	C	D	E	F	
27	Bridleway between Stillington and Whitton	This location offers expansive views over undulating farmland that extends away into the distance to the south and west. West House Farm is a relatively prominent collection of buildings seen in the middle distance with the Moor House wind turbines seen directly above/beyond and to the right of this, in the far distance, Great Stainton can just be made out amongst trees on higher ground. Stillington is seen to the north and Whitton to the south.	-	-	Z	S	Z	S	<p>Medium-term: Solar PV modules in the closest part of Panel Area F would be seen extending just below the skyline and beyond a tree line between buildings at West House Farm and those at Downland Farm. In winter views would be filtered through the trees and in summer the Proposed Development would be largely screened. Solar PV modules in Panel Area D would also be visible, more distantly on sloping fields in front of and below Great Stainton, partially screened and filtered through intervening vegetation. They would be a very distant feature and barely noticeable from this location. Panel Areas C and E are also theoretically visible although in practice would be very distant and screened by multiple layers of vegetation within the intervening landscape.</p> <p>Permanent: Gapping up and management of the existing hedgerows along the nearest eastern edge of Panel Area F would slightly increase the degree of screening of the nearest solar PV modules but would not entirely screen them from view.</p> <p>Cumulative: No proposals currently in planning would be visible from here.</p>
28	Footpath near Redmarshall	This view looks across a mosaic of farmland, tree belts and more extensive woodland on distant rising ground to the west. Farms and rural properties can be seen scattered across the landscape and Lambs Hill Wind Farm can be seen rising above a nearby tree belt.	-	Z	Z	Z	Z	W	<p>Medium-term: Solar PV modules on the south eastern edge of Panel Area F would just be visible, seen through intervening vegetation, to either side of Downland Farm. They would be barely notable and in summer would be almost entirely screened from view. Other panel areas are also theoretically visible but would be very distant and screened by multiple layers of vegetation within the intervening landscape.</p> <p>Permanent: As above.</p> <p>Cumulative: No proposals currently in planning would be visible from here.</p>

VP	Location	Key features of existing view	Visibility of Panel Areas						Predicted change to view
			A	B	C	D	E	F	
29	Local Road south of Bishopton	<p>This view looks along a hedgerow lined road, gently descending on its approach to Bishopton. Views over the roadside hedgerows are limited but a mosaic of farmland, tree belts and woodland can be seen glimpsed to either side of the nearby buildings within Bishopton. Great Stainton can just be seen in the distance to the northwest, set on higher ground above closer barns at Folly bank.</p> <p>Gately Moor Solar Farm will be located nearby to the south and east on either side of the road. Some of the nearby panels may be visible but the roadside hedgerows would provide a notable degree of screening. The roofs of nearby lodges at Bishopton Lakes may also just be visible to the northwest but would be almost entirely screened by intervening vegetation.</p>	-	Z	Z	S	W	S	<p>Medium-term: Solar PV modules in Panel Area D would be distantly visible in fields just in front of and below Great Stainton and closer modules in Panel Area E would just be visible on closer, lower lying ground in front, beyond the barns at Folly Bank. In practice, these solar PV modules would be barely seen, particularly in summer. A small area of modules in Panel Area F may also be visible just beyond Bishopton Equestrian Centre but these would be barely noticeable. Panel Areas B and C are also theoretically visible but would be very distant and entirely screened by multiple layers of vegetation within the intervening landscape.</p> <p>Permanent: As above.</p> <p>Cumulative: No proposals currently in planning would be visible from here.</p>
30	Foxton	<p>This view looks across undulating farmland interspersed with tree belts and more distant woodland towards Lambs Hill Wind Farm, with Moor House Wind Farm seen in the distance directly beyond.</p> <p>Hell Hole Solar Farm and Cowley House Solar Farm may be seen in distant and partially screened views looking east and northeast.</p>	-	Z	Z	W	Z	Z	<p>Medium-term: Some solar PV modules within Panel Area D may just be visible in the distance on sloping fields seen below the rightmost Lambs Hill wind turbine. In winter these would be barely perceptible amongst layers of vegetation in the intervening landscape and in summer would be almost entirely screened from view. Other panel areas are theoretically visible but in practice would be entirely screened by intervening vegetation.</p> <p>Permanent: As above</p> <p>Cumulative: No proposals currently in planning would be visible from here.</p>

