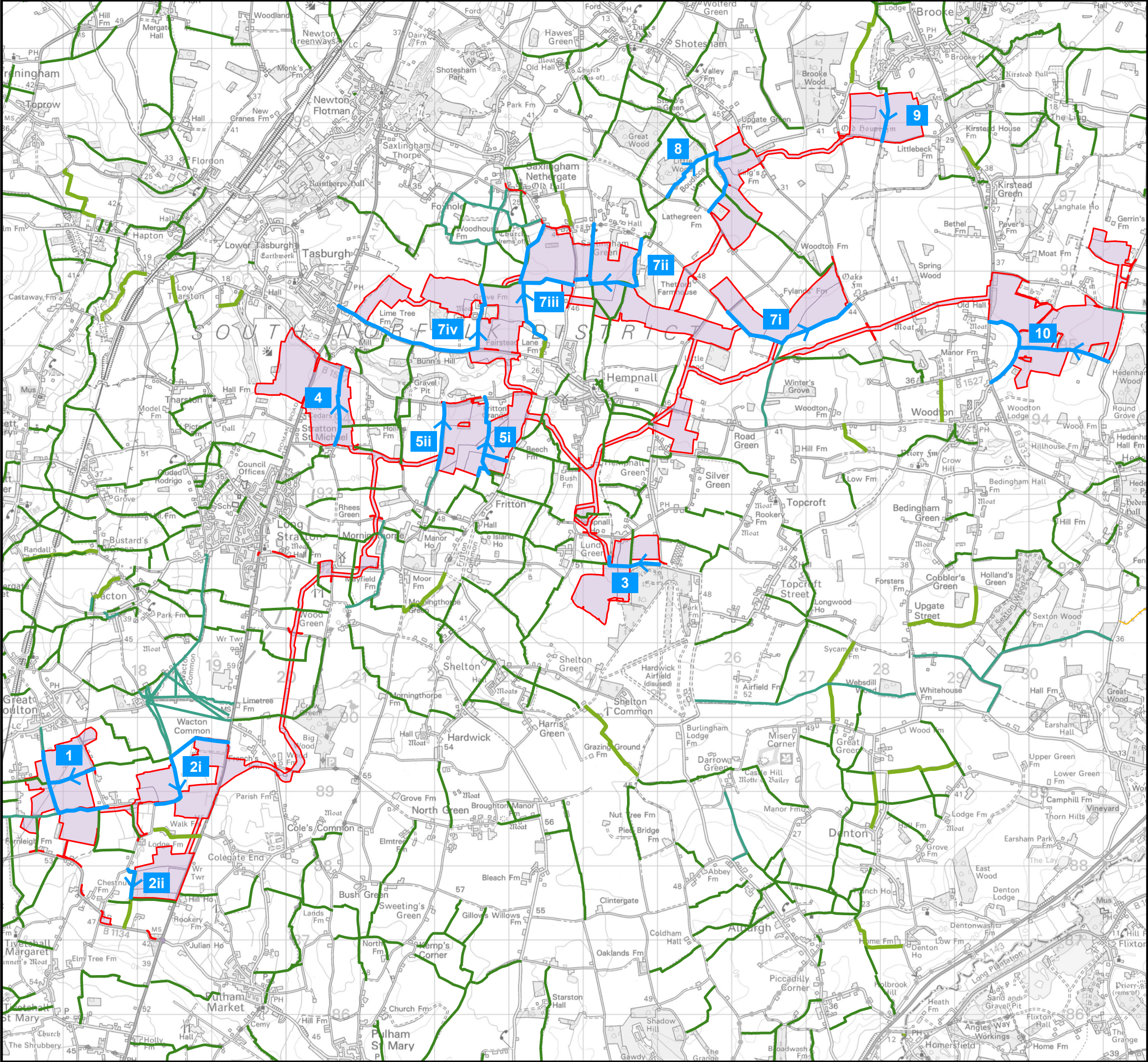




Notes:

-  Solar Farm Development
-  Narrative Walk 
-  Public Footpath
-  Bridleway
-  Restricted Byway

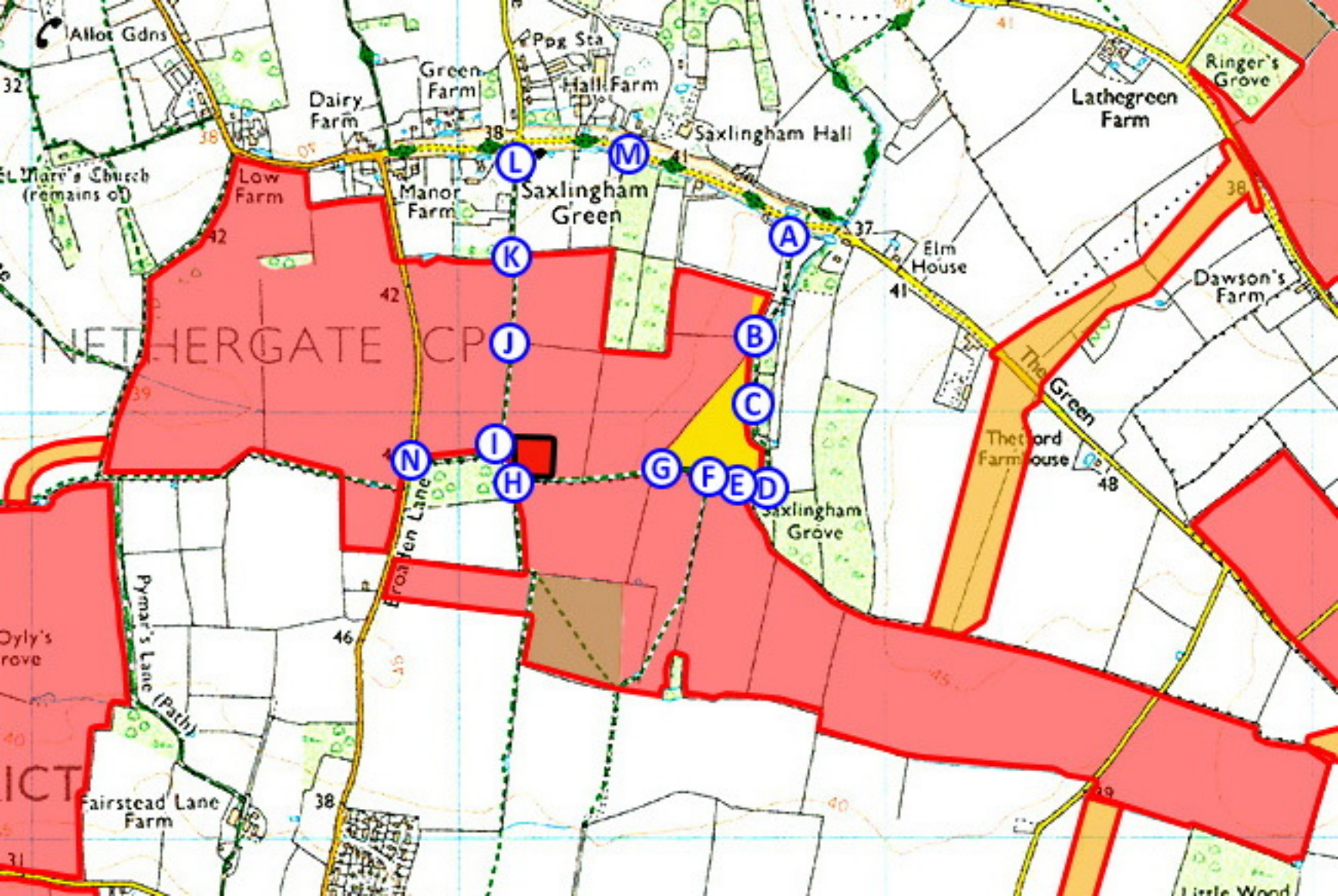
0m 0.5km 1km

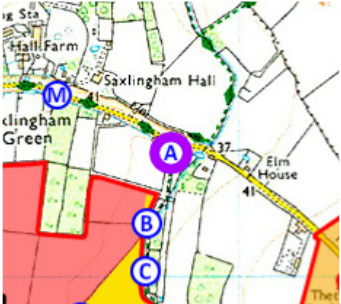


Scale: 1:50,000 Sheet Size: A3 Lscp  
Drawn: HC Checked: BB  
Date: Sep 2026 Revision: -  
Filename: HPC-App01-Fig01-NarrativeWalks.pdf

Project:  
East Pye Solar  
Client:  
Hempnall Parish Council  
Drawing:  
Narrative Walk Locations





| Viewpoint label (see the route map) and Grid Reference                                                                             | Description of the current view and footpath route                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Visual effects: Year 1 (inc Construction where applicable)                                                     | Visual effects: Year 15 – where applicable | Level of significance of visual effect / type and direction in ES and HPC assessment (as applicable)                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Photos showing current views at this location                                                                                                                                                                     |
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| <p><b>Viewpoint A</b><br/>GR: TM 24783 96446</p>  | <p>This walk begins at GR: TM247964 at the junction of Saxlingham Nethergate FP9 and The Green, Saxlingham (a minor road followed here by the long-distance footpath Boudicca Way) – see <b>Viewpoint A</b> on the map</p> <p>The photos from Viewpoint A show the attractive setting of the start point – located within the Saxlingham Green Conservation Area.</p> <p>The walk proceeds southwards along FP9, adjacent to the boundary of the conservation area, for 250m (approx.) to <b>Viewpoint B</b></p> <p>Much of this section of FP9 is a wide track with a raised bank to the west and hedging to the east</p> | <p>The Green may be seriously impacted by construction traffic travelling to the sites (cable drum route).</p> |                                            | <p><b>No assessment provided by applicant</b></p> <p><b>HPC Assessment</b></p> <p>Glimpses of solar infrastructure would be likely, especially in Winter. Furthermore, the presence of industrial features, so close to a beautiful Conservation Area, would have a negative impact on the setting of the Conservation Area. Saxlingham Green would no longer be set in an agricultural rural landscape, it would be located alongside major energy infrastructure. This would negatively alter receptors’ experiences and perceptions of the area.</p> |  <p>Looking east</p>  <p>Looking south</p> |

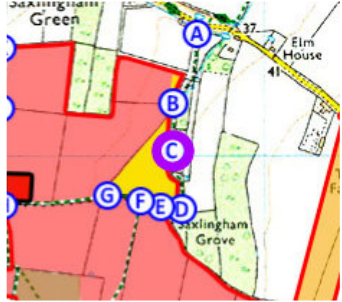
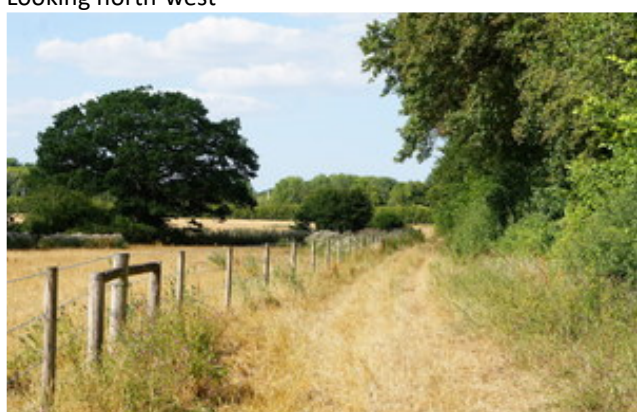


| Viewpoint label (see the route map) and Grid Reference                                                                                   | Description of the current view and footpath route                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Visual effects: Year 1 (inc Construction where applicable)                                                                                                                                                                                                                                                                                                                     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| <p><b>Viewpoint B</b><br/><b>GR TM 24704 96176</b></p>  | <p>Just before FP9 arrives at Viewpoint B the view to the west and south west opens up to reveal a glorious long view over pastoral meadows towards woodland, copses and hedgerows - see the Viewpoint B photos.</p> <p>Viewpoint B is located very close to the edge of the Saxlingham Green Conservation area<br/>A map of the Saxlingham Green Conservation Area can be viewed in the Saxlingham Green conservation area appraisal document available on the South Norfolk Council Planning Website</p> | <p>Just before FP9 arrives at <b>Viewpoint B</b> fields (currently meadows) containing solar infrastructure will come in to view on the western side of the track.</p> <p>This infrastructure (solar panels up to 4.5m high, security fencing and security cameras, inverter buildings, internal access tracks etc) would dominate views to the west and south west and would obliterate the current attractive long open views over meadows towards woodland, copses and hedgerows. This would create a <b>major adverse</b> impact at this viewpoint and from elsewhere along FP9 in this area.</p> <p>The 132 kV substation (at a height of 7m and approximately 600m to the SW) would be visible in the distance adding to the visual disturbance.</p> <p>Construction of industrial solar infrastructure so close to the south eastern corner of the Saxlingham Green conservation area and only 250 metres from the edge of the Green itself is unacceptable development</p> <p>Close to and to the SW of this viewpoint (alongside a ditch) is a very old Oak tree which although it has been pollarded has a very substantial girth – it could be threatened if this scheme was approved</p> <p>On East Pye Solar Concept Masterplan, Section Map C (EPSCM-SM, April 2026) a permissive path is shown trending southwards and the current PROW Saxlingham Nethergate FP9, which follows a slightly different route, does not appear to be shown on the applicant’s poor-quality map. Does the applicant intend to replace FP9 with a permissive path? This</p> | <p>East Pye Solar Concept Masterplan, Section Map (EPSCM-SM) C, indicates that this area will form part of a proposed “<i>Community-accessible green space with pedestrian access</i>”. It is of course already an accessible green space with PROW access. While the triangle of land proposed as a “Community-accessible green space with pedestrian access” occupies an area that is larger than the current track width, this accessible space would be flanked by solar infrastructure to the south and to the west, and would not be an attractive place for people to visit.</p> <p>EPSCM-SM Map C shows “<i>Areas for Potential Mitigation and Enhancement</i>” around the solar fields. Presumably mitigation to hide the solar infrastructure and substation from the views experienced by users of FP9 would take the form of hedge and tree planting which after 15 years (if nurtured and established) would itself transform the current views and landscape character negatively. What is so lovely about current views to the west and south west from FP9 in this area is their openness and the fact that meadows framed by trees, hedges, copses and woods are visible over a great distance, almost to the horizon line – these views would be lost not only by the construction of the solar infrastructure but also as a result of mitigation to hide that infrastructure which in itself represents a <b>Major to Substantial adverse impact</b>.</p> | <p><b>Site7 VL9</b></p> <p><i><b>ES Construction: Major significant</b></i><br/>"recreational receptors making their way south from The Green would experience clear views towards construction activity within Sub-Site 7F, including installation of the solar PV arrays and potential, more distant views towards construction of the 132kV substation to the southwest"</p> <p><i><b>ES Year 1: Moderate significant</b></i><br/>"At Year 1 receptors would still experience visual change at this location as a result of the Scheme. The 132kV substation would be completed and lie some 625m southwest of the view and would likely be partially visible. The solar PV arrays would be clearly noticeable within the view"<br/><b>Photowire provided</b></p> <p><i><b>ES Year 15: Minor, Not significant</b></i><br/>"By Year 15 the proposed woodland block directly southwest of the view at this location would provide visual screening being successfully established representing a visible change but one which is only slightly altered from the components present in the baseline view."<br/><b>No visual provided</b></p> <p><b>HPC assessment</b><br/>At Year 1 existing open views across an attractive rural landscape will be replaced by an industrial vista in which solar infrastructure is the dominant element.</p> <p>At Year 15 winter views are unlikely to be effectively fully screened and moreover the loss of long-distance views across open fields as a result of</p> |  <p>Looking south-west</p>  <p>Looking south-west</p>  <p>Looking west</p> |



| Viewpoint label (see the route map) and Grid Reference | Description of the current view and footpath route | Visual effects: Year 1 (inc Construction where applicable)                                                                                                                                                                                                                                                                     | Visual effects: Year 15 – where applicable | Level of significance of visual effect / type and direction in ES and HPC assessment (as applicable)                                                                                                                                                                                                                                                                                                                  | Photos showing current views at this location |
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|                                                        |                                                    | would be wholly unacceptable as a Public Right of Way (PROW) on a Definitive Map is a legally protected public highway that cannot be removed without a formal legal order. A permissive path is not a public right of way, but a private route where the landowner allows public access under specific, revocable permission. |                                            | <p>mitigation planting would represent a substantial change from the baseline.</p> <p>By reference to the LVIA Methodology (see HPC App08, Review of LVIA Methodology and Effects):<br/>Magnitude = <b>Major</b><br/>Sensitivity = <b>High</b></p> <p>HPC therefore assesses the level of significance of visual effects at both Year 1 and 15 to be <b>Major to Substantial significant, direct and adverse.</b></p> |                                               |

