## APPENDIX C (iii) - FENNDYKE RECEPTOR TABLE

| Receptor Details | Sensitivity | Magnitude | Approx/ Proximity to Proposals | Existing Visual Outlook | Views Relative to Development | Visual Impact Rating | | | |
|---|---|---|---|---|---|---|---|---|---|
| | | | | | | Construction / Decommission Period | Winter – Year of Completion | Winter – 15 Years | Summer – 15 Years |
| **RESIDENTIAL** | | | | | | | | | |
| **Old Fen Dike North-East of the proposed site boundary** | | | | | | | | | |
| 1. Poplar Farm – new house on Broad Gate | High | Negligible | 150m | House faces Broad Gate to NE of site, but views towards site are mostly screened by boundary hedges, fences and trees. Partial filtered views are possible in winter from first floor windows west-facing windows. | **After Construction**<br>Some filtered side views of the panels will be possible from first floor level windows in winter.<br>**Operational**<br>The panels will be screened from view by the proposed ~50m wide planted buffer zone and wattle fence along the north-east site boundary. | Slight Adverse | Slight Adverse | Neutral | Neutral |
| 2. Poplar Farm new house | High | Medium | 50m | Views across site from upper windows partly screened by existing vegetation, more so in summer; views from ground floor windows partly screened at all times by mixed deciduous and evergreen shrubs and trees. | **After Construction**<br>There will be filtered side views of the panels from first floor level windows in winter, and partly screened views from the ground floor.<br>**Operational**<br>The panels will be screened from view by the proposed ~50m wide planted buffer zone and wattle fence along the north-east site boundary. | Moderate Adverse | Slight / Moderate Adverse | Slight / Moderate Adverse | Slight Adverse |
| 3. Poplar Farm old farmhouse | High | High | 50 | Unscreened open south-west facing views across whole site from 3 upper windows; views from 2 ground floor windows partly screened by evergreen hedge 1.5m high. | **After Construction**<br>There will be open side views of the panels from first floor level windows at all seasons and partly screened views from the ground floor.<br>**Operational**<br>The panels will be screened from view by the proposed ~50m wide planted buffer zone and wattle fence along the | Large / Moderate Adverse | Moderate Adverse | Moderate Adverse | Slight / Moderate Adverse |

| Receptor Details | Sensitivity | Magnitude | Approx/ Proximity to Proposals | Existing Visual Outlook | Views Relative to Development | Visual Impact Rating | | | |
|---|---|---|---|---|---|---|---|---|---|
| | | | | | | Construction / Decommission Period | Winter – Year of Completion | Winter – 15 Years | Summer – 15 Years |
| | | | | | north-east site boundary. The open views will be altered as the planted buffer grows. | | | | |
| **Old Fen Dike and North-West of the proposed site** | | | | | | | | | |
| 4. Thistlewood Farm | High | Low / Negligible | 75m | The two-storey farmhouse has restricted views due to the presence of intervening farm buildings and trees. This includes views towards the proposed development site. | **After Construction**<br>There will be very limited views of the site.<br>**Operational**<br>The panels will be screened from view by the proposed ~20m wide planted buffer zone and wattle fence along the north-east site boundary. | Slight Adverse | Slight Adverse | Neutral | Neutral |
| 5. White House Farm | High | Low | 200m | Open views to the west are blocked in the direction of the site by tall, dense evergreen hedges, trees and garden planting across the road at Thistlewood Farm at ground floor level. Oblique views of the site may be available from the first floor windows. | **After Construction**<br>There will be very limited views of the site.<br>**Operational**<br>The panels will be screened from view by the proposed ~20m wide planted buffer zone and wattle fence along the north-east site boundary. | Slight Adverse | Slight Adverse | Neutral | Neutral |
| 6. Sybertswold Bungalow on NE side of Old Fen Dyke | High | Negligible | 275m | Views towards site are constrained by the house and gardens opposite. | **After Construction and Operational**<br>There will be very limited views of the site. | Slight Adverse | Neutral / Slight Adverse | Neutral | Neutral |
| 7.Bungalow on NW side of Old Fen Dyke | High | Low | 300m | Views to the west are heavily restricted in the direction of the site by its own outbuildings and evergreen garden planting. | **After Construction and Operational**<br>There will be very limited views of the site. | Slight Adverse | Neutral / Slight Adverse | Neutral | Neutral |
| 8. Field View bungalows on NE side of Old | High | Low | 400m | Open views to the west are partly restricted in the direction of the site by the bungalow and garden | **After Construction and**<br>There will be limited oblique rear views of panels in the middle distance. | Slight Adverse | Slight Adverse | Neutral | Neutral |

