



Third
Revolution
Projects

Chapter 5 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

July 2026

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Appendix 15 - 2022 Landscape and Visual Appraisal (LVA) undertaken by Briarwood Landscape Architecture

Appendix 16 - 2025 Landscape Statement of Case

July 2026

Prepared by: Abseline Landscape Planning

Third Revolution Reference: 1136

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 this Environmental Statement (ES) chapter following the issue of a Screening Direction (dated 27 January 2026) by the Secretary of State in relation to the Proposed Development that states:

“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:

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.”

- 1.1.2 The landscape and visual impact assessment (LVIA) presented in this chapter summarises the findings of previous assessments relating to the effects of the Proposed Development alone. Namely the 2022 Landscape and Visual Appraisal (LVA) undertaken by Briarwood Landscape Architecture (included as Appendix 15) 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 2025 Landscape Statement of Case (included as Appendix 16) submitted with the appeal against refusal of these applications.
- 1.1.3 This chapter also provides a new cumulative landscape and visual assessment (CLVIA) which describes the nature of likely cumulative changes to the landscape and views and the potential cumulative effects arising during all stages of development.

1.2 Supporting Information

- 1.2.1 Supporting appendices and figures have been prepared as set out below. These are important to the assessment and should be read alongside this chapter.
- 1.2.2 The previous assessments noted above, which this chapter draws on in relation to effects of the Proposed Development alone, were standalone documents and each refers to its own respective set of figures and appendices/annexes. These are largely retained within the ES appendices (see below), however figures supporting the 2025 Statement of Case have been re-presented and are submitted as part of this ES chapter. In the interest of avoiding repetition, the Statement of Case figures have been excluded from Appendix 16 and the table below details their equivalent within this ES.

Table 5.1: Chapter 5 Figures

ES Figure	2025 Statement of Case Equivalent
Figure 5.1 – Site Location & Context	Figure 1 - Viewpoint Locations
Figure 5.2 – Local Context & Site Layout	Figure 2 – Site Context and Layout
Figure 5.3 – Zone of Theoretical Visibility	N/A

ES Figure	2025 Statement of Case Equivalent
Figure 5.4 – Visual Effects Before Mitigation	Figure 3 – Visual Effects Before Mitigation
Figure 5.5 – Visual Effects After Mitigation	Figure 4 – Visual Effects After Mitigation
Figure 5.6 – Cumulative Sites	N/A
Figure 5.7 – Cumulative ZTV Study	N/A

1.2.3 In addition to the above figures, visualisations for the viewpoints listed below are submitted as part of this ES and are therefore not included within Appendix 15:

- Viewpoint 1: View from Guanockgate Road
- Viewpoint 2: View from Honeyhill Farm
- Viewpoint 3: View from Ashtree Farm
- Viewpoint 4: View from Goredike Bank And Turnover Bank
- Viewpoint 5: View from Guanock House
- Viewpoint 6: View from Sutton St Edmund
- Viewpoint 7: View from Elloe Bank
- Viewpoint 8: View from Treading Bank

1.2.4 The following appendices are included with this ES chapter:

- Appendix 15: 2022 Landscape and Visual Appraisal
- Appendix 16: 2025 Landscape Statement of Case

1.3 The Site and Proposed Development

1.3.1 Figures 5.1 and 5.2 place the Proposed Development within its local context. The site is located just to the east of Sutton St Edmund and sits across the district boundary between Fenland and South Holland. The site is currently in agricultural use and is geometric but irregular in shape, comprising of 16 fields plus a small woodland copse. Aside from at the site entrance and at the northeast corner, the site is set back from public roads although several Public Rights of Way (PRoW) pass through it.

1.3.2 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.

1.3.3 The layout of the Proposed Development and the proposed mitigation measures are shown on Figure 5.2. Key landscape and visual mitigation measures embedded in the design of the Proposed Development include:

- The site location, away from designated landscapes with relatively few visual receptors and residential properties in close proximity.
- Retention of existing hedgerows, watercourses and the small copse in the central part of the site to minimise impacts on site fabric (existing landscape elements and features). The

underlying landscape pattern would also be maintained, with solar panels contained by the existing field pattern within the site.

- Use of existing accesses into the Site to further minimise impacts on landscape pattern and site fabric.
- Planting of new trees and hedgerows at key points within the site and around the perimeter to provide screening of the solar array.

1.3.4 Further detail on landscape mitigation measures are set out in section 4 of the LVA (Appendix 15) and section 3.2 of the Landscape Statement of Case (Appendix 16)

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, as set out in Appendix 15. The main focus of the assessment was a radius of 2km from the Site as beyond this distance, even with good visibility, the LVA determined that 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 (Appendix 15) and Landscape Statement of Case (Appendix 16) as being negligible beyond approximately 1.5km, 3km is considered to be an adequate search area for other solar farms for cumulative landscape and visual effects.

1.5 Competence

1.5.1 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.

1.5.2 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.

