



Fosse Green Energy

Preliminary Environmental Information Report

VOLUME

3

**Appendix 10-A: Landscape and
Visual Amenity Policy and
Legislation**

October 2024



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1. Introduction

- 1.1.1 This Preliminary Environmental Information (PEI) Report appendix identifies and describes the legislation, policy and supporting guidance considered relevant to the assessment of the likely significant effects of the Proposed Development on Landscape and Visual Impact Assessment (LVIA).
- 1.1.2 Legislation and policy are considered at both national and local levels.
- 1.1.3 This appendix does not assess the Proposed Development against legislation and policy, instead the purpose of considering legislation and policy in the EIA is twofold:
 - a. To identify legislation and policy that could influence the determination of important landscape and visual features (and therefore the significance of effects) and any requirements for mitigation; and
 - b. To identify legislation and policy that could influence the methodology to be used within the PEI Report assessment and/or within the EIA which will be presented in the Environmental Statement. For example, a policy may require the assessment of an impact or the use of a specific methodology.
- 1.1.4 The following sections identify and describe the legislation, policy and supporting guidance considered specifically relevant to the LVIA as presented in **PEI Report Volume 1 Chapter 10: Landscape and Visual Amenity**.

2. Legislation

The Planning Act, 2008

- 2.1.1 The Proposed Development is classified as a Nationally Significant Infrastructure Project (NSIP) under sections 14(1)(a) and 15(2) of the Planning Act 2008 (Ref. 1). The Planning Act 2008 is the primary legislation that provides the consenting regime for NSIPs. Secondary Legislation, including the Infrastructure Planning (Environmental Impact Assessment) Regulations 2017 (Ref. 2) (the EIA Regulations), governs various aspects of the Planning Act 2008 process.
- 2.1.2 Regulation 5(2)(d) of the EIA Regulations requires that the EIA must identify, describe, and assess in an appropriate manner, in light of each individual case, the likely significant direct and indirect effects of the Proposed Development on the landscape.

Planning (Listed Building and Conservation Areas) Act 1990

- 2.1.3 The Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) (Ref 1) provides specific protection for buildings and areas of special architectural or historic interest. These features contribute to the heritage of an area and an understanding of historic landscape.

The Town and Country Planning (Tree Preservation) (England) Regulations 2012

- 2.1.4 The Town and Country Planning (Tree Preservation) (England) Regulations 2012 (Ref 3) provide powers to local planning authorities to make and administer Tree Preservation Orders, the purpose of which is to protect selected trees and woodlands by prohibiting their cutting down, uprooting, topping, lopping, wilful destruction or wilful damage without prior consent.

The Hedgerows Regulations 1997

- 2.1.5 The Hedgerows Regulations 1997 provide protection for Important Hedgerows, these being hedgerows that meet certain criteria in respect of their length, location, and importance.

3. Policy

3.1 National Planning Policy

National Policy Statements

- 3.1.1 The EIA takes account of the following National Policy Statements (NPSs), designated in 2024, which have effect in relation to the Proposed Development and provide a framework for decision making by the Secretary of State:
- a. Overarching National Policy Statement for Energy (EN-1) (Ref 5);
 - b. National Policy Statement for Renewable Energy Infrastructure (EN-3) (Ref 6); and
 - c. National Policy Statement for Electricity Networks Infrastructure (EN-5) (Ref 7).
- 3.1.2 The NPSs set out the Government's energy policy, the need for new infrastructure and guidance for determining an application for a DCO. The NPSs include specific criteria and issues which should be covered by applicants in their assessments of the effects of their scheme, and how the decision maker should consider these impacts and mitigation measures.
- 3.1.3 The relevant NPS requirements, together with an indication of where in the PEI Report the information is provided to address these requirements, are provided in **Table 1** (EN-1), **Table 2** (EN-3) and **Table 3** (EN-5).