| Receptor Details | Sensitivity | Magnitude | Approx/ Proximity to Proposals | Existing Visual Outlook | Views Relative to Development | Visual Impact Rating | | | |
|---|---|---|---|---|---|---|---|---|---|
| | | | | | | Construction / Decommission Period | Winter – Year of Completion | Winter – 15 Years | Summer – 15 Years |
| Fen Dyke (2 properties) | | | | planting across the road (Receptor 8). | **Operational**<br>The panels will be screened from view by the proposed boundary hedge along the north-west site boundary | | | | |
| 9. Rose Farm Cottage | High | Low /Medium | 500m | The two storey house has open views. Southerly middle-distance views towards the site are partly restricted and filtered at the eastern end by untrimmed hedgerow on the north side of Bardling Grove, less so in winter. | **After Construction**<br>There will be limited partly filtered views of the rear view of panels, more in winter.<br>**Operational**<br>The panels will be screened from view by the proposed boundary hedge along the north-west site boundary. | Slight Adverse | Slight / Moderate Adverse | Neutral / Slight Adverse | Neutral |
| 10. Hollyhock Farm (on Dog Drove) | High | Negligible | 700m | The two storey farmhouse has heavily filtered southerly views towards the site by mature planting in its own grounds slightly less so in winter. | **After Construction**<br>There will be very limited oblique rear views of panels in the middle distance.<br>**Operational**<br>The panels will be screened from view by the proposed boundary hedge along the north-west site boundary | Neutral / Slight Adverse | Slight Adverse | Neutral | Neutral |
| 11. Group of Properties NW of Bell's Bridge over South Holland Drain (11 No. properties from The Lynces in the SE to Green Lane Lodge to the NW) | High | Low / Negligible | 0.9 – 1.25km | Fairly open but variable views over flat landscape partially screened or filtered by hedges, trees and garden planting. Sections of the site can be seen in mid –distance, more in winter than summer, particularly from upper windows of 6 No semi-detached houses on east side of Old Fen Dyke. | **After Construction**<br>There will be limited oblique rear views of panels in the middle distance.<br><br>**Operational**<br>The panels will be screened from view by the proposed boundary hedge along the north-west site boundary | Neutral / Slight Adverse | Slight Adverse | Neutral / Slight Adverse | Neutral |
| 12. Group of | High | Negligible | 1.5 – 2.5km | Fairly open but variable views | **After Construction** | Neutral | Neutral / | Neutral | Neutral |