VP	Location	Key features of existing view	Visibility of Panel Areas						Predicted change to view
			A	B	C	D	E	F	
31	Darlington Back Lane near Newbiggin	<p>This viewpoint looks out to the north of the road over undulating farmland where there is a gap in the roadside hedgerow, adjacent to a farm access. The hedgerow is relatively continuous but clipped low such that drivers of taller vehicles will have open views similar to those shown from this gap, views south of the road are obscured by a tree belt. Beyond nearby poultry sheds seen to the northwest, land is seen rising to distant wooded hills beyond more open farmland. Great Stainton and Viewley Hill Farm can be seen in the distance to the right of the poultry sheds and Moor House Wind Farm to the left. To the northeast, the landscape is generally flatter and lower lying with Lambs Hill Wind Farm a more distant feature seen beyond Gillyflatts farm.</p> <p>Part of Long Pasture Solar Farm may just be visible to the west, with most of the development screened by a mix of terrain and vegetation. Gately Moor Solar Farm will also be partially visible amongst fields beyond East Newbiggin Farm to the northeast.</p>		Z	W	W	Z	Z	<p>Medium-term: Solar PV modules in part of Panel Area C would be visible below the wooded skyline, seen directly above the nearby poultry sheds. Those in Panel Area D would also be partly visible on sloping fields in front of Great Stainton. Both of these areas would be distant and seen filtered through intervening vegetation in winter, and almost entirely screened from view in summer. Panel Area B is theoretically visible along the skyline to the left of Viewley Hill Farm although at this distance, the solar PV modules would not be readily perceptible. Panel Areas E and F are theoretically visible to the north and northeast, beyond Gillyflatts, but would be entirely screened by multiple layers of vegetation in the intervening landscape.</p> <p>Permanent: As above.</p> <p>Cumulative: No proposals currently in planning would be visible from here.</p>
32	Sadberge	<p>This view looks across an open green space in the middle of the village, offering a channelled view across the landscape to the north, notably broken up by trees and buildings in the foreground – particularly in summer. Hill House Lane can be seen below the village, extending north towards Great Stainton which is just visible on rising ground in the distance. The western edge of Long Pasture Solar Farm will be seen just to the right of the road.</p>	Z	Z	Z	S	Z	Z	<p>Medium-term: Solar PV modules within Panel Area D would be seen on sloping ground in front and to the right of Great Stainton, although would be a distant and barely noticeable feature. Other panel areas are theoretically visible but in practice would be entirely screened by nearby buildings and trees and multiple layers of vegetation across the intervening landscape.</p> <p>Permanent: As above.</p> <p>Cumulative: No proposals currently in planning would be visible from here.</p>

VP	Location	Key features of existing view	Visibility of Panel Areas						Predicted change to view
			A	B	C	D	E	F	
33	Footpath near Coatham Lane	This viewpoint looks out from an elevated location across lower lying farmland broken up by frequent trees and woodland. The A1(M) is seen crossing the view in the mid distance with Brafferton seen amongst trees beyond. The edge of the development at Forrest Park may just be visible in front of the A1(M) to the northeast but would be largely screened by nearby vegetation.	S	Z	-	-	-	-	<p>Medium-term: Solar PV modules in Panel Area A would be visible extending across fields seen beyond and just to the left of Brafferton, extending round almost as far as Ketton Hall. They would be nestled amongst extensive intervening vegetation which would break up their expanse. Whilst noticeable they would not be a particularly notable feature of this expansive view.</p> <p>Panel Area B is also theoretically visible but in practice is unlikely to be discernible amongst intervening vegetation.</p> <p>Permanent: As above.</p> <p>Cumulative: No proposals currently in planning would be visible from here.</p>
34	Footpath between Lovesome Hill Farm and Newton Ketton	This viewpoint is located on a footpath crossing an open field. The view to the south is curtailed by nearby rising ground beyond the sparsely vegetated and fenced field boundary. There are long views over open fields to the west and northwest, with the skyline formed by multiple layers of vegetation and distant hills beyond. Views to the north and east look out over gently undulating farmland with fields divided by hedges and trees to a skyline formed by higher ground and woodland.	S	-	-	-	-	-	<p>Medium-term: Solar PV modules in Panel Area A would be seen beyond the nearby sparse field boundaries to the south and west. The more distant part of Panel Area A theoretically visible to the north would be screened by hedgerows and trees.</p> <p>Permanent: Proposed hedgerows would screen the panels once mature creating a more enclosed foreground view to the south and west, more in keeping with the view to the east and north. The distant hills would still be seen in places above the hedges to the west, but the intervening lower lying landscape would be screened, reducing the sense of long views.</p> <p>Cumulative: No proposals currently in planning would be visible from here.</p>