2.0 Methodology

2.1 Introduction

2.1.1 The 2022 LVA (Appendix 15) was undertaken in accordance with Guidelines for Landscape and Visual Impact Assessment, Version 3 (GLVIA3) (LI & IEMA, 2013). The methodology used for the original assessment is set out in detail within Appendix 13, at section 2 and appendix 2 of the 2022 LVA, and is also adopted for this ES chapter as clarified by the 2025 Landscape Statement of Case (Appendix 16). Key terminology used includes:

- **Sensitivity** (of receptors) – judgement of which is informed by the susceptibility of a given receptor to the type of change proposed, and the value which can be attributed to the receptor. Judgements of sensitivity are provided on a scale of High, Medium, Low.
- **Magnitude** (of change) – judgement of which takes account of the degree of change arising from the proposed development at any particular location in terms of its size or scale; extent of the area or receptor that is influenced, and the duration and reversibility of the change. Judgements of magnitude are provided on a scale of High, Medium, Low, Negligible.
- **Level of effect** – which reflects the relative importance of effects identified, taking into consideration both the sensitivity of the receptor and the magnitude of impact (see sections 2.2 and 2.3 below for further detail). Judgements of the level of effect are provided on a scale of Major, Moderate, Minor, Negligible.

2.1.2 Where judgements are assessed to lie between levels on the scales noted above, an intermediate judgement will be adopted (e.g. where a judgement of Moderate/minor is made, this represents an effect which is greater than Minor but less than Moderate).

2.1.3 It should be noted that the original planning application was screened by both FDC and SHDC as not requiring an EIA, as set out in the Planning Statement. Consequently, the 2022 LVA submitted as part of the planning applications did not require the identification of likely significant effects referred to in the EIA Regulations. The following sections clarify terminology and 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 ES chapter.

2.2 Clarification of Terminology

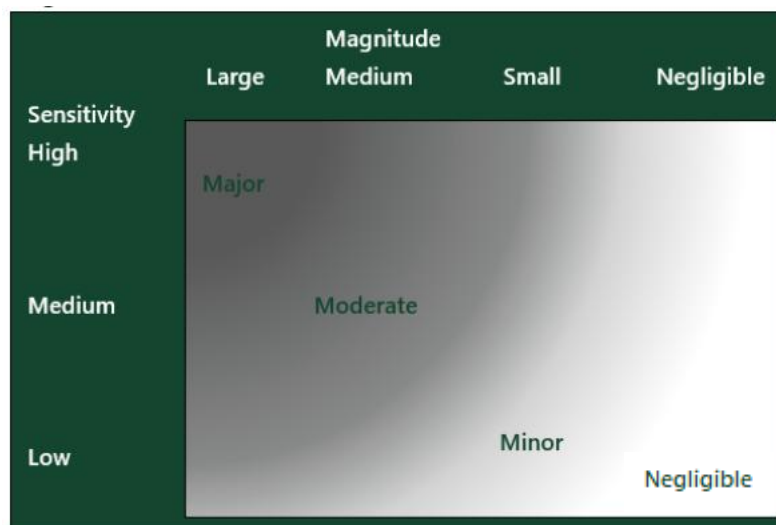
2.2.1 The 2022 LVA (Appendix 15) uses the term ‘scale of effect’ to describe the relative importance of effects identified, taking account of the sensitivity and magnitude. However, this has the potential to be confused the ‘scale of change’ insofar as it forms a consideration in relation to magnitude, which is the context in which the term scale is used in the 2025 Landscape Statement of Case (Appendix 16). More recent guidance provided by the Landscape Institute in Technical Guidance Note LITGN-2024-01 ‘Notes and Clarifications on Aspects of Guidelines for Landscape and Visual Impact Assessment Third edition (GLVIA3)’ uses the term ‘level of effect’ when referring to the overall effect on a receptor identified by an LVA or LVIA and this terminology has been adopted within this chapter.

2.3 Level of Effect

2.3.1 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.

- 2.3.2 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.



2.4 Beneficial/Adverse

- 2.4.1 Landscape and visual effects can be beneficial, adverse or neutral (different but neither better nor worse taking all factors into account). Taking a precautionary approach in making an assessment of the 'worst case scenario', the assessment considers that all effects which would result in a notable difference to the existing features, character, views or special qualities would be adverse unless indicated otherwise. It should be noted however that people's individual responses to change arising from development can vary markedly.

2.5 Distances

- 2.5.1 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.

2.6 Visibility Maps: Zone of Theoretical Visibility

- 2.6.1 All Zone of Theoretical Visibility (ZTV) maps and their graphical presentation have been undertaken to relevant guidance.
- 2.6.2 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.

- 2.6.3 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.
- 2.6.4 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.

2.7 Cumulative Assessment

- 2.7.1 Cumulative assessment relates to the assessment of the effects of more than one development. 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. In this case, no operational or consented cumulative developments have been identified.
- 2.7.2 The main focus of the cumulative assessment is on developments in planning, and developments considered within the cumulative assessment are set out at section 5.
- 2.7.3 The cumulative assessment is based on the same landscape and visual baseline and receptor groups as the main LVIA, 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.
- 2.7.4 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.
- 2.7.5 Landscape and visual receptors that are considered to receive effects of Low/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.