| Receptor Details | Sensitivity | Magnitude | Approx/ Proximity to Proposals | Existing Visual Outlook | Views Relative to Development | Visual Impact Rating | | | |
|---|---|---|---|---|---|---|---|---|---|
| | | | | | | Construction / Decommission Period | Winter – Year of Completion | Winter – 15 Years | Summer – 15 Years |
| Properties NW of the South Holland Drain, including Ash, Snowdrop and Rookery Farms, and terraced housing at Holbeach St John to the W. | | to No Change | | over flat landscape, partially screened by varied screen, shelterbelt and garden planting. The site is partly visible in the distance, more in winter than summer. | There will be variable limited, filtered distant rear views of panels.<br>**Operational**<br>The panels will be screened from view by the proposed boundary hedge along the north-west site boundary in addition to existing trees / vegetation | | Slight Adverse | | |
| 13. Decoy House, adjoining bungalow and 1 other property | High | Negligible | 1.6 km | Open but variable views over flat landscape, partially screened by garden planting and the woodland at Inley Drove Farm. The site is visible in distant views, mainly from the first floor rear windows, and more in winter than summer. | **After Construction**<br>There will be partial and limited, filtered distant rear views of panels at eastern end of site.<br>**Operational**<br>The panels will be further screened from view by the proposed boundary hedge along the north-west site boundary. | Neutral | Neutral / Slight Adverse | Neutral | Neutral |
| 14. House on Langary Gate Road | High | Low | 1.6 km | The two storey house is set back from the road with open views towards the eastern end of the site over flat landscape. The site is visible as a small element of the distant view, partly screened by woodland at Inley Drove Farm. | **After Construction**<br>There will be partial, distant rear views of panels at the eastern end of site.<br>**Operational**<br>The panels will be screened from view by the proposed boundary hedge along the north-west site boundary. | Neutral | Slight Adverse | Neutral | Neutral |
| **Old Fen Dike, South and South East of the proposed site** | | | | | | | | | |
| 15. West View / Berberis House and Cattery | High | Low / Negligible | 100m | The two storey house faces west on to Broad Gate, east of the junction with Old Fen Dike, and set 70m back from the road. Views beyond property | **After Construction**<br>Limited views will be available from upper windows of the side/front of some of the panels.<br>**Operational** | Neutral / Slight Adverse | Slight Adverse | Neutral | Neutral |

| Receptor Details | Sensitivity | Magnitude | Approx/ Proximity to Proposals | Existing Visual Outlook | Views Relative to Development | Visual Impact Rating | | | |
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| | | | | | | Construction / Decommission Period | Winter – Year of Completion | Winter – 15 Years | Summer – 15 Years |
| | | | | boundaries are restricted by existing mature mixed screen planting at both ground and more selectively at first floor level, particularly in summer, but filtered partial views of the site are available. | The effect of the proposed tree copse and hedgerow planting and ~50m wide buffer along with wattle fence will be to extend the visual screening and filtering of the solar farm. Views at first floor level are less filtered by existing screening, mainly in winter. | | | | |
| 16. The Shamrocks, North-west Corner of Old Fen Dike and Gooch Gate | High | Negligible / No change | 250m | Bungalow is surrounded on north and west sides by dense and tall evergreen hedges, with no views of development site | **After Construction and Operational**<br>There will be no views of the site | Neutral | Neutral | Neutral | Neutral |
| 17. Holly Manor on north side of Gooch Gate | High | Low / Negligible | 300m | Most of 2 storey house is surrounded by dense and tall evergreen and mixed hedges, with greenhouses on the north side. There are restricted first floor views towards the development site, partly screened by existing hedges and trees on Broad Gate. | **After Construction**<br>Limited middle distance views will be available from upper windows of the side/front of some of the panels.<br>**Operational**<br>The effect of the proposed wattle fence, tree copse and hedgerow planting will be to extend the visual screening of the solar farm. Views at first floor level are less filtered by the screening in winter. | Neutral | Neutral / Slight Adverse | Neutral | Neutral |
| 18. Charlton House on south side of Gooch Gate | High | Negligible | 450m | Most of 2 storey house is surrounded by dense and tall evergreen and mixed hedges, side and very restricted views towards the development site, partly screened by existing hedges and trees along Broad Gate. | **After Construction**<br>Very limited middle distance views may be available from upper windows<br>**Operational**<br>The effect of the proposed planting will be to complete the visual screening of the solar farm. | Neutral | Neutral / Slight Adverse | Neutral | Neutral |
| 19. Sandygate | High | Low | 900m | Most of 2 storey listed house is | **After Construction** | Neutral | Slight Adverse | Neutral | Neutral |

