



Third
Revolution
Projects

Chapter 5 Cumulative Landscape and Visual Impact Assessment

Tydd Solar: Proposed Solar Farm, Land at Treading Field, Treading Drain, Tydd St. Giles, Cambridgeshire PE13 4PL



Applicant: Pathfinder Clean Energy UKDev Ltd

May 2026

Contents

Contents.....	2
1.0 Introduction	4
1.1 Background	4
1.2 The Site and Proposed Development.....	4
1.3 Competence	5
1.4 Study area and scope	5
1.5 Supporting information and terminology	5
1.6 Baseline Conditions	5
2.0 Methodology.....	6
2.1 Introduction	6
2.2 Level of Effect.....	6
2.3 Distances	6
2.4 Visibility Maps: Zone of Theoretical Visibility	7
2.5 Cumulative	7
3.0 The cumulative schemes	9
3.1 Treading Bank Solar Farm	9
3.2 Meridian Solar Farm.....	9
4.0 Cumulative effects assessment	10
4.1 Introduction	10
4.2 Cumulative ZTV Studies.....	10
4.3 Cumulative Viewpoint Analysis.....	10
4.4 Cumulative Effects on Landscape Character.....	12
4.5 Cumulative Visual Effects	12
5.0 Summary.....	14
5.1 Scope and purpose.....	14
5.2 Cumulative effects	14

Appendices

Appendix 12 – Methodology

May 2026

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Applicant: Pathfinder Clean Energy UKDev Ltd

1.0 Introduction

1.1 Background

- 1.1.1 Abseline was commissioned in August 2025 to review landscape and visual matters for the Proposed Development at Tydd Solar Farm near Sutton St Edmund on behalf of Pathfinder Clean Energy UKDev Ltd. Subsequently, Abseline was commissioned to prepare a cumulative landscape and visual impact assessment (CLVIA) following the issue of a Screening Direction (dated 27 January 2026) by the Secretary of State in relation to the Proposed Development that states:
- 1.1.2 “In the opinion of the Secretary of State, and having taken into account the criteria in Schedule 3 to the EIA Regulations, the proposal is likely to have significant effect on the environment for the following reasons:
- 1.1.3 The proposed development is a solar development covering 140.5ha and the Inspectorate notes cumulative schemes, including Meridian Solar Farm, would be located across a total of 1,196ha in the surrounding area. Given that both the proposed development and cumulative schemes are located on best and most versatile (BMV) agricultural land of grade 2 and 3a and are located in a flat-lying rural landscape, the Inspectorate considers there is potential for cumulative effects from the combined loss of BMV agricultural land and landscape and visual effects.”
- 1.1.4 This assessment forms part of the Environmental Statement for the Proposed Development relating to the potential for cumulative landscape and visual effects. It takes as its starting point the landscape and visual appraisal (LVA) submitted with the planning applications (Fenland District Council (FDC) Application Ref. F/YR24/0457/F and South Holland District Council (SHDC) Application Ref. H19-0329-24), as amended by the Landscape Statement of Case submitted with the appeal against refusal of these applications in October 2025. This CLVIA describes the nature of the likely cumulative changes to the landscape and views and assesses the potential cumulative effects arising during all stages of development.

1.2 The Site and Proposed Development

- 1.2.1 The Site Location Plan at Appendix 1 to the LVA prepared by Briarwood Landscape Architecture in October 2022 places the Proposed Development within its local context. The site is currently in agricultural use and is geometric but irregular in shape, comprising of 16 fields plus a small woodland copse.
- 1.2.2 The boundaries are largely open, except for a short section in the north-east corner of the site adjacent to Broad Drove West where the boundary is defined by a hedgerow and a small woodland block. Elsewhere, the site is bounded by a series of drainage channels including Treading Bank to the south-east and Straight Reach Drain along the west.
- 1.2.3 Topographically, the site is flat. There is a gentle rise from -1 metre Above Ordnance Datum (AOD) on the southern boundary to 1 metre AOD on the northern boundary.
- 1.2.4 The Proposed Development allows for fixed mounted panels (up to a maximum 4 metres in height) to be arrayed across the site; arranged broadly east-west, with the majority of panels facing south. The gaps between panels and rows would be grassed.

