

09/07/2025

Ashfield District Council

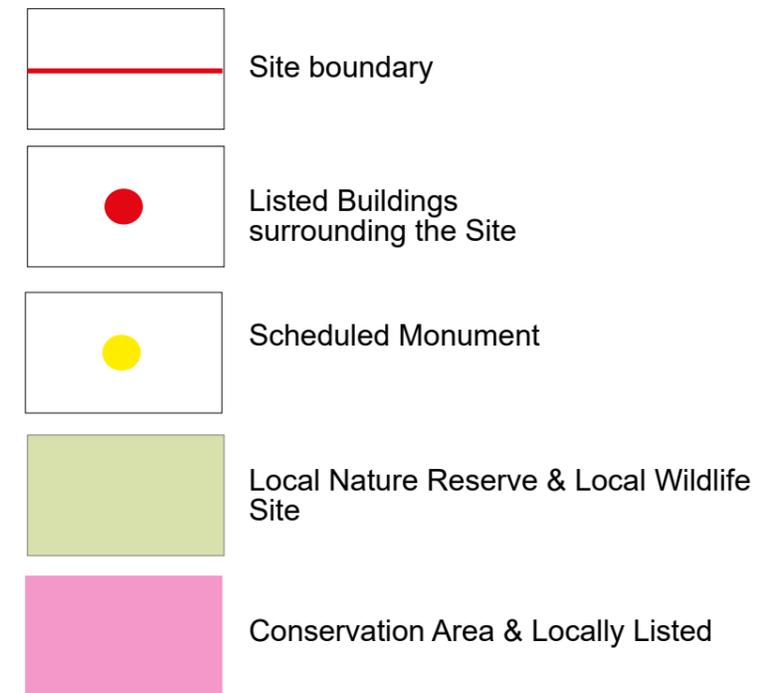
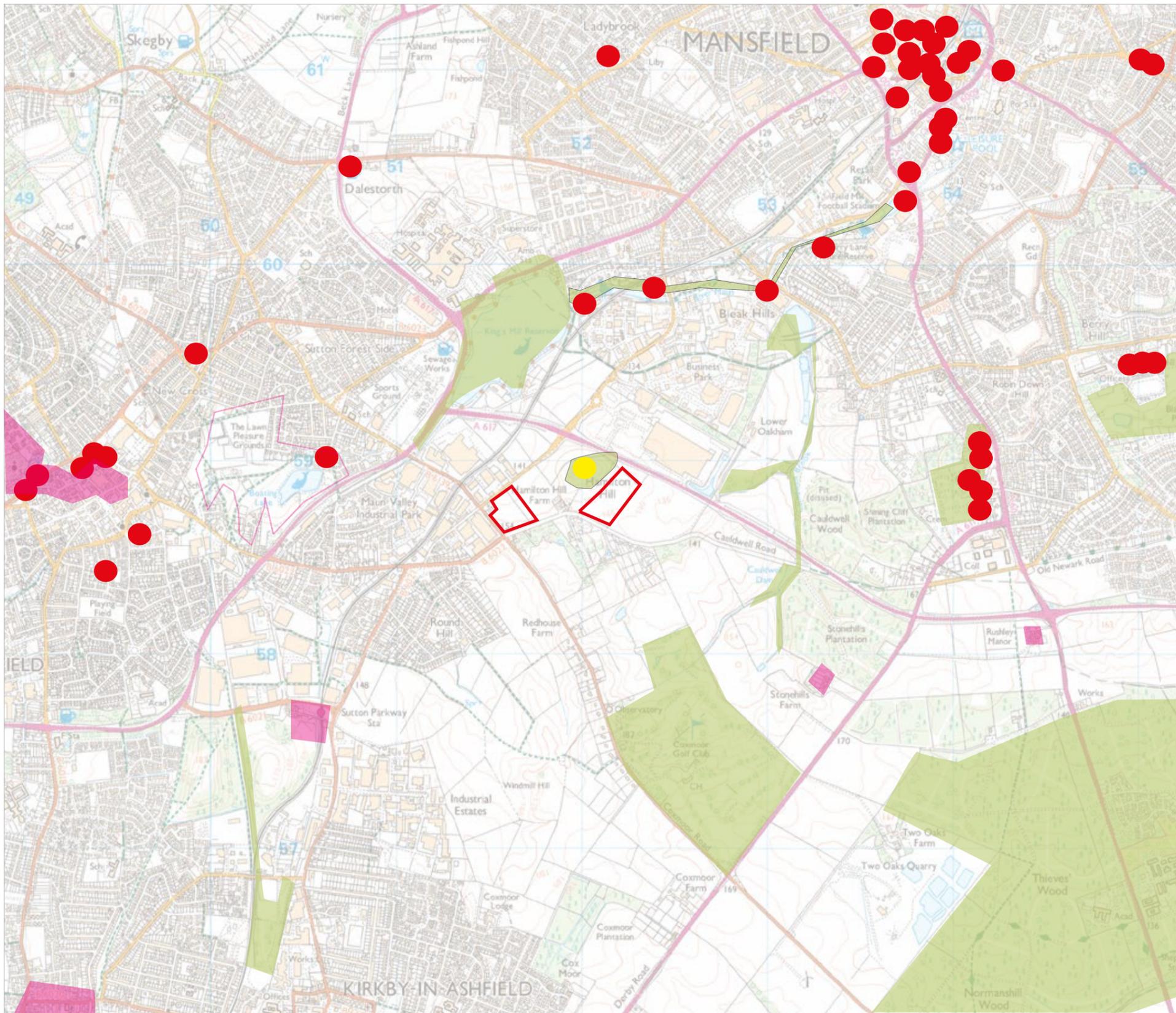
Hamilton Solar Farm
Landscape and Visual Impact Assessment
Part 2 - Appendix
March 2025