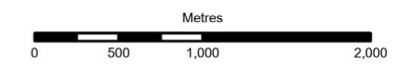


Legend

- Panel Area A
 - Other Panel Areas
 - Distance Radii from Panel Areas (1, 2, 3, 4, 5km)
 - Viewpoints
- Zone of Theoretical Visibility (4.35m to tops of panels)**
- Up to 15 ZTV points may be visible
 - Up to 30 ZTV points may be visible
 - Up to 45 ZTV points may be visible
 - Up to 60 ZTV points may be visible
 - Up to 75 ZTV points may be visible
 - Up to 85 ZTV points may be visible
- ZTV points are gridded 100m apart across the extent of each panel area.

Coordinate System: British National Grid

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Client



Project Name

Byers Gill Solar

Drawing Title

**Figure 7.4.1 A
Viewpoint Analysis - Panel Area A**

Scale at A3

1:45,000

Role

Issue to client

Suitability

**Preliminary Environmental
Information Report**

Project Number

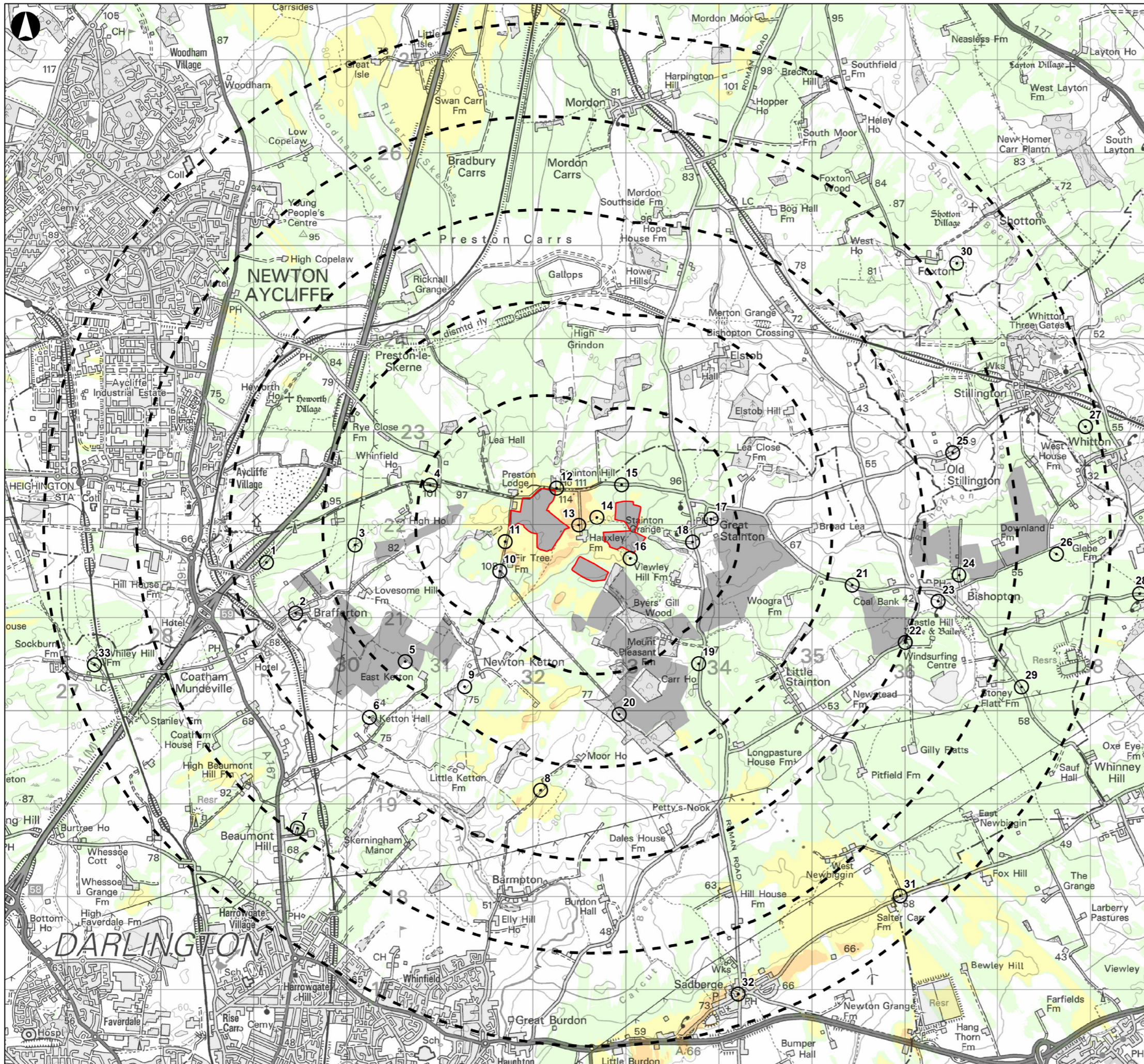
286386-00

Rev

P01

Drawing Number

BGS-PE07-00007



Legend

- Panel Area B
- Other Panel Areas
- Distance Radii from Panel Areas (1, 2, 3, 4, 5km)
- Viewpoints

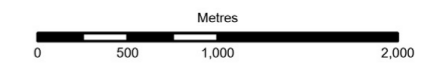
Zone of Theoretical Visibility (4.35m to tops of panels)

- Up to 15 ZTV points may be visible
- Up to 30 ZTV points may be visible
- Up to 45 ZTV points may be visible
- Up to 60 ZTV points may be visible
- Up to 75 ZTV points may be visible
- Up to 85 ZTV points may be visible

ZTV points are gridded 100m apart across the extent of each panel area.