- 1.2.5 The layout of the Proposed Development and the proposed mitigation measures are shown at Appendices 9 and 10 to the LVA. These have been reproduced on an aerial photograph base at Annex A, Figure 2 to the Landscape Statement of Case to illustrate how the proposed planting areas relate to existing vegetation around the Site. Further detail on landscape mitigation measures are set out *in section 3.2 of the Landscape Statement of Case*.

1.3 Competence

- 1.3.1 This chapter has been prepared by Chartered Landscape Architects at Abseline. Key individuals working on this project have over 22 years of experience as chartered landscape architects. The Practice is a Landscape Institute registered practice, and all work is prepared and reviewed internally by senior highly experienced landscape planners with Public Inquiry experience.
- 1.3.2 To inform the assessment, site visits were made to locations including representative viewpoints, the Site and wider study area by the assessment team in August and December 2025.

1.4 Study area and scope

- 1.4.1 It is accepted practice that the extent of the study area for a development proposal is broadly defined by where it will be visible. In this case an initial 5km study area from the Site was used for the LVA. The main focus of the assessment was a radius of 2km from the Site as beyond this distance, even with good visibility, the Proposed Development would not be readily perceptible.
- 1.4.2 There is no guidance on study areas for cumulative assessment for LVIA. Given that predicted effects from the Proposed Development are assessed within the LVA and Landscape Statement of Case as being negligible beyond approximately 1.7km (see Figures 3 and 4 of the Landscape Statement of Case), with visual effects extending to a little over 1km in all directions, 3km is considered to be an adequate search area for other solar farms for cumulative landscape and visual effects.

1.5 Supporting information and terminology

- 1.5.1 Supporting appendices and figures have been prepared as listed below. These are important to the assessment and should be read alongside this chapter.
- 1.5.2 Appendices:
- Appendix 12: Methodology
- 1.5.3 Figures:
- Figure 1: Cumulative Sites
 - Figure 2: Cumulative ZTV study
- 1.5.4 Key terms used within the assessment are described in Section 2 and Appendix 12 which set out the methodology.

1.6 Baseline Conditions

- 1.6.1 Section 3 of the submitted LVA sets out the baseline context of the Site, providing a description of the Site, Public Rights of Way (PRoW) within and around the Site, local landscape character, and relevant visual receptors.