This document is intended to be read at A3 size

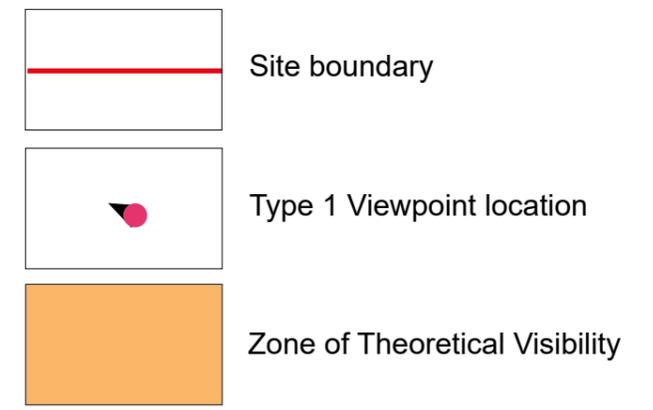
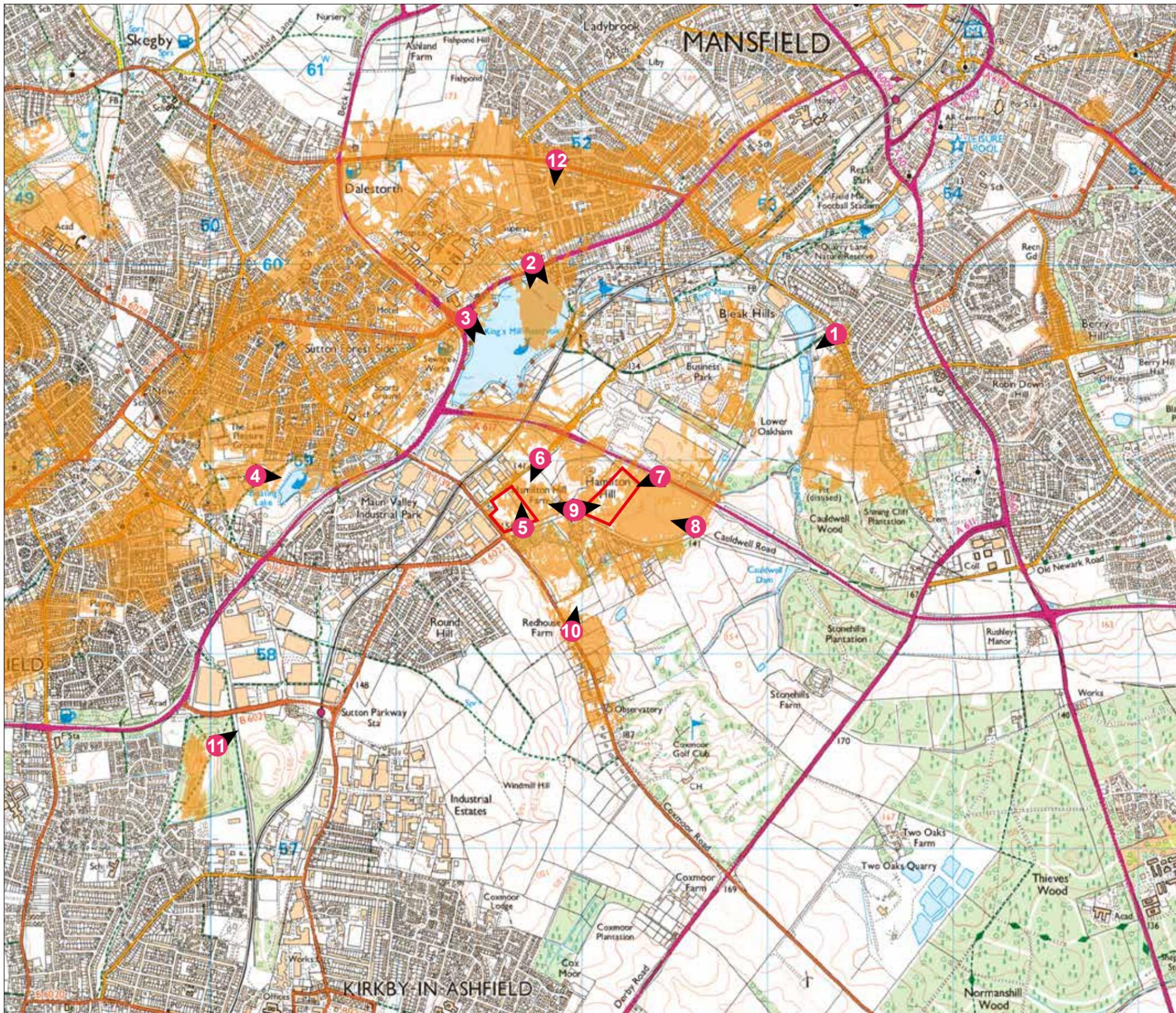