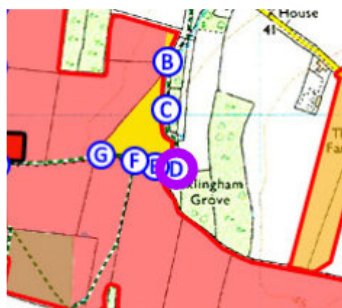
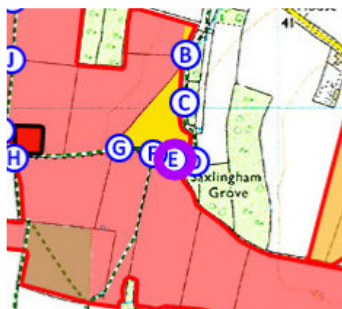
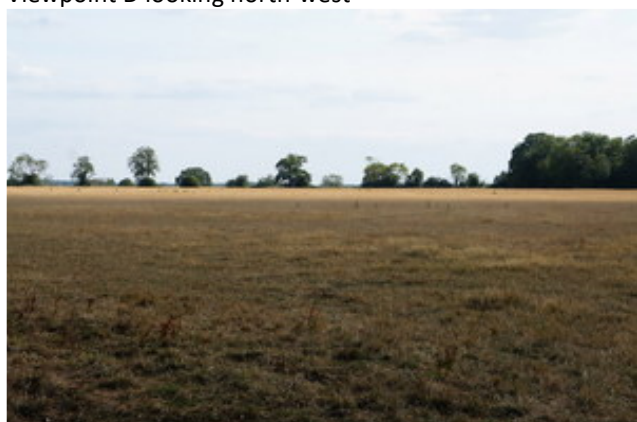
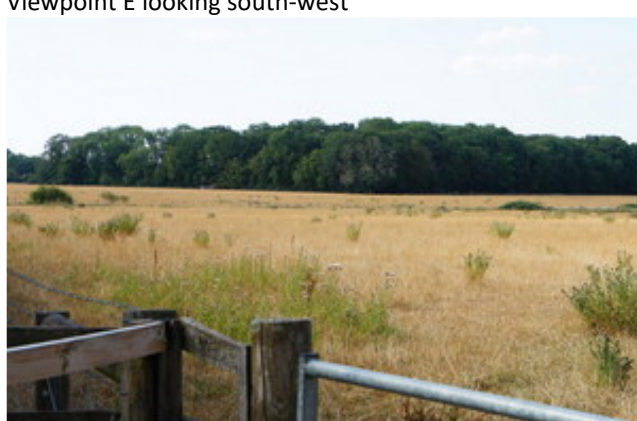


| Viewpoint label (see the route map) and Grid Reference                                                                              | Description of the current view and footpath route                                                                                                                                                                                                                                                      | Visual effects: Year 1 (inc Construction where applicable)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Visual effects: Year 15 – where applicable                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Level of significance of visual effect / type and direction in ES and HPC assessment (as applicable)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Photos showing current views at this location                                                                                                                                                                                                                                                                                                                                                                                                      |
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| <b>Viewpoint C</b><br><b>GR TM 24687 96004</b><br> | <p>Travelling southwards on FP9 from Viewpoint B brings us to Viewpoint C.</p> <p>The views to the west, north west and south west are very similar to those from Viewpoint B - i.e. glorious long views over pastoral meadows towards woodland, copses and hedgerows - see the Viewpoint C photos.</p> | <p>The impacts here after construction would be very similar to those experienced at Viewpoint B – i.e. industrial infrastructure (solar panels up to 4.5m high, security fencing and security cameras, inverter buildings, internal access tracks etc) would dominate views to the west, south west and north west and would obliterate the current attractive long open views over meadows towards woodland, copses and hedgerows. This would create a <b>Major to Substantial adverse</b> impact at this viewpoint and in this area.</p> <p>The 132 kV substation (at a height of 7m and approximately 500m to the west) would be visible in the distance adding to the visual disturbance.</p> <p>At this location EPSCM-SM C does not appear to show the legally protected PROW Saxlingham Nethergate FP9. Instead, a permissive path (which could be revoked by the landowner) is shown – following a slightly different route. As already stated, the replacement of a legally protected path by a permissive path would be an unacceptable change.</p> <p>Notwithstanding this fact the impacts following construction, as seen from the permissive path, would be almost identical to those seen from FP9 – i.e. <b>Major to Substantial significant direct adverse</b></p> | <p>Impacts after mitigation would be very similar to those at Viewpoint B:</p> <p>Mitigation to hide the solar infrastructure and substation from the views experienced by users of FP9 would presumably take the form of hedge and tree planting which after 15 years (if nurtured and established) would transform the current views and landscape character.</p> <p>The glorious open vista of meadows framed by trees, hedges, copses and woods visible over a great distance to the west south west and north west would be lost, not only by the construction of the solar infrastructure, but also as a result of mitigation to hide that infrastructure which in itself represents a <b>Major to Substantial adverse impact</b>.</p> <p>East Pye Solar Concept Masterplan, Section Map (EPSCM-SM) C, indicates that this area will form part of a proposed “<i>Community-accessible green space with pedestrian access</i>”. It is of course already an accessible green space with PROW access. While the triangle of land proposed as a “<i>Community-accessible green space with pedestrian access</i>” occupies an area that is larger than the current track width, this accessible space would be flanked by solar infrastructure to the south and to the west, and would not be an attractive place for people to visit.</p> <p>The replacement of a legally protected PROW with a proposed permissive path at this location would be an unacceptable change.</p> | <p><b>No assessment provided by applicant</b></p> <p><b>HPC assessment</b><br/> At Year 1 existing open views across an attractive rural landscape will be replaced by an industrial vista in which solar infrastructure is the dominant element.</p> <p>At Year 15 winter views are unlikely to be effectively fully screened and moreover the loss of long-distance views across open fields as a result of mitigation planting would represent a substantial change from the baseline</p> <p>By reference to the LVIA Methodology (see HPC App08, Review of LVIA Methodology and Effects):<br/> Magnitude = <b>Major</b><br/> Sensitivity = <b>High</b></p> <p>HPC therefore assesses the level of significance of visual effects at both Year 1 and 15 to be <b>Major to Substantial significant, direct and adverse</b>.</p> |  <p>Looking south</p>  <p>Looking south-west</p>  <p>Looking north-west</p>  <p>Looking north</p> |



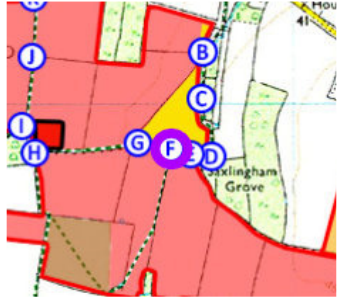
| Viewpoint label (see the route map) and Grid Reference | Description of the current view and footpath route | Visual effects: Year 1 (inc Construction where applicable) | Visual effects: Year 15 – where applicable                                                                                                                                                                    | Level of significance of visual effect / type and direction in ES and HPC assessment (as applicable) | Photos showing current views at this location |
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|                                                        |                                                    |                                                            | Notwithstanding this fact the impacts following mitigation, as seen from the permissive path, would be almost identical to those seen from FP9 – i.e. <b>Major to Substantial significant direct adverse.</b> |                                                                                                      |                                               |



| Viewpoint label (see the route map) and Grid Reference                                                                                                                                                                                                                                                   | Description of the current view and footpath route                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          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| <b>Viewpoints D and E</b><br><b>Viewpoint D</b><br><b>GR TM 24728 95826</b><br><br><b>Viewpoint E</b><br><b>GR TM 24674 95807</b><br> | <p><b>Viewpoints D and E</b> (see the map). These viewpoints are close to each other.</p> <p>Travelling southwards on FP9 from Viewpoint C brings us to Viewpoint D and E (D is in the corner of the meadow where FP9 does a sharp right-angled turn to the west and E is about 30m to the west of D).</p> <p>The photo taken from Viewpoint D (camera pointing north-west) shows the nature of FP9 with open views available to the west and a hedge boundary to the east.</p> <p>Viewpoint E is at the junction of 2 meadows, both of which would contain solar infrastructure. The photos show views to the south and south west in the direction of Hempnall and to the north west over meadows that stretch out towards Saxlingham Green.</p> <p>The current views in both these directions are glorious long views over pastoral meadows towards woodland, copses and hedgerows - see the Viewpoint E photos.</p> | <p>The impacts here after construction would be very similar to those experienced at Viewpoints B and C – i.e. industrial infrastructure (solar panels up to 4.5m high, security fencing and security cameras, inverter buildings, internal access tracks etc) would dominate views to the north and north west towards Saxlingham Green from both viewpoints D and E and from viewpoint E solar infrastructure would additionally be visible to the south producing the same domineering impact. This infrastructure would obliterate the current attractive long open views over meadows towards woodland, copses and hedgerows and would create <b>a Major to Substantial adverse</b> impact at these viewpoints and in this area.</p> <p>The 132 kV substation (at a height of 7m and approximately 500m to the west) could also be visible in the distance adding to the visual disturbance.</p> <p>An internal access track is shown on EPSCM-SM C which would follow the northern edge of the solar field to the south of FP9 at this location (visible from Viewpoint E). This would add to the visual disturbance created by the scheme.</p> <p>FP9 is not visible on EPSCM-SM C at this location and instead a permissive path is shown which would end at our Viewpoint F. As already stated, the replacement of a legally protected path by a permissive path would be an unacceptable change.</p> <p>The area is shaded green on the HPC Fig02/App07 CPRE Tranquillity Map (towards the Most Tranquil range in</p> | <p>Once again, it would be the case that mitigation to hide the solar infrastructure and substation from the views experienced by users of FP9 in this area would presumably take the form of hedge and tree planting which after 15 years (if nurtured and established) would transform the current views and the landscape character.</p> <p>The glorious open vista of meadows framed by trees, hedges, copses and woods visible over a great distance from both these viewpoints to the north and north west and from viewpoint E to the south as well would be lost, not only by the construction of the solar infrastructure, but also as a result of mitigation to hide that infrastructure which in itself represents a <b>Major to Substantial adverse impact</b>.</p> <p>East Pye Solar Concept Masterplan, Section Map (EPSCM-SM) C, indicates that this area will form part of a proposed “Community-accessible green space with pedestrian access”. It is of course already an accessible green space with PROW access. While the triangle of land proposed as a “Community-accessible green space with pedestrian access” occupies an area that is larger than the current track width, this accessible space would be flanked by solar infrastructure to the south and to the west, and would not be an attractive place for people to visit.</p> <p>The internal access track would remain in place as a negative feature in this tranquil rural area throughout the life span of the</p> | <p><b>Site7 VL16</b></p> <p><b>ES Construction: Major significant</b><br/> <i>"Construction activity would result in a substantial change to baseline views for recreational receptors at this location given the proximity of Sub-Sites 7E and 7F in views southwest and northwest respectively. The proposed solar PV arrays have been set back some 200m within Sub-Site 7F, however the intervening field boundary vegetation is sparse, and consequently open views are broadly retained across Sub-Site 7F where activity would be located. Additionally a haul route is proposed to pass through the adjacent land and within foreground views."</i></p> <p><b>ES Year 1: Moderate Significant</b><br/> <i>"Following cessation of construction, the solar PV arrays within Sub-Sites 7E and 7F would remain a clearly noticeable change within the view. Extensive mitigation measures are proposed within this part of the Scheme; however, these would not be fully established."</i></p> <p><b>ES Year 15: Minor Not Significant</b><br/> <i>"Following establishment of the mitigation proposals noted above, at Year 15 focussed views of the solar PV arrays within Sub-Site 7E would remain to the southwest, however visibility of the solar PV arrays to the northwest within Sub-Site 7F would be screened and/or heavily filtered by the fully established mitigation planting."</i></p> <p><b>HPC assessment</b><br/> At Year 1 existing open views across an attractive rural landscape will be replaced by an industrial vista in which solar infrastructure is the dominant element.</p> |  <p>Viewpoint D looking north-west</p>  <p>Viewpoint E looking south</p>  <p>Viewpoint E looking south-west</p>  <p>Viewpoint E looking north-west</p> |

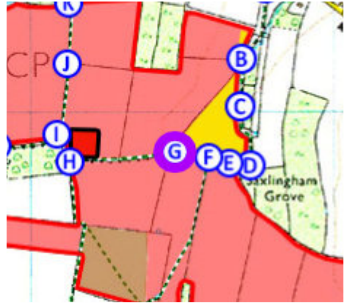
| Viewpoint label (see the route map) and Grid Reference | Description of the current view and footpath route | Visual effects: Year 1 (inc Construction where applicable)                                                                                                        | Visual effects: Year 15 – where applicable                                                                                       | Level of significance of visual effect / type and direction in ES and HPC assessment (as applicable)                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Photos showing current views at this location                                                                 |
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|                                                        |                                                    | the spectrum). Construction activities and the subsequent presence of solar infrastructure would seriously undermine the experience of tranquillity in this area. | scheme. The area is shaded green on the HPC Fig02/App07 CPRE Tranquillity Map (towards the Most Tranquil range in the spectrum). | <p>At Year 15 winter views are unlikely to be effectively fully screened and moreover the loss of long-distance views across open fields as a result of mitigation planting would represent a substantial change from the baseline</p> <p>By reference to the LVIA Methodology (see HPC App08, Review of LVIA Methodology and Effects):<br/>Magnitude = <b>Major</b><br/>Sensitivity = <b>High</b></p> <p>HPC therefore assesses the level of significance of visual effects at both Year 1 and 15 to be <b>Major to Substantial significant, direct and adverse.</b></p> |  <p>Looking north-west</p> |



| Viewpoint label (see the route map) and Grid Reference                                                                              | Description of the current view and footpath route                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Visual effects: Year 1 (inc Construction where applicable)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Visual effects: Year 15 – where applicable                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Level of significance of visual effect / type and direction in ES and HPC assessment (as applicable)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Photos showing current views at this location                                                                                                                                                                                                                                                                                                                                                                                                      |
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| <b>Viewpoint F</b><br><b>GR TM 24582 95850</b><br> | <p>Journeying 100m (approx) westwards along FP9 from Viewpoint E brings us to Viewpoint F</p> <p>This viewpoint is located at the junction of 3 PROW (Saxlingham Nethergate FP9 / Saxlingham Nethergate FP27 and Hempnall FP5).</p> <p>The photos taken from Viewpoint F (camera pointing northwards and north westwards) reveal glorious long views over pastoral meadows towards woodland, copses and hedgerows. The photos of the landscape to the south and south west show open views over arable fields fringed by hedges and trees</p> <p>This location would be surrounded by solar fields.</p> | <p>The impacts here after construction would be very similar to those experienced at all of the other viewpoints on this walk – i.e. industrial infrastructure (solar panels up to 4.5m high, security fencing and security cameras, inverter buildings, internal access tracks etc) would dominate views to the north and north west towards Saxlingham Green and south and south westwards towards Hempnall.</p> <p>This infrastructure would obliterate the current attractive long open views over meadows (N and NW) and fields (S and SW) towards woodland, copses, field boundary trees and hedgerows and would create a <b>Major to Substantial adverse</b> impact at this viewpoint and in this area.</p> <p>The 132 kV substation (at a height of 7m and approximately 400m to the west) would also be visible in views to the west adding significantly to the visual disturbance.</p> <p>Internal access tracks are shown on EPSCM-SM C trending westwards (from this location) alongside Saxlingham Nethergate FP27 and southwards alongside the route of Hempnall FP5. Other internal access tracks would also be present in the views to the SW and NW. The presence of these internal access tracks would change the nature and environment of the area adding to the visual disturbance created by the scheme.</p> <p>FP9 is not visible on EPSCM-SM C at this location and instead a permissive path is shown trending southwards to Viewpoint F. As already stated, the replacement of a legally protected</p> | <p>Mitigation to hide the solar infrastructure and substation from the views experienced by users of Saxlingham Nethergate FP9 / Saxlingham Nethergate FP27 and Hempnall FP5 at this location and in this area would presumably take the form of hedge and tree planting which after 15 years (if nurtured and established) would transform the current views and the landscape character.</p> <p>The glorious open vista to the north and north west of meadows framed by trees, hedges, copses and woods visible over a great distance and views to the south west over open fields framed by trees and hedgerows would be lost, not only as a result of the construction of the solar infrastructure, but also as a result of mitigation to hide that infrastructure which in itself represents a <b>Major to Substantial adverse impact</b>.</p> <p>East Pye Solar Concept Masterplan, Section Map (EPSCM-SM) C, indicates that this area will form part of a proposed “<i>Community-accessible green space with pedestrian access</i>”. It is of course already an accessible green space with PROW access. While the triangle of land proposed as a “<i>Community-accessible green space with pedestrian access</i>” occupies an area that is larger than the current track width, this accessible space would be flanked by solar infrastructure to the south and to the west, and would not be an attractive place for people to visit.</p> <p>The internal access tracks would remain in place as a negative</p> | <p><b>No assessment provided by applicant</b></p> <p><b>HPC assessment</b><br/> At Year 1 existing open views across an attractive rural landscape will be replaced by an industrial vista in which solar infrastructure is the dominant element.</p> <p>At Year 15 winter views are unlikely to be effectively fully screened and moreover the loss of long-distance views across open fields as a result of mitigation planting would represent a substantial change from the baseline.</p> <p>By reference to the LVIA Methodology (see HPC App08, Review of LVIA Methodology and Effects):<br/> Magnitude = <b>Major</b><br/> Sensitivity = <b>High</b></p> <p>HPC therefore assesses the level of significance of visual effects at both Year 1 and 15 to be <b>Major to Substantial significant, direct and adverse</b>.</p> |  <p>Looking south</p>  <p>Looking south-west</p>  <p>Looking north-west</p>  <p>Looking north</p> |

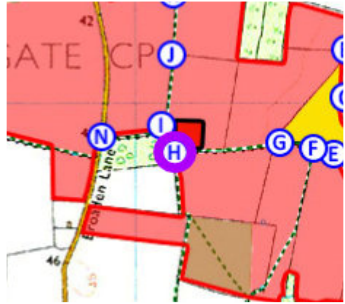
| Viewpoint label (see the route map) and Grid Reference | Description of the current view and footpath route | Visual effects: Year 1 (inc Construction where applicable)                                                                                                                                                                                                                                                                                          | Visual effects: Year 15 – where applicable                                                                                                                                                                  | Level of significance of visual effect / type and direction in ES and HPC assessment (as applicable) | Photos showing current views at this location |
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|                                                        |                                                    | <p>path by a permissive path would be an unacceptable change.</p> <p>The area is shaded green on the HPC Fig02/App07 CPRE Tranquillity Map (towards the Most Tranquil range in the spectrum). Construction activities and the subsequent presence of solar infrastructure would seriously undermine the experience of tranquillity in this area</p> | <p>feature in this tranquil rural area throughout the life span of the scheme. The area is shaded green on the HPC Fig02/App07 CPRE Tranquillity Map (towards the Most Tranquil range in the spectrum).</p> |                                                                                                      |                                               |