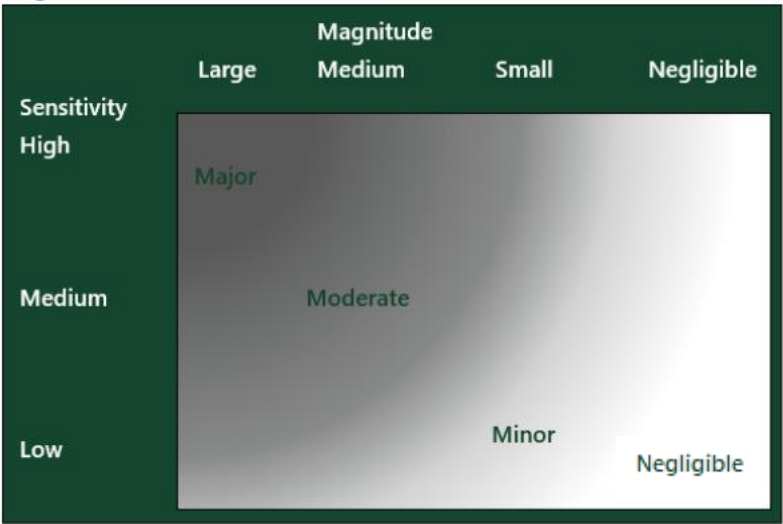
2.0 Methodology

2.1 Introduction

- 2.1.1 The methodology used for the original assessment is set out within Section 2 and Appendix 2 of the LVA, and reproduced at Appendix 12 to this chapter. The LVA was undertaken in accordance with Guidelines for Landscape and Visual Impact Assessment, Version 3 (LI & IEMA, 2013).
- 2.1.2 The original planning application was screened by both FDC and SHDC as not requiring an Environmental Statement, as set out in the Planning Statement. Consequently, an LVA was submitted as part of the planning application, and this did not require the identification of likely significant effects referred to in the EIA Regulations. The following paragraphs add to the methodology used for the original assessment to ensure that the likely significant effects referred to in the EIA Regulations are identified in this Cumulative Landscape and Visual Impact Assessment.

2.2 Level of Effect

- 2.2.1 The level (Major, Moderate, Minor, Negligible) of any identified landscape or visual effect reflects a professional judgement as to the relative importance of the effects identified, taking account of the sensitivity of the receptor and the predicted magnitude of change as illustrated by the diagram below. Where the effect has been classified as Major or Major/Moderate this is considered to be equivalent to likely significant effects referred to in the EIA Regulations. Where Moderate effects are predicted, these have been judged to be not significant and, before making this decision, professional judgement has been applied to ensure that the potential for significant effects arising has been thoroughly considered. The indication that some effects are ‘significant’ should not be taken to imply that they should warrant refusal in any decision-making process.



2.3 Distances

- 2.3.1 Where distances are given in the assessment, these are approximate distances between the nearest part of the Site and the nearest part of the receptor in question, unless explicitly stated otherwise.

2.4 Visibility Maps: Zone of Theoretical Visibility

- 2.4.1 All Zone of Theoretical Visibility (ZTV) maps and their graphical presentation have been undertaken to relevant guidance.
- 2.4.2 ZTV maps have been generated using GIS software to assist in identifying areas where visibility would not occur as well as informing viewpoint selection. They illustrate areas where part or all of the Proposed Development may be visible to indicate its potential influence in the wider landscape.
- 2.4.3 The computer models include the study area and calculations of visibility take account of the effects caused by atmospheric refraction and the Earth's curvature.
- 2.4.4 The ZTVs include vegetation and buildings. The location and extent of woodland and buildings is derived from LiDAR data and heights for these are included in the digital surface model as surveyed. As a result, the ZTV study does not take account of all above ground features. These ZTV studies present a more realistic visibility pattern than bare ground studies, but do not take detailed account of felling cycles, tree growth, demolition or construction since the surveys were undertaken.

2.5 Cumulative Assessment

- 2.5.1 Cumulative assessment relates to the assessment of the effects of more than one development (as set out within Appendix 12). Operational developments are included in the baseline, consented development forms part of the future baseline, as recommended by PINS guidance¹, unless there is some uncertainty regarding the future construction of consented developments in which case they may be considered as the first scenario of the cumulative assessment. There are no existing or consented developments that are expected to be completed that were required to be assessed within the LVA submitted with the planning applications. The main focus of the cumulative assessment is therefore on developments in planning.
- 2.5.2 The cumulative assessment is based on the same landscape and visual baseline and receptor groups as the main LVA, and the methodology is the same in terms of forming and expressing judgements. Two types of judgement may be provided:
 - Additional effects – The effects that would arise from the addition of the Development to a baseline which includes the cumulative development(s) being considered; and
 - Combined effects – The effects that would arise from the addition of both the Development and the cumulative development(s) being considered to the main assessment baseline.
- 2.5.3 Typically, only the additional effects need to be considered, and the cumulative assessment is provided to inform decision-making in the event that one or more of the cumulative developments has been consented prior to the Proposed Development (i.e. the future baseline has changed). The combined effects may be relevant where two or more development applications are determined together, which is not expected to be the case for the Proposed Development.
- 2.5.4 Landscape and visual receptors that are considered to receive effects of small-negligible or negligible magnitude from the Proposed Development are not included in this assessment, as an effect of such low magnitude adds nothing or very little regardless of the effects of other developments.