| Receptor Details | Sensitivity | Magnitude | Approx/ Proximity to Proposals | Existing Visual Outlook | Views Relative to Development | Visual Impact Rating | | | |
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| | | | | | | Construction / Decommission Period | Winter – Year of Completion | Winter – 15 Years | Summer – 15 Years |
| Farm, Sandy Gate | | | | surrounded by mixed, mainly deciduous hedges, There will be open middle-distance views towards the development site, partly filtered by its hedges and trees in summer. Parts of the development site are screened by existing hedges and trees along Broad Gate. | Limited middle distance views will be available from first floor, and maybe from a ground floor window.<br>**Operational**<br>The effect of the proposed planting will be to complete the visual screening of the solar farm. | | | | |
| 20. Group of Properties on Old Fen Dyke and near corner with Sandy Gate | High | Low | 500m – 1km | 5 No. two-storey properties, including Walnut Farm and Colreta are partly surrounded by mixed hedges and trees. There will be partly filtered middle-distance views towards the development site, particularly from upper storey windows; partly screened by hedging along Broad Gate. | **After Construction**<br>Very limited middle distance views may be available from upper windows<br>**Operational**<br>The effect of the proposed planting will be to complete the visual screening of the solar farm. | Neutral | Neutral / Slight Adverse | Neutral | Neutral |
| **New Fen Dike and West of the proposed site** | | | | | | | | | |
| 21. Barling Deer Farm – 2 storey house | High | Negligible | 50m | Existing maturing screening to the existing boundary of Barling Deer Farm and the southern boundary of the proposed site restrict views of the proposed development site, except filtered views in winter from first floor windows. | **After Construction and Operational**<br>Very limited middle distance filtered views available from upper windows | Neutral | Neutral / Slight Adverse | Neutral | Neutral |
| 22. Alanray - 2 storey house and adjacent Bungalow on south-east side | High | Negligible | 275-300m | Existing maturing screening to the adjacent Barling Deer Farm and hedgerows around the property boundaries prevent views of the proposed development site, with | **After Construction and Operational**<br>Very limited middle distance filtered views available from upper windows | Neutral | Neutral / Slight Adverse | Neutral | Neutral |

| Receptor Details | Sensitivity | Magnitude | Approx/ Proximity to Proposals | Existing Visual Outlook | Views Relative to Development | Visual Impact Rating | | | |
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| | | | | | | Construction / Decommission Period | Winter – Year of Completion | Winter – 15 Years | Summer – 15 Years |
| of Bardling's Drove | | | | possible partial filtered views in winter from first floor windows of the two-storey house. | | | | | |
| 23. Inley Drove Farm | High | No change | 400m | Large property surrounded by mature planted screen, plus woodland belt on the east and south sides. No views of the development site. | **After Construction and Operational**<br>There will be no views of the site | Neutral | Neutral | Neutral | Neutral |
| 24. Fendyke House on the west side of New Fen Dike | High | Negligible | 450m | This two storey house faces east towards the development site There are limited and filtered middle distance views of the site in winter, mainly from the first floor windows, due to a dense hedgerow with mature trees on the eastern side of New Fen Dike. | **After Construction and Operational**<br>Very limited middle distance filtered views available from upper windows. | Neutral | Neutral / Slight Adverse | Neutral | Neutral |
| 25. Fendike Farm on corner of Lutton Gate and New Fen Dike | High | Low | 400m | The two-storey house has open views eastwards towards parts of the site, with middle-distance views of the development site partly screened by Inley Drove Farm woodland and intermittent hedgerows, less so from the first floor windows and in winter. | **After Construction**<br>Filtered and partial middle distance views of the site will be available from the first floor, and possibly ground floor windows in winter.<br>**Operational**<br>The proposed planting along Bardling Drove will complete the visual screening of the solar farm. | Neutral | Slight Adverse | Neutral | Neutral |
| 26. The Gate - house on corner of Lutton Gate and New Fen | High | Negligible | 450m | This two storey house has limited eastward views towards the development site due to surrounding garden hedge and tree screens. Limited and filtered | **After Construction**<br>Filtered and partial middle distance views of the site will be available from the first floor in winter.<br>**Operational** | Neutral | Neutral / Slight Adverse | Neutral | Neutral |