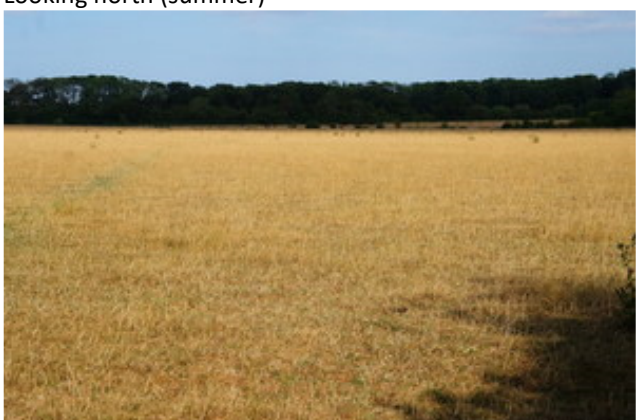
| Viewpoint label (see the route map) and Grid Reference                                                                              | Description of the current view and footpath route                                                                                                                                                                                                                                                                                                                                                                                                   | Visual effects: Year 1 (inc Construction where applicable)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Visual effects: Year 15 – where applicable                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Level of significance of visual effect / type and direction in ES and HPC assessment (as applicable)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Photos showing current views at this location                                                            |
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| <b>Viewpoint G</b><br><b>GR TM 24461 95865</b><br> | <p>We continue westwards from Viewpoint F along Saxlingham Nethergate FP27 for 125m (approx) to reach Viewpoint G.</p> <p>The photo taken from Viewpoint G (camera pointing northwards and north westwards) reveals a glorious long view over pastoral meadows towards woodland, copses and hedgerows.</p> <p>This viewpoint would be surrounded by solar infrastructure with solar fields also present to the south, south west and south east.</p> | <p>The impacts here after construction would be very similar to those experienced at all of the other viewpoints on this walk – i.e. industrial infrastructure (solar panels up to 4.5m high, security fencing and security cameras, inverter buildings, internal access tracks etc) would dominate views to the north and north west towards Saxlingham Green.</p> <p>This infrastructure would obliterate the current attractive long open views over meadows (N and NW) and would create <b>a Major to Substantial adverse</b> impact at this viewpoint and in this area.</p> <p>Solar infrastructure to the south, south west and south east would be visible through gaps in the hedging that flanks FP 27 to the south along this stretch of the route and this infrastructure would be especially noticeable in the winter when the tress and hedging lose their leaves.</p> <p>The 132 kV substation (at a height of 7m and approximately 275m to the west of this location) would also be visible in views to the west adding significantly to the visual disturbance.</p> <p>On EPSCM-SM C an internal access track is shown alongside the route of Saxlingham Nethergate FP27. This internal access track would change the nature and environment of the area and add to the visual disturbance created by the scheme.</p> <p>The area is shaded green on the HPC Fig02/App07 CPRE Tranquillity Map (towards the Most Tranquil range in the spectrum). Construction activities and the subsequent presence of solar infrastructure would seriously</p> | <p>Mitigation to hide the solar infrastructure and substation from the views experienced by users of Saxlingham Nethergate FP27 at this location and in this area would presumably take the form of hedge and tree planting which after 15 years (if nurtured and established) would negatively transform the current views and the landscape character.</p> <p>The glorious open vista to the north and north west of meadows framed by trees, hedges, copses and woods visible over a great distance would be lost, not only as a result of the construction of the solar infrastructure, but also as a result of mitigation to hide that infrastructure which in itself represents a <b>Major to Substantial adverse impact</b>.</p> <p>The mitigation would also create a footpath hemmed in by trees and hedging on both sides (and by a ditch to the south). This impact would be experienced along the entire length of Saxlingham Nethergate FP27. A walk which currently provides splendid views to the north would become a walk along a narrow corridor with very limited views (if any).</p> <p>The internal access track would remain in place as a negative feature in this tranquil rural area throughout the life span of the scheme. The area is shaded green on the HPC Fig02/App07 CPRE Tranquillity Map (towards the Most Tranquil range in the spectrum).</p> | <p><b>No assessment provided by applicant</b></p> <p><b>HPC assessment</b><br/> At Year 1 existing open views across an attractive rural landscape will be replaced by an industrial vista in which solar infrastructure is the dominant element.</p> <p>At Year 15 winter views are unlikely to be effectively fully screened and moreover the loss of long-distance views across open fields as a result of mitigation planting would represent a substantial change from the baseline.</p> <p>By reference to the LVIA Methodology (see HPC App08, Review of LVIA Methodology and Effects):<br/> Magnitude = <b>Major</b><br/> Sensitivity = <b>High</b></p> <p>HPC therefore assesses the level of significance of visual effects at both Year 1 and 15 to be <b>Major to Substantial significant, direct and adverse</b>.</p> |  <p>Looking north</p> |

| Viewpoint label (see the route map) and Grid Reference | Description of the current view and footpath route | Visual effects: Year 1 (inc Construction where applicable) | Visual effects: Year 15 – where applicable | Level of significance of visual effect / type and direction in ES and HPC assessment (as applicable) | Photos showing current views at this location |
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|                                                        |                                                    | undermine the experience of tranquillity in this area      |                                            |                                                                                                      |                                               |



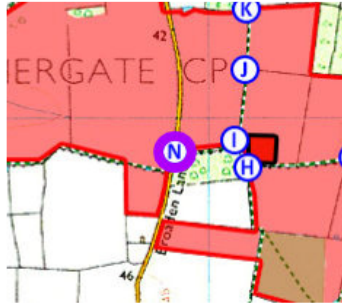
| Viewpoint label (see the route map) and Grid Reference                                                                              | Description of the current view and footpath route                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Visual effects: Year 1 (inc Construction where applicable)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Visual effects: Year 15 – where applicable                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Level of significance of visual effect / type and direction in ES and HPC assessment (as applicable)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Photos showing current views at this location                                                                                                                                                                                                                                                                                     |
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| <b>Viewpoint H</b><br><b>GR TM 24116 95846</b><br> | <p>Continuing westwards from Viewpoint G along FP27 we reach the south western corner of the meadows and Viewpoint H is located at the junction of 3 PROWs (Saxlingham Nethergate FP27 / Saxlingham Nethergate FP10 and Hempnall FP3).</p> <p>The photo taken from Viewpoint H (camera pointing east) shows a very pleasant rural view over fields towards woods and hedges.</p> <p>The photos taken to the north and north east reveal glorious long views over pastoral meadows towards woodland, copses and hedgerows.</p> <p>This viewpoint is immediately south west of the proposed 132kv project substation.</p> | <p>The impacts here after construction would be immense. The glorious pastoral long view north eastwards towards hedges, trees, copses and woods in the distance would be obliterated by the immediate presence of the project substation – a <b>Substantial adverse</b> impact</p> <p>Solar infrastructure to the south and south east would be visible from Hempnall FP3 (accessible by a bridge at this point). Industrial infrastructure (solar panels up to 4.5m high, security fencing and security cameras, inverter buildings, internal access tracks etc) would block the current very pleasant rural view over fields towards woods and hedges - another <b>Substantial adverse</b> impact.</p> <p>An internal access track is shown alongside the route of Saxlingham Nethergate FP27 and EPSCM-SM C appears to show that it concludes at this location. This internal access track would change the nature and environment of the area and add to the visual disturbance created by the scheme.</p> <p>The area is shaded green on the HPC Fig02/App07 CPRE Tranquillity Map (towards the Most Tranquil range in the spectrum). Construction activities and the subsequent presence of solar infrastructure would seriously undermine the experience of tranquillity in this area</p> | <p>Mitigation to hide the solar infrastructure and substation from the views experienced by users of Saxlingham Nethergate FP27 Saxlingham Nethergate FP10 and Hempnall FP3 at this location and in this area would presumably take the form of hedge and tree planting which after 15 years (if nurtured and established) would negatively transform the current views and the landscape character.</p> <p>In order to hide the immediate view of the substation the mitigation planting would have to be extensive and the glorious open vista to the north east of meadows framed by trees, hedges, copses and woods visible over a great distance would be lost completely as a result of this mitigation a <b>Substantial adverse</b> impact.</p> <p>Planting of trees and hedges alongside the eastern edge of Hempnall FP3 to hide the solar infrastructure would also rob users of this footpath of the current lovely open view over arable fields framed by hedgerows, copses and trees – another <b>Substantial adverse</b> impact</p> <p>The internal access track which appears to terminate at this location would remain in place as a negative feature in this tranquil rural area throughout the life span of the scheme.</p> <p>The area is shaded green on the HPC Fig02/App07 CPRE Tranquillity Map (towards the Most Tranquil range in the spectrum).</p> | <p><b>No assessment provided by applicant</b></p> <p><b>HPC assessment</b><br/> At Year 1 existing open views across an attractive rural landscape will be replaced by an industrial vista in which solar infrastructure is the dominant element.</p> <p>At Year 15 winter views are unlikely to be effectively fully screened and moreover the loss of long-distance views across open fields as a result of mitigation planting would represent a substantial change from the baseline.</p> <p>By reference to the LVIA Methodology (see HPC App08, Review of LVIA Methodology and Effects):<br/> Magnitude = <b>Major</b><br/> Sensitivity = <b>High</b></p> <p>HPC therefore assesses the level of significance of visual effects at both Year 1 and 15 to be <b>Substantial significant, direct and adverse</b>.</p> |  <p>Looking east</p>  <p>Looking north</p>  <p>Looking north-east</p> |



| Viewpoint label (see the route map) and Grid Reference                                                                              | Description of the current view and footpath route                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Visual effects: Year 1 (inc Construction where applicable)                                                                                                                                                                                                                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                                                                          | Level of significance of visual effect / type and direction in ES and HPC assessment (as applicable)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         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| <b>Viewpoint I</b><br><b>GR TM 24095 95912</b><br> | <p>We continue northwards for a short distance along Saxlingham Nethergate FP10 to Viewpoint I located at the junction of Saxlingham Nethergate FP10 and Saxlingham Nethergate FP11</p> <p>The photos taken from this junction (camera pointing east and north) reveal glorious long views over pastoral meadows towards woodland, copses and hedgerows.</p> <p>Viewpoint I is immediately west of the proposed 132kv project substation.</p> <p>The photo taken from FP11 20m to the west of this viewpoint (camera pointing north west) reveals a lovely view over a sheep pasture framed by trees and hedges.</p> | <p>The impacts here after construction would be immense. The glorious pastoral long view north eastwards and eastwards from FP10 towards hedges, trees, copses and woods in the distance would be obliterated by the immediate presence of the project substation – a <b>Substantial adverse</b> impact</p> <p>Solar infrastructure (solar panels up to 4.5m high, security fencing and security cameras, inverter buildings, internal access tracks etc) located on a meadow to the NW of Viewpoint I would be highly visible along the entire length of Saxlingham Nethergate FP11 and would block lovely views over a sheep pasture framed by trees and hedges - a <b>Substantial adverse</b> impact.</p> <p>The location is shaded green on the HPC Fig02/App07 CPRE Tranquillity Map (towards the Most Tranquil range in the spectrum). Construction activities and the subsequent presence of solar infrastructure would seriously undermine the experience of tranquillity in this area</p> | <p>Mitigation to hide the solar infrastructure and substation from the views experienced by users of Saxlingham Nethergate FP10 and Saxlingham Nethergate FP11 at this location and in this area would presumably take the form of hedge and tree planting which after 15 years (if nurtured and established) would negatively transform the current views and the landscape character.</p> <p>In order to hide the immediate view of the substation the mitigation planting would have to be extensive and the glorious open vista from FP10 to the east and north east of meadows framed by trees, hedges, copses and woods visible over a great distance would be lost completely as a result of this mitigation a <b>Substantial adverse</b> impact.</p> <p>Planting of trees and hedges alongside the northern edge of Saxlingham Nethergate FP11 to hide the solar infrastructure would also rob users of this footpath of the current lovely view of a sheep pasture framed by trees and hedges - another <b>Substantial adverse</b> impact</p> <p>The Indicative Access Point and its associated internal access track would remain in place throughout the lifespan of the scheme and would add considerably to the visual disturbance of this area.</p> <p>Viewpoint I is just inside an area that is shaded green on the HPC Fig02/App07 CPRE Tranquillity Map (towards the Most Tranquil range in the spectrum).</p> | <p><b>Site7 VL17</b></p> <p><b>ES Construction: Major Significant</b><br/> <i>"Construction activity within Sub-Site 7F would be at close-range for receptors at this location, resulting in a complete change in views northeast and east which are currently open and relatively expansive. Construction of the 132kV substation would be directly east of receptors within close-range, resulting in a substantial change to the view. Installation of the solar PV arrays would also result in substantial change at close range directly northeast."</i></p> <p><b>ES Year 1: Major Significant</b><br/> <i>"The complete change in views would remain for receptors at this location given the proximity of the Scheme and dominance of the solar PV arrays. The proposed 132kV substation would also be within the view approximately 20m east, resulting in continued substantial change affecting a large proportion of the view."</i></p> <p><b>ES Year 15: Moderate Significant</b><br/> <i>"At Year 15, following successful establishment of the mitigation planting, the proposed hedgerow with hedgerow trees directly east of the view location would effectively screen views towards the Scheme, including the adjacent 132kV substation. The hedgerow would be viewed as a change in itself which would foreshorten views which were previously open."</i></p> <p><b>HPC assessment</b><br/> At Year 1 existing open views across an attractive rural landscape will be replaced by an industrial vista in which solar infrastructure is the dominant element.</p> |  <p>Looking north (winter)</p>  <p>Looking east (winter)</p>  <p>Looking north (summer)</p>  <p>Looking east (summer)</p> |

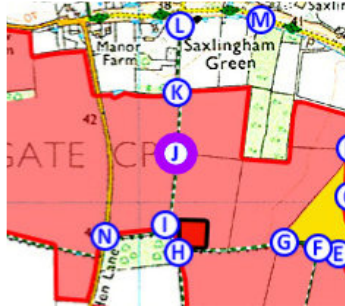


| Viewpoint label (see the route map) and Grid Reference | Description of the current view and footpath route | Visual effects: Year 1 (inc Construction where applicable) | Visual effects: Year 15 – where applicable                                                                                                                                                                                                                                                                                               | Level of significance of visual effect / type and direction in ES and HPC assessment (as applicable)                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Photos showing current views at this location                                                                                                          |
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|                                                        |                                                    |                                                            | <p>The mitigation would also create a footpath hemmed in by trees and hedging on both sides. This impact would be experienced along almost the entire length of Saxlingham Nethergate FP10. A walk which currently provides splendid views to the east would become a walk along a narrow corridor with very limited views (if any).</p> | <p>At Year 15 winter views are unlikely to be effectively fully screened and moreover the loss of long-distance views across open fields as a result of mitigation planting would represent a substantial change from the baseline.</p> <p>By reference to the LVIA Methodology (see HPC App08, Review of LVIA Methodology and Effects):<br/>Magnitude = <b>Major</b><br/>Sensitivity = <b>High</b></p> <p>HPC therefore assesses the level of significance of visual effects at both Year 1 and 15 to be <b>Substantial significant, direct and adverse</b>.</p> |  <p>Looking north-west (from FP11 to the west of a small copse)</p> |