Assessment Scenarios

- 2.5.5 Those developments that fall within the study area for this chapter include:
- The solar farm in planning at Treading Bank, Wisbech (planning application reference F/YR25/0758/F);
 - The proposed Meridian Solar Farm near Spalding, Lincolnshire (PINS reference EN010169 – currently at the pre-application stage); and
 - The proposed Fendyke Solar Farm at Sutton St James, Spalding (planning application reference H20-1007-24).
- 2.5.6 As shown by Figure C1, Treading Bank Solar Farm would be located immediately to the east of the Proposed Development. The planning application for this solar farm was validated by FDC in October 2025 and is currently under consideration by FDC. Its project description states:
- “Installation and operation of up to 49.9MW ground mounted solar photovoltaic panels with associated substation, ancillary plant and infrastructure, and erection of security fencing and CCTV cameras on poles”.*
- 2.5.7 The Screening Direction specifically requests consideration of Meridian Solar Farm in the cumulative assessment. The site is located approximately 2.8km from the closest part of the application boundary, which is the proposed access track from Guanockgate Road, and just over 3km from the closest area of proposed solar panels. The proposed solar farm will be above the 100MW capacity threshold set under the Infrastructure Planning (Onshore Wind and Solar Generation) Order 2025, making it a nationally significant infrastructure project that will be decided through the development consent order process. The planning application for Meridian Solar Farm is yet to be submitted, and as such the final proposals are not yet known. However, the proposals have been subject to formal statutory consultation in April to June 2025, subsequent targeted consultation in relation design refinements and extensions to the Order Limits
- 2.5.8 As shown by Figure C1, Fendyke Solar Farm is located 3.1km from the application boundary at the closest point. The only effects arising from the Proposed Development within 2km of Fendyke Solar Farm would be Small scale changes to views from a stretch of Guanockgate Road, where the Proposed Development and Fendyke Solar Farm would be located in opposite directions. Fendyke Solar Farm would be distantly visible from the road, and its presence would not alter the effects arising from views of the Proposed Development seen in the other direction.
- 2.5.9 Taking the above into account, the only unconsented developments requiring detailed consideration are Treading Bank Solar Farm and Meridian Solar Farm which are considered below.

3.0 The cumulative schemes

3.1 Treading Bank Solar Farm

3.1.1 *The project description for Treading Bank Solar Farm (FDC planning application reference F/YR25/0758/F) reads “Installation and operation of up to 49.9MW ground mounted solar photovoltaic panels with associated substation, ancillary plant and infrastructure, and erection of security fencing and CCTV cameras on poles”. As set out in the Planning, Design and Access Statement for Treading Bank Solar Farm, the application adopts the principles of the ‘Rochdale Envelope’, defining development zones rather a precise layout as shown on the projects Development Zones Plan (Drawing Reference: RCN1012-DZ-01). This illustrates ten zones for solar panels and inverters/transformers, a zone for a Point of Connection (POC) 132kV substation, a bird mitigation area in the east and land with two existing pylons (POC) and underground cabling connecting the proposed solar farm to the POC.*

3.1.2 *The solar panels would be laid out in rows running from east to west across the site. There would be a gap of approximately 4m between each row. The standard height of the panels would be approximately 3m at its upper edge, and 800mm at its lower edge.*