| Receptor Details | Sensitivity | Magnitude | Approx/ Proximity to Proposals | Existing Visual Outlook | Views Relative to Development | Visual Impact Rating | | | |
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| | | | | | | Construction / Decommission Period | Winter – Year of Completion | Winter – 15 Years | Summer – 15 Years |
| Dike | | | | middle distance views of the site are possible in winter from first floor windows. | The proposed planting along Bardling Drove will complete the visual screening of the solar farm. | | | | |
| **Broad Gate and South of the proposed site** | | | | | | | | | |
| 27. Askedale - house on north side of Broad Gate | High | Negligible | 300m | The newly extended two-storey house is surrounded by mature evergreen tall hedges, preventing views of the proposed development site. | **After Construction and Operational**<br>There will be no views of the site | Neutral | Neutral | Neutral | Neutral |
| 28. Priory Cottage – 2 storey house on north side of Broad Gate | High | High | 200m | One side window on the ground floor has clear views across most of the proposed development site. There are no upper windows on this east-facing gable. The rear has oblique views of the site, heavily filtered through evergreen / conifer hedge. | **After Construction**<br>There will be fairly close views of the side / front of the panels from the ground floor side window. The rear first floor will have similar but partly screened views.<br>**Operational**<br>The panels will be screened from view by the proposed planted buffer zone along the south-east site boundary. | Moderate Adverse | Moderate / Large Adverse | Slight / Moderate Adverse | Slight Adverse |
| 29. Chestnut House – 2 storey house on north side of Broad Gate | High | High | 5m | The house, built in 1914, has fairly open views across the site from 3 upper storey windows, partly filtered in summer by canopy of large mature tree. Two ground floor windows have views across the site, which will be partly filtered in summer by small garden trees and shrubs. | **After Construction**<br>There will be close views of the side / front of the panels from the ground floor side window. The rear first floor will have similar but partly screened views.<br>**Operational**<br>The panels will be screened from view by the proposed wattle fence and planted buffer zone along the south-east and south-west site boundaries. | Moderate / Large Adverse | Moderate / Large Adverse | Moderate Adverse | Slight / Moderate Adverse |
| 30. 2 storey | High | High | 3m | The house has close, open views | **After Construction** | Moderate / | Large Adverse | Moderate | Moderate |

| Receptor Details | Sensitivity | Magnitude | Approx/ Proximity to Proposals | Existing Visual Outlook | Views Relative to Development | Visual Impact Rating | | | |
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| | | | | | | Construction / Decommission Period | Winter – Year of Completion | Winter – 15 Years | Summer – 15 Years |
| cottage on north side of Broad Gate | | | | across the site from one rear and two west-facing upper storey windows, plus one large rear-facing ground floor and two small south-west-facing windows, plus two further small south-west-facing windows of a rear extension. The only east-facing window is from an entrance porch. The rear views from the ground floor windows are partly filtered in summer by small garden trees and shrubs and an offset short length of evergreen hedge. | There will be very close views of the front of the panels from the rear windows, some of which will be partly screened by garden planting. There will be limited oblique views south-westwards to part of the site.<br>**Operational**<br>The panels will be screened from view by the proposed wattle fence and planted buffer zone along the south-east and south-west site boundaries. Open landscape views will be partly closed down by the development. | Large Adverse | | Adverse | Adverse |
| 31. House on south-west corner of Broad Gate and Old Fen Dike | High | High | 20m | The two storey house, with rear extension, faces directly towards the development site, which is in the foreground. There are two first floor and four ground floor windows facing the site. Additional first floor and ground floor windows of the rear extension have narrow, oblique view of part of the site but wider views are blocked by a tall evergreen hedge. Views from the front are open and unscreened; the front boundary consists of a low brick wall. | **After Construction**<br>There will be close, unscreened views of the front of the panels from the six front windows. There will be limited oblique views north-westwards to part of the site from the rear extension.<br>**Operational**<br>The panels will be screened from view by the proposed wattle fence and planted buffer zone along the south-east and south-west site boundaries. This will partly close the open landscape views. | Moderate / Large Adverse | Large Adverse | Moderate Adverse | Moderate Adverse |
| **Settlement of Sutton St James** | | | | | | | | | |
| 32. Sutton St | High | No change | Minimum | Although there are some open | **After Construction and Operational** | Neutral | Neutral | Neutral | Neutral |

