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EN010139**

8.31 Environmental Statement Appendix 7.4 Viewpoint Analysis - Addendum

Planning Act 2008

APFP Regulation 5(2)(k)

Infrastructure Planning (Applications: Prescribed Forms
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Appendix 7.4 Viewpoint Analysis - Addendum

Introduction

1. This document is an addendum to Appendix 7.4 of the ES, providing brief analysis of the additional viewpoints suggested as representing 'worst case' views in Darlington Borough Council (DBC) 'Action Point (ISH4) submission' [REP5-036].
2. No detailed analysis is provided for the following viewpoints, for the reasons set out below:
 - V5/V6 Footpath east of Great Stainton – this location would not be publicly accessible during and after the construction of the Proposed Development as it is located on a footpath which is to be diverted. It is not therefore a valid location for a representative viewpoint as people would not be able to be there to experience the views.
3. The following viewpoints are very close to ES viewpoints and effects would be the same as assessed in the ES for the equivalent views:
 - V1 Brafferton - is very close to viewpoint 2 and there would be no notable difference in the description or assessment.
 - V2 Footpath west of High House - is very close to viewpoint 3 and there would be no notable difference in the description or assessment.
 - V13 Norton Back Lane – would experience Negligible scale changes to views due to limited visibility and distance, as described for nearby Viewpoint 31.
 - V14 Sadberge Village Hall - would experience Negligible scale changes to views due to limited visibility and distance, as described for nearby Viewpoint 32.
4. The time allowed for submission of this additional analysis was insufficient to allow for additional site visits, so the analysis is provided on a desk basis based on the photography provided by DBC, previous site work and mapped information sources.
5. The Environmental Masterplan [AS-016] is referred to under the description of the predicted changes to the view in order to assist with description of the nearest visible parts of the Proposed Development including proposed planting).
6. This additional analysis is supplementary to the ES, but provides no new information that was not considered in the first draft of the LVIA chapter. As set out in multiple submissions by the Applicant, the purpose of viewpoints is to be 'representative' and to inform and illustrate the effects for different receptors, distances and directions – they do not need to show the 'worst case'. Worst case effects on visual receptors are considered in the ES, taking account of information gleaned from viewpoints and site work. This can be clearly seen for example in the assessment of effects on users of the public footpath between Brafferton and High House Farm. The only original ES viewpoint on this route is viewpoint 3, where changes to views are judged to be Small scale. Effects on users of the footpath are identified in Table 7-8 of the ES as being at most Large scale – i.e. the selection of a viewpoint to represent views towards a part of the Proposed Development and which is not seen in other views and illustrate cumulative effects with Whinfield solar farm has not prevented the 'worst case' effects from being assessed in the ES.

Viewpoint	Key features of existing view	Predicted changes to view	Cumulative
V4 - Footpath north of Brafferton	<p>This viewpoint is located at a gap in the hedge alongside a public footpath which is otherwise bounded by existing hedges and looks across a field used for grazing. The field slopes down to the south permitting views to Brafferton, nearby to the southwest, and beyond trees along High House Lane towards rising ground. Trees at various distances and the rooftops of Brafferton form the nearby skyline looking south and southwest.</p> <p>Short-listed consented developments will not be noticeable from this location.</p>	<p>(See Environmental Masterplan sheet 1)</p> <p>The backs of solar panels beyond deer fencing in Panel Area A would be seen immediately adjacent to this viewpoint, blocking outward views to the south and southwest.</p>	<p>Short-listed proposed developments would not be noticeable from this location.</p>
V7 - Elstob lane	<p>This viewpoint is located on the roadside verge of Elstob Lane to the south of Great Stainton. Looking out across the road, the land slopes away to the south and east, allowing long views over lower-lying arable fields with hedged and treed boundaries, to a skyline of hills beyond. Large barns at Woogra farm are seen in the middle ground.</p> <p>Once constructed, Long Pasture solar farm may be visible at a distance of over 2.5km from this location, looking to the south along the road.</p>	<p>The backs of solar panels in Panel Area D would be seen extending along the gentle ridgeline in the middle ground, seen just above the nearby delimit signs. As the proposed hedge grows taller, views of these solar panels would be screened.</p> <p>Solar panels in Panel Area D would also be seen continuing to the left from the ridgeline and across two fields seen in front of Woogra Farm and beyond existing hedges and trees. Mitigation planting would not reduce this visibility.</p>	<p>Short-listed proposed developments would not be noticeable from this location.</p>