2.8 Residential Amenity

- 2.8.1 Effects on private views are a separate matter not considered as part of LVIA, which focusses on public views; and is also subject to different guidance. As set out within LI TGN 02/19 'Residential Visual Amenity Assessment (RVAA)':

"Changes in views and visual amenity are considered in the planning process. In respect of private views and visual amenity, it is widely known that, no one has 'a right to a view.' ...

It is not uncommon for significant adverse effects on views and visual amenity to be experienced by people at their place of residence as a result of introducing a new development into the landscape. In itself this does not necessarily cause particular planning concern. However, there are situations where the effect on the outlook / visual amenity of a residential property is so great that it is not generally considered to be in the public interest to permit such conditions to occur where they did not exist before.”

- 2.8.2 LVIA considers impacts on communities and the way they experience views from public locations. Private views and effects on residential visual amenity are a separate matter considered by RVAA. This chapter does not include an assessment of residential visual amenity as it is judged that the proposed development would not give rise to effects meeting the threshold described above. This has also been confirmed in reports from FDC and SHDC planning officer's, as discussed in section 2.3 of the Landscape Statement of Case (Appendix 16).

2.9 Leaf cover

- 2.9.1 The visual assessment for the 2022 LVA (Appendix 15) was undertaken in autumn (22nd September 2022) with near complete leaf cover on the existing deciduous vegetation and with minimum visibility. Further site visit were undertaken in August 2025 for the Landscape Statement of Case (Appendix 16) and December 2025 for the preparation of the cumulative assessment in section 5 of this chapter. The winter site visit confirmed that the levels of visibility reported in the 2022 LVA (Appendix 15) and the Landscape Statement of Case (Appendix 16) are accurate for the winter months as the relatively limited vegetation cover within the study area is either dense enough to provide year-round screening or contains evergreen elements.

3.0 Baseline

3.1 Site and Context

- 3.1.1 As illustrated by Figures 5.1 and 5.2, the site is located just to the east of Sutton St Edmund and sits across the district boundary between Fenland and South Holland.
- 3.1.2 It is currently in agricultural use and is geometric but irregular in shape, comprising of 16 fields plus a small woodland copse. The boundaries are largely open, except for where the copse is located, and in the north-east corner of the site adjacent to Broad Drove West where a strip of land just outside the site is bounded by hedgerows and contains some young woodland planting. 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.
- 3.1.3 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.
- 3.1.4 The surrounding fen landscape is crossed by numerous minor, local roads which link surrounding villages, isolated farms and other dispersed settlement. There is a further network of public rights of way (PRoW) which generally run along field boundaries and drains through the expanses of open farmland which dominate the landscape, and which create links between local roads. Some of these PRoW pass through the site.

3.2 Landscape Fabric

- 3.2.1 The landscape elements and features which make up the physical fabric of the site are described in detail at section 3 of the 2022 LVA (Appendix 15) and section 3.3 of the Landscape Statement of Case (Appendix 16). The main landscape elements and features of the site are identified as:
- Topography & landform – the site lies between -1m AOD and 1m AOD and is largely flat.
 - Land use – the site is currently in use as arable farmland.
 - Woodland and hedgerows – there is a small copse located in the central part of the site.
 - Water features – a series of land drains run through the site which define some of the field boundaries and connect into the wider drain network in the surrounding fen landscape.
 - Other physical features – there is a network of farm tracks (some of which form parts of PRoW) which run along some of the field boundaries and there is a line of pylons which runs through the southeastern part of the site.
- 3.2.2 Effects on landscape fabric are set out at section 4.2 below.

3.3 Landscape Character

- 3.3.1 The site lies within National Character Area (NCA) 46 The Fens as defined by Natural England. This is broadly described as an expansive, flat and low lying landscape with level horizons and big skies which provides a sense of remoteness and tranquillity. The predominant land use is arable farming, made possible by the active draining of reclaimed land areas, and the open fields bounded by the network of drains create a strongly geometric and rectilinear landscape. Woodland and tree cover is generally sparse, limited to occasional small woodland blocks, shelterbelts and isolated lines of trees. Larger hedgerows can also sometimes be found around rural properties and farms, and

vegetation cover is often greater around the villages which are often ribbon settlements set along the main transport routes through the fens.

3.3.2 At the local level, neither Fenland District or South Holland District have published local character assessments. However, both the 2003 Strategic Landscape Capacity Study for South Holland District Council and Fenland District's 2009 Wind Turbine Development Policy Guidance identify landscape character types (LCT) or areas (LCA) across their areas and define their key characteristics.