| Receptor Details | Sensitivity | Magnitude | Approx/ Proximity to Proposals | Existing Visual Outlook | Views Relative to Development | Visual Impact Rating | | | |
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| | | | | | | Construction / Decommission Period | Winter – Year of Completion | Winter – 15 Years | Summer – 15 Years |
| James village | | | distance 750m | views south and west from the village, the intermediate built form and screening of trees and hedges does not permit any existing view from this group receptor. | There will be no views of the site | | | | |
| **ROADS** | | | | | | | | | |
| 33. Old Fen Dike | Low | Medium | Minimum distance 0 m | Partly tree lined road passes NW to SE along north-eastern boundary of site. Gaps in planting on the south-western side permits open views across the proposed development. The site can also occasionally be glimpsed between vegetation and buildings, when travelling along the road in either direction beyond the site boundary. | **After Construction**<br>Along the section between the junctions with Bardling Drove and Broad Gate, there will be close side views to the south-east of the panels, occasionally filtered or screened by hedges and trees.<br>**Operational**<br>With the wattle fence and planting of the proposed mitigation measures which will commence during the first planting season, the visual impact will diminish over time. | Slight Adverse | Slight Adverse | Slight Adverse / Neutral | Neutral |
| 34. New Fen Dike | Low | Low to Medium | Minimum distance 400m. | Passes north-west to south-east parallel to the south-western site boundary. Heading south-eastwards, views towards the proposed development are screened by existing tree lined avenue and isolated trees, until 200m north of the junction with Broad Gate, where there is no hedge and views can be glimpsed north-eastwards towards the site. Similarly, middle-distance views | **After Construction**<br>There will be oblique middle-distant front and side views of the panels to the north-east, from the junction with Bad Gate Road and north of the junction with Broad Gate, occasionally filtered or screened by hedges and trees.<br>**Operational**<br>With the planting of the proposed mitigation measures along the south-eastern boundary in particular, the | Neutral / Slight Adverse | Neutral / Slight Adverse | Neutral | Neutral |

| Receptor Details | Sensitivity | Magnitude | Approx/ Proximity to Proposals | Existing Visual Outlook | Views Relative to Development | Visual Impact Rating | | | |
|---|---|---|---|---|---|---|---|---|---|
| | | | | | | Construction / Decommission Period | Winter – Year of Completion | Winter – 15 Years | Summer – 15 Years |
| | | | | can be glimpsed of the site looking north when heading north-westwards, until reaching the tree-lined section north of the Broad Gate junction. | visual impact will diminish over time. | | | | |
| 35. Broad Gate | Low | Medium | Minimum distance 0 m | Running along part of the south-eastern boundary of the site, passing traffic has open views at the eastern end to the north-west across the site, then intermittent views heading west, due to roadside screening by mixed and tall hedging and trees.<br><br>From Sutton St James village up to the junction with Old Fen Dike, there are no views of the site due to intervening trees, hedgerows and built form. | **After Construction**<br>From the junction with Old Fen Dike to Chestnut House (200m), there will be close front views of the panels towards the north-west, partly screened by a hedge west of the first house (Receptor 30).<br>Further west, the site is no longer by the roadside and views are often screened by boundary planting.<br>**Operational**<br>With the planting of the proposed mitigation measures along the south-eastern and the north-eastern boundaries, the visual impact will diminish over time. | Slight Adverse | Slight Adverse | Slight Adverse / Neutral | Neutral |
| 36. Bardling's Drove | Low | High | Minimum distance 0 m | Running along entire north-western boundary of site, passing traffic has open and uninterrupted views to the south-east across the site. | **After Construction**<br>From the junction with Old Fen Dike westwards to Barling's Deer Farm (1 km), there will be close rear views of the panels towards the south-east.<br>Further west, the site is screened by boundary planting.<br>**Operational**<br>With the planting of the proposed mitigation measures along the north-western boundary, the visual impact | Slight / Moderate Adverse | Slight / Moderate Adverse | Slight Adverse / Neutral | Neutral |