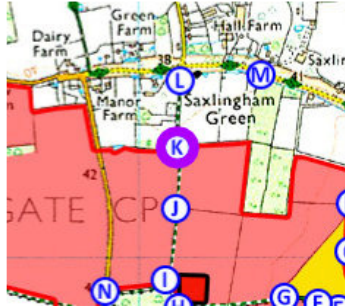
| Viewpoint label (see the route map) and Grid Reference                                                                                                                                                               | Description of the current view and footpath route                                                                                                                                                                                                                                                                                                                                                                                                                            | Visual effects: Year 1 (inc Construction where applicable)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Visual effects: Year 15 – where applicable                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Level of significance of visual effect / type and direction in ES and HPC assessment (as applicable)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Photos showing current views at this location                                                                                                                                                                           |
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| <b>Viewpoint N</b><br><b>Located at junction of Broaden Lane and Saxlingham Nethergate FP11</b><br><br><b>GR TM 23894 95887</b><br> | <p>Our walk now makes a slight detour westward along Saxlingham Nethergate FP11 for 250m (approx) to reach a minor road (Broaden Lane). The viewpoint is located at the junction of the path and the road</p> <p>The southern boundary of this section of the walk is woodland but to the north and north east there are lovely open views over a sheep pasture framed by trees and hedgerows.</p> <p>The proposed 132kv project substation would be visible to the east.</p> | <p>The impacts here after construction would be substantial. The lovely view north eastwards over a sheep pasture framed by trees and hedgerows would be replaced by a vista dominated by solar infrastructure (solar panels up to 4.5m high, security fencing and security cameras, inverter buildings, internal access tracks etc) - a <b>Major to Substantial adverse</b> impact</p> <p>The 132kv substation would be visible to the east and its presence would further industrialise the landscape as seen from this viewpoint</p> <p>An Indicative Access Point for “Construction, Operation &amp; Decommissioning” is planned for this location which would transform (negatively) the appearance of the roadside and footpath entrance.</p> | <p>Mitigation to hide the solar infrastructure and substation from the views experienced by users of Saxlingham Nethergate FP11 at this location and in this area would presumably take the form of hedge and tree planting which after 15 years (if nurtured and established) would negatively transform the current views and the landscape character.</p> <p>In order to hide the view of the solar infrastructure to the north and north east the mitigation planting would have to be extensive and the lovely open vista from FP11 of the sheep pasture framed by trees and hedges would be lost. A <b>Major to Substantial adverse</b> impact.</p> <p>Mitigation to hide the 132kv project substation would also negatively impact current views.</p> <p>The Indicative Access Point and its associated internal access track would remain in place throughout the lifespan of the scheme and would add considerably to the visual disturbance of this area.</p> | <p><b>Site7 VL18</b></p> <p><b>ES Construction: Minor Not Significant</b><br/> <i>"Construction activity including installation of solar PV arrays within Sub-Site 7D to the northwest of the view location would be largely filtered by the roadside hedgerows, including during the winter months. There is predicted to be a slight increase in traffic movements as an existing field entrance would be utilised as access to Sub-Site 7F"</i></p> <p><b>ES Year 1: Minor Not Significant</b><br/> <i>"Following completion of the Scheme, views towards the solar PV arrays would be limited to potential visibility during the maximum operational height. The existing field boundary vegetation would effectively screen the solar PV arrays over the majority of their operational time."</i></p> <p><b>ES Year 15: Negligible Not Significant</b><br/> <i>"At Year 15 of the Scheme, views at this location would remain broadly similar to those experienced during construction and at Year 1 of operation. Existing hedgerows, in combination with the proposed hedgerows would result in the solar PV arrays being screened from view for the majority of their operation"</i></p> <p><b>HPC assessment</b><br/> The LVIA assessment at this junction, between the footpath and the road, appears to be made from a roadside position. Our assessment has been carried out from the PROW, looking north-eastwards from this junction.</p> <p>At Year 1 existing open views across an attractive rural landscape will be replaced by an industrial vista in which solar infrastructure is the dominant element.</p> |  <p>Looking north</p>  <p>Looking north-east</p> |



| Viewpoint label (see the route map) and Grid Reference | Description of the current view and footpath route | Visual effects: Year 1 (inc Construction where applicable) | Visual effects: Year 15 – where applicable | Level of significance of visual effect / type and direction in ES and HPC assessment (as applicable)                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Photos showing current views at this location |
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|                                                        |                                                    |                                                            |                                            | <p>At Year 15 winter views are unlikely to be effectively fully screened and moreover the loss of long-distance views across open fields as a result of mitigation planting would represent a substantial change from the baseline.</p> <p>By reference to the LVIA Methodology (see HPC App08, Review of LVIA Methodology and Effects):<br/>Magnitude = <b>Major</b><br/>Sensitivity = <b>High</b></p> <p>HPC therefore assesses the level of significance of visual effects at both Year 1 and 15 to be <b>Major to Substantial significant, direct and adverse.</b></p> |                                               |

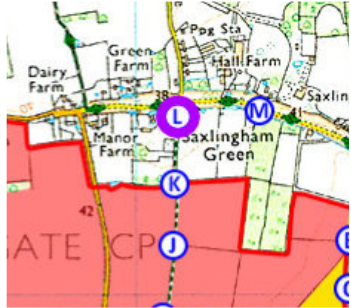
| Viewpoint label (see the route map) and Grid Reference                                                                              | Description of the current view and footpath route                                                                                                                                                                                                                                                                                                                                                                                                        | Visual effects: Year 1 (inc Construction where applicable)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Visual effects: Year 15 – where applicable                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Level of significance of visual effect / type and direction in ES and HPC assessment (as applicable)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Photos showing current views at this location                                                                                                                                                                                                                                                                                     |
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| <b>Viewpoint J</b><br><b>GR TM 24122 96167</b><br> | <p>Returning to the main walk and moving northwards along Saxlingham Nethergate FP10 from Viewpoint I (for 250m approx) we arrive at Viewpoint J.</p> <p>A ditch and hedge form the western boundary of this section of the walk. To the east, north east and south east there are lovely open long views over pasture land framed by trees, copses, woods and hedgerows.</p> <p>The proposed 132kv project substation would be visible to the south.</p> | <p>The impacts here after construction would be substantial. The current lovely open views to the NE, E, and SE) over meadows framed by trees, woods, copses and hedgerows would be replaced by a vista dominated by solar infrastructure (solar panels up to 4.5m high, security fencing and security cameras, inverter buildings, internal access tracks etc) - a <b>Major to Substantial adverse</b> impact</p> <p>The 132kv project substation would be visible to the south and its presence would seriously industrialise the landscape as seen from this viewpoint.</p> <p>Solar infrastructure on the meadow to the west would also be visible through gaps in the hedging – especially during the winter season</p> <p>The area is shaded green on the HPC Fig02/App07 CPRE Tranquillity Map (towards the Most Tranquil range in the spectrum). Construction activities and the subsequent presence of solar infrastructure would significantly undermine the experience of tranquillity in this area</p> | <p>Mitigation to hide the solar infrastructure and substation from the views experienced by users of Saxlingham Nethergate FP10 at this location and in this area would presumably take the form of hedge and tree planting which after 15 years (if nurtured and established) would negatively transform the current views and the landscape character.</p> <p>In order to hide the view of the solar infrastructure to the north, north east and south east and the view of the substation to the south mitigation planting would have to be extensive and the lovely open vista from FP10 of the meadows framed by trees, hedges woods and copses would be lost. A <b>Major to Substantial adverse</b> impact.</p> <p>The area is shaded green on the HPC Fig02/App07 CPRE Tranquillity Map (towards the Most Tranquil range in the spectrum).</p> <p>The mitigation would also create a footpath hemmed in by trees and hedging on both sides. As already stated, this impact would be experienced along almost the entire length of Saxlingham Nethergate FP10. A walk which currently provides splendid views to the east would become a walk along a narrow corridor with very limited views (if any).</p> | <p><b>No assessment provided by applicant</b></p> <p><b>HPC assessment</b><br/> At Year 1 existing open views across an attractive rural landscape will be replaced by an industrial vista in which solar infrastructure is the dominant element.</p> <p>At Year 15 winter views are unlikely to be effectively fully screened and moreover the loss of long-distance views across open fields as a result of mitigation planting would represent a substantial change from the baseline.</p> <p>By reference to the LVIA Methodology (see HPC App08, Review of LVIA Methodology and Effects):<br/> Magnitude = <b>Major</b><br/> Sensitivity = <b>High</b></p> <p>HPC therefore assesses the level of significance of visual effects at both Year 1 and 15 to be <b>Major to Substantial significant, direct and adverse</b>.</p> |  <p>Looking north-east</p>  <p>Looking east</p>  <p>Looking south</p> |

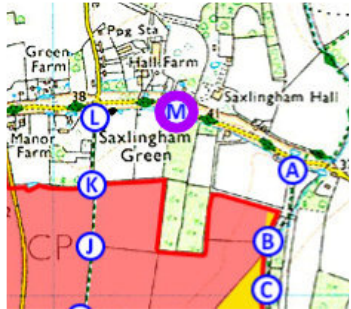


| Viewpoint label (see the route map) and Grid Reference                                                                              | Description of the current view and footpath route                                                                                                                                                                                                                                                                                                                                                                            | Visual effects: Year 1 (inc Construction where applicable)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Visual effects: Year 15 – where applicable                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Level of significance of visual effect / type and direction in ES and HPC assessment (as applicable)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Photos showing current views at this location                                                                 |
|-------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------|
| <b>Viewpoint K</b><br><b>GR TM 24126 96368</b><br> | <p>We continue northwards along Saxlingham Nethergate FP10 from Viewpoint J for a further 250m (approx) to arrive at Viewpoint K.</p> <p>A ditch and hedge form the western boundary of this section of the walk. To the east and south east there are lovely open long views over pasture land framed by trees, copses, woods and hedgerows.</p> <p>The proposed 132kv project substation would be visible to the south.</p> | <p>The impacts here after construction would be substantial. The current lovely open views to the E, and SE over meadows framed by trees, woods, copses and hedgerows would be replaced by a vista dominated by solar infrastructure (solar panels up to 4.5m high, security fencing and security cameras, inverter buildings, internal access tracks etc) - a <b>Major to Substantial adverse</b> impact.</p> <p>Solar infrastructure would also be visible on the view over the meadow to the SW (currently a sheep pasture) - visible from a gate located at this point (see photo).</p> <p>The 132kV substation would be visible to the south and its presence would seriously industrialise the landscape as seen from this viewpoint.</p> <p>The area is shaded green on the HPC Fig02/App07 CPRE Tranquillity Map (towards the Most Tranquil range in the spectrum). Construction activities and the subsequent presence of solar infrastructure would significantly undermine the experience of tranquillity in this area.</p> <p>Solar infrastructure on the meadow to the south west would also be visible through gaps in the hedging – especially during the winter season.</p> | <p>Mitigation to hide the solar infrastructure and substation from the views experienced by users of Saxlingham Nethergate FP10 at this location and in this area would presumably take the form of hedge and tree planting which after 15 years (if nurtured and established) would negatively transform the current views and the landscape character.</p> <p>In order to hide the view of the solar infrastructure to the east, south east and south west and the view of the substation to the south mitigation planting would have to be extensive and the lovely open vista from FP10 of the meadows framed by trees, hedges woods and copses would be lost. A <b>Major to Substantial adverse</b> impact.</p> <p>The area is shaded green on the HPC Fig02/App07 CPRE Tranquillity Map (towards the Most Tranquil range in the spectrum).</p> <p>The mitigation would also create a footpath hemmed in by trees and hedging on both sides. As already stated, this impact would be experienced along almost the entire length of Saxlingham Nethergate FP10. A walk which currently provides splendid views to the east would become a walk along a narrow corridor with very limited views (if any).</p> | <p><b>Site7 VL21</b></p> <p><b>ES Construction: Major Significant</b><br/> <i>"Close range views towards construction activity southeast and southwest towards installation of solar PV arrays within Sub-Site 7F would result in a substantial visual change for receptors on the PRow. Activity would be undertaken in close proximity to the receptors and would alter a large proportion of the existing open views. Potential visibility towards construction of the 132kV substation"</i></p> <p><b>ES Year 1: Moderate Significant</b><br/> <i>"Following construction, the Scheme would remain as a substantial visual change for receptors to the southeast and southwest of the view location."</i></p> <p><b>ES Year 15: Moderate Significant</b><br/> <i>"By Year 15, the mitigation proposals noted above would be fully established and would provide visual screening of the proposed solar PV arrays to the immediate west."</i></p> <p><b>HPC assessment</b><br/> At Year 1 existing open views across an attractive rural landscape will be replaced by an industrial vista in which solar infrastructure is the dominant element.</p> <p>At Year 15 winter views are unlikely to be effectively fully screened and moreover the loss of long-distance views across open fields as a result of mitigation planting would represent a substantial change from the baseline.</p> <p>By reference to the LVIA Methodology (see HPC App08, Review of LVIA Methodology and Effects):</p> |  <p>Looking south-west</p> |

| Viewpoint label (see the route map) and Grid Reference | Description of the current view and footpath route | Visual effects: Year 1 (inc Construction where applicable) | Visual effects: Year 15 – where applicable | Level of significance of visual effect / type and direction in ES and HPC assessment (as applicable)                                                                                                                             | Photos showing current views at this location |
|--------------------------------------------------------|----------------------------------------------------|------------------------------------------------------------|--------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------|
|                                                        |                                                    |                                                            |                                            | <p>Magnitude = <b>Major</b><br/>Sensitivity = <b>High</b></p> <p>HPC therefore assesses the level of significance of visual effects at both Year 1 and 15 to be <b>Major to Substantial significant, direct and adverse.</b></p> |                                               |



| Viewpoint label (see the route map) and Grid Reference                                                                              | Description of the current view and footpath route                                                                                                                                                                                          | Visual effects: Year 1 (inc Construction where applicable)                                                    | Visual effects: Year 15 – where applicable | Level of significance of visual effect / type and direction in ES and HPC assessment (as applicable)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Photos showing current views at this location                                                                                  |
|-------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------|--------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------|
| <b>Viewpoint L</b><br><b>GR TM 24131 96637</b><br> | <p>Travelling north along FP10 for a further 250m (approx) brings us to Saxlingham Green and long-distance footpath Boudicca Way and our walk is complete.</p> <p>This short section is a green lane enclosed by hedging on both sides.</p> | <p>The Green may be seriously impacted by construction traffic traveling to the sites (cable drum route).</p> |                                            | <p><b>Site7 VL8</b></p> <p><b>ES Construction: Minor Not Significant</b><br/> <i>"At this location, views towards construction activity comprising installation of the solar PV arrays and associated infrastructure within Sub-Site 7F and vehicle movements would be limited to glimpses above existing vegetation along the PRow."</i></p> <p><b>ES Year 1: Minor Not Significant</b><br/> <i>"Upon completion, views would remain similar to those experienced during construction; glimpsed views towards the solar PV arrays within Sub-Site 7F beyond the adjacent vegetation which lines the PRow as worst case. The cessation of construction activity at close range would reduce visual effects for residents to a degree."</i></p> <p><b>ES Year 15: Minor Not Significant</b><br/> <i>"At Year 15 the proposed native broadleaf woodland and hedgerow with trees would be fully established and would consequently screen views towards the solar PV arrays within Sub-Site 7F in views from the north at this location. Although the introduction of the proposed vegetation would result in a change to views within itself..."</i></p> <p><b>HPC Assessment</b></p> <p>Glimpses of solar infrastructure would be likely, especially in Winter. Furthermore, the presence of industrial features, so close to a beautiful Conservation Area, would have a negative impact on the setting of the Conservation Area. Saxlingham Green would no longer be set in an agricultural rural landscape, it would be located alongside major energy infrastructure. This would negatively alter receptors' experiences and perceptions of the area.</p> |  <p>Looking east along Saxlingham Green</p> |

| Viewpoint label (see the route map) and Grid Reference                                                                                                | Description of the current view and footpath route                                                                                                                                                                                                                            | Visual effects: Year 1 (inc Construction where applicable)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Visual effects: Year 15 – where applicable | Level of significance of visual effect / type and direction in ES and HPC assessment (as applicable)                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Photos showing current views at this location                                                                                                                                                                                                                                                                                                                                                    |
|-------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p><b>Viewpoint M</b><br/><b>GR TM 24368 96628 (and nearby)</b></p>  | <p>The photos shown for this location and the area nearby reveal the glorious beauty of the Saxlingham Green Conservation Area close to the end of the walk.</p> <p>The whole of this area (Conservation area and the countryside viewed along the walk) is really lovely</p> | <p>The Green may be seriously impacted by construction traffic traveling to the sites (cable drum route).</p> <p>The construction of a mega size industrial solar factory in very attractive countryside close to a conservation area would not only severely and negatively transform the countryside and landscape in the area covered by our walk it would also, because of the close proximity of Saxlingham Green, transform the nature of the whole area.</p> <p>The conservation area would no longer be a quiet rural place that is pleasantly distant from industrial Britain – it would be right alongside it.</p> <p>In densely populated England we should treasure our countryside for the benefit of all (residents and visitors alike)– it is a precious national asset that should not be allowed to be ruined by proposals like East Pye.</p> |                                            | <p><b>No assessment provided by applicant</b></p> <p><b>HPC Assessment</b></p> <p>Glimpses of solar infrastructure would be likely, especially in Winter. Furthermore, the presence of industrial features, so close to a beautiful Conservation Area, would have a negative impact on the setting of the Conservation Area. Saxlingham Green would no longer be set in an agricultural rural landscape, it would be located alongside major energy infrastructure. This would negatively alter receptors’ experiences and perceptions of the area.</p> |  <p>Looking north along Saxlingham Green</p>  <p>Looking east along Saxlingham Green</p>  <p>Looking east along Saxlingham Green</p> |

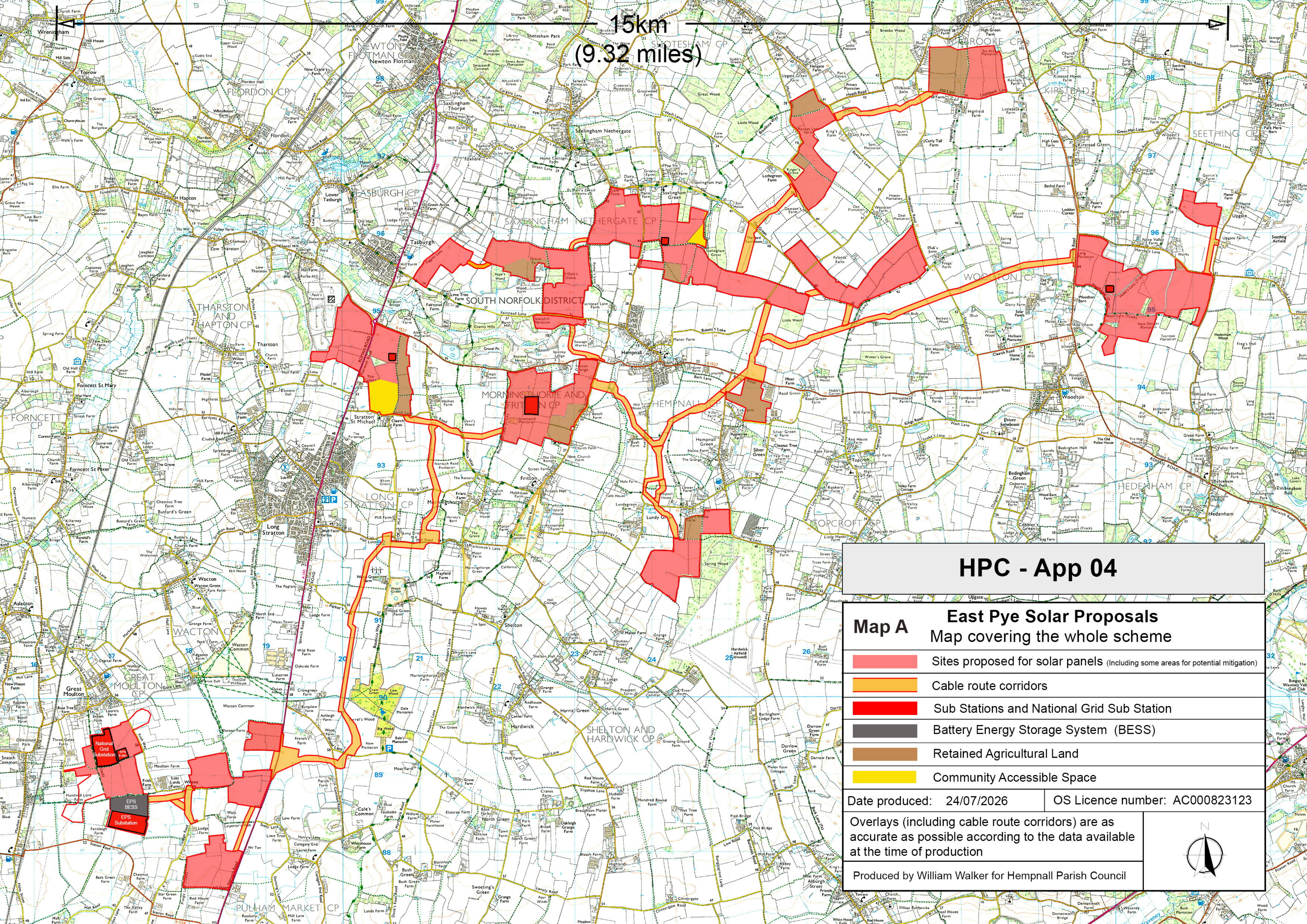
**FOOTNOTE:**

Other footpaths in the area that connect with this route, and are followed by large numbers of walkers, would experience similar major significant, direct and adverse visual effects to those described in the above table. This includes Hempnall footpaths 3, 4 and 5 which cross or are alongside Site 7E to the south of Site 7F.