3.2 Meridian Solar Farm

3.2.1 *The project description for Meridian Solar Farm (PINS reference EN010169) reads “construction, operation, maintenance and decommissioning of a solar photovoltaic (PV) and electrical battery storage generating facility with a generation capacity of up to 750MW. This will include the associated development and infrastructure required to facilitate a connection to the National Grid”. As set out in Volume I, Chapter 2: The Scheme of the Preliminary Environmental Information Report (PEIR) for Meridian Solar Farm, the scheme will also adopt the principles of the ‘Rochdale Envelope’, defining design parameters rather a precise layout. The PEIR is ‘preliminary’ and does not represent a final scheme design. It identifies four land parcels (A-D) across a site of approximately 2,100ha, with the solar PV area covering approximately 1100ha. Parcel D is the closest area of the proposed Meridian Solar Farm to the Proposed Development and would be primarily used for solar PV development.*

3.2.2 *The solar panels would be laid out in rows running from east to west across the site. The height of the panels would be approximately 5.2m at the upper edge and between 2.5-3m at the lower edge in Parcel D, to allow for potential flood levels.*

4.0 Cumulative effects assessment

4.1 Introduction

4.1.1 Scenarios considered within this cumulative assessment are:

- Scenario 1 – The Proposed Development i.e. the effects of the Proposed Development compared to the current baseline – as described in the main LVIA;
- Scenario 2T – The Proposed Development with Treading Bank Solar Farm;
- Scenario 2M - The Proposed Development with Meridian Solar Farm; and
- Scenario 3 - The Proposed Development with Treading Bank Solar Farm and Meridian Solar Farm.

4.2 Cumulative ZTV Studies

4.2.1 Figure C2 shows a cumulative ZTV study, illustrating the combined visibility pattern of the Proposed Development and both Treading Bank and Meridian solar farms. It shows that all three schemes would potentially be visible at the same time from much of the area in the vicinity of the Site, extending to approximately 3-3.5km to the south and south west, less than 1km to the west at Sutton St Edmond and around 5km to the east and north west. However, as shown by the LVA and Landscape Statement of Case, actual visibility of the Proposed Development is much more confined than the ZTV indicates.

4.2.2 Figure C2 shows the extent of visibility of the Proposed Development, as assessed within the LVA, and also indicates the main Zone of Visual Influence (ZVI) for Treading Bank Solar Farm, as taken from the LVA submitted for that proposal, and for Meridian Solar Farm, as interpreted from the assessment of likely visual effects within the PEIR Volume I Chapter 10: Landscape and Visual. These ZVIs were considered during the December site visit undertaken for this Chapter and are considered to be broadly accurate, although the ZVI for Treading Bank Solar Farm is likely to extend slightly further to the south west, up to viewpoint 4 indicated on Figure C2.

4.3 Cumulative Viewpoint Analysis

4.3.1 The scale of effect at viewpoints arising from adding the Proposed Development to a baseline including the relevant cumulative developments for each scenario is set out within tables below. Only viewpoints where the effects of the Proposed Development are greater than negligible are considered for the reasons set out at 2.5.4 above. Entries are only made where effects differ from Scenario 1.

Cumulative scale of change at viewpoints

No.	Viewpoint	Scenario 1	Scenario 2T	Scenario 2M	Scenario 3
1	Guanockgate Road	Medium reducing to medium/small after 7-10 years.			
3	Ashtree Farm	Medium reducing to Medium/small after 7-10 years.	Medium/small reducing to Small after 7-10 years.		Medium/small reducing to Small after 7-10 years.
4	Goredike Bank and Turnover Road	Medium/small			
5	Guanock House	Small			
6	Sutton St Edmund	Small			
7	Elloe Bank	Medium/small			
8	Treading Bank	Medium/small	Negligible		Negligible

4.3.2 As shown on Figure C2, the ZVIs for the Proposed Development and Meridian Solar Farm do not overlap. As a consequence, Scenario 2M does not change the visual effects of the Proposed Development.

4.3.3 In views towards the Proposed Development from the east and south east of the Site (see viewpoints 3 and 8), Treading Bank Solar Farm would be more prominent and would reduce the visual effects of the Proposed Development. In views towards the Proposed Development from the west and south west, from locations east of Sutton St Edmund (see viewpoint 1), the Proposed Development would screen visibility of Treading Bank Solar Farm and views in the opposite direction towards Meridian Solar Farm would be screened by the intervening settlement and vegetation.