Site boundary

Hamilton Solar Farm
LOCATION PLAN
Figure 1



Hamilton Solar Farm
DESIGNATIONS
 Figure 2



Hamilton Solar Farm
**ZONE OF THEORETICAL VISIBILITY
 AND VIEWPOINT LOCATION**
 Figure 3

Approximate site (E + W) location



VIEW 1
(Panorama)

| | |
|------------------------------------|-----------------|
| Viewpoint Location: | Bridleway BW21 |
| Grid Reference (OS): | SK 53366 59667 |
| Viewpoint Altitude (Ground Level): | 125m AOD |
| Direction of View: | South west |
| Date: | 9th March 2025 |
| Receptor: | Bridleway users |

Hamilton Solar Farm
VIEWPOINT 1
Figure 4

Approximate plot E location

Approximate plot W location



VIEW 2
(Panorama)

Viewpoint Location: King's Mill Reservoir footpath
Grid Reference (OS): SK 51410 59708
Viewpoint Altitude (Ground Level): 133m AOD
Direction of View: South
Date: 9th March 2025
Receptor: Recreational users

Hamilton Solar Farm
VIEWPOINT 2
Figure 5

Approximate plot E location

Approximate plot W location



VIEW 3
(Panorama)

Viewpoint Location: King's Mill Reservoir footpath
Grid Reference (OS): SK 51910 59834
Viewpoint Altitude (Ground Level): 132m AOD
Direction of View: South
Date: 9th March 2025
Receptor: Recreational users

Hamilton Solar Farm
VIEWPOINT 3
Figure 6

Approximate site (E + W) location



VIEW 4
(Single Frame)

| | |
|------------------------------------|---------------------------|
| Viewpoint Location: | Public right of way FP134 |
| Grid Reference (OS): | SK 50218 58893 |
| Viewpoint Altitude (Ground Level): | 151m AOD |
| Direction of View: | East |
| Date: | 9th March 2025 |
| Receptor: | Park users |

