

Landscape & Visual Impact Assessment



Proposed small scale standby embedded power plant

Tofts Lane, Hunshelf, Barnsley, S36 2BS

July 2010

Revision B - November 2011

Produced for:



by:

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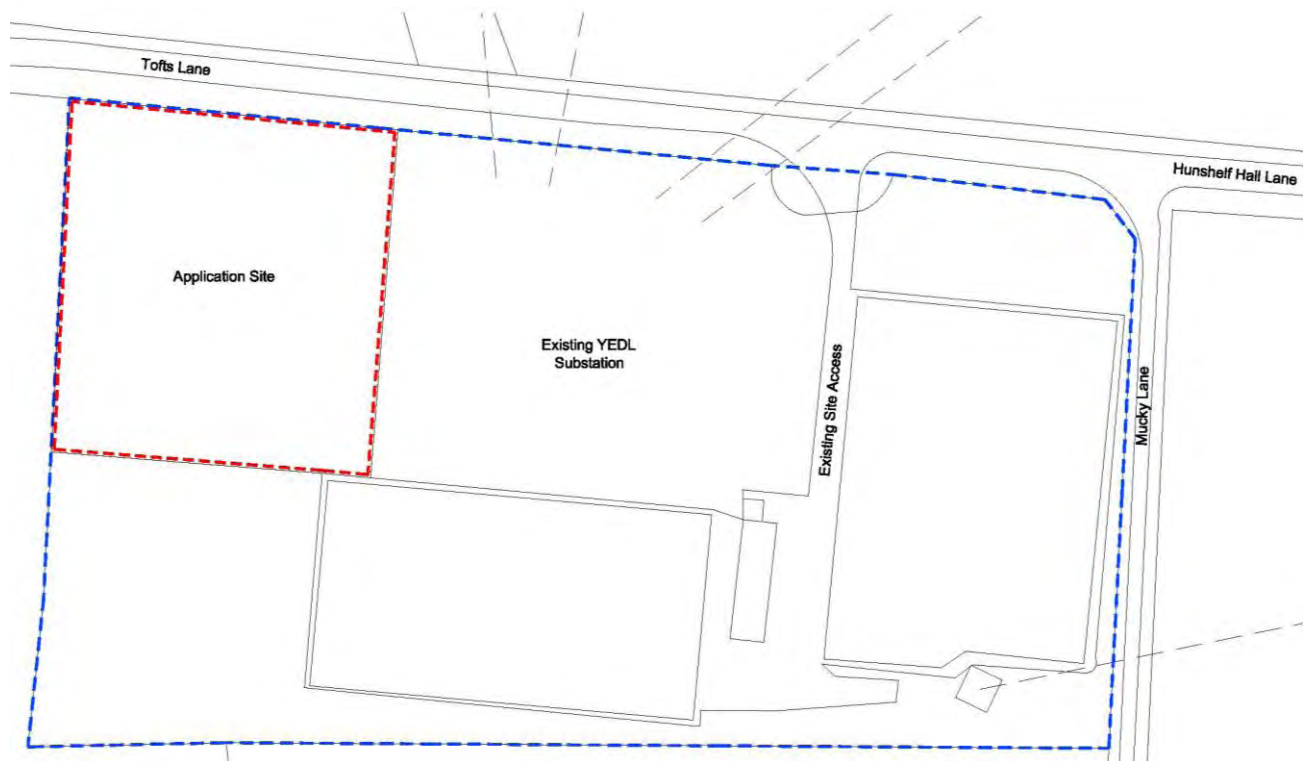
Date of Report: July 2nd 2010
Report Reference: A1403 Revision A (20.07.10)
Issued by: MJB
Checked by: GLM

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1 INTRODUCTION

- 1.1 Encon Associates were commissioned by Mr David Sheppard of Green Frog Power in response to the Local Authorities request for "a landscape and visual impact assessment" in support of their planning application to construct a small scale standby embedded power plant adjacent to the existing YEDL Tofts Lane Substation compound at Hunshelf.
- 1.2 This Report provides an assessment of the visual impact of the proposed development, with particular emphasis on the view of the new unit and its potential impact on the surrounding area. Whilst this report does not constitute a full Environmental Impact Assessment, the Report seeks to follow the principles of the guidance published by The Landscape Institute and the Institute of Environmental Assessment for "Guidelines for Landscape and Visual Impact Assessment".
- 1.3 This report seeks to assess the visual impact of the proposals as well as any impacts on the existing landscape of the area to inform the design for any mitigation required in the form of new landscaping and planting.

Diagram 1 - Existing Site Layout



2.3 Green Frog Power Ltd have taken a lease on the proposed application site and have agreed with YEDL (Yorkshire Electricity Distribution Ltd) and the National Grid PLC that the site is to be developed as a small-scale standby power generation plant. This kind of power plant is known as 'embedded generation' and is in complete alignment with the Governments 2007 Energy White Paper on future energy policy to encourage green and carbon efficient distributed power.

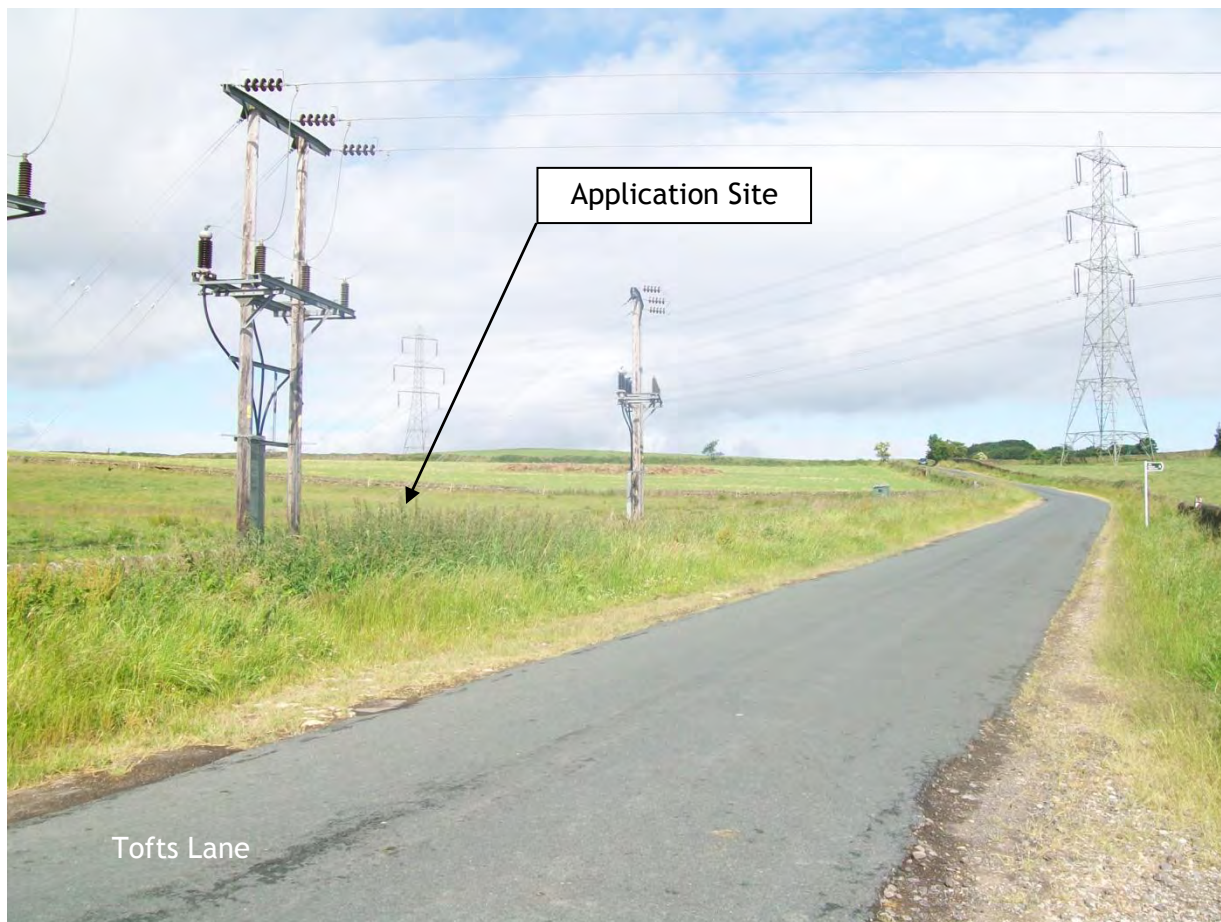
2.4 The site is located in a predominantly rural area consisting of farms and farm land. The closest farm buildings are 700m from the existing site entrance at the junction of Tofts Lane

and Underbank Lane. The closest residential settlement is located on Dean Head Lane, which is 900m from the application site (see aerial photograph below)



- 2.5 The site represents a rural location within land historically and currently used for agriculture/grazing. Topography of the area is such that the site is located on the mid slope of a large valley and is set lower than the majority of the surrounding land north of the site, with the high ground consisting of Snowden Hill, with the lower ground of Stocksbridge and the valley bottom to the south of the site, including Underbank Reservoir. Tofts Lane which runs from north-west to south-east gently falls from 308m AOD in the west to 280m AOD in the east. The site is situated at a general level of 285m AOD, some 10 - 20m lower than the surrounding hillside to the north and approximately 100m above the valley bottom to the south which it at a level of approximately 180m AOD.