East Pye Solar Concept Masterplan, Section Map (EPSCM-SM) C can be found on the East Pye website: [REDACTED] Pre-Examination Materials.



15km  
(9.32 miles)



## HPC - App 04

**Map A**

**East Pye Solar Proposals**  
Map covering the whole scheme

|  |                                                                                 |
|--|---------------------------------------------------------------------------------|
|  | Sites proposed for solar panels (Including some areas for potential mitigation) |
|  | Cable route corridors                                                           |
|  | Sub Stations and National Grid Sub Station                                      |
|  | Battery Energy Storage System (BESS)                                            |
|  | Retained Agricultural Land                                                      |
|  | Community Accessible Space                                                      |

Date produced: 24/07/2026

OS Licence number: AC000823123

Overlays (including cable route corridors) are as accurate as possible according to the data available at the time of production

Produced by William Walker for Hempsall Parish Council





Map B - to show the potential cumulative impact of Solar on Land infrastructure on a 400 sq km area (154 sq miles / 99,000 acres) within South Norfolk

The schemes included on the map are either proposals currently making their way through the planning process or developments that have received planning permission and are either operational / under construction / awaiting construction (the key provides greater detail on these schemes)

KEY

**Pink** - Areas proposed for solar on land infrastructure (including solar panels up to 4.5m in height / security fences and cameras / inverter buildings / transformers /substations / new tracks and roads etc.) and areas where planning permission for solar infrastructure has been granted which include schemes that are either operational, under construction or awaiting construction.

**Orange** - Areas of land identified as underground cable route corridors in the Tasway and East Pye NSIP (Nationally Significant Infrastructure Project) proposals

**Black** - Sites proposed for Battery Energy Storage Systems (BESS)

**Red** - Sub stations / National grid sub station

**Yellow** - Community Accessible Space

**Brown** - Retained Agricultural Land

**Orange/Red** - Cable Route Corridors in the East Pye Solar NSIP

The location of these corridors is based on information available at the date of publication of the map. Their precise location may vary slightly.

The Schemes

Nationally Significant Infrastructure Project (NSIP) proposals

EP = East Pye  
T = Tasway

The Other Projects - SNC planning reference in brackets

- 1) Station Road Solar Farm, Tivetshall - Planning permission granted by SNC (2024/3817)
- 2) Gt. Moulton BESS (Field, Long Stratton) - Pending consideration - (2025/1689)
- 3) Wacton Road BESS - Forncett St. Peter - Approved with conditions - (2025/1152)
- 4) Tasburgh Solar Farm - Operational - (2014/0562)
- 5) Wymondham Road BESS, Bracon Ash - ES (Environmental Statement) not required - (2025/0773)
- 6) Braconash Solar Farm - Operational - (2023/1055)
- 7) Bloys Grove Solar Farm, Swainsthorpe - Final stages of construction (EDF) - (2021/2495)
- 8) Hethel Solar Farm - Approved with conditions - (2021/0569)
- 9) Norwich Main BESS (EDF) - Nearing completion - (2023/0617)
- 10) Hornsea 3 BESS - Approved with conditions - (2021/2645)
- 11) Intwood Farm BESS - EIA (Environmental Impact Assessment) not required - (2023/0009)
- 12) Keswick BESS - Pending consideration - (2025/2275)
- 13) Swainsthorpe BESS - EIA not required - (2023/1095)
- 14) Hall Farm BESS - Approved with conditions - (2024/3750)
- 15) Trowse Solar Farm - operational - (2014/2380)
- 16) Avenue Farm Solar Farm, Back Road, Yelverton - Operational - (2014/0411)
- 17) Extension to Back Road Solar Farm, Yelverton - proposed (pending decision) - (2025/1442)
- 18) Stoke Lane Solar Farm, Swainsthorpe - EIA required - (2026/1819)

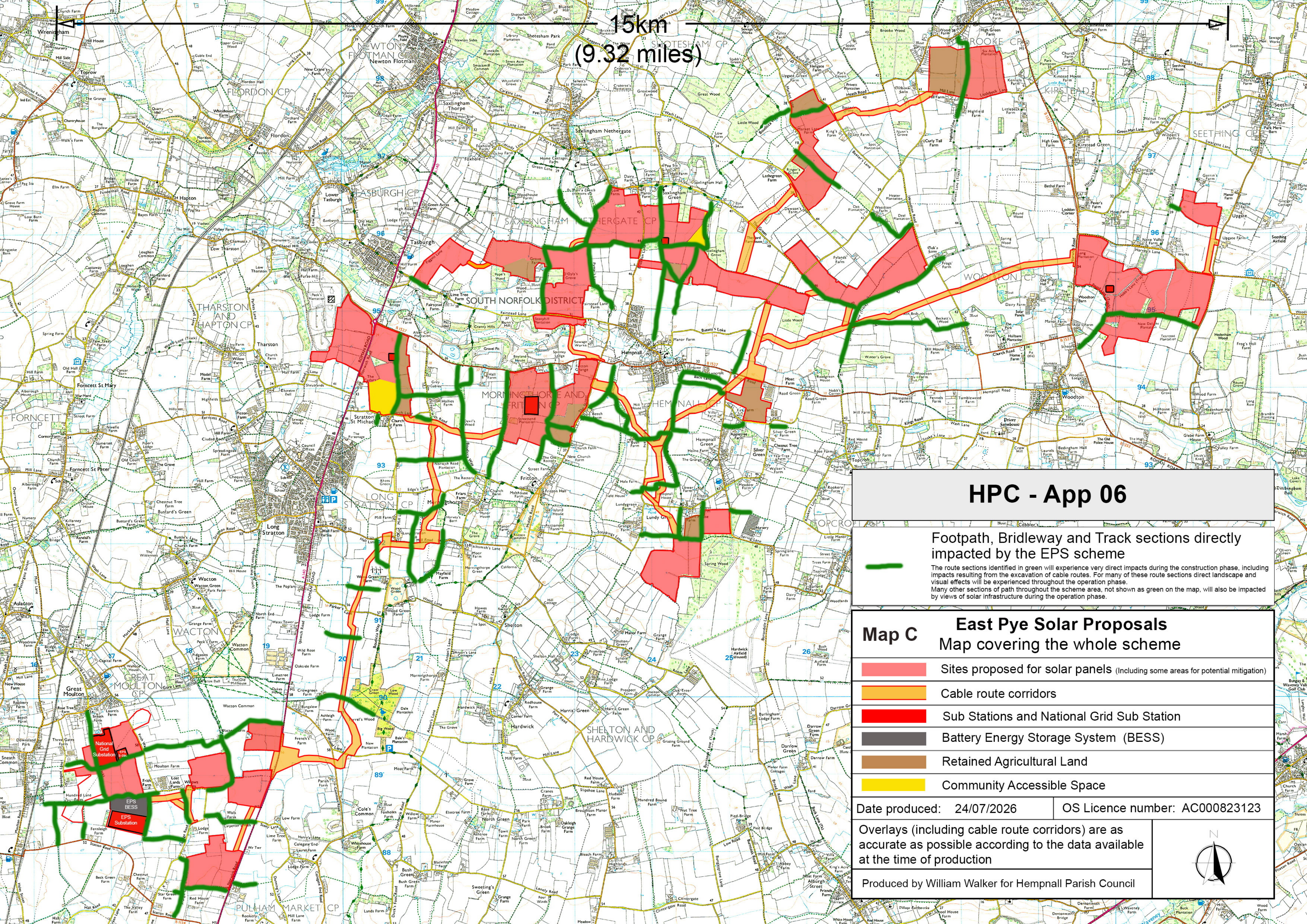
**NB** The Swardeston substation enlargement and the large converter building developments (DC to AC) south of the A 47 Norwich Southern Bypass (between the A140 and the B1113) are not included on the map as most of the development in this area is connected to the transmission of offshore wind energy

Overlays are as accurate as possible according to the data available at the time of production

Map produced by: W. Walker      Date produced: 24/07/26      **SCALE** 1:108,108



15km  
(9.32 miles)



## HPC - App 06

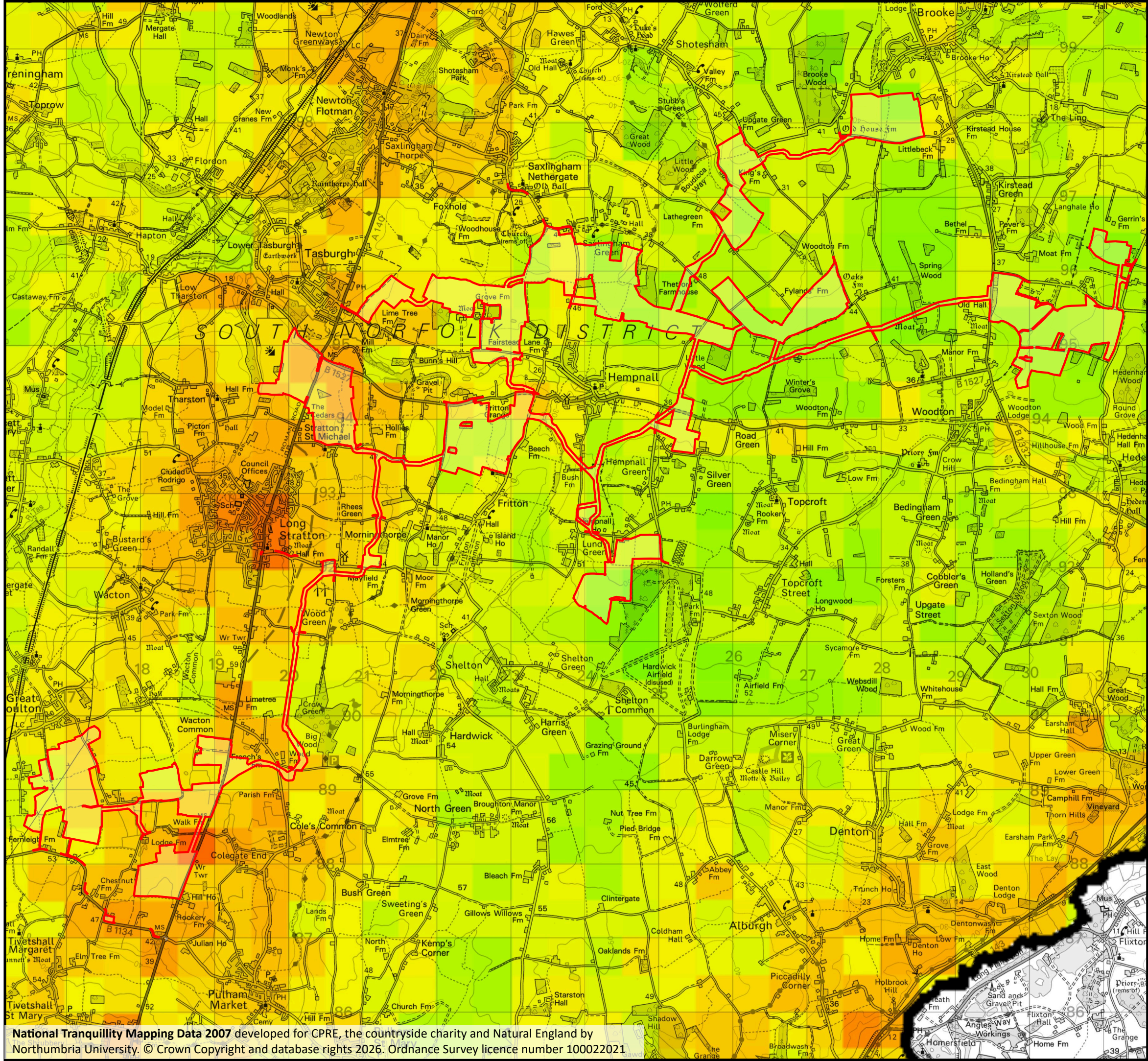
Footpath, Bridleway and Track sections directly impacted by the EPS scheme

The route sections identified in green will experience very direct impacts during the construction phase, including impacts resulting from the excavation of cable routes. For many of these route sections direct landscape and visual effects will be experienced throughout the operation phase. Many other sections of path throughout the scheme area, not shown as green on the map, will also be impacted by views of solar infrastructure during the operation phase.

|                                                                                                                                  |                                                                                 |
|----------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------|
| <b>Map C</b>                                                                                                                     |                                                                                 |
| <b>East Pye Solar Proposals</b>                                                                                                  |                                                                                 |
| Map covering the whole scheme                                                                                                    |                                                                                 |
|                                                                                                                                  | Sites proposed for solar panels (Including some areas for potential mitigation) |
|                                                                                                                                  | Cable route corridors                                                           |
|                                                                                                                                  | Sub Stations and National Grid Sub Station                                      |
|                                                                                                                                  | Battery Energy Storage System (BESS)                                            |
|                                                                                                                                  | Retained Agricultural Land                                                      |
|                                                                                                                                  | Community Accessible Space                                                      |
| Date produced: 24/07/2026                                                                                                        |                                                                                 |
| OS Licence number: AC000823123                                                                                                   |                                                                                 |
| Overlays (including cable route corridors) are as accurate as possible according to the data available at the time of production |                                                                                 |
| Produced by William Walker for Hempnall Parish Council                                                                           |                                                                                 |



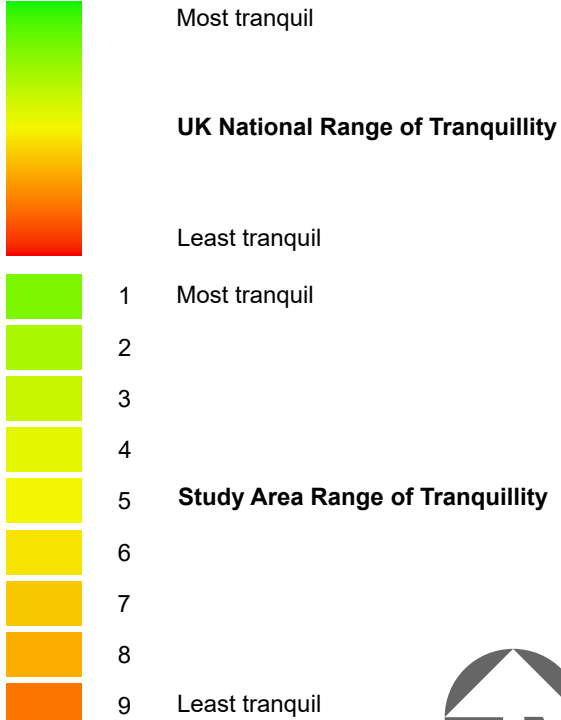




Notes:

 Solar Farm Development

Tranquillity Key:



0m 0.5km 1km



Scale: 1:50,000 Sheet Size: A3 Lscp  
Drawn: HC Checked: BB  
Date: Sep 2026 Revision: -  
Filename: HPC-App07-Fig02-Tranquillity.pdf

Project:  
East Pye Solar  
Client:  
Hempnall Parish Council  
Drawing:  
CPRE Tranquillity Mapping



# HPC App 08: Review of ES/LVIA Methodology regarding Landscape and Visual Sensitivity and Magnitude, and Significance of Effects

## 1. Introduction

- a. This appendix is provided by 2B Landscape Consultancy Ltd (2B) on behalf of Hempnall Parish Council (HPC). HPC asked 2B to look at the LVIA Methodology (ES Appendix 7.1) as applied to the LVIA, to understand why it appears that the LVIA generally reaches lesser conclusions, about landscape and visual effects, than HPC considers would be appropriate for a development of this scale and character, within the South Norfolk landscape.
- b. The following tables are extracted from the LVIA methodology and reflect the relevant parts of the Criteria for Sensitivity and Magnitude. These are the 'top-level' criteria, after the finer details of susceptibility, value, scale, reversibility etc are taken into account. They should, nonetheless, represent meaningful descriptions of the Landscape and Visual Effects of the development.