| Receptor Details | Sensitivity | Magnitude | Approx/ Proximity to Proposals | Existing Visual Outlook | Views Relative to Development | Visual Impact Rating | | | |
|---|---|---|---|---|---|---|---|---|---|
| | | | | | | Construction / Decommission Period | Winter – Year of Completion | Winter – 15 Years | Summer – 15 Years |
| | | | | | will diminish over time. | | | | |
| 37. Inley Drove and Green Lane | Low | Medium | Minimum distance 500 m | Where these two lanes run parallel to the north-west boundary of site, passing traffic has open and uninterrupted views for much of their length towards the south-east across the site, which can be seen as a horizontal band in the middle distance. | **After Construction**<br>From the junction with Old Fen Dike westwards to Inley Drove Farm (1 km), there will be middle-distance rear views of the panels from Inley Drove to the south-east. Further west, the site is screened by boundary planting.<br>From Green Lane, the views are similar but a little more distant and partly oblique, with additional hedge screening at the western and eastern ends.<br>**Operational**<br>With the planting of the proposed mitigation measures along the north-western boundary, the visual impact will diminish over time. | Slight Adverse | Slight Adverse | Slight Adverse / Neutral | Neutral |
| 38. Goochgate, Sandy Gate and Bad Gate Roads | Low | Low/ Medium | Minimum distance 300 m, 750m and 1.25km respectively | Running parallel to the south-eastern boundary of the site, passing traffic has intermittently open middle to distance views to the north-west across the site, restricted by occasional roadside screening of mixed and tall | **After Construction**<br>From the junction with Old Fen Dike running south-westward, there will be intermittent middle-distant front views of the panels towards the north-west, partly screened by hedges and boundary planting. | Neutral / Slight Adverse | Neutral / Slight Adverse | Neutral | Neutral |

| Receptor Details | Sensitivity | Magnitude | Approx/ Proximity to Proposals | Existing Visual Outlook | Views Relative to Development | Visual Impact Rating | | | |
|---|---|---|---|---|---|---|---|---|---|
| | | | | | | Construction / Decommission Period | Winter – Year of Completion | Winter – 15 Years | Summer – 15 Years |
| | | | | hedging and trees associated with houses between here and on Broad Gate. | **Operational**<br>With the planting of the proposed mitigation measures along the south-eastern and the north-eastern boundaries, the visual impact will diminish over time. | | | | |
| 39. Scalesgate Road | Low | Negligible / No change | Minimum distance 100 m | Open south-westerly views towards the development site are blocked by the massive agricultural buildings and structures associated with Poplar Farm, also partly by Thistlewood Farm. | **After Construction and Operational**<br>There will be no views of the site | Neutral | Neutral | Neutral | Neutral |
| 40. Fishergate | Low | Negligible / No change | Minimum distance 1 km | Views of the site are blocked by the massive agricultural buildings and structures associated mainly with Poplar Farm, also partly by Thistlewood Farm. Minor, intermittent views may be glimpsed in the middle distance from a short stretch of the road. | **After Construction**<br>Views towards the south-west may catch oblique, partly screened middle-distant glimpses of the side of some panels.<br>**Operational**<br>With the planting of the proposed mitigation measures, there will be no views of the site. | Neutral | Neutral | Neutral | Neutral |
| **PUBLIC RIGHTS OF WAY** | | | | | | | | | |
| 41. Bridleway along the South Holland Drain | Medium | Medium | 750m | Open views south-eastwards across flat landscape towards the site for walkers and horse-riders using this route, passing parallel to the site from south-west to north-east. The site can be seen as a horizontal band in the middle distance. | **After Construction**<br>From north-east of the junction with Old Fen Dike south-westwards to south of the junction with Green Lane (1.4 km), there will be middle-distance south-easterly views of the rear of the panels.<br>**Operational** | Slight / Moderate Adverse | Slight / Moderate Adverse | Slight Adverse / Neutral | Slight Adverse / Neutral |