- 2.6 The site is located off a quiet country lane and is surrounded by farmland/grazing land.



View of Tofts Lane looking west with the application site on the south of the road

- 2.7 The existing character of the area is dictated by the strong lines of field boundaries, dry stone walls, tree-belts, blocks of trees and hedgerows alongside most of the lanes surrounding the site. The photograph below is typical of Tofts Lane adjacent to the application site.



View from Tofts Lane looking east towards the site

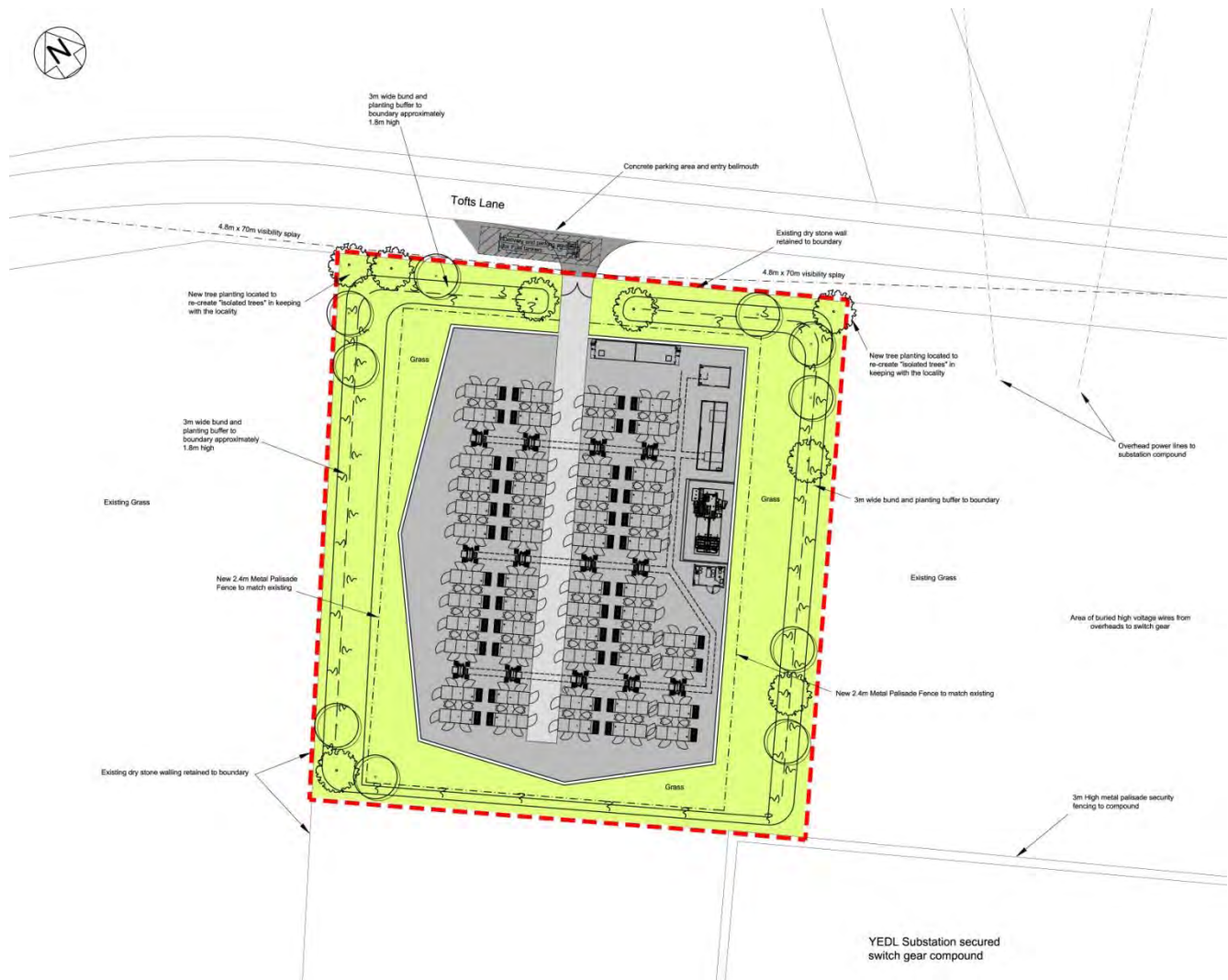
2.8 The wider context of the site is an undulating framework of fields and hedgerows interrupted by small areas of woodland, grass embankments, many of them grazed by livestock, and individual hedgerow trees. There are a small number urban areas in the vicinity of the site. Stocksbridge and Deepcar approximately 1 mile to the south, Penistone to the north approximately 1.5 miles from the site and Thurgoland which is approximately 2 miles to the east. The west of the site has no urban areas in proximity of the site and consists mainly of moorland and the upper Derwent Valley with isolated settlements, with the Pennines further west from the site. The closest urban area to the west is Glossop which is approximately 20 miles further west across the Pennines.

- 2.9 The existing landscape features of the surrounding area, along with views towards the site have been recorded and are appended to this report to show the context of the site with its surroundings.

3 PROPOSALS

- 3.1 The Development proposed is for the erection of a compound to house the generating equipment for the standby power plant. The proposed fuel for the generators will be stored in double bunded fuel tanks within the compound. In addition there will be smaller double skinned tanks within each generator enclosure. The compound will also house all the associated transformers and switching equipment.
- 3.2 The proposed plant, tanks and associated parking is to be constructed using a newly formed gated access off Tofts Lane which is just a short distance off the A616 Whams Road Via Manchester Road and Underbank Lane. The new access will be constructed from the existing lane leading to the proposed plant. The hard-standing in front of the new access has been designed to enable the fuel delivery tankers to park and not to obstruct Tofts Lane. The proposals are shown on the site plan (see Diagram 2 overleaf).

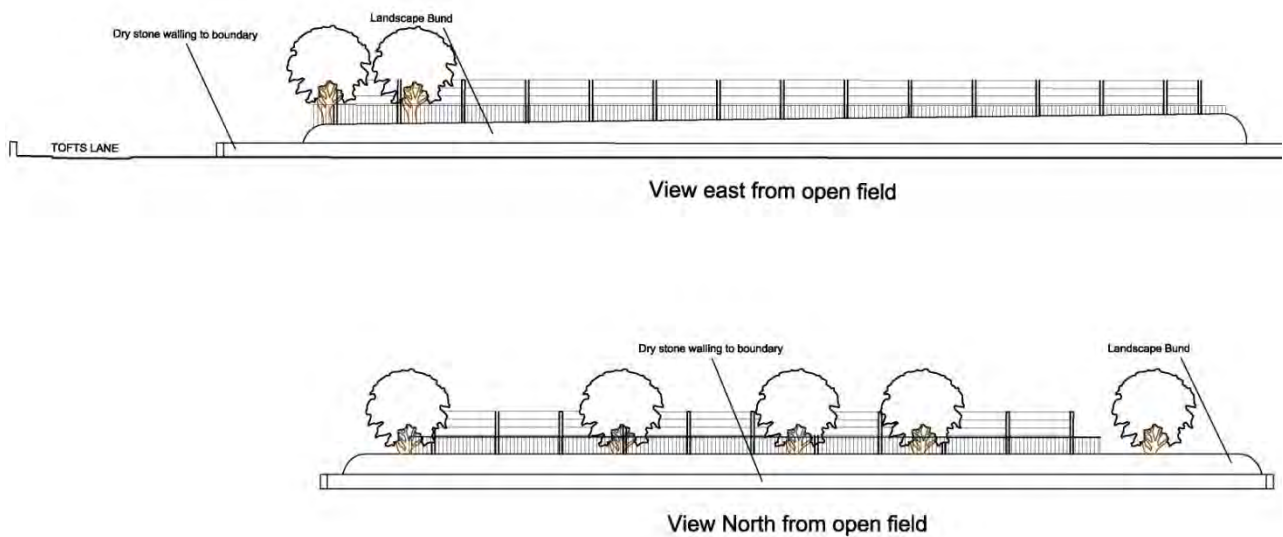
Diagram 2 - Proposed Site Layout



3.3 It is also proposed to completely enclose the site with a 1.8m high earth bund. This is to be planted with a mix of native species of trees and shrubs to screen the development. The detailed landscape design will be designed based on the findings of this report and is provided separately on proposal plans.