4.3.4 In views towards the Proposed Development from the north (see viewpoint 7) and south of the Site (see viewpoint 4), the Proposed Development would be visible alongside Treading Bank Solar Farm, extending the extent of solar PV development in views. However, due to the relatively few visual receptors located in these directions, from these locations the proposed solar farms would remain relatively distant. Meridian Solar Farm would be very distant and predominantly screened by intervening settlement and vegetation.

4.3.5 For users of PRoW within the Proposed Development, there would be no change to the visual effects assessed in the LVA and Landscape Statement of Case, as the Proposed Development would screen views of the other proposed solar farms. From Byway 19: Tydd St Giles, which runs along part of the southern boundary of the Site and continues eastwards along the southern boundary of Treading Bank Solar Farm until the route becomes a public road, Large scale visual effects would no longer occur along the stretch of the Byway along the southern boundary of Treading Bank Solar Farm, given the closer proximity of Treading Bank Solar Farm.

4.4 Cumulative Effects on Landscape Character

Scenario 2M

- 4.4.1 No effects on character were identified to the west of Sutton St Edmond arising from the Proposed Development, and the presence of Meridian Solar Farm beyond the buildings and garden vegetation within the village, and the intermittent tree belts along the road and field boundaries to the north and south of the village, would not alter effects arising from the Proposed Development in the area west of Sutton St Edmond.

Scenarios 2T and 3

- 4.4.2 If Treading Bank Solar Farm were present, there would be a reduction in the extent of changes to landscape character, as views of the Proposed Development would no longer alter the character of the land within Treading Bank Solar Farm. This would mean that Medium to Small scale changes to character would not arise in the fields to the east of the Site, within Treading Bank Solar Farm, such that effects of the Proposed Development in this scenario would be very slightly reduced from those identified in the LVA and Landscape Statement of Case for The Fens Landscape Character Area (within FDC). Although Treading Bank Solar Farm would have some influence on the character of the Site, with the Site located adjacent to a solar farm in these scenarios, given that the Proposed Development would still be located within The Fens Landscape Character Area/the Peaty Fen Landscape Character Type (within SHDC), this reduction in effects would not alter the overall magnitude of impact or level of effects which would remain as identified in the LVA and Landscape Statement of Case.

4.5 Cumulative Visual Effects

- 4.5.1 This assessment considers two types of cumulative visual effect:
- Combined views which “*occur where the observer is able to see two or more developments from one viewpoint*”. Combined visibility may either be in combination (where several developments are within the observer's arc of vision at the same time) or in succession (where the observer has to turn to see the various developments); and
 - Sequential views which “*occur when the observer has to move to another viewpoint to see different developments.*”

Scenario 2M

- 4.5.2 As shown on Figure C2 and described in section 4.3 above, the ZVIs for the Proposed Development and Meridian Solar Farm do not overlap. From within Sutton St Edmond and the roads extending north and south of the village, which are located between the two proposed developments, there would be no combined views of the two developments, given that they are located in opposite directions, and sequential views would be limited to very occasional distant views of the two proposed solar farms. There would be no change to the visual effects of the Proposed Development if Meridian Solar Farm were present.