3.3.3 Within South Holland District, the site is located within the Peaty Fens LCT and the key characteristics are defined as:

- Flat landform
- Geometric/linear fields
- Linear settlement pattern
- Isolated farmsteads and associated tree belts

3.3.4 Within Fenland District, the site is located within The Fens LCA and the key characteristics are defined as:

- Large scale, flat and open landscape with extensive views and large skies
- Largely unsettled, arable landscape with isolated villages and scattered individual properties
- Individual properties often surrounded by wind breaks including numerous conifers
- Rectilinear field structure divided by the pattern of artificial drainage ditches
- Very few hedgerows in landscape
- Productive and functional landscape with few recreational uses
- Long straight roads, elevated above surrounding fields but locally uneven

3.3.5 Further detail and description of baseline character is set out at section 3 of the 2022 LVA (Appendix 15) and section 3.3 of the Landscape Statement of Case (Appendix 16). The locally defined Peaty Fens LCT and The Fens LCA provide the most appropriate scale landscape units for the consideration of effects on landscape character arising from the Proposed Development and effects on these are set out at section 4.4 below.

3.4 Visual Receptors

3.4.1 Visual receptors are the different groups of people who may be living in, visiting and travelling through the study area. LVIA focusses on changes to views experienced from public spaces (public amenity) as an environmental effect. Assessment of effects on views from people's homes and gardens (private amenity) or other private property is a separate planning matter and not considered within this chapter, as set out at section 2.8 of this chapter.

3.4.2 Three types of visual receptors may be considered in this chapter:

- Groups – Based around settlements or rural areas and representing effects on the community within public spaces including streets and local recreational routes in that place. Views from

groups of homes may also be noted in the descriptions, but as noted above, effects on these are a separate matter.

- Routes – Users of longer distance transport and recreational routes through the study area.
- Specific viewpoints – Visitors to locations which are recognised and valued for the views available.

3.4.3 The receptor groups identified as requiring assessment within this chapter include:

- Users of PRow within and adjacent to the site.
- Users of the local roads located in closer proximity to the east and west of the site.
- Users of the local roads in the vicinity of the junction between Goredike Bank and Turnover Road.
- People living in and visiting Sutton St Edmund.

3.4.4 No specific viewpoints within the study area have been identified as requiring assessment.

3.4.5 Further detail and description of visual receptors is set out at section 3.4 of the Landscape Statement of Case (Appendix 16). Effects on visual receptors are set out at section 4.5 below.

3.5 Designated Landscapes

3.5.1 The site is not covered by any national or local landscape designations and none are present within the study area. As such, effects on landscape designations are not considered further.

4.0 Landscape and Visual Effects

4.1 Introduction

- 4.1.1 This section sets out the effects that the Proposed Development would have on landscape and visual receptors.
- 4.1.2 Effects during construction and decommissioning would be short-term and temporary and would include a noticeable presence of vehicles and plant on site during groundworks, and the installation/removal of the solar panels, transformers, substation and BESS infrastructure. The most notable effects during these stages would occur due to the presence of the infrastructure/equipment and these effects are assessed to be the same as during operation except where otherwise specifically noted in the assessment below.
- 4.1.3 Effects are considered at two stages in the operational life of the Proposed Development:
- Effects during construction and early operation (medium-term – approximately years 0-10), prior to any notable growth of proposed mitigation planting; and
 - once proposed landscape mitigation has had time to mature and grow to the heights intended to provide a degree of screening (permanent – year 10 onwards).

4.2 Effects on Landscape Fabric

- 4.2.1 The Proposed Development would involve the construction and operation of a solar farm within the site. Aside from the presence of the solar farm equipment, changes to the fabric of the site would be limited.
- 4.2.2 The topography and landform would remain effectively unchanged, with solar arrays mounted on frames above the existing landform, although some small and localised alterations to existing site levels are likely to occur where new tracks or hard standings are formed (i.e. those associated with the substation, BESS and inverter cabins). Existing fields used for arable cultivation would largely be replaced by grassland, over which the solar panels would be mounted, except where hard standings are formed. While there would be slight net loss in the vegetated area of the site overall (due to the tracks and hardstandings), the new grassland would be present year round and the fields would not be periodically bare between crop cycles.
- 4.2.3 The existing copse in the central part of the site would be retained and there are no other existing trees or hedgerows within the site that would be impacted. New hedgerow and woodland planting would be introduced in some parts of the site which would enhance the overall level of vegetation cover. The existing land drains would also be retained, with some enhanced by the introduction of reed beds.
- 4.2.4 These changes would affect commonplace landscape elements and features that are considered to be of Medium sensitivity. The changes would be limited in terms of their scale and extent and would comprise both adverse and beneficial impacts. Overall, there would be a Medium magnitude of change and the level of effect would be Moderate, Neutral and Not Significant.

4.3 Geographic Distribution of Effects

ZTV Study

- 4.3.1 The ZTV provided on Figure 5.3 illustrates that the greatest theoretical visibility would arise in an area extending around 0.4km west to Gaunockgate Road, 1.6km north to Grangehill Road and Bad Gate, 1.5km east to Cross Drove and 0.6-1.5km south and south east to Turnover Bank. Beyond these areas, the presence of embankments and/or vegetation along local roads and drains serves to break up visibility more notably and reduce the extent of the Proposed Development which may be visible.
- 4.3.2 Potential visibility breaks up most rapidly to the west, where vegetation along Gaunockgate Road and around Sutton St Edmund more notably constrains views. Potential visibility also breaks up more rapidly to the northeast due to the extent of vegetation along Broad Drove West, and to the southeast due to the presence of tree belts and orchards to the south of Turnover Bank. More recent orchard planting has occurred between Turnover Bank and North Level Main Drain which is not reflected in the ZTV but will further reduce the extent of visibility within this area to the southeast of the site as it matures.