3.4 The elevations below show the appearance of the structure of the generator building:

Diagram 3 - Elevations of the Proposed Site



4 VISUAL ASSESSMENT

- 4.1 The site was visited on Friday 2nd July 2010 to carry out a visual assessment of the area in order to determine the impact on the visual setting of the proposed development and the existing landscape context.
- 4.2 The process takes the form of a review of the existing landscape and visual appearance of the context of the site as a 'baseline study'. The data collected forms the basis against which a review of the magnitude and the significance of the predicted landscape and visual impacts of the development can be assessed.
- 4.3 The purpose of the baseline study is to record and analyse the existing character, quality, enhancement potential and sensitivity of the landscape and visual resources in the vicinity of the proposed development.
- 4.4 A photographic record has been produced to illustrate the extent to which the application site can be viewed from the surrounding accessible land ie public footways, tracks, roads, etc.
- 4.5 The photographs taken are 35mm 'human eye' perspective with no zoom applied in order to represent as close as possible the actual views of the site.
- 4.6 The results of the Baseline Study are appended at the back of this report.

5 RESULTS

- 5.1 The results of the Baseline Study have been extracted from the Field Survey exercise carried out on the 2nd July 2010 and have been appended to the back of this report. The results are summarised below:

5.2 View of the Site

The visual survey was carried out along Pond Common Lane, round Sharpe Royd Nook, up Dean head Lane, right onto Tofts Lane (including the adjacent public footpaths), down Underbank Lane, along Hunshelf Road, up Mucky Lane, and finally back onto Tofts Lane. It was assessed that this route would most likely provide the greatest visibility of the application site.

- 5.3 A total of 16 viewpoints were examined to determine the extent to which the site is visible from the surrounding area. Away from Tofts Lane, the visibility of the site was very limited with views of the site mainly obscured by the topography and existing hedgerows and mature trees.
- 5.4 The site becomes visible from the vantage point of the public footpath which crosses grazing land rising towards Chapel Farm to the north of the site. This elevated position enables views across the broad valley. However, in the vast majority of locations, the site was either considerably or partially obscured by existing hedgerows and wooded areas in the foreground or the topography of the land between the view point and the site.

The development site is fully or almost fully, visible in 31% of the view points. The site can be partially seen from 19% of the view points and cannot be seen at all in 50% of the view points.

5.3 Description

The most common description of the site is one of gently undulating, rolling, broad valley topography, rural character with strong field patterns defined by dry stone walls and or hedgerows with isolated trees

5.4 Landcover and landscape elements

The most common landscape elements in view, ie those which appear in more than 50% of the views, were as follows:

Masts/poles	50%
Pylons	94%
Walls	94%
Hedges	56%
Field pattern	94%
Isolated trees	88%
Road	63%

Trees and fields are the main features of this landscape, with the existing substation appearing in 31% of the view points.

5.5 Landform

The most common category to describe the landform, ie those which best described the topography in more than 50% of the views were:

Undulating	50%
Hills	50%
Broad valley	100%

The topography is therefore one of undulating, hills which takes the form of a broad valley.

5.6 Aesthetic factors

The following best describes the landscape for each of the categories (as per the % results appended)

BALANCE:	harmonious and balanced
SCALE:	medium to large
ENCLOSURE:	open and exposed, with some enclosure
TEXTURE:	textured, with some smooth elements
COLOUR:	colourful, with some muted elements

DIVERSITY:	simple with some diversity
MOVEMENT:	peaceful with some remote activity
UNITY:	unified with some interruption and fragmented elements
FORM:	combination of straight and curved, with some sinuous and angular form
SECURITY:	mainly safe and comfortable with an element of unsettling
STIMULUS:	generally interesting landscape with some minor bland parts
PLEASURE:	pleasant with some minor unpleasant part

5.7 Landscape condition

The overall condition of the landscape is Good and is mainly described as a managed agricultural landscape with well maintained dry stone walls and hedgerows and strong woodland blocks with isolated trees around field boundaries.

Most Appropriate Management Strategy:

Conservation:	Maintain rural character and boundary walls/fences/hedgerows
Restoration:	None required
Reconstruction:	None required

5.8 Ability to Accommodate Change

A strong landscape structure provides an ability to absorb development to a certain extent, but the introduction of alien built forms would significantly influence the character and quality and would need to be designed to blend in with the existing character of the area.

Any development would need to be strongly connected with the existing built form in the locality namely the existing sub-station and the surrounding farm and agricultural buildings. The strong landscape features eg blocks of woodland and the rolling topography of the broad valley with isolated trees would help to integrate the development within the rural setting of the area.

6 SUMMARY OF IMPACT

6.1 The site is not fully visible in 50% of the viewpoints surveyed and is only fully visible in less than a third. Within the remaining viewpoints, the site is partially visible and is obscured by the character of the rolling topography and blocks of isolated trees, field boundaries and hedgerows.

6.2 Whilst assessing the extent to which the site is visible, consideration needs to be given to the time of year in which the survey has been carried out ie during the summer months. The tree species in this area are almost exclusively deciduous and at this time of year they are in leaf. During the winter months the deciduous trees will lose their foliage, which may result in some views of the site becoming more visible. However, the screening ability of

the existing trees in the area is only a small factor, with the topography being the main element to obscure the views of the site from the surrounding areas and so the fall of leaf will only have a minor effect on increasing the views.

- 6.3 The landscape of the area is good quality, rural countryside. The area has high aesthetic qualities which are harmonious and balanced and of a medium to large scale. The landscape has a sense of enclosure offered by the strong field patterns bounded by dry stone walls and yet has an open, almost exposed feeling. It has a textured, colourful appearance, although muted from some viewpoints.
- 6.4 The diversity of the landscape is simple with some diverse elements and is peaceful and unified. The form is generally straight and curved with some sinuous lines and on the whole feels safe. It is an interesting and pleasant landscape. The landscape has a robustness that is strong enough to accommodate development that is formed to emphasise the existing characteristics of the area ie: strong field boundaries, clumps of woodland, hedgerows, rolling topography with isolated trees.
- 6.5 Careful consideration of the boundary to the site in the form of a new soil bund with some planting including isolated trees instead of a continuous screen of tree planting would help to blend the proposals within the landscape. The location of the fencing is also important and by positioning the fencing within the proposed screen bund, this will reduce the visual impact of the steel fencing by obscuring the view with the bund in front of it.

- 6.6 Consideration is also needed for the configuration of the fuel storage which has a potentially high impact. The proposed fuel tanks and associated access steps currently stand higher than the level of the building. Their impact could be reduced by lowering the tanks either by laying them on their side rather than having them up right or an even better solution would be to bury them underground (depending on whether this is a viable option which can be economically and safely designed by the engineers)

7 CONCLUSION

71. This report has been produced in response to the Local Authorities request for "a landscape and visual impact assessment" in support of a planning application to construct a small scale standby embedded power plant adjacent to the existing YEDL Tofts Lane Substation compound at Hunshelf.

- 7.2 The Report provides an assessment of the visual impact of the proposed development, with particular emphasis on the view of the new unit and its potential impact on the surrounding area. Whilst this report does not constitute a full Environmental Impact Assessment, the Report seeks to follow the principles of the guidance published by The Landscape Institute and the Institute of Environmental Assessment for "Guidelines for Landscape and Visual Impact Assessment".