Coordinate System: British National Grid

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Client



Project Name

Byers Gill Solar

Drawing Title

**Figure 7.4.1 B
Viewpoint Analysis - Panel Area B**

Scale at A3

1:42,000

Role

Issue to client

Suitability

**Preliminary Environmental
Information Report**

Project Number

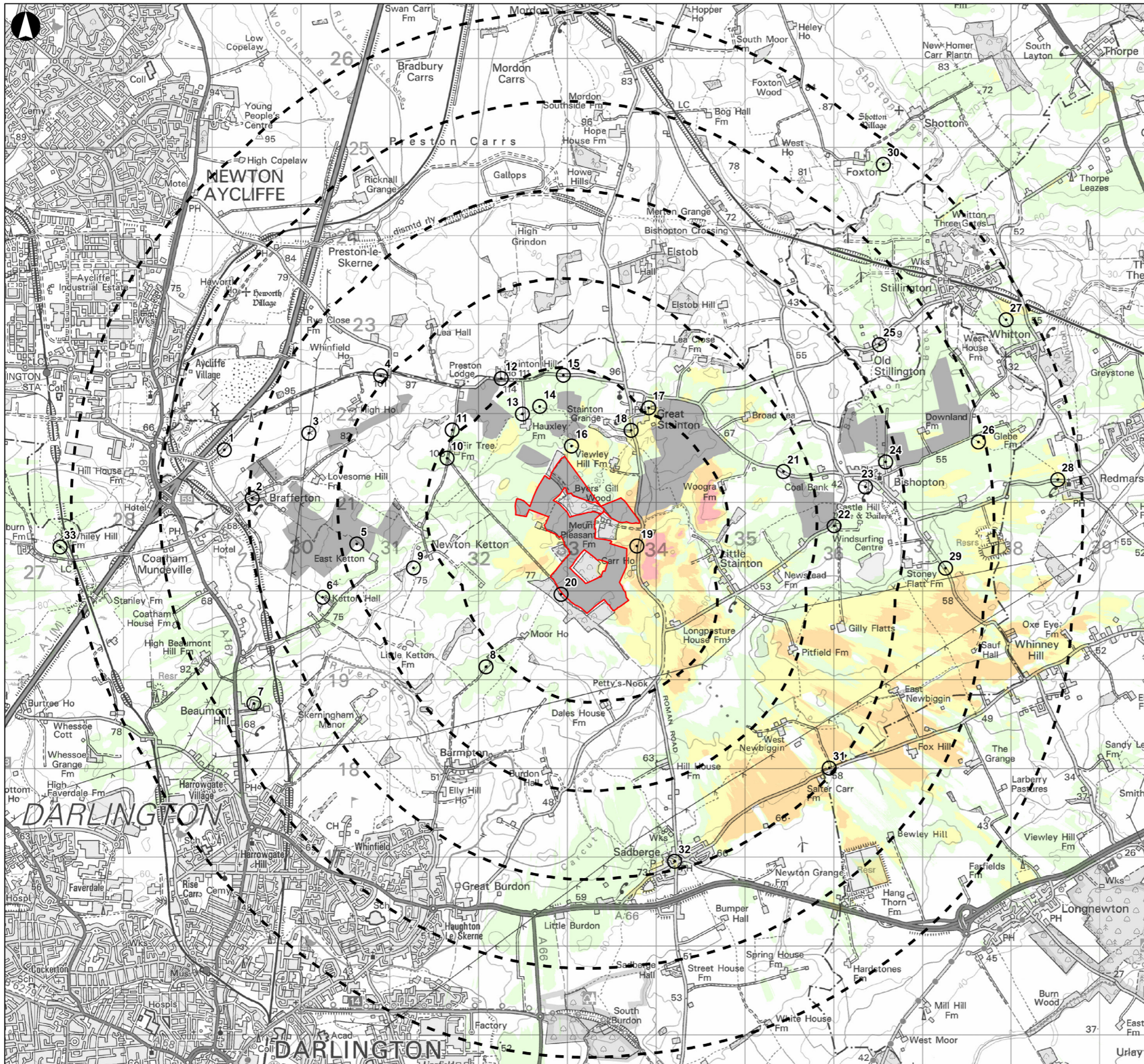
286386-00

Rev

P01

Drawing Number

BGS-PE07-00007



Legend

- Panel Area C
- Other Panel Areas
- Distance Radii from Panel Areas (1, 2, 3, 4, 5km)
- Viewpoints

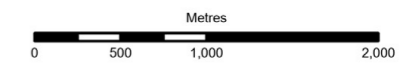
Zone of Theoretical Visibility (4.35m to tops of panels)

- Up to 15 ZTV points may be visible
- Up to 30 ZTV points may be visible
- Up to 45 ZTV points may be visible
- Up to 60 ZTV points may be visible
- Up to 75 ZTV points may be visible
- Up to 85 ZTV points may be visible

ZTV points are gridded 100m apart across the extent of each panel area.