Overarching National Policy Statement for Energy (EN-1) November 2023

Table 1: NPS EN-1 Requirements Relevant to LVIA

NPS EN-1 paragraph	Requirement	Where this is addressed in the PEI Report
Paragraph 4.7.1	The visual appearance of a building, structure, or piece of infrastructure, and how it relates to the landscape it sits within, is sometimes considered to be the most important factor in good design. But high quality and inclusive design goes far beyond aesthetic considerations. The functionality of an object - be it a building or other type of infrastructure - including fitness for purpose and sustainability, is equally important.	Considered in Section 10.6 Embedded Mitigation in PEI Report Volume 1 Chapter 10: Landscape and Visual Amenity.
Paragraph 4.7.2	Applying good design to energy projects should produce sustainable infrastructure sensitive to place, including impacts on heritage, efficient in the use of natural resources, including land-use, and energy used in their construction and operation, matched by an appearance that demonstrates good aesthetic as far as possible. It is acknowledged, however that the nature of energy infrastructure development will often limit the extent to which it can contribute to the enhancement of the quality of the area.	Considered in Section 10.6 Embedded Mitigation in PEI Report Volume 1 Chapter 10: Landscape and Visual Amenity.
Paragraph 4.7.3	Good design is also a means by which many policy objectives in the NPSs can be met, for example the impact sections show how good design, in terms of siting and use of appropriate technologies, can help mitigate adverse impacts such as noise. Projects should look to use modern methods of construction and sustainable design practices such as use of sustainable timber and low carbon concrete. Where possible, projects should include the reuse of material.	Considered in Section 10.6 Embedded Mitigation in PEI Report Volume 1 Chapter 10: Landscape and Visual Amenity.
Paragraph 4.7.4	Given the benefits of good design in mitigating the adverse impacts of a project, applicants should consider how good design can be applied to a project during the early stages of the project lifecycle.	Considered in Section 10.6 Embedded Mitigation in PEI Report Volume 1 Chapter 10: Landscape and Visual Amenity.
Paragraph 4.7.5	To ensure good design is embedded within the project development, a project board level design champion could be appointed, and a representative design panel used to maximise the value provided by the	Considered in Section 10.6 Embedded Mitigation in PEI Report Volume 1 Chapter 10: Landscape and Visual Amenity.

NPS EN-1 paragraph	Requirement	Where this is addressed in the PEI Report
	infrastructure. Design principles should be established from the outset of the project to guide the development from conception to operation. Applicants should consider how their design principles can be applied post-consent.	
Paragraph 4.7.6	Whilst the applicant may not have any or very limited choice in the physical appearance of some energy infrastructure, there may be opportunities for the applicant to demonstrate good design in terms of siting relative to existing landscape character, land form and vegetation. Furthermore, the design and sensitive use of materials in any associated development such as electricity substations will assist in ensuring that such development contributes to the quality of the area. Applicants should also, so far as is possible, seek to embed opportunities for nature inclusive design within the design process.	Considered in Section 10.6 Embedded Mitigation in PEI Report Volume 1 Chapter 10: Landscape and Visual Amenity.
Paragraph 4.7.7	Applicants must demonstrate in their application documents how the design process was conducted and how the proposed design evolved. Where a number of different designs were considered, applicants should set out the reasons why the favoured choice has been selected.	Considered in Section 10.6 Embedded Mitigation in PEI Report Volume 1 Chapter 10: Landscape and Visual Amenity.
Paragraph 4.7.8	Applicants should consider taking independent professional advice on the design aspects of a proposal. In particular, the Design Council can be asked to provide design review for nationally significant infrastructure projects and applicants are encouraged to use this service. Applicants should also consider any design guidance developed by the local planning authority.	Considered in Section 10.3 Consultation in PEI Report Volume 1 Chapter 10: Landscape and Visual Amenity.
Paragraph 4.7.11	The Secretary of State should be satisfied that the applicant has considered both functionality (including fitness for purpose and sustainability) and aesthetics (including its contribution to the quality of the area in which it would be located, any potential amenity benefits, and visual impacts on the landscape or seascape) as far as possible.	Considered in Section 10.6 Embedded Mitigation in PEI Report Volume 1 Chapter 10: Landscape and Visual Amenity.
Paragraph 4.7.12	In considering applications, the Secretary of State should take into account the ultimate purpose of the infrastructure and bear in mind the operational, safety and security requirements which the design has to satisfy. Many of	Considered in Section 10.6 Embedded Mitigation in PEI Report Volume 1 Chapter 10: Landscape and Visual Amenity.