| Receptor Details | Sensitivity | Magnitude | Approx/ Proximity to Proposals | Existing Visual Outlook | Views Relative to Development | Visual Impact Rating | | | |
|---|---|---|---|---|---|---|---|---|---|
| | | | | | | Construction / Decommission Period | Winter – Year of Completion | Winter – 15 Years | Summer – 15 Years |
| | | | | | With the planting of the proposed mitigation measures along the north-western boundary, the visual impact will diminish over time. | | | | |
| 42. Bridleway on Bad Gate Road | Medium | Low | 1.25 km | Distant views north-westwards across flat landscape towards the site are intermittent due to partial screening by mixed hedges and trees, for walkers and horse-riders using this route, which passes parallel to the site from south-west to north-east. | **After Construction**<br>From the junction with Old Fen Dike running south-westward, there will be intermittent middle-distant front views of the panels towards the north-west, partly screened by hedges and boundary planting.<br>**Operational**<br>With the planting of the proposed mitigation measures along the south-eastern and the north-eastern boundaries, the visual impact will diminish over time. | Neutral / Slight Adverse | Neutral / Slight Adverse | Neutral | Neutral |
| **INDUSTRIAL / COMMERCIAL** | | | | | | | | | |
| 43. Industrial site on north side of Broad Gate | Low | No change | 75m | Site is screened by high evergreen hedges and trees (including 2 tall Scots Pine that can be seen from a distance). Minimal or no views of the development site. | There will be no views of the development. | Neutral | Neutral | Neutral | Neutral |
| 44. John Doubleday Ltd (agricultural machinery) and Jekyll's Farm | Low | No change | 1.5 km | There are open views to the north-east; otherwise these 2 receptors are screened by high evergreen hedges and a line of poplar trees on the north side of Green Lane. | There will be no views of the development. | Neutral | Neutral | Neutral | Neutral |
| **SCHEDULED ANCIENT MONUMENT** | | | | | | | | | |
| 45. Site of Butter Cross at | High | High | 0m | Site has open outlook over whole site | **Post Construction:** views to the north-west will contain side views of the solar | Large / Moderate | Large / Moderate | Slight Adverse | Slight Adverse |

| Receptor Details | Sensitivity | Magnitude | Approx/ Proximity to Proposals | Existing Visual Outlook | Views Relative to Development | Visual Impact Rating | | | |
|---|---|---|---|---|---|---|---|---|---|
| | | | | | | Construction / Decommission Period | Winter – Year of Completion | Winter – 15 Years | Summer – 15 Years |
| north-west corner of Old Fen Dike and Broad Gate | | | | | panels.<br>The setting of the SAM will change from open landscape to planted backdrop.<br>**Operational:** With mitigation: views of the panels will be partially screened by a 50m buffer zone of mixed planting but broader long distance views will be lost. | Adverse | Adverse | | |
| | | | | | | | | | |