- 7.3 The results of this report should be used as a strategy for the design of the layout proposals including landform, building orientation, screening and landscaping, the main suggestions are to locate the screen bund on the outside of the fencing to obscure and soften the appearance of the fencing and also to lower the height of the fuel tanks by rotating them

onto their sides or by burying underground. Landscaping details have been provided on the Proposed Landscaping Plan (drawing number A1403-01) and should be read in conjunction with this report.

Signed for and on behalf of Encon Associates Limited

A handwritten signature in black ink, appearing to read 'M. J. Bentley', with a horizontal line extending from the end of the signature.

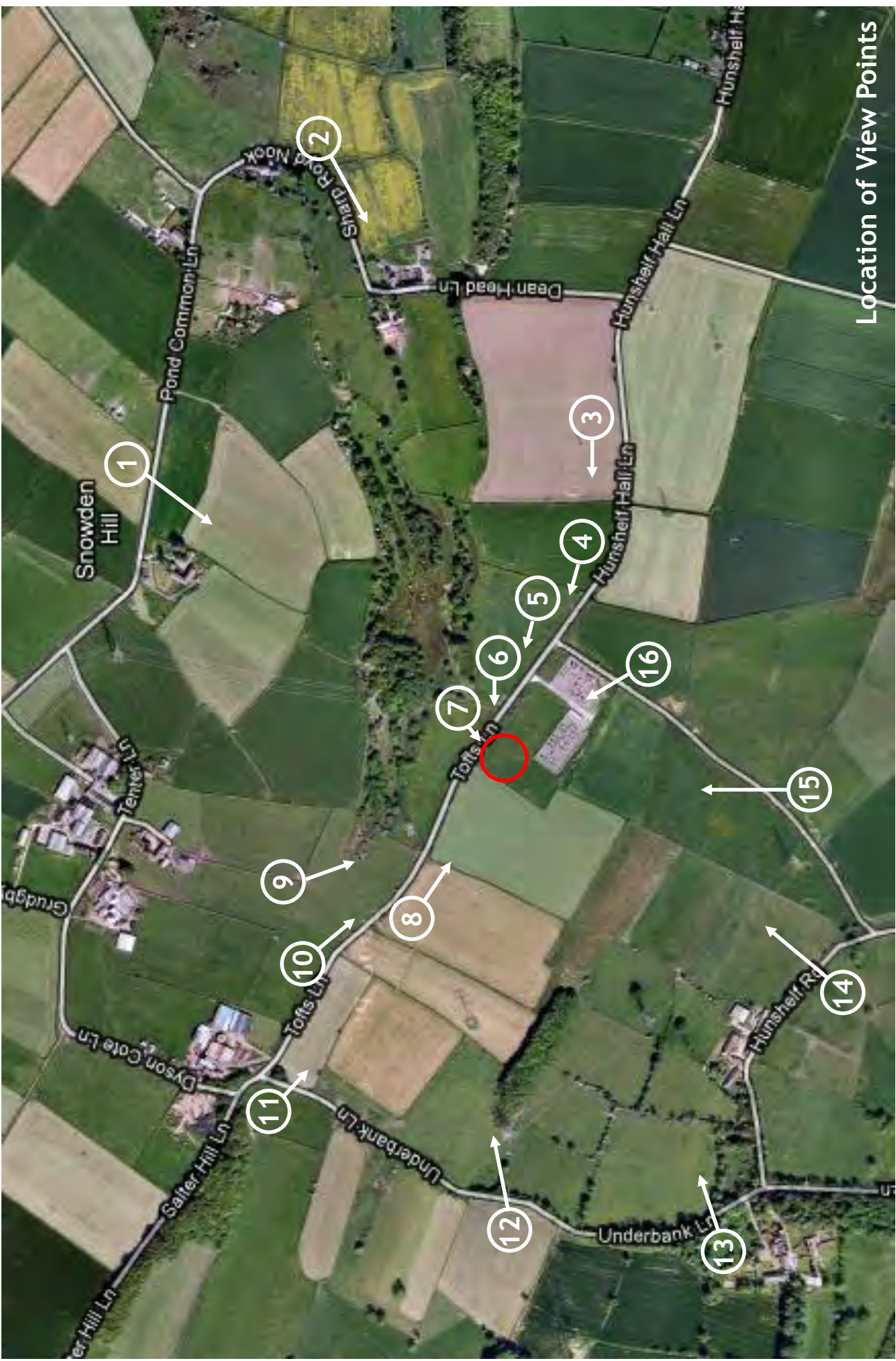
Mark Bentley BA (Hons), Dip LA, MCIHT

Landscape Architecture Division

Date: 14th July 2010

APPENDIX A

Location of Viewpoints



Location of View Points

APPENDIX B

Field Survey Forms

FIELD SURVEY FORM

View No: 1 Location: Pond Common Ln Date: 2/7/10 Surveyor: MB

Annotated View:



Brief Description:

View from Pond common lane which is elevated from the site which is obscured by the topography

Landcover and landscape elements:

Farm buildings	walls	woodland	river	footpath
Churches	fences	plantation	stream	track
Masts/poles	hedges	isolated trees	lake	road
Pylons	banks	tree clumps	reservoir	motorway
Industry	shelterbelt	hedgerow trees	pond	railway
Vernacular buildings	field pattern	parkland	canal	
Settlement	arable	scrub	waterfall	
Built-up	pasture	marsh	beach	
Mineral working	orchards		dune	
Ruins			mudflat	

Landform:

Flat	plain	coast
Undulating	rolling lowland	estuary
Rolling	plateau	broad valley
Steep	hills	narrow valley
Vertical	scarp	deep gorge
	Cliff	

Aesthetic factors:

BLANCE:	harmonious	balanced	discordant	chaotic
SCALE:	intimate	small	medium	large
ENCLOSURE:	confined	enclosed	open	exposed
TEXTURE:	smooth	textured	rough	very rough
COLOUR:	monochrome	muted	colourful	garish
DIVERSITY:	uniform	simple	diverse	complex
MOVEMENT:	remote	vacant	peaceful	active
UNITY:	unified	interrupted	fragmented	chaotic
FORM:	straight	angular	curved	sinuous
SECURITY:	comfortable	safe	unsettling	threatening
STIMULUS:	boring	bland	interesting	invigorating
PLEASURE:	offensive	unpleasant	pleasant	beautiful

Landscape Condition:

Arable fields in good condition

Most Appropriate Management Strategy:

Conservation: Preserve the arable maintenance

Restoration: -

Reconstruction: -

Ability to Accommodate Change:

Some built form in the area, but largely rural with limited ability to accommodate change

FIELD SURVEY FORM

View No: 2 Location: Sharp Royd Nook Date: 2/7/10 Surveyor: MB

Annotated View:



Brief Description:

View from Sharp Royd Nook towards Tofts Lane. The site is not visible from here.

Landcover and landscape elements:

Farm buildings	walls	woodland	river	footpath
Churches	fences	plantation	stream	track
Masts/poles	hedges	isolated trees	lake	road
Pylons	banks	tree clumps	reservoir	motorway
Industry	shelterbelt	hedgerow trees	pond	
Vernacular buildings	field pattern	parkland	canal	
Settlement	arable	scrub	waterfall	
Built-up	pasture	marsh	beach	
Mineral working	orchards		dune	
Ruins			mudflat	

Landform:

Flat	plain	coast
Undulating	rolling lowland	estuary
<u>Rolling</u>	plateau	broad valley
Steep	<u>hills</u>	<u>narrow valley</u>
Vertical	scarp	deep gorge
	Cliff	

Aesthetic factors:

BLANCE:	harmonious	balanced	chaotic
SCALE:	<u>intimate</u>	small	large
ENCLOSURE:	confined	enclosed	exposed
TEXTURE:	smooth	<u>textured</u>	very rough
COLOUR:	monochrome	muted	garish
DIVERSITY:	uniform	simple	complex
MOVEMENT:	remote	vacant	active
UNITY:	unified	interrupted	chaotic
FORM:	straight	<u>angular</u>	sinuous
SECURITY:	comfortable	safe	threatening
STIMULUS:	boring	bland	invigorating
PLEASURE:	offensive	unpleasant	beautiful

Landscape Condition:

Well maintained fields and walls

Most Appropriate Management Strategy:

Conservation:

Maintain existing quality

Restoration:

Reconstruction:

Ability to Accommodate Change:

Site not visible from here. Built form existing in this area.