Hamilton Solar Farm
VIEWPOINT 4
Figure 7

Approximate plot W location



VIEW 5
(Single Frame)

Viewpoint Location: Cauldwell Road
Grid Reference (OS): SK 51617 58624
Viewpoint Altitude (Ground Level): 154m AOD
Direction of View: North
Date: 9th March 2025
Receptor: Motorists and residents

Hamilton Solar Farm
VIEWPOINT 5
Figure 8

Approximate plot W location



Viewpoint Location: Hamilton Road
Grid Reference (OS): SK 51755 58979
Viewpoint Altitude (Ground Level): 141m AOD
Direction of View: South
Date: 9th March 2025
Receptor: Motorists

Hamilton Solar Farm
VIEWPOINT 6
Figure 9

Approximate plot E location



Viewpoint Location: A617
Grid Reference (OS): SK 52308 58962
Viewpoint Altitude (Ground Level): 140m AOD
Direction of View: West
Date: 9th March 2025
Receptor: Motorists

Hamilton Solar Farm
VIEWPOINT 7
Figure 10

Approximate site E location



VIEW 8
(Single Frame)

Viewpoint Location: Cauldwell Road
Grid Reference (OS): SK 52675 58595
Viewpoint Altitude (Ground Level): 147m AOD
Direction of View: North west
Date: 9th March 2025
Receptor: Motorists and residents

Hamilton Solar Farm
VIEWPOINT 8
Figure 11

Approximate site W location



VIEW 9A
(Single Frame)

Viewpoint Location: Cauldwell Road
Grid Reference (OS): SK 51881 58718
Viewpoint Altitude (Ground Level): 152m AOD
Direction of View: West
Date: 9th March 2025
Receptor: Motorists and residents

Hamilton Solar Farm
VIEWPOINT 9A
Figure 12

Approximate site E location



Viewpoint Location: Cauldwell Road
Grid Reference (OS): SK 51984 58713
Viewpoint Altitude (Ground Level): 150m AOD
Direction of View: East
Date: 9th March 2025
Receptor: Motorists and residents

Hamilton Solar Farm
VIEWPOINT 9B
Figure 13

Approximate site W location

Approximate site E location



VIEW 10
(Single Frame)

Viewpoint Location: Coxmoor Road
Grid Reference (OS): SK 51958 58068
Viewpoint Altitude (Ground Level): 177m AOD
Direction of View: North
Date: 9th March 2025
Receptor: Motorists

Hamilton Solar Farm
VIEWPOINT 10
Figure 14

Approximate site (E + W) location



VIEW 11
(Single Frame)

| | |
|------------------------------------|--------------------------|
| Viewpoint Location: | Public right of way FP65 |
| Grid Reference (OS): | SK 50053 57570 |
| Viewpoint Altitude (Ground Level): | 173m AOD |
| Direction of View: | North east |
| Date: | 9th March 2025 |
| Receptor: | Recreational users |

Hamilton Solar Farm
VIEWPOINT 11
Figure 15

Approximate site W location

Approximate site E location



VIEW 12
(Single Frame)

Viewpoint Location: Skegby Lane
Grid Reference (OS): SK 51843 6049
Viewpoint Altitude (Ground Level): 165m AOD
Direction of View: South
Date: 9th March 2025
Receptor: Motorists and residents

Hamilton Solar Farm
VIEWPOINT 12
Figure 16

1 Landscape Assessment Methodology

1.1 Landscape Character Assessment

The European Landscape Convention (ELC) defines landscape as “an area as perceived by people, whose character is the result of the action and interaction of natural and/or human factors,” (Council of Europe, 2000). The scope of the ELC concerns all natural, rural, urban and peri-urban areas and applies to all landscapes everywhere and in any condition whether “outstanding, every day or ordinary.”

The purpose of the landscape assessment is to determine the effects of the proposed development on the landscape as a resource in its own right. The defined aspects of the landscape resource that have the potential to be affected by the proposals or landscape receptors comprise:

The appraisal requires a methodical assessment of the sensitivity of the landscape receptors to the proposed development and the magnitude of change which would be experienced by each receptor.