NPS EN-1 paragraph	Requirement	Where this is addressed in the PEI Report
	the wider impacts of a development, such as landscape and environmental impacts, will be important factors in the design process.	
Paragraph 4.7.13	The Secretary of State should consider such impacts under the relevant policies in this NPS. Assessment of impacts must be for the stated design life of the scheme rather than a shorter time period.	Considered in Section 10.7 Preliminary Assessment of Effects in PEI Report Volume 1 Chapter 10: Landscape and Visual Amenity.
Paragraph 5.10.1	The landscape and visual effects of energy projects will vary on a case by case basis according to the type of development, its location and the landscape setting of the proposed development. In this context, references to landscape should be taken as covering seascape and townscape where appropriate.	Considered in Section 10.6 Embedded Mitigation in PEI Report Volume 1 Chapter 10: Landscape and Visual Amenity.
Paragraph 5.10.4	Landscape effects arise not only from the sensitivity of the landscape but also the nature and magnitude of change proposed by the development, whose specific siting and design make the assessment a case-by-case judgement.	Considered in Section 10.4 Assessment Methodology in PEI Report Volume 1 Chapter 10: Landscape and Visual Amenity.
Paragraph 5.10.5	Virtually all nationally significant energy infrastructure projects will have adverse effects on the landscape, but there may also be beneficial landscape character impacts arising from mitigation.	Considered in Section 10.4 Assessment Methodology in PEI Report Volume 1 Chapter 10: Landscape and Visual Amenity.
Paragraph 5.10.6	Projects need to be designed carefully, taking account of the potential impact on the landscape. Having regard to siting, operational and other relevant constraints the aim should be to minimise harm to the landscape, providing reasonable mitigation where possible and appropriate.	Considered in Section 10.6 Embedded Mitigation in PEI Report Volume 1 Chapter 10: Landscape and Visual Amenity.
Paragraph 5.10.12	Outside nationally designated areas, there are local landscapes that may be highly valued locally. Where a local development document in England or a local development plan in Wales has policies based on landscape or waterscape character assessment, these should be paid particular attention. However, locally valued landscapes should not be used in themselves to refuse consent, as this may unduly restrict acceptable development.	Considered in Section 10.4 Assessment Methodology in PEI Report Volume 1 Chapter 10: Landscape and Visual Amenity.

NPS EN-1 paragraph	Requirement	Where this is addressed in the PEI Report
Paragraph 5.10.13	All proposed energy infrastructure is likely to have visual effects for many receptors around proposed sites.	Considered in Section 10.7 Preliminary Assessment of Effects in PEI Report Volume 1 Chapter 10: Landscape and Visual Amenity.
Paragraph 5.10.14	The Secretary of State will have to judge whether the visual effects on sensitive receptors, such as local residents, and other receptors, such as visitors to the local area, outweigh the benefits of the project.	Considered in Section 10.7 Preliminary Assessment of Effects in PEI Report Volume 1 Chapter 10: Landscape and Visual Amenity.
Paragraph 5.10.15	The applicant should carry out a landscape and visual impact assessment and report it in the ES, including cumulative effects (see Section 4.3). Several guides have been produced to assist in addressing landscape issues.	Considered in Section 10.7 Preliminary Assessment of Effects in PEI Report Volume 1 Chapter 10: Landscape and Visual Amenity.
Paragraph 5.10.16	The applicant should carry out a landscape and visual impact assessment and report it in the ES, including cumulative effects. Several guides have been produced to assist in addressing landscape issues.	Considered in Section 10.7 Preliminary Assessment of Effects and Section 10.10 Cumulative Assessment in PEI Report Volume 1 Chapter 10: Landscape and Visual Amenity.
Paragraph 5.10.17	The landscape and visual assessment should include reference to any landscape character assessment and associated studies as a means of assessing landscape impacts relevant to the proposed project. The applicant's assessment should also take account of any relevant policies based on these assessments in local development documents in England and local development plans in Wales.	Considered in Section 10.7 Preliminary Assessment of Effects in PEI Report Volume 1 Chapter 10: Landscape and Visual Amenity.
Paragraph 5.10.19	The applicant should consider landscape and visual matters in the early stages of siting and design, where site choices and design principles are being established. This will allow the applicant to demonstrate in the ES how negative effects have been minimised and opportunities for creating positive benefits or enhancement have been recognised.	Considered in Section 10.7 Preliminary Assessment of Effects in PEI Report Volume 1 Chapter 10: Landscape and Visual Amenity.