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Client



Project Name

Byers Gill Solar

Drawing Title

**Figure 7.4.1 C
Viewpoint Analysis - Panel Area C**

Scale at A3

1:44,000

Role

Issue to client

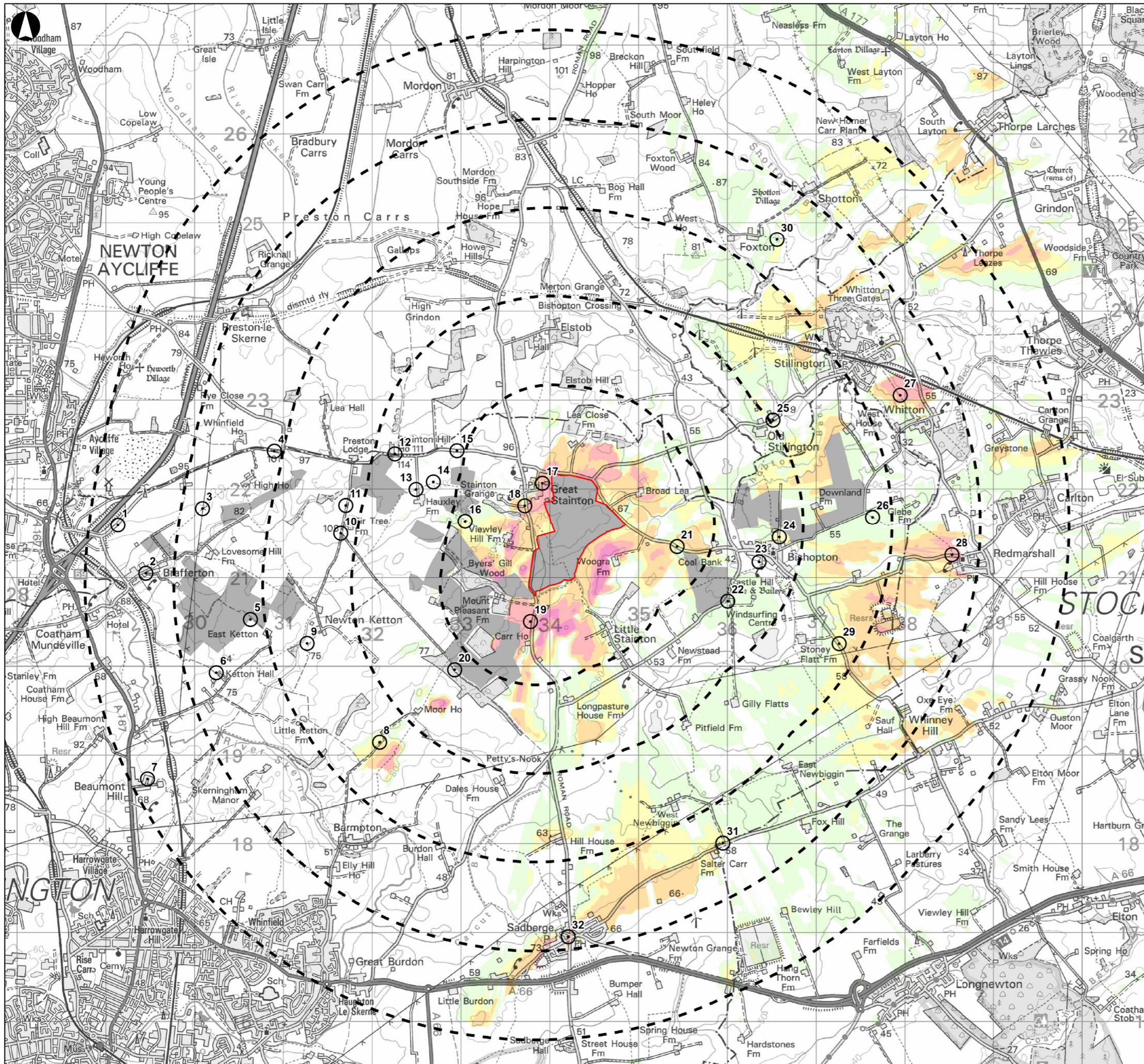
Suitability

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Project Number
286386-00

Rev
P01

Drawing Number
BGS-PE07-00007

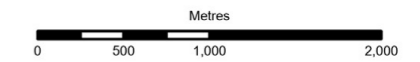


Legend

- Panel Area D
 - Other Panel Areas
 - Distance Radii from Panel Areas (1, 2, 3, 4, 5km)
 - Viewpoints
- Zone of Theoretical Visibility (4.35m to tops of panels)**
- Up to 15 ZTV points may be visible
 - Up to 30 ZTV points may be visible
 - Up to 45 ZTV points may be visible
 - Up to 60 ZTV points may be visible
 - Up to 75 ZTV points may be visible
 - Up to 85 ZTV points may be visible
- ZTV points are gridded 100m apart across the extent of each panel area.