The purpose of the baseline assessment is to identify and record the existing character and condition of the landscape and the elements, features and aesthetic and perceptual factors that contribute to it. This was completed by a desk study of published Landscape Character Assessments (from national to district level) supported and refined by field work.

An assessment of the local landscape context was undertaken to identify how representative the locality of the site is of the local landscape character type or area of which it forms part and identify potential landscape receptors.

The sensitivity of landscape receptors is assessed by combining the value attached to the landscape and its susceptibility to the type of change which is proposed.

1.2 Landscape Value

The value of the potentially affected landscape is assessed to help determine how sensitive a landscape is and what capacity there is to accommodate change. This includes the Site, its immediate environs and the surrounding landscape.

Value refers to the relative value that is attached to different landscapes by society. Value can apply to areas of landscape as a whole or, for example, to individual elements, features and aesthetic characteristics which contribute to the character of the landscape.

Assessment of value is guided by criteria set out in clause 5.28 of the GLVIA third edition, but adjusted/added to appropriate to each individual site and its location.

An assessment of landscape designations is the starting point in understanding landscape value, as well as undesignated landscapes and individual elements/components such as trees, buildings or hedgerows.

Table 1.1 - Typical Landscape Value Criteria

| Score | Comment |
|-----------------|--|
| Excellent Value | Areas of very high quality landscape, such as AONBs or National Parks, but not exclusively so, having outstanding scenic values as well as intact landscape character and/or valued for their tranquillity. May be nationally or regionally important in historical or cultural terms or have rarity for its natural and/or semi-natural landscape components. |
| High Value | Areas of outstanding regional or local landscape quality and may have designations such as conservation areas, SSSI's or other wildlife designations, but not exclusively so. They have high scenic quality with intact landscape character and many natural and/or semi-natural landscape components. |
| Medium Value | Landscapes that have an attractive quality, are unspoiled and/or appealing at a local level. Unlikely to have any designations but are intact and representative of the landscape character and are likely to have numerous natural and/or semi-natural landscape components. |
| Fair Value | Landscapes that have been changed and are unlikely to be representative of the local landscape character. Not particularly attractive, with detractors possibly related to urban areas, adjacent developments or lack of natural / semi-natural landscape features. |
| Poor Value | Landscapes that are derelict or run down and are not attractive. Likely to have numerous detractors, very little character and few natural / semi-natural landscape features. May need restoring and/or development may enable an improvement to such a landscape. |

1.3 Landscape Susceptibility

GLVIA3 defines susceptibility as the “ability of the landscape receptor to accommodate the proposed development without undue consequences for the baseline situation and/or the achievement of landscape planning policies and strategies.” Judgement of susceptibility is particular to the specific characteristics of the proposed development and the ability of a particular landscape or feature to accommodate the type of change proposed.

Table 1.2 - Typical Landscape Susceptibility Criteria

| Score | Comment |
|--------|---|
| High | The receptor is likely to have little scope to accommodate the type of change proposed without undue effects upon its overall integrity |
| Medium | The receptor is likely to have some scope to accommodate the type of change proposed without undue effects upon its overall integrity |
| Low | The receptor is likely to be able to accommodate the type of change proposed without undue effects upon its overall integrity |

1.4 Sensitivity of Landscape Receptor

The sensitivity of visual receptors is assessed by combining the value attached to the landscape receptor and the receptor's susceptibility to the type of change which is proposed.

Table 1.3 - Typical Landscape Sensitivity Criteria

| | | Susceptibility to Change | | |
|-----------------|--------|--------------------------|--------|--------|
| | | High | Medium | Low |
| Landscape Value | High | High | High | Medium |
| | Medium | High | Medium | Low |
| | Low | Medium | Low | Low |

1.5 Magnitude of Landscape Effect

The magnitude of landscape effects is assessed in terms of its size and scale, the geographical extent of the area influenced by that extent, its duration and degree of reversability and the impact these are likely to have on the baseline character of the landscape element.