Viewpoint Analysis

- 4.3.3 Viewpoint analysis has been undertaken from eight viewpoints and further detail is provided at section 3.4 of the Landscape Statement of Case (Appendix 15).
- 4.3.4 The table below provides a summary of the scale and nature of the changes to views at each viewpoint. The viewpoint locations are shown in Appendix 11. Visualisations are provided with reference to the viewpoint numbers listed below.

Table 5.2: Viewpoint Analysis Summary

No.	Viewpoint	Distance, Direction	Receptors	Scale of change to views (medium-term)	Scale of change to views (permanent)
1	Guanockgate Road	0.4km, west	Local road users, PRoW users (residents to a lesser extent)	Medium, adverse	Medium/small, adverse
2	Honeyhill Farm	0.8km, east	Local road users, residents	Negligible, neutral	Negligible, neutral
3	Ashtree Farm	0.5km, east	Local road users (residents to a lesser extent)	Medium, adverse	Medium/small, adverse
4	Goredike Bank and Turnover Road	0.6km, south	Local road users (residents to a lesser extent)	Medium/small, adverse	Medium/small, adverse
5	Guanock House	1.1km, north west	Local road users, PRoW users, residents	Small, adverse	Small, adverse

6	Sutton St Edmund	0.9km, west	Local road users, residents	Small, adverse	Small, adverse
7	Elloe Bank	0.4km, north	Local road users (residents to a lesser extent)	Medium/small, adverse	Medium/small, adverse
8	Treading Bank	0.6km, east	Local road users, PRoW users (residents to a lesser extent)	Medium/small, adverse	Medium/small, adverse

Outcomes

4.3.5 Each of the viewpoints is a 'sample' of the potential effects, representing a range of visual receptors including people at the viewpoint and nearby, at a similar distance and/or direction. From the ZTV and viewpoint analysis it can be seen that changes to views would arise as follows:

- Large and Large/medium scale visual changes would only arise within the Site, from the PRoW which were not included as viewpoints within the 2022 LVA (Appendix 15), and where the Proposed Development would form a major alteration to key elements, features, qualities and characteristics of the view such that the baseline will be fundamentally or notably changed.
- Beyond this area, Medium to Medium/small scale changes to views would arise within areas up to 0.6km from the Proposed Development, with these effects reducing to Small scale up to approximately 1.1km from the Proposed Development.
- Beyond this area effects would reduce to Negligible scale beyond 1.5km, with some areas where effects would be Negligible scale in closer proximity in locations where vegetation would obscure views towards the Proposed Development.
- Where it is present, proposed mitigation planting would further reduce changes in views from Guanockgate Road to the west and the local roads to the east.

4.3.6 The ZTV and viewpoint analysis also inform the consideration of effects on character. Typically, the scale of change to character at a particular location will be slightly less than the changes to views, as character derives from a more holistic experience of the landscape, not just views. The degree to which a proposal changes character depends on a combination of:

- The degree to which it is 'in keeping' with the existing character;
- proximity and visibility; and
- the importance of views towards the site to the existing character.

4.3.7 These factors vary by character type/area and are considered in the assessment of effects in the following section.

4.4 Effects on Landscape Character

4.4.1 The Peaty Fens LCT and The Fens LCA are both judged to be of Medium to Medium/low sensitivity, with detailed consideration of their susceptibility and value provided at section 3.3 of the Landscape Statement of Case (Appendix 16).

- 4.4.2 Effects on landscape character during construction and early operation would arise within the site as a result of the change of use, and in nearby areas where there would be close views of the solar farm, giving rise to a change to the largely rural and undeveloped character. Changes to character within the Site would be large scale, where the Proposed Development would form a major alteration to key qualities and characteristics of the landscape such that the baseline will be fundamentally changed.
- 4.4.3 The changes to character would gradually reduce to small scale up to 0.4km (from the nearest panels) to the south, as far as vegetation at King Edwards Farm and the distinctive linear feature of North Level Main Drain, which often has linear strips of vegetation along it; up to 0.4km to the west (from the nearest panels) as far as Guanockgate Road and up to approximately 0.6km to the north and east where the field pattern is more open and distance would come into effect in terms of the Proposed Development appearing less prominent. The BESS would result in a very localised change to character – only where it is located – given it would be situated adjacent to the existing woodland copse at the centre of the site, surrounded by solar panels of a similar height. The DNO substation would be located adjacent to an existing pylon within the site and would include taller elements than the surrounding solar arrays. Woodland planting is proposed around the eastern and southern boundaries of the substation compound to provide screening, but initial visibility would extend further giving rise to changes to character to the southeast of the site, within the same extents as the effects from the proposed solar panels would be experienced.
- 4.4.4 These combined medium-term changes would affect a localised extent of the Peaty Fens LCT and The Fens LCA, giving rise to a Medium magnitude of impact. The level of effect would be Moderate, Adverse and Not Significant.
- 4.4.5 Given the nature of the proposed mitigation planting, there would be some reduction in effects on landscape character once the planting is established. Whilst there would be continued large scale effects within the site itself, permanent changes across the Peaty Fens LCT and The Fens LCA would be of small/negligible scale up to 0.4km to the south and west, and up to approximately 0.6km to the north and east, affecting a localised extent and giving rise to a Small magnitude of impact. The level of effect would be Minor, Adverse and Not Significant.