FIELD SURVEY FORM

View No: 3 Location: Tofts Lane Date: 2/7/10 Surveyor: MB

Annotated View:



Brief Description:

View from Tofts Lane showing the site obscured by topography and isolated trees

Landcover and landscape elements:

Farm buildings	walls	woodland	river	footpath
Churches	fences	plantation	stream	track
Masts/poles	hedges	isolated trees	lake	road
Pylons	banks	tree clumps	reservoir	motorway
Industry	shelterbelt	hedgerow trees	pond	railway
Vernacular buildings	field pattern	parkland	canal	
Settlement	arable	scrub	waterfall	
Built-up	pasture	marsh	beach	
Mineral working	orchards		dune	
Ruins			mudflat	

Landform:

Flat	plain	coast
Undulating	rolling lowland	estuary
<u>Rolling</u>	plateau	broad valley
Steep	<u>hills</u>	narrow valley
Vertical	scarp	deep gorge
	Cliff	

Aesthetic factors:

BLANCE:	harmonious	balanced	discordant	chaotic
SCALE:	<u>intimate</u>	small	medium	large
ENCLOSURE:	confined	enclosed	<u>open</u>	exposed
TEXTURE:	smooth	<u>textured</u>	rough	very rough
COLOUR:	monochrome	muted	colourful	garish
DIVERSITY:	uniform	simple	<u>diverse</u>	complex
MOVEMENT:	remote	<u>vacant</u>	peaceful	active
UNITY:	unified	interrupted	fragmented	chaotic
FORM:	<u>straight</u>	angular	curved	sinuous
SECURITY:	comfortable	<u>safe</u>	unsettling	threatening
STIMULUS:	boring	bland	interesting	invigorating
PLEASURE:	offensive	unpleasant	<u>pleasant</u>	beautiful

Landscape Condition:

Well maintained fields and boundary walls

Most Appropriate Management Strategy:

Conservation:

Maintain existing quality

Restoration:

Reconstruction:

Ability to Accommodate Change:

The site is obscured from this location and therefore change could be accommodated if the screening elements are refined/enhanced

FIELD SURVEY FORM

View No: 4 Location: Tofts Lane Date: 2/7/10 Surveyor: MB

Annotated View:



Brief Description:

View down Tofts Lane showing isolated trees in the foreground with the site on the left

Landcover and landscape elements:

Farm buildings	walls	woodland	river	footpath
Churches	<u>fences</u>	<u>plantation</u>	stream	track
Masts/poles	<u>hedges</u>	isolated trees	lake	<u>road</u>
Pylons	banks	<u>tree clumps</u>	reservoir	motorway
Industry	shelterbelt	<u>hedgerow trees</u>	pond	railway
Vernacular buildings	<u>field pattern</u>	<u>parkland</u>	canal	
Settlement	<u>arable</u>	scrub	waterfall	
Built-up	<u>pasture</u>	marsh	beach	
Mineral working	<u>orchards</u>		dune	
Ruins			mudflat	

Landform:

Flat	plain	coast
Undulating	rolling lowland	estuary
Rolling	plateau	broad valley
<u>Steep</u>	hills	<u>narrow valley</u>
Vertical	scarp	deep gorge
	Cliff	

Aesthetic factors:

BLANCE:	<u>harmonious</u>	balanced	discordant	chaotic
SCALE:	intimate	small	medium	large
ENCLOSURE:	confined	enclosed	<u>open</u>	exposed
TEXTURE:	smooth	<u>textured</u>	rough	very rough
COLOUR:	<u>monochrome</u>	muted	colourful	garish
DIVERSITY:	uniform	simple	diverse	complex
MOVEMENT:	remote	<u>vacant</u>	peaceful	active
UNITY:	unified	interrupted	fragmented	chaotic
FORM:	straight	<u>angular</u>	curved	sinuous
SECURITY:	comfortable	<u>safe</u>	<u>unsettling</u>	threatening
STIMULUS:	boring	bland	<u>interesting</u>	invigorating
PLEASURE:	offensive	unpleasant	<u>pleasant</u>	beautiful

Landscape Condition:

well maintained fields and boundary walls

Most Appropriate Management Strategy:

Conservation:

Maintain the existing quality of arable pasture

Restoration:

Reconstruction:

Ability to Accommodate Change:

Despite rural nature, the existence of the sub-station would help the inclusion of additional structures as it would be in-keeping with the existing features

FIELD SURVEY FORM

View No: 5 Location: *Muddy Ln* Date: *2/7/10* Surveyor: *MB*

Annotated View:



Brief Description:

A view from the junction of Muddy Lane and Tofts Lane showing the existing plant

Landcover and landscape elements:

Farm buildings	walls	woodland	river	footpath
Churches	<u>fences</u>	plantation	stream	track
Masts/poles	<u>hedges</u>	isolated trees	lake	road
<u>Pylons</u>	banks	tree clumps	reservoir	motorway
Industry	shelterbelt	hedgerow trees	pond	railway
Vernacular buildings	<u>field pattern</u>	parkland	canal	
Settlement	arable	scrub	waterfall	
Built-up	pasture	marsh	beach	
Mineral working	orchards		dune	
Ruins			mudflat	

Landform:

Flat	plain	coast
Undulating	rolling lowland	estuary
Rolling	plateau	broad valley
Steep	hills	<u>narrow valley</u>
Vertical	scarp	deep gorge
	Cliff	

Aesthetic factors:

BLANCE:	harmonious	balanced	chaotic
SCALE:	intimate	small	large
ENCLOSURE:	confined	enclosed	exposed
TEXTURE:	smooth	textured	very rough
COLOUR:	monochrome	<u>muted</u>	garish
DIVERSITY:	uniform	<u>simple</u>	complex
MOVEMENT:	remote	vacant	active
UNITY:	unified	interrupted	chaotic
FORM:	straight	<u>angular</u>	sinuous
SECURITY:	comfortable	<u>safe</u>	threatening
STIMULUS:	boring	bland	invigorating
PLEASURE:	offensive	unpleasant	beautiful

Landscape Condition:

Good

Most Appropriate Management Strategy:

Conservation:

Maintain grassland

Restoration:

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Reconstruction:

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Ability to Accommodate Change:

Extension to the existing power station could be accommodated

FIELD SURVEY FORM

View No: 6 Location: Tofts Lane Date: 2/7/10 Surveyor:

Annotated View:



Brief Description:

A view up Tofts Lane with the existing plant on the left and the application site

Landcover and landscape elements:

Farm buildings	walls	woodland	river	footpath
Churches	fences	plantation	stream	track
Masts/poles	hedges	isolated trees	lake	road
Pylons	banks	tree clumps	reservoir	motorway
Industry	shelterbelt	hedgerow trees	pond	railway
Vernacular buildings	field pattern	parkland	canal	
Settlement	arable	scrub	waterfall	
Built-up	pasture	marsh	beach	
Mineral working	orchards		dune	
Ruins			mudflat	

Landform:

Flat	plain	coast
Undulating	rolling lowland	estuary
<u>Rolling</u>	plateau	broad valley
Steep	<u>hills</u>	<u>narrow valley</u>
Vertical	scarp	deep gorge
	Cliff	

Aesthetic factors:

BLANCE:	harmonious	balanced	discordant	chaotic
SCALE:	intimate	small	medium	large
ENCLOSURE:	confined	enclosed	<u>open</u>	<u>exposed</u>
TEXTURE:	smooth	textured	rough	very rough
COLOUR:	monochrome	muted	colourful	garish
DIVERSITY:	uniform	simple	diverse	complex
MOVEMENT:	remote	vacant	peaceful	active
UNITY:	unified	interrupted	fragmented	chaotic
FORM:	straight	angular	curved	sinuous
SECURITY:	comfortable	safe	unsettling	threatening
STIMULUS:	boring	bland	interesting	invigorating
PLEASURE:	offensive	unpleasant	<u>pleasant</u>	beautiful

Landscape Condition:

Good

Most Appropriate Management Strategy:

Conservation:

Maintain grass areas within Plant area

Restoration:

Reconstruction:

Ability to Accommodate Change:

Good ability to change within proximity of existing Power Plant

FIELD SURVEY FORM

View No: 7 Location: Tofts Ln Date: 2/7/10 Surveyor: MB

Annotated View:



Brief Description:

The site is clearly visible from Tofts Lane

Landcover and landscape elements:

Farm buildings	walls	woodland	river	footpath
Churches	fences	plantation	stream	track
Masts/poles	hedges	isolated trees	lake	road
Pylons	banks	tree clumps	reservoir	motorway
Industry	shelterbelt	hedgerow trees	pond	railway
Vernacular buildings	field pattern	parkland	canal	
Settlement	arable	scrub	waterfall	
Built-up	pasture	marsh	beach	
Mineral working	orchards		dune	
Ruins			mudflat	

Landform:

<u>Flat</u>	plain	coast
<u>Undulating</u>	rolling lowland	estuary
<u>Rolling</u>	plateau	broad valley
<u>Steep</u>	hills	narrow valley
<u>Vertical</u>	scarp	deep gorge
	Cliff	

Aesthetic factors:

BLANCE:	<u>harmonious</u>	balanced	discordant	chaotic
SCALE:	<u>intimate</u>	small	medium	large
ENCLOSURE:	confined	enclosed	open	exposed
TEXTURE:	<u>smooth</u>	textured	rough	very rough
COLOUR:	<u>monochrome</u>	muted	colourful	garish
DIVERSITY:	uniform	<u>simple</u>	diverse	complex
MOVEMENT:	remote	<u>vacant</u>	peaceful	active
UNITY:	unified	interrupted	fragmented	chaotic
FORM:	<u>straight</u>	angular	curved	sinuous
SECURITY:	<u>comfortable</u>	safe	unsettling	threatening
STIMULUS:	boring	bland	interesting	invigorating
PLEASURE:	offensive	unpleasant	<u>pleasant</u>	beautiful

Landscape Condition:

Good

Most Appropriate Management Strategy:

Conservation:

Maintain the arable fields

Restoration:

-

Reconstruction:

-

Ability to Accommodate Change:

Some ability for change adjacent to existing power plant if sensitivity done

FIELD SURVEY FORM

View No: 8 Location: Tofts Lane Date: 2/7/10 Surveyor: MB

Annotated View:



Brief Description:

Clear view of the application site in the foreground of the existing plant

Landscape and landscape elements:

Farm buildings	walls	woodland	river	footpath
Churches	fences	plantation	stream	track
Masts/poles	hedges	isolated trees	lake	road
Pylons	banks	tree clumps	reservoir	motorway
Industry	shelterbelt	hedgerow trees	pond	
Vernacular buildings	field pattern	parkland	canal	
Settlement	arable	scrub	waterfall	
Built-up	pasture	marsh	beach	
Mineral working	orchards		dune	
Ruins			mudflat	

Landform:

Flat
Undulating
Rolling
Steep
Vertical

plain
rolling lowland
plateau
hills
scarp
Cliff

coast
estuary
broad valley
narrow valley
deep gorge

Aesthetic factors:

BLANCE: harmonious
SCALE: intimate
ENCLOSURE: confined
TEXTURE: smooth
COLOUR: monochrome
DIVERSITY: uniform
MOVEMENT: remote
UNITY: unified
FORM: straight
SECURITY: comfortable
STIMULUS: boring
PLEASURE: offensive

balanced
small
enclosed
textured
muted
simple
vacant
interrupted
angular
safe
bland
unpleasant

discordant
medium
open
rough
colourful
diverse
peaceful
fragmented
curved
unsettling
interesting
pleasant

chaotic
large
exposed
very rough
garish
complex
active
chaotic
sinuous
threatening
invigorating
beautiful

Landscape Condition:

Good

Most Appropriate Management Strategy:

Conservation:

Maintain the existing arable land where possible

Restoration:

Reconstruction:

Ability to Accommodate Change:

Some ability adjacent to the existing power plant.

FIELD SURVEY FORM

View No: 9 Location: Public footpath (off Totter Ln) Date: 21/10 Surveyor: MB

Annotated View:



Brief Description:

Applishor site visible adjacent to the existing power station

Landcover and landscape elements:

Farm buildings	walls	woodland	river	footpath
Churches	fences	plantation	stream	track
Masts/poles	hedges	isolated trees	lake	road
Pylons	banks	tree clumps	reservoir	motorway
Industry	shelterbelt	hedgerow trees	pond	railway
Vernacular buildings	field pattern	parkland	canal	
Settlement	arable	scrub	waterfall	
Built-up	pasture	marsh	beach	
Mineral working	orchards		dune	
Ruins			mudflat	

Landform:

Flat
Undulating
Rolling
Steep
Vertical
plain
rolling lowland
plateau
hills
scarp
Cliff
coast
estuary
broad valley
narrow valley
deep gorge

Aesthetic factors:

BLANCE:	harmonious	balanced	discordant	chaotic
SCALE:	<u>intimate</u>	small	medium	large
ENCLOSURE:	confined	enclosed	open	<u>exposed</u>
TEXTURE:	smooth	<u>textured</u>	rough	very rough
COLOUR:	monochrome	muted	<u>colourful</u>	garish
DIVERSITY:	uniform	simple	diverse	complex
MOVEMENT:	remote	<u>vacant</u>	peaceful	active
UNITY:	unified	<u>interrupted</u>	fragmented	chaotic
FORM:	straight	angular	curved	sinuous
SECURITY:	<u>comfortable</u>	safe	unsettling	threatening
STIMULUS:	boring	bland	<u>interesting</u>	invigorating
PLEASURE:	offensive	unpleasant	<u>pleasant</u>	beautiful

Landscape Condition:

Good grazing land well maintained

Most Appropriate Management Strategy:

Conservation:

Maintain the rural landscape/farmland

Restoration:

Reconstruction:

Ability to Accommodate Change:

Rural setting could not stand change unless located with existing features such as the power plant as this could be interpreted more easily

FIELD SURVEY FORM

View No: 10 Location: *Tofts Lane* Date: *2/7/10* Surveyor: *MB*

Annotated View:



Brief Description:

The site is almost visible as the land falls down the broad valley

Landcover and landscape elements:

Farm buildings	walls	woodland	river	footpath
Churches	<u>fences</u>	plantation	stream	<u>track</u>
Masts/poles	hedges	isolated trees	lake	<u>road</u>
<u>Pylons</u>	banks	<u>tree clumps</u>	reservoir	motorway
Industry	shelterbelt	hedgerow trees	pond	railway
Vernacular buildings	<u>field pattern</u>	parkland	canal	
Settlement	<u>arable</u>	scrub	waterfall	
Built-up	<u>pasture</u>	marsh	beach	
Mineral working	<u>orchards</u>		dune	
Ruins			mudflat	

Landform:

Flat	plain	coast
Undulating	rolling lowland	estuary
Rolling	plateau	broad valley
<u>Steep</u>	<u>hills</u>	<u>narrow valley</u>
Vertical	scarp	deep gorge
	Cliff	

Aesthetic factors:

BLANCE:	harmonious	balanced	discordant	chaotic
SCALE:	intimate	<u>small</u>	medium	large
ENCLOSURE:	confined	enclosed	<u>open</u>	exposed
TEXTURE:	smooth	<u>textured</u>	rough	very rough
COLOUR:	monochrome	<u>muted</u>	<u>colourful</u>	garish
DIVERSITY:	uniform	<u>simple</u>	<u>diverse</u>	complex
MOVEMENT:	remote	<u>vacant</u>	<u>peaceful</u>	active
UNITY:	unified	interrupted	<u>fragmented</u>	chaotic
FORM:	<u>straight</u>	angular	<u>curved</u>	sinuous
SECURITY:	<u>comfortable</u>	safe	<u>unsettling</u>	threatening
STIMULUS:	boring	bland	<u>interesting</u>	invigorating
PLEASURE:	offensive	unpleasant	<u>pleasant</u>	beautiful

Landscape Condition:

Good

Most Appropriate Management Strategy:

Conservation:

Maintain fields

Restoration:

-

Reconstruction:

-

Ability to Accommodate Change:

Some ability for change if sensitively done.