Table 1.4 - Typical Magnitude of Effect Criteria

| Score | Magnitude (size, extent and duration of effect) |
|------------|--|
| High | Noticeable change in landscape/ townscape characteristics over an extensive area ranging to very intensive change over a more limited area. |
| Medium | Moderate changes in a localised area. |
| Low | Slight change in any components. |
| Negligible | Virtually imperceptible change in any components, and/or the introduction of elements which are broadly characteristic of the surrounding landscape. |

1.6 Measure of Landscape Effect

The assessment of the importance of effects is based on consideration of the combination of the sensitivity of the receptor and magnitude of effects. In order to help determine the measure and importance of the effect of a landscape or visual effect the following thresholds, i.e. combinations of sensitivity and magnitude, were developed from the Landscape Institute/Institute of Environmental Management & Assessment and used as a guideline.

The range of resultant 'Importance of Effects' is intentionally narrow in order to focus the measure of impact and minimise the weighting of subjective judgements.

In any specific case the score is as much based on a reasoned professional judgement of the practitioner and as such the typical thresholds are only used as a guide.

The assessment scoring system uses a combination of the magnitude of predicted physical impacts (e.g. scale of earthworks, extent of loss of valued elements such as woody vegetation or removal of detractors such as disused buildings) and aspects of landscape sensitivity that relate to the quality and capacity of the landscape.

Table 1.5 presents the Definitions of Overall Assessment Scores, modified from Transport Assessment Guidance, a published national system that was prepared in association with the Countryside Agency. There are few situations where all of the comments under any one score are applicable to a particular assessment, so the score attributed is the one where the majority of the scoring comments apply.

Table 1.5 – Combinations of Sensitivity and Magnitude

| Sensitivity | Magnitude | Importance of Effect |
|---------------|----------------|----------------------|
| High | High | Substantial |
| High | Medium | |
| Medium | High | |
| High | Medium/Low | Moderate |
| Medium | Medium | |
| Low | High | |
| High | Low/Negligible | Slight |
| Medium | Low | |
| Low | Medium | |
| Low | Low | |
| High | Negligible | Neutral |
| Medium | Negligible | |
| Low | Negligible | |
| Not sensitive | All Magnitudes | |

1.7 Landscape Effects

Table 1.6 – Landscape Effects: Definitions of Overall Assessment Scores

| Score | Comment |
|--|---|
| Substantial Effect (Beneficial) | Very few if any development proposals are likely to merit this score. |
| Moderate Effect (Beneficial) | <p>The proposals:</p> <ul style="list-style-type: none"> • The proposals provide an opportunity to enhance the landscape because they fit very well with the scale, landform and pattern of the landscape or townscape; • There is potential, through mitigation, to enable the restoration of characteristic features, partially lost or diminished as the result of changes resulting from inappropriate development; • They will enable a sense of place and scale to be restored through well-designed planting and mitigation measures, that is, characteristic features are enhanced through the use of local materials and species used to fit the proposal into the landscape; • They enable some sense of quality to be restored or enhanced through beneficial landscape and urban design in a landscape which is not of any formally recognised quality; • They further government objectives to regenerate degraded brown field sites / countryside. |
| Slight Effect (Beneficial) | <p>The proposals:</p> <ul style="list-style-type: none"> • Fit well with the scale, landform and pattern of the landscape or townscape; • Incorporate measures for mitigation to ensure they will blend in well with surrounding landscape; • Will enable some sense of place and scale to be restored through well-designed planting and mitigation measures; • Maintain or enhance existing landscape character in an area which is not a designated landscape, nor vulnerable to change; • Avoid conflict with government policy towards protection of the countryside. |
| Neutral Effect | <p>The proposals:</p> <ul style="list-style-type: none"> • Complement the scale, landform and pattern of the landscape or townscape; • Incorporate measures for mitigation to ensure that the scheme will blend in well with surrounding landscape features and landscape elements; • Avoid being visually intrusive nor have an adverse effect on the current level of tranquillity of the surrounding landscape; • Maintain existing landscape character in an area which is not a designated landscape, that is, neither national or local high quality, nor is it vulnerable to change; • Avoid conflict with government policy towards protection of the countryside. |