## 2. Landscape Effects

- a. **LVIA Table 7.1.5: Indicative Landscape Receptor Sensitivity (extract)**

|                  |                                                                                                                                                                                                                                                                                     |
|------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <i>Very High</i> | <i>Landscapes of very high international importance and rarity with no, or very limited, ability to accommodate the Scheme and / or which contains irreplaceable landscape features or character.</i>                                                                               |
| <i>High</i>      | <i>An area possessing a notably distinctive sense of place and character, and / or attributes which make a critical contribution to the landscape or landscape character, and which has limited ability to accommodate the Scheme and / or irreplaceable features or character.</i> |
| <i>Medium</i>    | <i>An area with a moderately defined sense of place and character, and / or attributes which contribute to the landscape or landscape character, and with partial tolerance to change of the type proposed.</i>                                                                     |

- b. The area occupied by the solar farm can more readily be described by reference to criteria for High Sensitivity, "possessing a notably distinctive sense of place and character, and ... which has limited ability to accommodate the Scheme and / or irreplaceable features or character" rather than the description of Medium Sensitivity, "An area with a moderately defined sense of place and character, and ... with partial tolerance to change of the type proposed." and should, therefore, be regarded as generally having a **High** or **High to Medium** Sensitivity.
- c. The Medium Sensitivity rating for Landscape Character which is applied throughout the majority of the LVIA (See ES Appendix 7.3, Table 5) is considered to underplay the value and susceptibility of the landscape resource.



d. LVIA Table 7.1.10: Indicative Criteria for Magnitude of Landscape Effect (adverse - extract)

|                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
|-----------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <i>Major</i>    | <i>The proposals would result in a total change in the key characteristics of landscape character; would introduce elements totally uncharacteristic to the attributes of the receiving landscape such as its massing, scale, pattern and features; and/or would destroy or permanently degrade the integrity of landscape character; or is in total conflict with established planning objectives for landscape and visual elements of enhancement of the landscape; and/or result in a substantial or total loss, or alteration of key features / characteristics.</i> |
| <i>Moderate</i> | <i>The proposals would result in a partial change in the key characteristics of landscape character; would introduce elements uncharacteristic to, out of scale or at odds with the attributes of the receiving landscape, such as its massing, scale, pattern and features; and/or would result in partial loss, or alteration of key features / characteristics; or be in conflict with established planning objectives for landscape and visual elements of enhancement of the landscape.</i>                                                                         |

- e. Direct and significant landscape effects would be experienced at solar farm / BESS / substation sites and, within those sites, the change in character would be transformative. However, given the substantial scale of this development, these transformative effects would substantially affect the wider area of countryside outside of the developed fields, becoming a ubiquitous and frequently-encountered characteristic across the site area between the solar fields.
- f. Phrases used in the LVIA Appendix 7.3, Table 4.1. seem designed to reduce that sense of impact: examples include:
- (post-construction) *“tranquillity would be partially restored as the level of activities reduces”* and
  - (Year 15) *“It is considered the key characteristics (agricultural landscape and landform) will be preserved albeit these masked by the development”*.
  - (year 15) *“the overall landscape character would remain largely intact”*
- g. These types of phrases appear to be hopelessly optimistic descriptions of the effects of the development, when contrasted against the largely tranquil characteristics of the open countryside which exists at present, which will be severely compromised for the duration of the project.
- h. In summary, whilst some aspects of existing landscape character would be retained (e.g. field pattern and tree cover, for the most part), the Magnitude of Effects would be Major within and around the area of the solar/BESS/sub-station sites, and across the substantial wider area affected by this large-scale intrusive development.



### 3. Visual Effects

a. LVIA Table 7.1.13: Indicative Criteria for Visual Receptor Sensitivity (extract)

|        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|--------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| High   | Typically views with a high scenic value within landscapes of national or regional importance; and/or people using scenic routes or national trails / walking routes, or using national cycle routes designed to be an attractive experience; and/or highly popular visitor attractions where the view forms an important part of the experience; and/or views from landscapes with important cultural associations / historic estates with specific views or designed focussed views; and/or the view is identified as a published Key View / vista / view cone in statutory documents, planning policies or supplementary planning documents; and/or <u>forms part of the landscape setting to communities. The view is experienced by people whose attention is focused on the landscape and/or on particular views.</u>        |
| Medium | Typically views of a moderate scenic value within landscapes of regional / district importance, or views from moderately popular visitor attractions or well used open spaces; the view forms part of the experience to a moderate extent; or has been identified by the local authority as a locally important view through the scoping process, but otherwise is not defined within publications. The view is experienced by travellers on general roads / railways or other transport routes, visitors to heritage assets or other attractions where views of the surroundings are a minor contribution to experience and enjoyment, people using local parks, open spaces, public realm areas or streets <u>or local Public Rights of Way and other people with moderate interest in their surrounding visual environment.</u> |

- b. The views from the extensive PROW network, which connects local communities and is affected by the proposed solar farm, best align with the statement "*forms part of the landscape setting to communities. The view is experienced by people whose attention is focused on the landscape and/or on particular views.*" and should therefore be regarded as High sensitivity throughout.
- c. The LVIA assessments generally presume Medium Sensitivity for PROW users. This is inconsistent with their own methodology, in which "people whose attention is focused on the landscape and/or on particular views" fall within the category of High Sensitivity.

d. LVIA Table 7.1.16 Indicative Criteria for Magnitude and Type of Visual Effect (extract)

|          |                                                                                                                                                                                                                                                                                                                 |
|----------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Major    | The proposals would cause a <u>dominant or complete change or contrast to the view, resulting from the loss or addition of features in the view and substantially alter (degrade or enhance) the appreciation of the view or composition of the view.</u>                                                       |
| Moderate | The proposals would cause a <u>clearly noticeable change or contrast to the view, which would have some effect on the composition, resulting from the loss or addition of features in the view and would moderately alter (degrade or enhance) the appreciation of the view or the composition of the view.</u> |

- e. Subject to proximity and extent of view occupied, the proposals will typically cause a "*dominant or complete change or contrast to the view*". This generally stands well beyond a "*clearly noticeable change*".
- f. In many cases, mitigation along footpaths comprises a single hedge, which would not fully screen the solar panels, BESS or substations, particularly in winter, with no leaf cover. Even where mitigation is comprehensive and dense enough to effectively screen the solar installation, it will curtail the existing views (described in the Narrative Walks) which are enjoyed over wide areas of countryside.



- g. It is therefore, the case that the Magnitude of Effects will generally be Major (dominant or complete change) irrespective of whether they are Construction Phase, Year 1 views of solar panels or Year 15 views of mitigation, of variable effectiveness - all of which will alter and block existing views from PROWS.

## 4. Significance of Effects

a. LVIA Table 7.1.17: Levels of Significance of Landscape and Visual Effects

|                      |                        | Magnitude of Effect                            |                                            |                 |                   |           |
|----------------------|------------------------|------------------------------------------------|--------------------------------------------|-----------------|-------------------|-----------|
|                      |                        | Major Effect                                   | Moderate Effect                            | Slight Effect   | Negligible Effect | No Change |
| Receptor Sensitivity | Very High Sensitivity* | <b>Substantial I</b>                           | <b>Substantial or Major to Substantial</b> | <b>Major</b>    | <b>Moderate</b>   | No Change |
|                      | High Sensitivity       | <b>Substantial I or Major to Substantial I</b> | <b>Major</b>                               | <b>Moderate</b> | Minor             | No Change |
|                      | Medium Sensitivity     | <b>Major</b>                                   | <b>Moderate</b>                            | Minor           | Negligible        | No Change |
|                      | Low Sensitivity        | <b>Moderate</b>                                | Minor                                      | Minor           | Negligible        | No Change |

- b. Whilst some variation is inevitable across such a wide-ranging development, visual receptors will typically have a High level of Sensitivity, which will be combined with a typically Major Magnitude of Change (at ALL stages of the development process, including post-mitigation). By reference to LVIA Methodology Table 7.1.17 above, this indicates a **Substantial** or **Major to Substantial** level of Significance throughout, perhaps reducing to **Major** Significance in some situations. These will all be direct and adverse effects.



| Table 20.1:<br>(Constr)      | Table 20.2:<br>Yr1 (Op) | Table 20.2:<br>Yr15 (Op) | Table 20.3:<br>(Decom) |
|------------------------------|-------------------------|--------------------------|------------------------|
| RSE<br>(short-term)          | RSE<br>(long-term)      | RSE<br>(long-term)       | RSE<br>(short-term)    |
|                              |                         |                          |                        |
|                              |                         |                          |                        |
| Major Adverse                | Major Adverse           |                          | Moderate Adverse       |
| Moderate Adverse             | Moderate Adverse        |                          |                        |
| Moderate Adverse             | Moderate Adverse        |                          |                        |
| Major Adverse                | Moderate Adverse        |                          |                        |
| Major Adverse                | Moderate Adverse        |                          |                        |
| Moderate Adverse             |                         |                          |                        |
| Major Adverse                | Moderate Adverse        |                          |                        |
| Major to Substantial Adverse | Major Adverse           | Moderate Adverse         | Moderate Adverse       |

c. The main difference in the case between HPC and the Solar Farm developer, is that the LVIA generally takes the view that a solar farm constructed, will have notably less effects than a solar farm under construction; and that a solar farm screened, is a solar farm with greatly reduced landscape or visual effects.

d. HPC App 09 summarises the data from ES Vol1 Ch 20, Summary of Residual Significant Effects, Tables 20.1, 20.2 and 20.3. It confirms the HPC analysis of LVIA tables 7.5, 7.6, 7.7, 7.8, 7.9, 7.10, which show exaggerated reductions of effects between Construction, Year 1, and Year 15. This reduction plays out, left to right across the table (apart from recognition of the increased effects of Decommissioning in the final column). This data has been deliberately extracted from Tables 20.1, 20.2 and 20.3, to enable comparison between them, receptor by receptor, which is not possible within the LVIA or ES as written.

*Extract from HPC App 09 - Summary of ES Landscape and Visual Residual Effects*

## 5. Conclusion

- HPC refutes the general presumptions of the LVIA. Whilst it is inevitable that any industrial development in the countryside will attempt to screen with mitigation planting, to suggest that such screening, typically with hedgerows, will result in a substantial reduction of Significant effects, from Year 1 to Year 15, is either naive or misleading. The key point of the 'Narrative walks' at the centre of HPC's case, is that existing views, whilst variable and sometimes partially enclosed (e.g. green lanes), frequently open out into long and wide vistas over rural landscapes, which are predominantly free from artificial industrial structures.
- At Year 15 – where mitigation planting is successful along footpaths – it will block these views. Where mitigation planting is less successful, views of solar infrastructure will remain dominant in the view.
- The summary table, at HPC App09, makes clear that the proposition of the LVIA is that the majority of Major or Moderate Significant Landscape effects simply disappear at Year 15, to be no longer Significant. Landscape Effects – especially on this scale – occur whether or not anybody can see them. They do not disappear because they have been screened. To the extent that Landscape effects *are* experiential, it is, at best, optimistic to think that mitigation planting, predominantly of hedgerows, will remove those effects, especially for the half of the year with little or no leaf cover.
- The effects of the proposed solar farm, on landscape and visual receptors, cannot be effectively mitigated, and the proposal would result in Significant and lasting harm to those receptors.



## HPC App 09 - Summary of Residual Landscape and Visual Residual Effects (extract of ES Vol1 Ch 20).

1. The data in the following table has been extracted from 6.1.20 ES Vol1 Ch 20, Summary of Residual Significant Effects, Tables 20.1, 20.2 and 20.3. It places the results of those tables side-by-side, in columns.
2. A column has been added to note the LVIA's judgements of Magnitude. This varies between the project stages, showing generally higher Magnitude during Construction and Year 1, then reducing in Year 1 or Year 15. The LVIA judgements are listed as Construction / Year 1 / Year 15 / Decommissioning. Abbreviations are: Major, Mod (Moderate), Slight, Neg (Negligible), None (No Change).
3. Conditional formatting has been applied to help differentiate between Significant Effects: Major to Substantial Adverse (red); Major Adverse (orange); and Moderate Adverse (yellow); no identified effects (white).
4. This table allows comparison of Construction, Year 1, Year 15, and Decommissioning Residual Significant effects, receptor by receptor, which is not otherwise possible in the LVIA or ES. It confirms the HPC analysis of LVIA tables 7.5, 7.6, 7.7, 7.8, 7.9, 7.10, which show exaggerated reductions of effects between Construction, Year 1, and Year 15. This reduction plays out, left to right across the table (apart from recognition of the increased effects of Decommissioning in the final column).
5. Note that for Site 8 VL1 and VL2, and Site 9 VL6, there are contradictions between the LVIA (App7.7 Visual Assessment Tables) and the ES App 6.1.20 Residual Effects. The sites where this has occurred are picked out in the following table in blue. This indicates errors being made in the transfer of LVIA findings to the Residual Effects Table.
6. As a consequence of the listing of Residual effects, some landscape and visual effects are not noted in the LVIA Residual Effects Tables. For example: Boudicca Way Recreational Route (Long Distance Trail (LDT)), the effects upon which are described in the LVIA as Minor / Not Significant (ref ES Appendix 7.3 Landscape Assessment Tables APP/6.3.7.3), does not, therefore, appear in the table of Residual Significant effects.
7. It is strongly recommended to contrast this "approach with HPC's Narrative Walks, which correspond with parts of Boudicca Way at Walks 7ii, 7iv and 8.



**HPC App09 East Pye ES: Ch 20 – Summary of Landscape+Visual Residual Significant Effects (RSE)**  
**APP/6.1.20**

**Table 20.1:**  
**Construction**

**Table 20.2:**  
**Year1 (Op)**

**Table 20.2:**  
**Year15 (Op)**

**Table 20.3:**  
**(Decom)**

| Receptor of Resource/ Receptor and Effects                                   | Sensitivity (value) | Magnitude (C/Yr1/Yr15/D)       | Description of Impact | RSE (short-term) | RSE (long-term)  | RSE (long-term)  | RSE (short-term) |
|------------------------------------------------------------------------------|---------------------|--------------------------------|-----------------------|------------------|------------------|------------------|------------------|
| <b>LANDSCAPE EFFECTS</b>                                                     |                     |                                |                       |                  |                  |                  |                  |
| Via Beata Long Distance Walking Route / Recreational Route                   | High                | Slight / Neg / Neg / Neg       | Landscape             | Moderate Adverse |                  |                  |                  |
| NCA 83 South Norfolk and High Suffolk Claylands                              | Medium              | Mod / Slight / Slight / Mod    | Landscape             | Moderate Adverse |                  |                  | Moderate Adverse |
| LCA A1 Tas Rural River Valley                                                | High                | Slight / Neg / Neg / Neg       | Landscape             | Moderate Adverse |                  |                  |                  |
| LCA B1 Tas Tributary Farmland                                                | Medium              | Major / Mod / Mod / Mod        | Landscape             | Major Adverse    | Moderate Adverse | Moderate Adverse | Moderate Adverse |
| LCA B5 Chet Tributary Farmland                                               | High                | Slight / Neg / Neg / Neg       | Landscape             | Moderate Adverse |                  |                  |                  |
| LCA C2 Thurlton Tributary Farmland with Parkland                             | High                | Slight / Slight / Neg / Slight | Landscape             | Moderate Adverse | Moderate Adverse |                  | Moderate Adverse |
| LCA E2 Great Moulton Plateau Farmland                                        | Medium              | Major / Mod / Mod / Mod        | Landscape             | Major Adverse    | Moderate Adverse | Moderate Adverse | Moderate Adverse |
| Landscape character and feature of BESS Site, CRC1, CRC2                     | Medium              | Mod / Major / Mod / Mod        | Landscape             | Moderate Adverse | Major Adverse    | Moderate Adverse | Moderate Adverse |
| Landscape character and feature of Site 1                                    | Medium              | Major / Major / Major / Major  | Landscape             | Major Adverse    | Major Adverse    | Major Adverse    | Major Adverse    |
| Landscape character and feature of Site 2, CRC3                              | Medium              | Mod / Mod / Slight / Slight    | Landscape             | Moderate Adverse | Moderate Adverse |                  |                  |
| Landscape character and feature of Site 3                                    | Medium              | Mod / Mod / Slight / Slight    | Landscape             | Moderate Adverse | Moderate Adverse |                  |                  |
| Landscape character and feature of Site 4                                    | Medium              | Mod / Mod / Slight / Mod       | Landscape             | Moderate Adverse | Moderate Adverse |                  | Moderate Adverse |
| Landscape character and feature of Site 5                                    | Medium              | Mod / Mod / Slight / Mod       | Landscape             | Moderate Adverse | Moderate Adverse |                  | Moderate Adverse |
| Landscape character and feature of Site 7, CRC5, CRC8, CRC10, CRC11, CRC12   | Medium              | Major / Mod / Mod / Mod        | Landscape             | Major Adverse    | Moderate Adverse | Moderate Adverse | Moderate Adverse |
| Landscape character and feature of Site 8                                    | High                | Mod / Mod / Slight / Mod       | Landscape             | Major Adverse    | Major Adverse    | Moderate Adverse | Major Adverse    |
| Landscape character and feature of Site 9                                    | Medium              | Mod / Mod / Slight / Mod       | Landscape             | Moderate Adverse | Moderate Adverse |                  | Moderate Adverse |
| Landscape character and feature of Site 10, CRC14                            | Medium              | Mod / Mod / Slight / Mod       | Landscape             | Moderate Adverse | Moderate Adverse |                  | Moderate Adverse |
| Landscape character and feature of CRC4                                      | Medium              | Mod / Neg / None / Neg         | Landscape             | Moderate Adverse |                  |                  |                  |
| <b>VISUAL EFFECTS</b>                                                        |                     |                                |                       |                  |                  |                  |                  |
| BESS Site - VL1 (a/b/c) PRoW Great Moulton RB19                              | Medium              | Major / Major Slight / Mod     | Visual Amenity        | Major Adverse    | Major Adverse    |                  | Moderate Adverse |
| BESS Site - VL2 PRoW Tivetshall St. Margaret FP1                             | Medium              | Mod / Mod / Neg / Slight       | Visual Amenity        | Moderate Adverse | Moderate Adverse |                  |                  |
| BESS Site - VL3 PRoW Tivetshall St. Margaret FP12 junction with Station Road | Medium              | Mod / Mod / Neg / Slight       | Visual Amenity        | Moderate Adverse | Moderate Adverse |                  |                  |