FIELD SURVEY FORM

View No: 11 Location: Tofts Lane Date: 2/7/10 Surveyor: NB

Annotated View:



Brief Description:

Slightly elevated view looking down the lane and the broad valley

Landcover and landscape elements:

Farm buildings	walls	woodland	river	footpath
Churches	fences	plantation	stream	track
Masts/poles	<u>hedges</u>	isolated trees	lake	<u>road</u>
<u>Pylons</u>	<u>banks</u>	<u>tree clumps</u>	reservoir	motorway
Industry	shelterbelt	<u>hedgerow trees</u>	pond	railway
Vernacular buildings	<u>field pattern</u>	<u>parkland</u>	canal	
Settlement	arable	scrub	waterfall	
Built-up	pasture	marsh	beach	
Mineral working	orchards		dune	
Ruins			mudflat	

Landform:

Flat	plain	coast
Undulating	rolling lowland	estuary
<u>Rolling</u>	plateau	broad valley
<u>Steep</u>	hills	narrow valley
Vertical	scarp	deep gorge
	Cliff	

Aesthetic factors:

BLANCE:	harmonious	balanced	chaotic
SCALE:	<u>intimate</u>	small	large
ENCLOSURE:	confined	enclosed	exposed
TEXTURE:	smooth	<u>textured</u>	very rough
COLOUR:	monochrome	muted	garish
DIVERSITY:	uniform	simple	complex
MOVEMENT:	remote	<u>vacant</u>	active
UNITY:	unified	interrupted	chaotic
FORM:	<u>straight</u>	angular	sinuous
SECURITY:	<u>comfortable</u>	safe	threatening
STIMULUS:	boring	bland	invigorating
PLEASURE:	offensive	<u>unpleasant</u>	beautiful

Landscape Condition:

Good condition, grass verges overgrown, but in keeping with rural setting

Most Appropriate Management Strategy:

Conservation:

Maintain farmland

Restoration:

—

Reconstruction:

—

Ability to Accommodate Change:

*Close to other settlements in the area
could stand some change*

FIELD SURVEY FORM

View No: 12 Location: Underbank Ln Date: 2/7/10 Surveyor: MB

Annotated View:



Brief Description:

Rural farmland with isolated trees on field boundaries

Landcover and landscape elements:

Farm buildings	walls	woodland	river	footpath
Churches	fences	plantation	stream	track
Masts/poles	hedges	isolated trees	lake	road
Pylons	banks	tree clumps	reservoir	motorway
Industry	shelterbelt	hedgerow trees	pond	railway
Vernacular buildings	field pattern	parkland	canal	
Settlement	arable	scrub	waterfall	
Built-up	pasture	marsh	beach	
Mineral working	orchards		dune	
Ruins			mudflat	

Landform:

Flat	plain	coast
Undulating	rolling lowland	estuary
Rolling	plateau	broad valley
Steep	hills	narrow valley
Vertical	scarp	deep gorge
	Cliff	

Aesthetic factors:

BLANCE:	harmonious	balanced	discordant	chaotic
SCALE:	intimate	small	medium	large
ENCLOSURE:	confined	enclosed	open	exposed
TEXTURE:	smooth	textured	rough	very rough
COLOUR:	monochrome	muted	colourful	garish
DIVERSITY:	uniform	simple	diverse	complex
MOVEMENT:	remote	vacant	peaceful	active
UNITY:	unified	interrupted	fragmented	chaotic
FORM:	straight	angular	curved	sinuous
SECURITY:	comfortable	safe	unsettling	threatening
STIMULUS:	boring	bland	interesting	invigorating
PLEASURE:	offensive	unpleasant	pleasant	beautiful

Landscape Condition:

Good

Most Appropriate Management Strategy:

Conservation:

Maintain farmland

Restoration:

-

Reconstruction:

-

Ability to Accommodate Change:

Open, rural area less able to accommodate change.

FIELD SURVEY FORM

View No: 13 Location: Underbank Ln Date: 2/7/10 Surveyor: MB

Annotated View:



Brief Description:

grassy lane with well established trees forming a 'tunnel' effect over the road

Landcover and landscape elements:

Farm buildings	walls	woodland	river	footpath
Churches	fences	plantation	stream	track
Masts/poles	hedges	isolated trees	lake	road
Pylons	banks	tree clumps	reservoir	motorway
Industry	shelterbelt	hedgerow trees	pond	railway
Vernacular buildings	field pattern	parkland	canal	
Settlement	arable	scrub	waterfall	
Built-up	pasture	marsh	beach	
Mineral working	orchards		dune	
Ruins			mudflat	

Landform:

Flat	plain	coast
Undulating	rolling lowland	estuary
Rolling	plateau	broad valley
Steep	hills	<u>narrow valley</u>
Vertical	scarp	deep gorge
	Cliff	

Aesthetic factors:

BLANCE:	harmonious	balanced	discordant	chaotic
SCALE:	intimate	small	medium	large
ENCLOSURE:	<u>confined</u>	enclosed	open	exposed
TEXTURE:	<u>smooth</u>	textured	rough	very rough
COLOUR:	monochrome	<u>muted</u>	<u>colourful</u>	garish
DIVERSITY:	uniform	simple	diverse	complex
MOVEMENT:	remote	<u>vacant</u>	peaceful	<u>active</u>
UNITY:	unified	<u>interrupted</u>	fragmented	chaotic
FORM:	<u>straight</u>	<u>angular</u>	curved	sinuous
SECURITY:	comfortable	safe	<u>unsettling</u>	threatening
STIMULUS:	boring	bland	<u>interesting</u>	invigorating
PLEASURE:	offensive	unpleasant	<u>pleasant</u>	beautiful

Landscape Condition:

Good

Most Appropriate Management Strategy:

Conservation:

Maintain field patterns and hedgerow trees

Restoration:

Reconstruction:

Ability to Accommodate Change:

Some buildings in the area would help to integrate any new development

FIELD SURVEY FORM

View No: 14 Location: Hunshalf Rd Date: 2/7/10 Surveyor: MB

Annotated View:



Brief Description:

Strong field patterns in this view

Landcover and landscape elements:

Farm buildings	walls	woodland	river	footpath
Churches	fences	plantation	stream	track
Masts/poles	hedges	isolated trees	lake	road
Pylons	banks	tree clumps	reservoir	motorway
Industry	shelterbelt	hedgerow	pond	railway
Vernacular buildings	field pattern	parkland	canal	
Settlement	arable	scrub	waterfall	
Built-up	pasture	marsh	beach	
Mineral working	orchards		dune	
Ruins			mudflat	

Landform:

Flat	plain	coast
Undulating	rolling lowland	estuary
<u>Rolling</u>	plateau	<u>broad valley</u>
Steep	<u>hills</u>	<u>narrow valley</u>
Vertical	scarp	deep gorge
	Cliff	

Aesthetic factors:

BLANCE:	<u>harmonious</u>	balanced	discordant
SCALE:	intimate	small	medium
ENCLOSURE:	confined	enclosed	<u>open</u>
TEXTURE:	<u>smooth</u>	textured	rough
COLOUR:	<u>monochrome</u>	muted	colourful
DIVERSITY:	uniform	<u>simple</u>	diverse
MOVEMENT:	remote	vacant	peaceful
UNITY:	<u>unified</u>	interrupted	fragmented
FORM:	straight	angular	<u>curved</u>
SECURITY:	comfortable	<u>safe</u>	unsettling
STIMULUS:	boring	<u>bland</u>	interesting
PLEASURE:	offensive	unpleasant	<u>pleasant</u>

Landscape Condition: *Good*

Most Appropriate Management Strategy:

Conservation: *Maintain existing field patterns*

Restoration:

Reconstruction:

Ability to Accommodate Change:

Medium. Possible add built structures to this area. Farm buildings adjacent here would be in keeping

FIELD SURVEY FORM

View No: 15 Location: *Mudkey Lane* Date: 2/7/10 Surveyor: *mb*

Annotated View:



Brief Description:

*Rolling arable/grazing fields dominate the view
No sign of the power plant other than pylons*

Landcover and landscape elements:

Farm buildings	walls	woodland	river	footpath
Churches	fences	plantation	stream	track
Masts/poles	hedges	isolated trees	lake	road
Pylons	banks	tree clumps	reservoir	motorway
Industry	shelterbelt	hedgerow trees	pond	railway
Vernacular buildings	field pattern	parkland	canal	
Settlement	arable	scrub	waterfall	
Built-up	pasture	marsh	beach	
Mineral working	orchards		dune	
Ruins			mudflat	

Landform:

Flat	plain	coast
Undulating	rolling lowland	estuary
<u>Rolling</u>	plateau	broad valley
Steep	<u>hills</u>	narrow valley
Vertical	scarp	deep gorge
	Cliff	

Aesthetic factors:

BLANCE:	harmonious	balanced	discordant	chaotic
SCALE:	intimate	small	medium	large
ENCLOSURE:	confined	enclosed	<u>open</u>	exposed
TEXTURE:	smooth	textured	rough	very rough
COLOUR:	monochrome	muted	colourful	garish
DIVERSITY:	uniform	<u>simple</u>	diverse	complex
MOVEMENT:	remote	vacant	peaceful	active
UNITY:	unified	interrupted	fragmented	chaotic
FORM:	<u>straight</u>	angular	curved	sinuous
SECURITY:	comfortable	safe	unsettling	threatening
STIMULUS:	boring	bland	interesting	invigorating
PLEASURE:	offensive	unpleasant	<u>pleasant</u>	beautiful

Landscape Condition:

*Good
well maintained fields and walls. Lane has
lots of pot holes!*

Most Appropriate Management Strategy:

Conservation:

Maintain existing fields for grazing

Restoration:

Reconstruction:

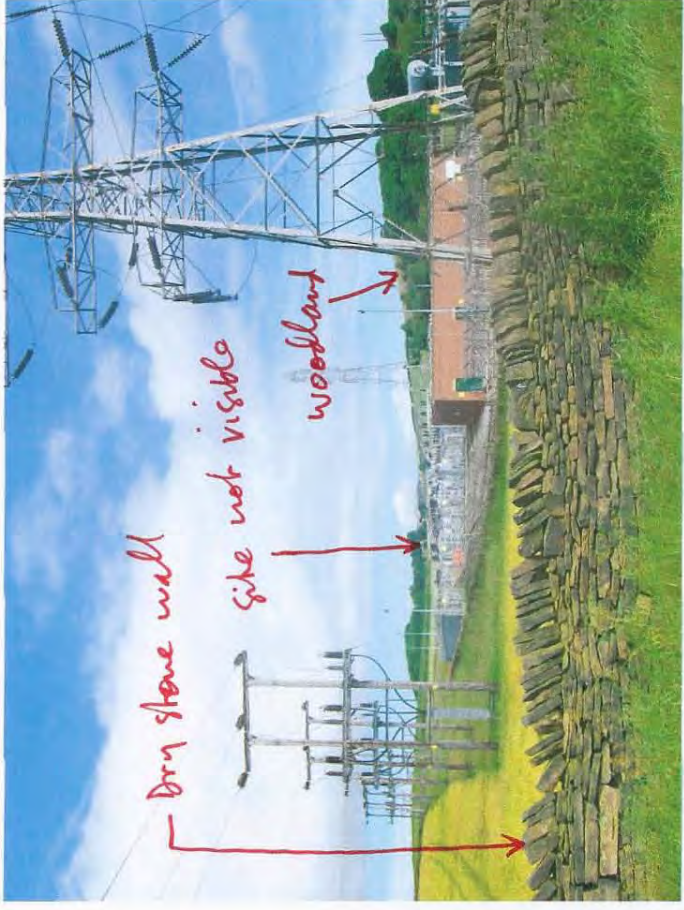
Ability to Accommodate Change:

*Low. Any addition to this area would not
be in keeping and change could not
easily be accommodated*

FIELD SURVEY FORM

View No: 16 Location: Muckey Lane Date: 2/7/10 Surveyor: MB

Annotated View:



Brief Description:

Dry stone wall in foreground, power plant dominating the view. Woodland in background

Landcover and landscape elements:

- | | | | | |
|----------------------|---------------|----------------|-----------|----------|
| Farm buildings | walls | woodland | river | footpath |
| Churches | fences | plantation | stream | track |
| Masts/poles | hedges | isolated trees | lake | road |
| Pylons | banks | tree clumps | reservoir | motorway |
| Industry | shelterbelt | hedgerow | pond | railway |
| Vernacular buildings | field pattern | parkland | canal | |
| Settlement | arable | scrub | waterfall | |
| Built-up | pasture | marsh | beach | |
| Mineral working | orchards | | dune | |
| Ruins | | | mudflat | |

Landform:

- | | | |
|----------------|-----------------|----------------------|
| Flat | plain | coast |
| Undulating | rolling lowland | estuary |
| <u>Rolling</u> | plateau | broad valley |
| Steep | hills | <u>narrow valley</u> |
| Vertical | scarp | deep gorge |
| | Cliff | |

Aesthetic factors:

- | | | | | |
|------------|-------------|-----------------|--------------------|--------------|
| BLANCE: | harmonious | balanced | discordant | chaotic |
| SCALE: | intimate | small | medium | <u>large</u> |
| ENCLOSURE: | confined | enclosed | open | exposed |
| TEXTURE: | smooth | <u>textured</u> | rough | very rough |
| COLOUR: | monochrome | muted | colourful | garish |
| DIVERSITY: | uniform | simple | <u>diverse</u> | complex |
| MOVEMENT: | remote | vacant | peaceful | active |
| UNITY: | unified | interrupted | fragmented | chaotic |
| FORM: | straight | angular | curved | sinuous |
| SECURITY: | comfortable | safe | <u>unsettling</u> | threatening |
| STIMULUS: | boring | bland | <u>interesting</u> | invigorating |
| PLEASURE: | offensive | unpleasant | | beautiful |

Landscape Condition:

Good
well maintained dry stone wall, arable fields

Most Appropriate Management Strategy:

Conservation:

Maintain rural character and field boundaries

Restoration:

—

Reconstruction:

—

Ability to Accommodate Change:

High
Existing power plant highly visible. Additional power plant proposed will be in keeping with the adjacent use, although an alien use for the rural location

APPENDIX C

Results of Visual Assessment

RESULTS OF VISUAL ASSESSMENT

Is the Site visible from view point?

View Point	No	Partially	Yes
1	✓		
2	✓		
3		✓	
4		✓	
5			✓
6			✓
7			✓
8			✓
9			✓
10		✓	
11	✓		
12	✓		
13	✓		
14	✓		
15	✓		
16	✓		
Total:	8	3	5
%	50%	19%	31%

Description:

The most common description of the area is of arable or grazing fields and tree clumps with an undulating, broad valley topography, rural character with strong field patterns and drystone walls with occasional hedgerows and isolated trees. The existing sub-station is visible and/or partially visible in 50% of the view-points assessed.

Most common landcover and landscape elements in view:

Farm buildings	12%	walls	94%	woodland	44%	river	
Churches		fences	44%	plantation		stream	
Masts/poles	50%	hedges	56%	isolated trees	88%	lake	
Pylons	94%	banks	44%	tree clumps	25%	reservoir	
Industry	25%	shelterbelt	6%	hedgerow trees	25%	pond	
Vernacular buildings	6%	field pattern	94%	parkland		canal	
Settlement	6%	arable	19%	scrub		waterfall	
Built-up		pasture	38%	marsh		beach	
Mineral working		orchards				dune	
Ruins						mudflat	

Landform:

Flat	25%	plain	6%	coast
Undulating	50%	rolling lowland	19%	estuary
Rolling	38%	plateau	19%	broad valley
Steep	6%	hills	69%	narrow valley
Vertical		scarp		deep gorge
		Cliff		

Aesthetic factors:

BLANCE:	harmonious	50%	balanced	31%	discordant	13%	chaotic	6%
SCALE:	intimate	6%	small		medium	44%	large	50%
ENCLOSURE:	confined	6%	enclosed	6%	open	69%	exposed	13%
TEXTURE:	smooth	25%	textured	63%	rough	6%	very rough	
COLOUR:	monochrome	13%	muted	38%	colourful	50%	garish	
DIVERSITY:	uniform		simple	81%	diverse	19%	complex	
MOVEMENT:	remote	13%	vacant		peaceful	75%	active	13%
UNITY:	unified	50%	interrupted	38%	fragmented	13%	chaotic	
FORM:	straight	38%	angular	13%	curved	38%	sinuous	13%
SECURITY:	comfortable	31%	safe	44%	unsettling	25%	threat	
STIMULUS:	boring		bland	6%	interesting	94%	invigorating	
PLEASURE:	offensive		unpleasant	6%	pleasant	94%	beautiful	

Landscape Condition:

The overall condition of the landscape is Good and is mainly described as a managed agricultural landscape with well maintained dry stone walls and hedgerows and strong woodland blocks with isolated trees around field boundaries.

Most Appropriate Management Strategy:

Conservation:	Maintain rural character and boundary walls/fences/hedgerows
Restoration:	None required
Reconstruction:	None required

Ability to Accommodate Change:

A strong arable/rural character with little or no built form in the surrounding area although in the immediate vicinity there is the existing sub-station which therefore provides for some ability to accommodate change in proximity to the existing buildings.