| Score | Comment |
|-------------------------------------|--|
| Slight Effect (Adverse) | <p>The proposals:</p> <ul style="list-style-type: none"> • Do not quite fit the landform and scale of the landscape or townscape; • Although not very visually intrusive, will impact on certain views into and across the area; • Cannot be completely mitigated for in the short to medium term because of the nature of the proposal itself or the character of the surrounding landscape; • Affect an area of recognised landscape quality; • Conflict with local authority policies for protecting the local character of the countryside. |
| Moderate Effect (Adverse) | <p>The proposals:</p> <ul style="list-style-type: none"> • Are out of scale with the landscape or townscape, and are at odds with the local pattern and landform; • Are visually intrusive and will adversely impact on the landscape; • Not possible to fully mitigate for, that is, mitigation will not prevent the scheme from scarring the landscape in the longer term as some features of interest will be partly destroyed or their setting reduced or removed; • Will have an adverse impact on a landscape of recognised quality or on vulnerable and important characteristic features or elements; • Are in conflict with local and national policies to protect open land and nationally recognised countryside as set out in the National Planning Policy Framework. |
| Substantial Effect (Adverse) | <p>The proposals are very damaging to the landscape in that they:</p> <ul style="list-style-type: none"> • Are at considerable variance with the landform, scale and pattern of the landscape; • Are visually intrusive and would disrupt fine and valued views of the area; • Are likely to degrade, diminish or even destroy the integrity of a range of characteristic features and elements and their setting; • Will be substantially damaging to a high quality or highly vulnerable landscape, causing it to change and be considerably diminished in quality; • Cannot be adequately mitigated for; • Are in serious conflict with government policy for the protection of nationally recognised countryside as set out in the National Planning Policy Framework. |

2 Visual Assessment Methodology

2.1 Value of Visual Receptors

Different levels of value are attached to the views experienced by particular groups of people at particular viewpoints. Assessment of value takes account of a number of factors, including:

- Visual amenity;
- Recognition of the view through some form of planning designation or by its association with particular heritage assets; and
- The popularity of the viewpoint, in part denoted by its appearance in guidebooks, literature or art, or on tourist maps, by information from stakeholders and by the evidence of use including facilities provided for its enjoyment.

The criteria informing the judgement of the value of visual receptors are set out in Table 2.1 - with the value assessed as either High, Medium or Low.

Table 2.1 - Typical Value of visual receptors criteria

| Score | Comment |
|--------|--|
| High | A location that is likely to be of national importance, either designated or with national cultural associations, where the view obtained forms an important part of the experience. |
| Medium | A location that is likely to be of local importance, either designated or with local cultural associations, where the view obtained forms part of the experience. |
| Low | A location that is not designated, with minimal or no cultural associations. |

2.2 Susceptibility to Change

The susceptibility of different visual receptors to changes in views and visual amenity is a function of:

- The occupation or activity of the people at a given location; and
- The extent to which the viewer's attention or interest may be focused on the views and the visual amenity they experience.

The criteria informing the judgement of the susceptibility of visual receptors are set out in Table 2.2 as either High, Medium or Low.

Table 2.2 - Visual Receptors - Susceptibility to Change

| Score | Comment |
|-------|--|
| High | <p>Observers whose attention or interest is generally focused on the landscape.</p> <p>To include:</p> <ul style="list-style-type: none"> - Users of public rights of way, recreational trails and waterways - Visitors to heritage assets or attractions where views are an important part of the experience - Users of land with public access including Open Access and National Trust Land - Residential properties, primarily with views from living areas (predominantly ground floor) |

| Score | Comment |
|--------|---|
| Medium | <p>Observers where views of the landscape are part of, but not the sole purpose of their activity.</p> <p>To include:</p> <ul style="list-style-type: none"> - People engaged in sport or recreation where the appreciation of the view is part of the activity - Users of local roads where attention is likely to be focused on the landscape rather than the road ahead for example scenic routes - Residential properties with views from rooms generally unoccupied during the day (predominantly first floor rooms) or oblique views |
| Low | <p>Observers whose attention or interest is generally focused entirely on their activity rather than the landscape.</p> <p>To include:</p> <ul style="list-style-type: none"> - People engaged in sport or recreation where the appreciation of the view is not important to the activity - Users of main road / rail routes where the view is incidental to the journey - Places of work or study where setting is not important to the quality of working life |

Visual impacts relate to the changes that arise in the composition of available views as a result of changes to the landscape, to people's perceptions of the changes and to the overall effects with respect to visual amenity. They include views from publicly accessible areas, recorded from public facilities, roads, and other public rights of way and also, wherever possible, the visual amenity of residents, recorded as views from residential property.