**HPC App09 East Pye ES: Ch 20 – Summary of Landscape+Visual Residual Significant Effects (RSE)**  
**APP/6.1.20**

**Table 20.1:**  
**Construction**

**Table 20.2:**  
**Year1 (Op)**

**Table 20.2:**  
**Year15 (Op)**

**Table 20.3:**  
**(Decom)**

| Receptor of Resource/ Receptor and Effects                                  | Sensitivity (value) | Magnitude (C/Yr1/Yr15/D)         | Description of Impact | RSE (short-term)             | RSE (long-term)              | RSE (long-term)  | RSE (short-term) |
|-----------------------------------------------------------------------------|---------------------|----------------------------------|-----------------------|------------------------------|------------------------------|------------------|------------------|
| BESS Site - VL4 PRoW Tivetshall St Margaret FP11 junction with Station Road | Medium              | Major / Mod / Slight / Slight    | Visual Amenity        | Major Adverse                | Moderate Adverse             |                  |                  |
| BESS Site - VL5 PRoW Tivetshall St. Margaret FP4                            | Medium              | Major / Mod / Slight / Slight    | Visual Amenity        | Major Adverse                | Moderate Adverse             |                  |                  |
| BESS Site - VL6 PRoW Tivetshall St. Margaret FP5                            | Medium              | Moderate / Slight / Neg / Slight | Visual Amenity        | Moderate Adverse             |                              |                  |                  |
| BESS Site - VL8 PRoW Great Moulton RB1                                      | Medium              | Major / Mod / Neg / Neg          | Visual Amenity        | Major Adverse                | Moderate Adverse             |                  |                  |
| BESS Site - VL9 Property at Station Road                                    | High                | Major / Mod / Slight / Slight    | Visual Amenity        | Major to Substantial Adverse | Major Adverse                | Moderate Adverse | Moderate Adverse |
| Site 1 – VL1 PRoW Great Moulton FP16                                        | Medium              | Mod / Slight / Slight / Slight   | Visual Amenity        | Moderate Adverse             |                              |                  |                  |
| Site 1 – VL2 Junction of PRoW Great Moulton FP15/RB18                       | Medium              | Major / Major / Mod / Mod        | Visual Amenity        | Major Adverse                | Major Adverse                | Moderate Adverse | Moderate Adverse |
| Site 1 – VL3 SE of Great Moulton settlement                                 | High                | Major / Mod / Slight / Slight    | Visual Amenity        | Major to Substantial Adverse | Major to Substantial Adverse | Moderate Adverse | Moderate Adverse |
| Site 1 – VL4 PRoW Great Moulton FP12                                        | Medium              | Mod / Mod / Slight / Slight      | Visual Amenity        | Moderate Adverse             | Moderate Adverse             |                  |                  |
| Site 2 – VL2 Junction of PRoW Wacton RB31/Wacton FP43                       | Medium              | Mod / Mod / Slight / Slight      | Visual Amenity        | Moderate Adverse             | Moderate Adverse             |                  |                  |
| Site 2 – VL3 A140 Ipswich Road south-west of French's Farm                  | Low                 | Major / Mod / Slight / Mod       | Visual Amenity        | Moderate Adverse             |                              |                  |                  |
| Site 2 – VL4 PRoW Tivetshall St Margaret RB6                                | Medium              | Major / Mod / Slight / Mod       | Visual Amenity        | Major Adverse                | Major Adverse                |                  | Moderate Adverse |
| Site 2 – VL5 PRoW Pulham Market FP6                                         | High                | Mod / Mod / Neg / Slight         | Visual Amenity        | Major Adverse                | Major Adverse                |                  | Moderate Adverse |
| Site 2 – VL6 PRoW Tivetshall St Margaret BR9                                | Medium              | Major / Major / Slight / Mod     | Visual Amenity        | Major Adverse                | Major Adverse                |                  | Moderate Adverse |
| Site 2 – VL8 Carpenter Walk / PRoW Tivetshall St Mary BR7                   | Medium              | Major / Mod / Slight / Slight    | Visual Amenity        | Major Adverse                | Moderate Adverse             |                  |                  |
| Site 3 – VL4 PRoW Hempnall FP28                                             | Medium              | Major / Major / Mod / Mod        | Visual Amenity        | Major Adverse                | Major Adverse                | Moderate Adverse | Moderate Adverse |
| Site 3 – VL5 PRoW Hempnall FP25                                             | Medium              | Mod / Mod / Slight / Slight      | Visual Amenity        | Moderate Adverse             | Moderate Adverse             |                  |                  |
| Site 3 – VL8 Spring Lane, PRoW Hempnall FP24                                | Medium              | Mod / Mod / Slight / Slight      | Visual Amenity        | Moderate Adverse             | Moderate Adverse             |                  |                  |
| Site 4 – VL2 PRoW Long Stratton FP3 junction with Church Lane               | Medium              | Mod / Slight / Neg / Slight      | Visual Amenity        | Moderate Adverse             |                              |                  |                  |
| Site 4 – VL3 Brand's Lane north of Tharston Hall                            | High                | Slight / Neg / Neg / Slight      | Visual Amenity        | Moderate Adverse             |                              |                  | Moderate Adverse |
| Site 4 – VL4 Brand's Lane east of Shrublands                                | High                | Slight / Slight / Neg / Slight   | Visual Amenity        | Moderate Adverse             | Moderate Adverse             |                  | Moderate Adverse |



**HPC App09 East Pye ES: Ch 20 – Summary of Landscape+Visual Residual Significant Effects (RSE)**  
**APP/6.1.20**

**Table 20.1:**  
**Construction**

**Table 20.2:**  
**Year1 (Op)**

**Table 20.2:**  
**Year15 (Op)**

**Table 20.3:**  
**(Decom)**

| Receptor of Resource/ Receptor and Effects                             | Sensitivity (value) | Magnitude (C/Yr1/Yr15/D)          | Description of Impact | RSE (short-term)             | RSE (long-term)  | RSE (long-term)  | RSE (short-term) |
|------------------------------------------------------------------------|---------------------|-----------------------------------|-----------------------|------------------------------|------------------|------------------|------------------|
| Site 4 – VL6 PRoW Morningthorpe FP3                                    | High                | Slight / Slight / Neg / Slight    | Visual Amenity        | Moderate Adverse             | Moderate Adverse |                  | Moderate Adverse |
| Site 4 – VL7 PRoW junction of Long Stratton FP3 and FP4                | Medium              | Major / Major / Mod / Mod         | Visual Amenity        | Major Adverse                | Major Adverse    | Moderate Adverse | Moderate Adverse |
| Site 4 – VL8 PRoW Long Stratton FP1                                    | Medium              | Major / Major / Mod / Mod         | Visual Amenity        | Major Adverse                | Major Adverse    |                  | Moderate Adverse |
| Site 4 – VL9 PRoW Long Stratton FP6, adjacent to St Michael Church     | Medium              | Mod / Slight / Neg / Slight       | Visual Amenity        | Moderate Adverse             |                  |                  |                  |
| Site 4 – VL10 Southwest of A140/B1527 Roundabout                       | Low                 | Major / Mod / Slight / Mod        | Visual Amenity        | Moderate Adverse             |                  |                  |                  |
| Site 4 – VL12 Hall Lane, outside Church of St Mary, Tharston           | High                | Slight / Slight / Slight / Slight | Visual Amenity        | Moderate Adverse             | Moderate Adverse | Moderate Adverse | Moderate Adverse |
| Site 5 – VL2 PRoW Morningthorpe RB4 at junction with B1527             | Medium              | Major / Major / Slight / Mod      | Visual Amenity        | Major Adverse                | Major Adverse    |                  | Moderate Adverse |
| Site 5 – VL3 PRoW Morningthorpe FP5                                    | Medium              | Mod / Mod / Slight / Mod          | Visual Amenity        | Moderate Adverse             | Moderate Adverse |                  | Moderate Adverse |
| Site 5 – VL4 PRoW Morningthorpe FP5 north of junction with FP9         | Medium              | Major / Mod / Slight / Slight     | Visual Amenity        | Major Adverse                | Moderate Adverse |                  |                  |
| Site 5 – VL5 Origin of PRoW Morningthorpe FP9 on The Street            | High                | Mod / Mod / Neg / Slight          | Visual Amenity        | Major Adverse                | Major Adverse    |                  | Moderate Adverse |
| Site 5 – VL6 PRoW Morningthorpe FP17                                   | Medium              | Mod / Mod / Slight / Mod          | Visual Amenity        | Moderate Adverse             | Moderate Adverse |                  | Moderate Adverse |
| Site 5 – VL8 Settlement edge of Hempnall                               | High                | Mod / Mod / Neg / Slight          | Visual Amenity        | Major Adverse                | Major Adverse    |                  | Moderate Adverse |
| Site 6 – VL2 PRoW Hempnall FP11                                        | Medium              | Mod / Neg / None / Slight         | Visual Amenity        | Moderate Adverse             |                  |                  |                  |
| Site 7 – VL1 Boudicca Way on Fairstead Lane                            | High                | Major / Mod / Slight / Slight     | Visual Amenity        | Major to Substantial Adverse | Major Adverse    | Moderate Adverse | Moderate Adverse |
| Site 7 – VL5 Junction of PRoW Saxlingham Nethergate FP12/FP14          | Medium              | Major / Major / Mod / Mod         | Visual Amenity        | Major Adverse                | Major Adverse    | Moderate Adverse | Moderate Adverse |
| Site 7 – VL7 PRoW Saxlingham Nethergate FP13 on The Green              | High                | Mod / Slight / Neg / Slight       | Visual Amenity        | Major Adverse                | Moderate Adverse |                  | Moderate Adverse |
| Site 7 – VL9 PRoW Saxlingham Nethergate FP9                            | Medium              | Major / Mod / Slight / Slight     | Visual Amenity        | Major Adverse                | Moderate Adverse |                  |                  |
| Site 7 – VL11 PRoW Shotesham FP21                                      | Medium              | Major / Mod / Mod / Mod           | Visual Amenity        | Major Adverse                | Moderate Adverse | Moderate Adverse | Moderate Adverse |
| Site 7 – VL13 PRoW Woodton RB10                                        | Medium              | Mod / Slight / Slight / Mod       | Visual Amenity        | Moderate Adverse             |                  |                  | Moderate Adverse |
| Site 7 – VL14 Bussey's Loke (road)                                     | Low                 | Major / Major / Neg / Slight      | Visual Amenity        | Moderate Adverse             | Moderate Adverse |                  |                  |
| Site 7 – VL16 Junction of PRoW Hempnall FP5/Saxlingham Nethergate FP27 | Medium              | Major / Mod / Slight / Mod        | Visual Amenity        | Major Adverse                | Moderate Adverse |                  | Moderate Adverse |
| Site 7 – VL17 Junction of PRoW Saxlingham Nethergate FP10/FP11         | Medium              | Major / Major / Mod / Mod         | Visual Amenity        | Major Adverse                | Major Adverse    | Moderate Adverse | Moderate Adverse |



**HPC App09 East Pye ES: Ch 20 – Summary of Landscape+Visual Residual Significant Effects (RSE)**  
**APP/6.1.20**

**Table 20.1:**  
**Construction**

**Table 20.2:**  
**Year1 (Op)**

**Table 20.2:**  
**Year15 (Op)**

**Table 20.3:**  
**(Decom)**

| Receptor of Resource/ Receptor and Effects                                                                                          | Sensitivity (value) | Magnitude (C/Yr1/Yr15/D)       | Description of Impact | RSE (short-term)             | RSE (long-term)  | RSE (long-term)  | RSE (short-term)     |
|-------------------------------------------------------------------------------------------------------------------------------------|---------------------|--------------------------------|-----------------------|------------------------------|------------------|------------------|----------------------|
| Site 7 – VL20 PRoW Hempnall FP2 on Fairstead Lane                                                                                   | Medium              | Major / Major / Slight / Mod   | Visual Amenity        | Major Adverse                | Major Adverse    |                  | Moderate Adverse     |
| Site 7 – VL21 PRoW Saxlingham Nether gate FP10                                                                                      | Medium              | Major / Mod / Mod / Mod        | Visual Amenity        | Major Adverse                | Moderate Adverse | Moderate Adverse | Moderate Adverse     |
| Site 8 – VL1 Junction of PRoW Saxlingham Nethergate FP7/FP8/Boudicca Way - ES App7.7 Visual Assessment Tables ("no view of scheme") | High                | None / None / None / None      | Visual Amenity        | None                         | None             | None             | None                 |
| Site 8 – VL1 Junction of PRoW Saxlingham Nethergate FP7/FP8/Boudicca Way - App 6.1.20 Residual Effects                              | High                |                                | Visual Amenity        | Moderate Adverse             | None             | None             | None                 |
| Site 8 – VL2 Origin of PRoW Shotesham FP18 on Wash Lane ES App7.7 Visual Assessment Tables                                          | High                | Slight / Slight / Neg / Slight | Visual Amenity        | Moderate Adverse             | Moderate Adverse | Minor            | Moderate Adverse     |
| Site 8 – VL2 Origin of PRoW Shotesham FP18 on Wash Lane - App 6.1.20 Residual Effects                                               | High                |                                | Visual Amenity        | None                         | Moderate Adverse | Moderate Adverse | Moderate Adverse     |
| Site 8 – VL3 PRoW Shotesham FP16 on Market Lane                                                                                     | Medium              | Slight / Slight / Neg / Neg    | Visual Amenity        | Major Adverse                |                  |                  |                      |
| Site 8 – VL4 Market Lane south of Market Lane Farm                                                                                  | High                | Mod / Mod / Neg / Neg          | Visual Amenity        | Major Adverse                | Major Adverse    |                  |                      |
| Site 8 – VL5 Junction of PRoW Shotesham FP16/FP1 7                                                                                  | High                | Mod / Slight / Neg / Neg       | Visual Amenity        | Major Adverse                | Moderate Adverse | Moderate Adverse |                      |
| Site 8 – VL6 Origin of PRoW Shotesham FP22 on Brooke Road                                                                           | Medium              | Major / Major / Mod / Mod      | Visual Amenity        | Not listed                   | Major Adverse    |                  | Moderate Significant |
| Site 8 – VL7 PRoW Shotesham FP19 on southern Site boundary                                                                          | Medium              | Slight / Slight / Neg / Slight | Visual Amenity        | Major Adverse                |                  |                  |                      |
| Site 8 – VL8 Dawson's Farm on Wash Lane                                                                                             | High                | Mod / Slight / Neg / Neg       | Visual Amenity        | Not listed                   | Moderate Adverse |                  |                      |
| Site 8 – VL10 Brooke Road, edge of Upgate Green Farm                                                                                | High                | Slight / Slight / Neg / Neg    | Visual Amenity        | Moderate Adverse             | Moderate Adverse |                  |                      |
| Site 8 – VL11 Brooke Road, edge of King's Farm                                                                                      | High                | Major / Mod / Slight / Slight  | Visual Amenity        | Major to Substantial Adverse | Major Adverse    | Moderate Adverse | Moderate Adverse     |
| Site 9 – VL1 PRoW Brooke FP6                                                                                                        | Medium              | Major / Mod / Slight / Slight  | Visual Amenity        | Major Adverse                | Moderate Adverse |                  |                      |
| Site 9 – VL2 Mill Lane at Brooke View Barns                                                                                         | High                | Slight / Slight / Neg / Slight | Visual Amenity        | Moderate Adverse             | Moderate Adverse |                  | Moderate Adverse     |
| Site 9 – VL3 Junction of Mill Lane and Woodton Road at Oldhouse Farm                                                                | High                | Mod / Slight / Neg / Neg       | Visual Amenity        | Major Adverse                | Moderate Adverse |                  |                      |
| Site 9 – VL5 PRoW Brooke FP6 south of High Green Gardens                                                                            | High                | Major / Mod / Slight / Slight  | Visual Amenity        | Major to Substantial Adverse | Major Adverse    | Moderate Adverse | Moderate Adverse     |
| Site 9 – VL6 Littlebeck Lane near Littlebeck Farm ES App7.7 Visual Assessment Tables                                                | High                | Neg / None / None / Neg        | Visual Amenity        | Minor                        | None             | None             | Minor                |
| Site 9 – VL6 Littlebeck Lane near Littlebeck Farm App 6.1.20 Residual Effects                                                       | High                |                                | Visual Amenity        | Not listed                   | Major Adverse    |                  |                      |
| Site 10 – VL5 PRoW Hedenham RB9 on Harvey Lane/Upgate Road                                                                          | Medium              | Mod / Mod / Slight / Slight    | Visual Amenity        | Moderate Adverse             | Moderate Adverse |                  |                      |