4.5 Visual Effects

Users of PRoW within and adjacent to the site

- 4.5.1 This receptor group includes the four PRoW which pass through site and are judged to be of High/medium sensitivity, as set out in section 3.4 of the Landscape Statement of Case (Appendix 16). Views from these routes are represented by viewpoint 1.
- 4.5.2 The scale of change to views during early operation and once mitigation planting matures are illustrated on Figures 5.4 and 5.5 and show that close proximity views of the Proposed Development would give rise to large scale changes to views from the majority of these routes, with some smaller sections experiencing medium scale changes as they approach the site (people leaving the site would generally be looking away from the Proposed Development). Proposed mitigation planting would provide some limited screening of solar panels, BESS or substation from short sections of some of these routes but would make little difference to the overall visibility of the Proposed Development. At all stages of development, there would be a High magnitude of impact and the level of effects would be Major, Adverse and Significant.

Residents, visitors and users of local roads to the east of the Site

- 4.5.3 This receptor group includes people along the roads along Treading Bank (which becomes a Byway Open to All Traffic closer to the Site), Broad Dove West, Fen Lane (which is part Byway Open to All Traffic and part 'other route with public access') and Elloe Bank to the east. As shown on Figure 5.2, residential properties to the east of the Site are generally enclosed by vegetation. Therefore, people in this group are judged to be predominantly local road users and of Medium sensitivity, as set out in section 3.4 of the Landscape Statement of Case (Appendix 16). Views from these routes are represented by viewpoints 3, 7 and 8.
- 4.5.4 During construction and early operation, there would be largely open views of fences, solar arrays and CCTV cameras, with intermittent screening of parts of the Proposed Development by the existing vegetation. Views of the Proposed Development would give rise to medium to medium/small scale effects. These changes would give rise to a Medium magnitude of impact and the level of effects would be Moderate, Adverse and not significant.
- 4.5.5 These effects would reduce to medium/small scale once planting has grown, as a result of the additional screening from the proposed intermittent planting along the eastern boundary of the Site and around the DNO substation. These changes would give rise to a Medium/low magnitude of impact and the level of effects would be Moderate/minor, Adverse and not significant.

Residents, visitors and users of local roads to the west of the Site

- 4.5.6 This receptor group includes people along Guanockgate Road to the west. As shown on Figure 5.2, residential properties to the west of the Site are generally enclosed by vegetation. Therefore, people in this group are judged to be of Medium sensitivity, as set out in section 3.4 of the Landscape Statement of Case (Appendix 16). Views from these routes are represented by viewpoints 1 and 5.
- 4.5.7 During construction and early operation, there would be largely open views of fences, solar arrays and CCTV cameras from Guanockgate Road, separated from the road by an arable field where the road runs in parallel to the western boundary of the Site, as illustrated by viewpoint 1. This would give rise to medium scale changes to views along the closest stretch of the road which would reduce to small scale with increasing distance (see viewpoint 5). These changes would give rise to a Medium magnitude of impact and effects would be Moderate, Adverse and not significant.
- 4.5.8 These effects would reduce to medium/small scale once planting has grown, as a result of the proposed intermittent planting along the western boundary of the Site. These changes would give rise to a Medium/low magnitude of impact and the level of effects would be Moderate/minor, Adverse and not significant.

Residents, visitors and users of local roads in the vicinity of Goredike Bank and Turnover Road

- 4.5.9 This receptor group includes people around Harold's Bridge and Bradley's Bridge to the south, including users of the PRoW to the south west of Harold's Bridge. People in this group are judged to be of High/medium sensitivity, as set out in section 3.4 of the Landscape Statement of Case (Appendix 16). Views from these routes are represented by viewpoints 2 and 4, and illustrative viewpoint 3 in Annex D to the Landscape Statement of Case (Appendix 16).
- 4.5.10 Views of the Proposed Development from the vicinity of the junction of Goredike Bank and Turnover Road would give rise to medium/small scale effects. These changes would give rise to a Medium magnitude of impact and effects would be Moderate, Adverse and not significant.

- 4.5.11 Although there would be some additional screening provided by the proposed mitigation planting along the southern boundary of the Site, this would be more limited in views from the south and the growth of mitigation planting would not reduce this visibility to a notable degree.