Viewpoint	Key features of existing view	Predicted changes to view	Cumulative
V8/V9 - Local road west of Bishopton	<p>This viewpoint is located on the narrow verge of a local road and looks out over the roadside hedge across gently undulating arable fields divided by a mix of hedges and low post and wire fences, with some hedgerow trees. The skyline is formed by nearby rising ground to the southwest, topped by nearby farm buildings and trees, beyond which Moorhouse wind farm can be seen. To the southeast and east nearby homes can be seen and there are longer distance views to hills beyond the nearby farmland.</p> <p>Short-listed consented developments will not be noticeable from this location.</p>	<p>(See Environmental Masterplan sheet 9)</p> <p>The backs of solar panels in Panel Area E would be seen in the adjacent field, set back beyond the line of overhead wires on wooden poles which traverse the view. As the proposed hedge and tree planting along the roadside grows taller, views of these solar panels would be screened and the views from the road would become more enclosed.</p> <p>NOTE – there is an error in the labelling of view V9 on page 13 of the DBC document [REP5-036]. The two-limbed label on the left-hand side pointing to ‘Panel Area E’ is correct on the right limb, but the left limb of this label points to an area which would not be occupied by solar panels.</p>	<p>Short-listed proposed developments would not be noticeable from this location.</p>
V10 - Local Road near Woogra Farm	<p>This viewpoint is located on the narrow verge of a local road and looks out over the roadside hedge across gently undulating arable fields divided by low post and wire fences. The skyline to the northwest is formed by nearby rising ground, woodland and buildings in Great Stainton.</p> <p>Short-listed consented developments will not be noticeable from this location.</p>	<p>(See Environmental Masterplan sheet 8)</p> <p>Solar panels in Panel Area D would be seen occupying the rising fields in the middle ground; in front of and to both sides of the village, which would remain visible beyond.</p> <p>As proposed planting matures, the nearest edges of the development would be screened, with solar panels seen above the hedges on higher ground and tree planting around the northern edges of the Proposed Development seen in front of the houses in Great Stainton.</p>	<p>Short-listed proposed developments would not be noticeable from this location.</p>

Viewpoint	Key features of existing view	Predicted changes to view	Cumulative
V11 - Bridleway near West House Farm	<p>This viewpoint is located on a bridleway which follows the driveway to West House Farm from Mill Lane. The driveway is bounded by low hedges to both sides which tend to channel views along the route, but permit outward views to both sides. The view to the west looks out over nearby paddocks to hedges and arable fields beyond, with wind turbines seen beyond the nearby skyline and buildings at Downlands Farm seen on the skyline.</p> <p>Short-listed consented developments will not be noticeable from this location.</p>	<p>(See Environmental Masterplan sheet 10)</p> <p>Solar panels in Panel Area F would be seen occupying the rising field in the middle ground beyond the hedge on the far side of the nearby paddocks and in front of homes at Downlands Farm.</p> <p>As proposed planting matures, the nearest edges of the development would be screened, with solar panels seen above the hedges on higher ground.</p>	<p>Short-listed proposed developments would not be noticeable from this location.</p>
V12 - Local road northwest of Bishopton	<p>This viewpoint is located at a small layby near field gates on a local road and looks out over the roadside hedge across pasture which descends gently towards Bishopton Beck, with steeper slopes beyond the beck rising to form a nearby skyline to the southeast. Trees along the beck mostly prevent views beyond but a small gap allows views into a field beyond the beck.</p> <p>Short-listed consented developments will not be noticeable from this location.</p>	<p>(See Environmental Masterplan sheet 10)</p> <p>During construction, vehicles would be seen turning into and coming out of the nearby site entrance, and the track would be visible leading across the field and through the gap between the trees. Once constructed, the fencing around the corner of Panel Area F would be seen through the gap in the trees beyond the beck, and the track would be seen at ground level. Some solar panels would also be visible on the higher ground to the left of this, seen looking through the trees in winter. As proposed planting matures woodland would become visible beyond Panel Area F, looking through the gap in the trees.</p> <p>NOTE – there is an error in the labelling of view V12 on page 14 of the DBC document [REP5-036]. The label on the left-hand side pointing to 'Panel Area F' suggests that all of the green field visible would be occupied by Panel Area F, whereas only the corner of the panel area extends beyond the existing trees and that corner would not be occupied by solar panels.</p>	<p>Short-listed proposed developments would not be noticeable from this location.</p>