**HPC App09 East Pye ES: Ch 20 – Summary of Landscape+Visual Residual Significant Effects (RSE)**  
**APP/6.1.20**

**Table 20.1:**  
**Construction**

**Table 20.2:**  
**Year1 (Op)**

**Table 20.2:**  
**Year15 (Op)**

**Table 20.3:**  
**(Decom)**

| Receptor of Resource/ Receptor and Effects                              | Sensitivity (value) | Magnitude (C/Yr1/Yr15/D)      | Description of Impact | RSE (short-term) | RSE (long-term)  | RSE (long-term)  | RSE (short-term) |
|-------------------------------------------------------------------------|---------------------|-------------------------------|-----------------------|------------------|------------------|------------------|------------------|
| Site 10 – VL10 Wash Lane / Byway                                        | Medium              | Major / Mod / Slight / Mod    | Visual Amenity        | Major Adverse    | Moderate Adverse |                  | Moderate Adverse |
| CRC – VL1 Common Road near Parish Farm                                  | High                | Slight / Neg / None / Slight  | Visual Amenity        | Moderate Adverse |                  |                  | Moderate Adverse |
| CRC – VL2 Wood Lane near Ashleigh Farm                                  | High                | Slight / Neg / None / Slight  | Visual Amenity        | Moderate Adverse |                  |                  | Moderate Adverse |
| CRC – VL4 Hall Lane at junction of Long Stratton FP19                   | High                | Mod / Neg / None / Slight     | Visual Amenity        | Major Adverse    |                  |                  | Moderate Adverse |
| CRC – VL5 PRoW Morningthorpe RB22 / Morningthorpe FP24 near Friars Farm | Medium              | Mod / Neg / None / Slight     | Visual Amenity        | Moderate Adverse |                  |                  |                  |
| CRC – VL6 Brick Kiln Lane at junction of PRoW Morningthorpe FP21        | High                | Mod / Neg / None / Neg        | Visual Amenity        | Major Adverse    |                  |                  |                  |
| CRC – VL7 PRoW Hempnall FP31                                            | Medium              | Mod / Neg / None / Neg        | Visual Amenity        | Moderate Adverse |                  |                  |                  |
| CRC – VL8 PRoW Hempnall FP20                                            | Medium              | Mod / Neg / Neg / Neg         | Visual Amenity        | Moderate Adverse |                  |                  |                  |
| CRC – VL9 PRoW Morningthorpe FP2/ Boudicca Way north of Devil's Wood    | High                | Mod / Mod / Slight / Slight   | Visual Amenity        | Major Adverse    | Major Adverse    | Moderate Adverse | Moderate Adverse |
| CRC – VL12 PRoW Hempnall FP11 on Bussey's Loke                          | Medium              | Major / Slight / Neg / Slight | Visual Amenity        | Major Adverse    |                  |                  |                  |
| CRC – VL13 PRoW Woodton RB10/Nobb's Lane (Track) west of Winter's Grove | Medium              | Mod / Neg / None / Slight     | Visual Amenity        | Moderate Adverse |                  |                  |                  |



# Vegetation present on Island Green Power's Trowse solar site - 1st July 2026

HPC-App 10





## **HPC – APP11 – Summary Of Hempnall Parish Council’s Written Representation in regard to the application by East Pye Solar Ltd for an order granting development consent for the East Pye Solar project (EN0110014).**

In its Written Representation Hempnall Parish Council (HPC) provides a full, detailed Landscape and Visual Case (LVI Case) which expands and explains in detail the concerns it raised in its Relevant Representation. The (LVI Case) covers the scheme area and cumulative impacts over a wider area within South Norfolk.

The LVI Case is rooted in research carried out in the field. It does not rely on AI sources. The authors have conducted numerous site visits to all of the sites involved in the scheme researching, photographing and assessing Landscape and Visual effects. This work included walks along all the Public Rights of Way (PROW) that cross or are alongside proposed solar sites.

Detailed evaluation of current views, potential changes to views after construction (Year 1) and later (Year 15), for a selection of these walks is included in the LVI Case and is supported by maps, viewpoint analysis and photographs (**see footnote\* below**).

When considering ES landscape and visual assessments Hempnall Parish Council focuses on a comparison of the ES assessments of the level of significance of effects and our own field work based assessments.

Hempnall Parish Council does not have the resources to conduct a full Landscape and Visual Impact Assessment (LVIA) but we are very confident that our assessments of effects, based on field work and detailed local knowledge, provides conclusions that are robust and accurate.

### **(footnote\* )**

At the Preliminary Meeting *“it was agreed that Hempnall Parish Council would provide their written representation by deadline 1 but would provide additional supporting information including maps and photographs at deadline 2”* (see Preliminary Meeting Note Section 6 Examination Timetable). Supporting information (tables, maps, photos and viewpoint analysis) for all our narrative walks will be provided by deadline 2.

### **2.31 Landscape Effects during the Construction Phase**

Hempnall Parish Council assesses the level of significance of landscape effects during the construction phase as major, adverse and highly significant over a large area within South Norfolk. These impacts would be experienced over a dispersed scheme area, which stretches for over 15km from Tivetshall (to the south west) to Brooke and Seething (to the north east), and in the countryside surrounding the scheme.



**The reasons for this conclusion are given in section 2.31 of our Written Representation**

### **2.32 Landscape Effects / Operation Phase (Year 1)**

The assessments of the level of significance of landscape effects in ES Chapter 7 Table 7.7: Summary of Landscape Effects – Operation Phase (Year 1) ES consistently underestimate the landscape effects the scheme would produce in the operation phase Year 1. These impacts would be much more severe than the applicant's assessments indicate and while the table clearly shows that the direction of effect is in all instances adverse (except for Site 6) the magnitude of negative change that the scheme would cause to the character of the landscape, not only in year 1 but throughout the operation phase, is not reflected in the content of Table 7.7.

**The reasons for this conclusion are given in section 2.32 of our Written Representation**

### **2.33 Landscape Effects / Operation Phase (Year 15)**

ES Table 7.9 (Summary of Landscape Effects – Operation Phase Year 15) consistently underestimates the landscape effects the scheme would produce in the Operation Phase Year 15. These impacts would be much more severe than the applicant's assessments indicate and for the reasons given we question the applicant's claim that mitigation planting would in any way reduce these impacts. It would in fact create some negative outcomes for the landscape. While the table clearly shows that the direction of effect is in all instances adverse (except for Site 6) the magnitude of negative change that the scheme would cause to the character of the landscape, not only in year 15 but throughout the operation phase (i.e. Major and Significant), is not reflected in the content of Table 7.9.

**The reasons for this conclusion are given in section 2.33 of our Written Representation**

**We also draw your attention to the footnote to Section 2.33 which casts serious doubts on the ability of Island Green Power to deliver on its mitigation promises – see also the photos in our appendix HPC APP-10) of the Island Green Power site at Trowse**

### **2.35 Landscape Effects – conclusion**

We have examined the ES assessments of landscape effects during construction and in the operation phase, years 1 and 15, and found a consistent underestimation of the levels of significance of effects across the whole scheme area and surrounding countryside. The assessments apply to 25 landscape receptors and the ES does not provide an assessment for the scheme as a whole. Our analysis leads us to the conclusion that if a level of



significance of landscape effect was applied to the whole scheme it would be Major and Significant and the direction of effect would definitely be adverse.

#### **2.42 Visual Effects Year 1**

Our overall conclusion on the level of significance of visual effects at Year 1, based on the research we have undertaken over the whole scheme area, is that the assessments we made for sub-site 7F, which revealed that most viewpoints would experience Major to Substantial, Significant and Adverse impacts, are replicated on every site included in this application and that the ES has consistently and significantly underestimated these impacts over the whole scheme area.

**The reasons for this conclusion are given in section 2.42 of our Written Representation**

**Our assessments for site 7F are shown in Appendix HPC-APP-03 Narrative Walk 7ii (Saxlingham Green). We also draw your attention to the following:**

Some of our view locations are also assessed in the ES. Where there is a coincidence of view locations we have responded to Mr Cliff's request (made at the Dunston Hall hearings September 15<sup>th</sup> – 17<sup>th</sup>) to provide details of how the assessments differ. Where our viewpoints on sub-site 7F coincide with ES viewpoints we have provided these details in Appendix HPC-APP-03 Narrative Walk 7ii (Saxlingham Green) and will provide further analysis of "shared" viewpoints elsewhere in the scheme area in the supporting information we are supplying by deadline 2.

#### **2.43 Visual Effects Year 15**

Our overall conclusion of the level of significance of visual effects at Year 15 is that our findings in regard to site 7F, which revealed that most viewpoints would experience Major to Substantial Adverse impacts, are replicated on every site in the scheme area and that the ES has once again consistently and significantly underestimated these impacts.

**The reasons for this conclusion are given in section 2.43 of our Written Representation**

#### **2.45 Visual Effects – conclusion**

We have examined the ES assessments of visual effects at Operation Phase Year 1 and Operation Phase Years 15, and found a consistent underestimation of the levels of significance of effects across the whole scheme area and surrounding countryside. The ES assessments apply to 124 View Locations. Our assessments based on field study research involving numerous viewpoints along PROW, and some minor roads, that cross, or are alongside the proposed solar sites, leads us to the conclusion that impacts on views throughout the whole scheme area will Major to Substantial, Significant, Direct and Adverse.



**There is a major discrepancy between our assessments of visual effects and the ES assessments. It is crucial that the Examining Authority carefully studies the supporting information we are supplying by Deadline 2 (tables, maps and photos of our narrative walks) in order to understand why Hempnall Parish Council has arrived at its conclusions.**

## **2.5 Visual Effects – Residential Amenity**

It is the view of Hempnall Parish Council that ES Residential Visual Amenity Assessment Revision 1 March 2026 fails to cover visual impacts on residential amenity comprehensively and adequately.

**The reasons for this conclusion are given in section 2.5 of our Written Representation**

## **2.65 Cumulative Effects Conclusions**

**Our assessment of cumulative effects (inter project, intra-project and in combination) was detailed and comprehensive it is essential that the full evaluation in Section 2.6 of our Written Representation is carefully studied. Our main conclusions are listed below:**

Hempnall Parish Council assesses both the inter-project and intra-project landscape and visual cumulative effects that would result if the scheme was permitted as major significant and adverse.

We also consider that the In Combination Effects resulting from the schemes construction and operation would be major, significant and adverse.

The ES attempts to minimise the significance of cumulative effects. We consider that it has restricted its assessments to a study area that is far too small and a very short list of developments and in so doing has ignored cumulative impacts over the wider area and many developments that should have been evaluated. It consistently underestimates cumulative impacts including cumulative landscape effects and cumulative visual effects which its ZTV plans confirm are substantial.

The sheer scale of the East Pye scheme would itself increase cumulative impacts both within the scheme and over the wider area in combination with other developments. A scheme that stretches for over 15km from Tivetshall (to the south west) to Seething (to the north east) and includes 9 large sites proposed for solar infrastructure, dispersed over a wide area would impact many villages and communities.

**The dispersed nature of this development and the fact that it would impact a large area and so many villages is a key reason why it should be recommended for refusal.**



During the East Pye, Dunston Hall Hearings on September 15th, 16th and 17th, 2026 the inspectors asked Hempnall Parish Council to produce a list of parishes that would be very directly affected if the East Pye application was permitted. We forwarded this list to PINS by Email on September 28th and it is reproduced below because it provides very clear evidence of the large number of communities that would experience substantial impacts including major visual, landscape and cumulative effects.

### **A LIST OF THE PARISHES THAT WOULD EXPERIENCE VERY DIRECT IMPACTS IF EAST PYE WAS PERMITTED**

25 With Parish Councils or Parish Meetings

1 with a Town Council (Long Stratton)

**26 in total**

#### **Parishes that would have solar infrastructure inside their boundaries:**

1. Great Moulton - (Site 1 / National Grid Substation and part of Site 2)
2. Tivetshall - (BESS / 400kv substation / part of Site 2).
3. Wacton - (part of Site 2).
4. Tasburgh – (part of Site 7)
5. Long Stratton – (Site 4)
6. Hempnall – (part of Site 7 / Site 3).
7. Saxlingham Nethergate - (part of Site 7).
8. Morningthorpe and Fritton - (Site 5 and part of Site 7)
9. Shotesham - (Site 8 and part of Site 7)
10. Brooke - (Site 9)
11. Seething - (part of Site 10)
12. Hedenham - (part of Site 10)
13. Woodton – (part of Site 10)

#### **Parishes that would have solar infrastructure directly alongside a section of their boundary:**

1. Pulham Market - (a section of its boundary is directly alongside a part of Site 2)
2. Tharston - (a section of its boundary is directly alongside a part of Site 4)
3. Kirstead – (a section of its boundary is directly alongside Site 10)
4. Shelton and Hardwick (a section of its boundary is directly alongside Site 3)

#### **Those that would have solar infrastructure less than 1km from a section (or sections) of their boundary:**

1. Howe
2. Bedingham
3. Topcroft
4. Aslacton
5. Thwaite
6. Ditchingham
7. Mundham
8. Denton
9. Alburgh



If the list is drawn up to include all individual settlements – i.e. by including the hamlets located within the boundaries of Long Stratton (Stratton St Michael and Stratton Wood Green) and by separating the settlements of Morningthorpe and Fritton (who share a parish meeting) and Shelton and Hardwick (who share a Parish Council) **the number of settlements directly affected increases to 30.**

## **2.7 Impacts on Conservation Areas and Listed Buildings**

Hempnall Parish Council considers that the East Pye development would pose a number of threats to conservation areas, during both the construction and operation phases of the scheme.

There would be direct impacts on the features within a conservation area - e.g. as a result road widening in Saxlingham (Church Hill) to accommodate abnormal load construction vehicles which would require roadside verges, hedges and walls to be removed.

And less direct impacts too - e.g. the appealing character of the conservation areas in Shotesham, Saxlingham Green, Saxlingham village and Fritton is to a considerable extent due to the fact that they are located within the context of an attractive, rural and relatively tranquil wider landscape. If this landscape is industrialised by solar infrastructure this diminishes the overall character of the landscape and the conservation areas located within it.

## **2.8 Impacts on rural tranquil landscapes**

This section of our Written Representation needs to be studied carefully because it contains a note from Graeme Willis who has been involved in the CPRE tranquillity mapping process for many years. Mr Willis' note highlights many shortcomings in the ES version of the CPRE plan which is unclear and does not show the areas of high tranquillity. CPRE Norfolk has forwarded this note to PINS and it should prompt an investigation not only in regard to the poor quality of this plan but also with regard to the poor quality of many of the ES maps and plans.

The Hempnall Parish Council version of the CPRE tranquillity map which uses the original correct legend is much clearer and reveals the areas of high tranquillity and our assessment explains how the East Pye scheme would have major significant negative impacts on rural tranquillity.

## **2.9 Impacts on the character of local roads**

Many minor roads identified as construction routes would suffer changes to their character resulting from road widening, hedgerow removal and tree felling. These bendy minor roads currently contribute a great deal to landscape character and in many



instances they follow routes established when the land was enclosed (in the case of South Norfolk this was pre-parliamentary enclosure)

The abnormal loads route that would pass through 3 conservation areas in Shotesham (near Shotesham Hall) Saxlingham Nethergate and the western edge of the Saxlingham Green could produce very unwelcome impacts especially along Church Hill, Saxlingham.

The proposal to use Haul Routes to access certain sites is a great concern to us. New roads through attractive, tranquil rural countryside would be very destructive.

### **3.0 Impacts on Light Pollution**

While the ES seeks to reassure that lighting will only be switched on when needed and that it will be provided by using full cut off, flat glass lamps (pointing directly downwards) the construction and operation phases of the scheme will involve introducing a considerable amount of new artificial lighting in to previously unlit places and this will produce significant adverse impacts in to an area classed as Rural Dark Landscape in the Norfolk County Council Environmental Lighting Zones policy.

Local residents and visitors alike cherish the dark skies and dark landscapes of South Norfolk.

### **4.0 Impacts on Public Rights of Way**

These would be major and adverse and are considered in great detail under our assessment of visual effects, in our comments on NPPF decision making policy TR8 and in the narrative walk descriptions.

### **5.0 The Planning Balance, Relevant Policies and Guidance Documents and Overall Conclusion**

It is not possible to summarise in a meaningful way the detailed analysis of national (NPPF) and local (GNLP and SNC, DMP) planning policies and guidance documents that Hempsall Parish Council has undertaken in order to make its assessment of the planning balance.

**It is essential therefore that section 5 of our written representation is read in full in order to understand how we arrive at the conclusion that:**

**In the overall planning balance the adverse impacts that the East Pye development would produce clearly outweigh the alleged benefits and Hempsall Parish Council requests that the Planning Inspectorate makes a recommendation to the Secretary of State for Energy Security and Net Zero that the application is refused.**



## **Footnotes**

Hempnall Parish Council fully endorses and supports the conclusions presented by BEPS in its written representation including those relating to topic areas not covered, or just partially covered, in our written representation including: Transport and Access; Cultural Heritage; Ecology Nature and Bio-diversity; Noise and Vibration; Aviation and the Water Environment.

The East Pye application is opposed by a large number of councils, CPRE Norfolk, BEPS, and by a huge number of local residents. At the Dunston Hall sessions Mr Cliff asked us to submit to PINS the minutes of the 2 large public meetings HPC held regarding the East Pye development. These minutes have been submitted.

## **Appendices**

- HPC – APP 01 - Narrative Walks
- HPC – APP 02 – Viewpoints on Narrative Walk 7ii
- HPC – APP 03 – Assessment of Visual Effects Narrative Walk 7ii
- HPC – APP 04 – Map A – scheme area
- HPC – APP 05 - Map B – Cumulative Impacts
- HPC – APP 06 – Map C- paths, bridleways and tracks very directly
- HPC – APP 07 – HPC / CPRE Tranquillity Map
- HPC – APP 08 – 2b - Review of LVIA Significance of Effects
- HPC - APP 09 - Summary of Residual Landscape and Visual Residual Effects
- HPC – APP 10 – Vegetation at Trowse solar farm
- HPC – APP 11 – HPC Summary Written Representation Summary