Residents and visitors of Sutton St Edmund

- 4.5.12 This receptor group includes people living in and visiting Sutton St Edmund and is judged to be of High/medium sensitivity, as set out in section 3.4 of the Landscape Statement of Case (Appendix 16). Views from these routes are represented by viewpoint 6 and Illustrative Views 1 and 2 in Annex D to the Landscape Statement of Case (Appendix 16).
- 4.5.13 People living in and visiting Sutton St Edmund would experience visual effects as a result of visibility of the solar arrays, fences and CCTV cameras, when looking out across the fields to the east of the village. Viewpoint 6 and Illustrative Views 1 and 2 in Annex D to the Landscape Statement of Case (Appendix 16) illustrate the intermittent views from within the village and from the approaches along Broadgate Road from the north and south, with intervening vegetation breaking up views of the Site and towards the Proposed Development. Homes with views from windows and gardens facing towards the Site would experience similar effects. Views of the Proposed Development would give rise to Small scale effects. These effects would be experienced for the duration of the Proposed Development and affect a limited extent of the village. These changes would give rise to a Low magnitude of impact and effects would be Minor, Adverse and Not Significant. The growth of mitigation planting would not reduce this visibility. This is consistent with the findings of the submitted LVA.

Summary

- 4.5.14 A summary of effects on visual receptors is provided in the table below.

Table 5.3: Visual Effects Summary

Receptor Group	Sensitivity	Magnitude	Level of Effect
Users of PRow within and adjacent to the site	High/medium	High (all stages of development)	Major, Adverse Significant (all stages of development)
Residents, visitors and users of local roads to the east and west of the site	Medium	Medium (during construction and early operation) Medium/low (following establishment of proposed planting)	Moderate, Adverse Not significant (during construction and early operation) Moderate/minor, Adverse Not significant (following establishment of proposed planting)

Residents, visitors and users of local roads to the east and west of the site	Medium	Medium (during construction and early operation) Medium/low (following establishment of proposed planting)	Moderate, Adverse Not significant (during construction and early operation) Moderate/minor, Adverse Not significant (following establishment of proposed planting)
Residents, visitors and users of PRow and local roads in the vicinity of Goredike Bank and Turnover Road	High/medium	Medium (all stages of development)	Moderate, Adverse Not significant (all stages of development)
Residents and visitors of Sutton St Edmund	High/medium	Low (all stages of development)	Minor, Adverse Not Significant (all stages of development)

4.6 Designated Landscapes

4.6.1 No designated landscapes have been identified as requiring assessment in this chapter.

5.0 Cumulative Effects Assessment

5.1 Introduction

5.1.1 Cumulative developments that fall within, or just outside, the study area for this chapter are illustrated on Figure 5.6 and 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).

Treading Bank Solar Farm

5.1.2 As shown by Figure 5.6, Treading Bank Solar Farm would be located immediately to the east of the Proposed Development.

5.1.3 The project description for the application (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.

5.1.4 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.

Meridian Solar Farm

5.1.5 As shown by Figure 5.6, Meridian Solar Farm would be located approximately 2.8km northwest of the Proposed Development at its closest point, which is the proposed access track from Guanockgate Road, and just over 3km from the closest area of proposed solar panels.

5.1.6 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 was accepted for Examination in April 2026.

5.1.7 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 6, Chapter 2: The Scheme of the Environmental Statement for Meridian Solar Farm, the scheme will adopt the principles of the ‘Rochdale Envelope’, defining design parameters rather a precise layout. The Environmental Statement identifies four land parcels (A-D)

across a site of approximately 1,616ha, with the solar PV area covering approximately 1,067ha. 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.

- 5.1.8 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 4.3m at the upper edge and between 0.8-1.3m at the lower edge, to allow for potential flood levels.
- 5.1.9 In their Screening Direction, the Secretary of State notes that they consider there is the potential for significant cumulative landscape and visual to arise between the Proposed Development and Meridian Solar Farm.

Fendyke Solar Farm

- 5.1.10 As shown by Figure 5.6, Fendyke Solar Farm would be located 3.1km north of the Proposed Development 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.

Cumulative Scenarios

- 5.1.11 Taking the above into account, the only unconsented developments requiring detailed consideration are Treading Bank Solar Farm and Meridian Solar Farm. 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.

5.2 Cumulative ZTV Studies

- 5.2.1 Figure 5.7 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 (Appendix XX) and Landscape Statement of Case (Appendix XX), actual visibility of the Proposed Development is much more confined than the ZTV indicates.
- 5.2.2 Both the LVA submitted for Treading Bank Solar Farm and the Environmental Statement Volume 6 Chapter 12: Landscape and Visual for Meridian Solar Farm, concur that visibility of the proposed developments would be less extensive than shown by the ZTVs.

5.3 Cumulative Viewpoint Analysis

- 5.3.1 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 section 2.7 of this chapter. Entries are only made where effects differ from Scenario 1.