The sensitivity of a visual receptor is a consideration of the value of the view and the susceptibility of the visual receptor to the type of change proposed, using professional judgment.

2.3 Sensitivity of Visual Receptors

The sensitivity of visual receptors is assessed by combining the value attached to the visual receptor and the receptor's susceptibility to the type of change which is proposed.

Table 2.3 - Typical Landscape Sensitivity Criteria

| | | Susceptibility to Change | | |
|--------------|--------|--------------------------|--------|--------|
| | | High | Medium | Low |
| Visual Value | High | High | High | Medium |
| | Medium | High | Medium | Low |
| | Low | Medium | Low | Low |

2.4 Magnitude of visual effects

The magnitude of the visual impact is determined by the perceived contrast or integration with the existing scenic features and aesthetic character of the view in terms of its form, line, colour, texture and scale.

Table 2.4 - Typical Magnitude of Impact Criteria

| Score | Magnitude (size, extent and duration of impact) |
|------------|--|
| High | Majority of viewers are affected or major changes in the view. |
| Medium | Many viewers affected or moderate changes in the view. |
| Low | Few viewers affected or minor changes in the view. |
| Negligible | Virtually imperceptible change or views are not affected. |

2.5 Measure Of Visual Effect

The assessment of the importance of effects is based on consideration of the combination of the sensitivity of the receptor and magnitude of effects. In order to help determine the measure and importance of the effect of a landscape or visual effect the following thresholds, i.e. combinations of sensitivity and magnitude, were developed from the Landscape Institute/Institute of Environmental Management & Assessment and used as a guideline.

The range of resultant 'Importance of Effects' is intentionally narrow in order to focus the measure of impact and minimise the weighting of subjective judgements.

In any specific case the overall assessment score is as much based on a reasoned professional judgement of the practitioner and as such the typical thresholds are only used as a guide.

Table 2.5 – Combinations of Sensitivity and Magnitude

| Sensitivity | Magnitude | Importance of Effect |
|-------------|------------|----------------------|
| High | High | Substantial |
| High | Medium | |
| Medium | High | |
| High | Medium/Low | Moderate |
| Medium | Medium | |
| Low | High | |

| Sensitivity | Magnitude | Importance of Effect |
|---------------|----------------|----------------------|
| High | Low/Negligible | Slight |
| Medium | Low | |
| Low | Medium | |
| Low | Low | |
| High | Negligible | Neutral |
| Medium | Negligible | |
| Low | Negligible | |
| Not sensitive | All Magnitudes | |

2.6 Visual Effects

The terminology used for the assessment of visual effects reflects the potential change to the quality of the existing view that is assessed, not whether the view changes in absolute terms. For example, if an existing view is rural, with some buildings or rooftops, and after the development it would still appear largely rural, albeit with a slightly modified landform or more trees, the effects of quality may be deemed 'Neutral'.

Table 2.6 – Visual Effects: Definitions of Overall Assessment Scores

| Effect Score | Comment |
|---------------------------------|--|
| Substantial (Beneficial) | Would arise where the development would cause a significant improvement in the existing view enjoyed by highly sensitive receptors. |
| Moderate (Beneficial) | Would occur where the development would cause a noticeable improvement in the existing view. |
| Slight (Beneficial) | Would occur where the development would cause a barely perceptible improvement in the existing view for any receptors. |
| Neutral | Where there would be no discernible deterioration in the existing view. This assessment can apply if the components of the view would change, but the quality of the view is assessed as remaining the same. |
| Slight (Adverse) | Would occur where the development would cause a barely perceptible deterioration in the existing view for any receptors. |
| Moderate (Adverse) | Would occur where the development would cause a noticeable deterioration in the existing view. |
| Substantial (Adverse) | Would arise where the development would cause a significant deterioration in the existing view enjoyed by highly sensitive receptors. |

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