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Client



Project Name

Byers Gill Solar

Drawing Title

**Figure 7.4.1 D
Viewpoint Analysis - Panel Area D**

Scale at A3

1:44,000

Role

Issue to client

Suitability

**Preliminary Environmental
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Project Number

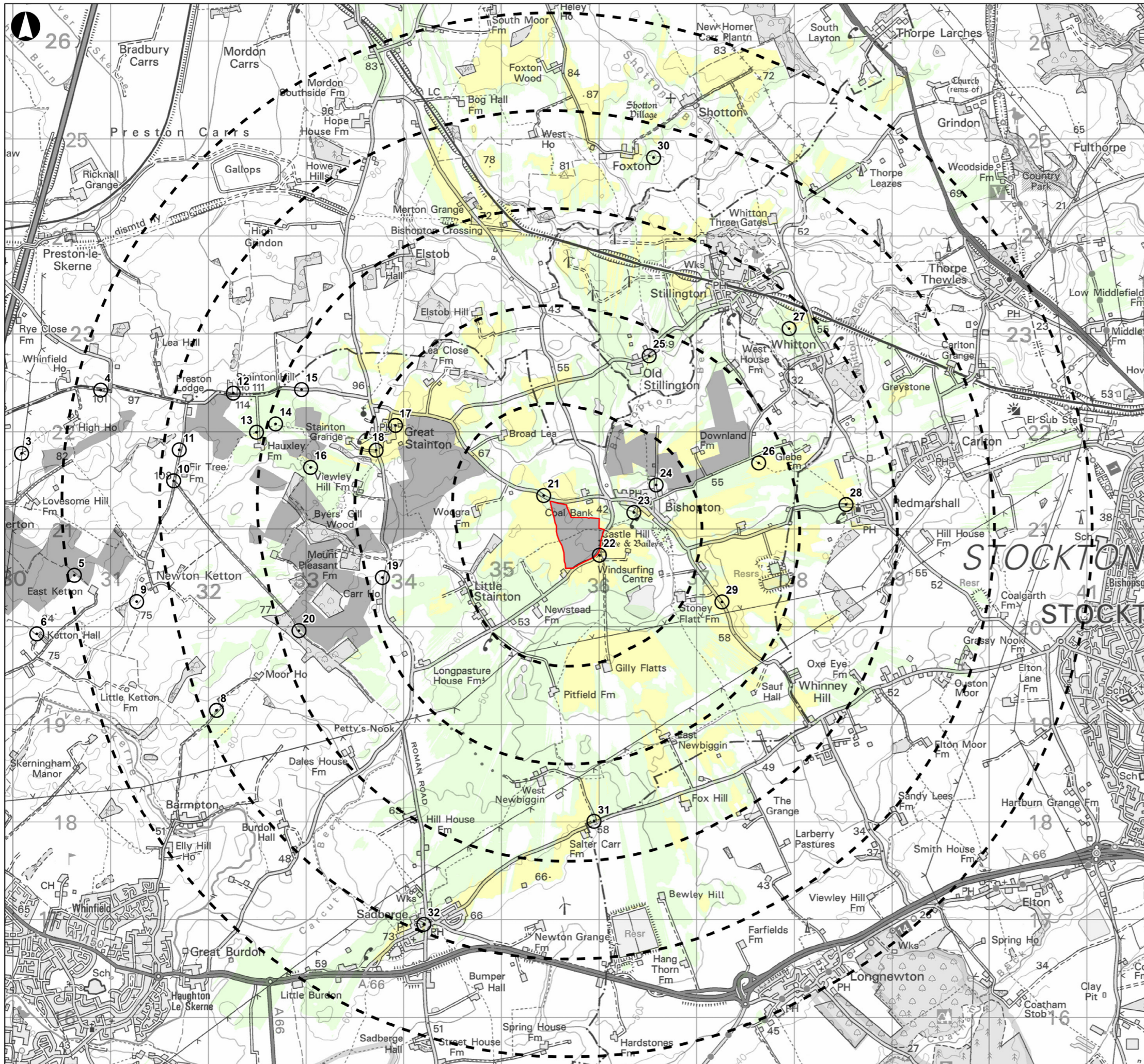
286386-00

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P01

Drawing Number

BGS-PE07-00007



Legend

- Panel Area E
- Other Panel Areas
- Distance Radii from Panel Areas (1, 2, 3, 4, 5km)
- Viewpoints

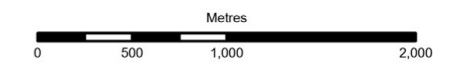
Zone of Theoretical Visibility (4.35m to tops of panels)

- Up to 15 ZTV points may be visible
- Up to 30 ZTV points may be visible
- Up to 45 ZTV points may be visible
- Up to 60 ZTV points may be visible
- Up to 75 ZTV points may be visible
- Up to 85 ZTV points may be visible

ZTV points are gridded 100m apart across the extent of each panel area.