Table 5.3: 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

- 5.3.2 The closest viewpoint to the Proposed Development used in the Environmental Statement Volume 6 Chapter 12: Landscape and Visual for Meridian Solar Farm is to the north west of Sutton St Edmund on Lutton Gate Road. The visual effects of Meridian Solar Farm are assessed in that Environmental Statement to be of Low magnitude, Minor, Adverse and Not Significant. From the viewpoints used in Table 5.3 above, visual effects of Meridian Solar Farm would be further reduced from that viewpoint, given the additional separation distance from Meridian Solar Farm and the screening provided by vegetation around Sutton St Edmund.. As a consequence, Scenario 2M does not change the visual effects of the Proposed Development.
- 5.3.3 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.

- 5.3.4 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.
- 5.3.5 For users of PRow within the Proposed Development, there would be no change to the visual effects as set out in section 4 of this chapter, 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.

5.4 Cumulative Effects on Landscape Character

Scenario 2M

- 4.4.1 No effects on character were identified within the Peaty Fens LCT to the west of Sutton St Edmond arising from the Proposed Development. With the presence of Meridian Solar Farm beyond the buildings and garden vegetation within the village, effects on the Peaty Fens LCT would remain as set out at section 4 of this chapter..

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 section 4 of this chapter 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 section 4 of this chapter.

5.5 Cumulative Visual Effects

- 5.5.1 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

- 5.5.2 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 very few combined views of the two developments due to the alignment of buildings and vegetation within the village and along the roads, 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

- 5.5.3 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.
- 5.5.4 From the local roads east of the Site, in the area around 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. In the area around 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 views 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, Adverse and Not Significant.
- 5.5.5 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 section 4 of this chapter.
- 5.5.6 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 section 4 of this chapter.

6.0 Summary

6.1 Scope and purpose

- 6.1.1 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.
- 6.1.2 The assessment gives detailed consideration to cumulative effects with the unconsented schemes at Treading Bank Solar Farm and Meridian Solar Farm.

6.2 Effects on Landscape Fabric

- 6.2.1 Aside from the presence of the solar farm equipment, changes to the fabric of the site would be limited. Existing fields used for arable cultivation would largely be replaced by grassland, over which the solar panels would be mounted, except where hard standings are formed. New hedgerow and woodland planting would be introduced in some parts of the site which would enhance the overall level of vegetation cover. These changes would affect commonplace landscape elements and features that are considered to be of Medium sensitivity. The changes would be limited in terms of their scale and extent and would comprise both adverse and beneficial impacts. Overall, there would be a Medium magnitude of change and the level of effect would be Moderate, Neutral and Not Significant.

6.3 Effects on Landscape Character

- 6.3.1 Effects on landscape character would be confined to a small part of the host Peaty Fens LCT/The Fens LCA. Mitigation planting would result in a small reduction in effects beyond the Site once mature. Effects would be Moderate and Adverse during construction and early operation of the Proposed Development. Over time, effects on landscape character would reduce to Minor and Adverse, after the proposed planting matures.

6.4 Visual Effects

- 6.4.1 The most affected receptor groups would be users of the PRoW that pass through the Site. Major, Adverse and Significant effects would arise for these receptors. There would be close views of the solar panels from the PRoW through the Site, which would remain throughout the life of the Proposed Development.
- 6.4.2 From local roads to the east and west of the Site, residential properties are generally enclosed by vegetation and have very limited views towards the Site. During construction and early operation, there would be largely open views of fences, solar arrays and CCTV cameras, with intermittent screening of parts of the Proposed Development by the existing vegetation. Moderate, Adverse and not significant visual effects would arise for users of the local roads, reducing to Moderate/minor, Adverse and not significant as proposed vegetation matures.

- 6.4.3 Residents, visitors and users of local roads in the vicinity of Goredike Bank and Turnover Road, would experience Moderate, Adverse and not significant effects at all stages of the Proposed Development as a result of changes to views towards the Site. The Proposed Development would be seen looking north over North Level main Drain.
- 6.4.4 People living in and visiting Sutton St Edmund would experience visual effects as a result of visibility of the solar arrays, fences and CCTV cameras, when looking out across the fields to the east of the village. They would experience Minor, Adverse and not significant effects at all stages of the Proposed Development.

6.5 Effects on Designated Landscapes

- 6.5.1 The site is not covered by any national or local landscape designations and none are present within the study area. No notable effects on designated landscapes are anticipated.

6.6 Cumulative Effects

Cumulative landscape effects

- 6.6.1 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 section 4 of this chapter. 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
- 6.6.2 No effects on character were identified within the Peaty Fens LCT to the west Sutton St Edmond arising from the Proposed Development. Effects on the Peaty Fens LCT would remain as set out at section 4 of this chapter if Meridian Solar Farm were present.

Cumulative visual effects

- 6.6.3 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. In the area around 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, Adverse and Not Significant.
- 6.6.4 For all other visual receptors, the magnitude of impact or level of effects which would remain as identified in section 4 of this chapter.
- 6.6.5 There would be no change to the visual effects of the Proposed Development if Meridian Solar Farm were present.