

Proposed Solar PV Development

Byers Gill Solar
EN010139

Landscape Statement of Common Ground

between

RWE

and

Bishopton Villages Action Group

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On behalf of: Bishopton Villages Action Group

On behalf of: RWE
(acting on behalf of the Applicant)

Date:

Date:

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1. Introduction

- 1.1 The parties agreed that a separate Landscape Statement of Common Ground (LSoCG) should be prepared, and the ExA asked for this to be progressed.
- 1.2 The parties have now concluded their discussions about the landscape-related matters which are agreed, and those which are not and which are likely to remain in dispute throughout the Examination.

2. Matters Agreed

- 2.1 The Appeal site is not a 'valued' landscape in the context of NPPF para. 187 a).
- 2.2 The Proposed Development would not give rise to significant adverse effects on designated landscapes.
- 2.3 The Proposed Development would give rise to significant adverse residual operational effects, including cumulative effects, on landscape character, settlement character, and visual amenity.
- 2.4 Levels of indirect adverse effects on the character of the landscapes and settlements beyond the Site would be significant closest to the Development, and would reduce gradually with distance from the Development.
- 2.5 Two settlements where the character would be significantly adversely affected are Great Stainton and Bishopton.
- 2.6 Over time, where existing and proposed vegetation grows on to form effective screens, levels of adverse effects on the perceptual aspects of character may fall below the significance threshold.
- 2.7 Significant adverse operational visual effects would be experienced by receptors within or in close proximity to the Proposed Development, including at Great Stainton and Bishopton, and along sections of public rights of way (PRoWs) and roads within 1km of the Site.
- 2.8 Levels of adverse visual effects would decrease gradually with distance from the Proposed Development, unless there is a sudden cessation in intervisibility for example due to higher ground, settlement or dense, mature vegetation.
- 2.9 At certain locations along PRoWs and roads within 1km of the Site, and within Bishopton, over time, existing and proposed vegetation may grow on to form effective screens, resulting in levels of adverse visual effects falling below the significance threshold.

3. Matters Not Agreed

- 3.1 Whether planting which is proposed to mitigate adverse effects on landscape and / or visual receptors can be also be included as enhancements / benefits to landscape character and / or visual amenity, as assumed in the LVIA.
- 3.2 Whether, for consistency with other ES topics, the 'Major to Moderate' significance threshold set in the LVIA should be reduced to 'Moderate'.
- 3.3 Whether effects on the character of the settlement of Brafferton would be significant adverse, which the LVIA concludes they would not be.
- 3.4 Whether existing and proposed screen planting would reduce levels of adverse landscape and visual effects over time to the degree set out within the LVIA (see 2.9 above).
- 3.5 Whilst there is not agreement about certain aspects of methods, and all of the LVIA's predicted levels of effects on landscape character areas, settlements, and visual receptors, these are not considered to be important-enough factors in the decision-making process to warrant detailed discussion.