Scenarios 2T and 3

- 4.5.3 Visual receptors that may experience different effects in a cumulative development scenario with Treading Bank Solar Farm include:
- The local roads east of the Site, which includes the Byway Open to All Traffic along part of Treading Bank;
 - The area around Harold's Bridge and Bradley's Bridge; and
 - Users of Byway 19: Tydd St Giles.
- 4.5.4 From the local roads east of the Site, at viewpoint 3, the scale of change arising from the Proposed Development would reduce to Medium/small as solar PV development would already be visible at Treading Bank Solar Farm, located at a similar distance from the viewpoint. At viewpoint 8, the scale of change arising from the Proposed Development would be Negligible as views of the Proposed Development would be screened by Treading Bank Solar Farm. These changes to effects would mean that the overall magnitude of impact and level of effects would reduce for this group of receptors, giving rise to a Medium/small magnitude of impact and effects would be Moderate/minor and Adverse (not significant) for road users.
- 4.5.5 For the area around Harold's Bridge and Bradley's Bridge, near viewpoint 4, the Proposed Development would be visible alongside Treading Bank Solar Farm. This would increase the extent of solar development visible. However, from these locations the two developments would remain relatively distant. These minor changes to effects would not alter the magnitude of impact or level of effects which would remain as identified in the LVA and Landscape Statement of Case.
- 4.5.6 From Byway 19: Tydd St Giles, which runs along part of the southern boundary of the Site and continues eastwards along the southern boundary of Treading Bank Solar Farm until the route becomes a public road, Large scale visual effects would no longer occur along the stretch of the Byway along the southern boundary of Treading Bank Solar Farm, given the closer proximity of Treading Bank Solar Farm. This change to visual effects would occur for approximately a third of the route. However, Large scale effects would remain for the remainder of the route and the magnitude of impact and level of effects would remain as identified in the LVA and Landscape Statement of Case.

5.0 Summary

5.1 Scope and purpose

- 5.1.1 This assessment forms part of the Environmental Statement for the Proposed Development relating to the potential for cumulative landscape and visual effects. It takes as its starting point the landscape and visual appraisal (LVA) submitted with the planning applications (Fenland District Council (FDC) Application Ref. F/YR24/0457/F and South Holland District Council (SHDC) Application Ref. H19-0329-24), as amended by the Landscape Statement of Case submitted with the appeal against refusal of these applications in October 2025. This CLVIA describes the nature of the anticipated cumulative changes to the landscape and views and assesses the potential cumulative effects arising during all stages of development.
- 5.1.2 The assessment gives detailed consideration to cumulative effects with the unconsented schemes at Treading Bank Solar Farm and Meridian Solar Farm.

5.2 Cumulative effects

Cumulative landscape effects

- 5.2.1 If Treading Bank Solar Farm were present, there would be a reduction in the extent of changes to landscape character. This would mean that Medium to Small scale changes to character would not arise within Treading Bank Solar Farm, such that effects of the Proposed Development in this scenario would be very slightly reduced from those identified in the LVA and Landscape Statement of Case. Although Treading Bank Solar Farm would have some influence on the character of the Site, with the Site located adjacent to a solar farm in these scenarios, given that parts of the Proposed Development would still be within The Fens Landscape Character Area/the Peaty Fen Landscape Character Type, this minor reduction in effects would not alter the magnitude of impact or level of effects which would remain as identified in the LVA and Landscape Statement of Case.
- 5.2.2 No effects on character were identified to the west Sutton St Edmond arising from the Proposed Development, and the presence of Meridian Solar Farm would not alter landscape character effects arising from the Proposed Development.

Cumulative visual effects

- 5.2.3 From the local roads east of the Site the scale of change arising from the Proposed Development would reduce to Medium/small as solar PV development would already be visible at Treading Bank Solar Farm, seen at a similar distance. At viewpoint 8, the scale of change arising from the Proposed Development would be Negligible as views of the Proposed Development would be screened by Treading Bank Solar Farm. These changes to effects would mean that the overall magnitude of impact and level of effects would reduce for this group of receptors, giving rise to a Medium/small magnitude of impact and effects would be Moderate/minor and Adverse (not significant) for road users to the east of the Site.
- 5.2.4 For all other visual receptors, the magnitude of impact or level of effects which would remain as identified in the LVA and Landscape Statement of Case.
- 5.2.5 The ZVIs for the Proposed Development and Meridian Solar Farm do not overlap. There would be no change to the visual effects of the Proposed Development if Meridian Solar Farm were present.