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Client



Project Name

Byers Gill Solar

Drawing Title

**Figure 7.4.1 E
Viewpoint Analysis - Panel Area E**

Scale at A3

1:40,000

Role

Issue to client

Suitability

**Preliminary Environmental
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Project Number

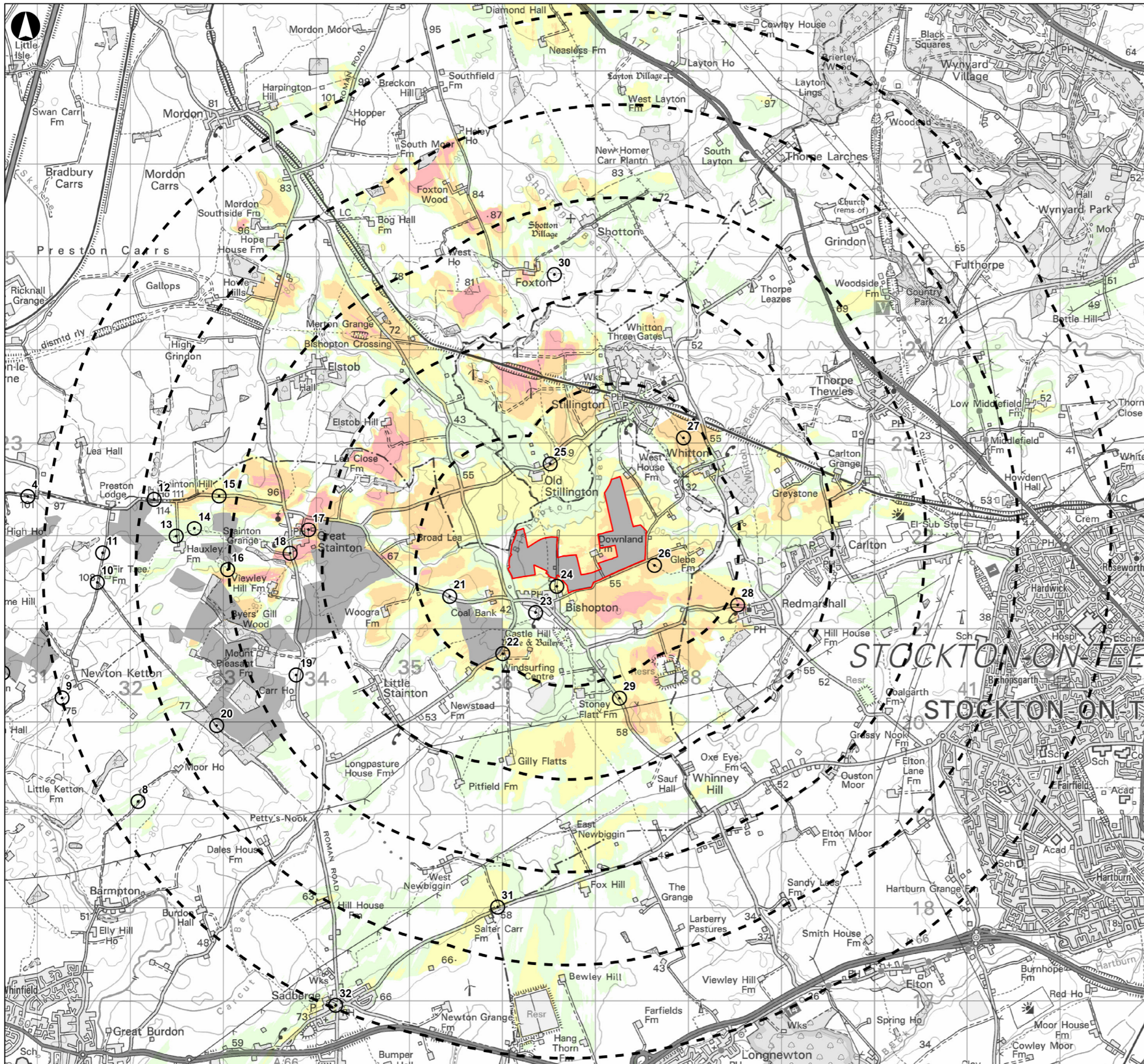
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Drawing Number

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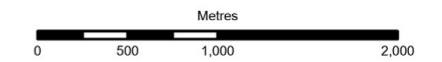


Legend

- Panel Area F
 - Other Panel Areas
 - Distance Radii from Panel Areas (1, 2, 3, 4, 5km)
 - Viewpoints
- Zone of Theoretical Visibility (4.35m to tops of panels)**
- Up to 15 ZTV points may be visible
 - Up to 30 ZTV points may be visible
 - Up to 45 ZTV points may be visible
 - Up to 60 ZTV points may be visible
 - Up to 75 ZTV points may be visible
 - Up to 85 ZTV points may be visible
- ZTV points are gridded 100m apart across the extent of each panel area.

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Client



Project Name

Byers Gill Solar

Drawing Title

**Figure 7.4.1 F
Viewpoint Analysis - Panel Area F**

Scale at A3

1:42,000

Role

Issue to client

Suitability

**Preliminary Environmental
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Project Number

286386-00

Rev

P01

Drawing Number

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