NPS EN-1 paragraph	Requirement	Where this is addressed in the PEI Report
Paragraph 5.10.20	The assessment should include the effects on landscape components and character during construction and operation.	Considered in Section 10.7 Preliminary Assessment of Effects in PEI Report Volume 1 Chapter 10: Landscape and Visual Amenity.
Paragraph 5.10.21	The assessment should include the visibility and conspicuousness of the project during construction and of the presence and operation of the project and potential impacts on views and visual amenity. This should include light pollution effects, including on dark skies, local amenity, and nature conservation.	Considered in Section 10.7 Preliminary Assessment of Effects in PEI Report Volume 1 Chapter 10: Landscape and Visual Amenity.
Paragraph 5.10.22	The assessment should also address the landscape and visual effects of noise and light pollution, and other emissions (see Section 5.2 and Section 5.7), from construction and operational activities on residential amenity and on sensitive locations, receptors and views, how these will be minimised.	Considered in Section 10.7 Preliminary Assessment of Effects in PEI Report Volume 1 Chapter 10: Landscape and Visual Amenity.
Paragraph 5.10.24	Applicants should consider how landscapes can be enhanced using landscape management plans, as this will help to enhance environmental assets where they contribute to landscape and townscape quality.	Considered in Section 10.6 Embedded Mitigation in PEI Report Volume 1 Chapter 10: Landscape and Visual Amenity.
Paragraph 5.10.25	In considering visual effects it may be helpful for applicants to draw attention, in the supporting evidence to their applications, to any examples of existing permitted infrastructure they are aware of with a similar magnitude of impact on equally sensitive receptors. This may assist the Secretary of State in judging the weight they should give to the assessed visual impacts of the proposed development.	Considered in Section 10.7 Preliminary Assessment of Effects in PEI Report Volume 1 Chapter 10: Landscape and Visual Amenity.
Paragraph 5.10.26	Reducing the scale of a project can help to mitigate the visual and landscape effects of a proposed project. However, reducing the scale or otherwise amending the design of a proposed energy infrastructure project may result in a significant operational constraint and reduction in function - for example, electricity generation output. There may, however, be exceptional circumstances, where mitigation could have a very significant benefit and warrant a small reduction in function. In these circumstances,	Considered in Section 10.7 Preliminary Assessment of Effects in PEI Report Volume 1 Chapter 10: Landscape and Visual Amenity.

NPS EN-1 paragraph	Requirement	Where this is addressed in the PEI Report
	the Secretary of State may decide that the benefits of the mitigation to reduce the landscape and/or visual effects outweigh the marginal loss of function.	
Paragraph 5.10.27	Adverse landscape and visual effects may be minimised through appropriate siting of infrastructure within its development site and wider setting. The careful consideration of colours and materials will support the delivery of a well-designed scheme, as will sympathetic landscaping and management of its immediate surroundings.	Considered in Section 10.7 Preliminary Assessment of Effects in PEI Report Volume 1 Chapter 10: Landscape and Visual Amenity .
Paragraph 5.10.28	Depending on the topography of the surrounding terrain and areas of population it may be appropriate to undertake landscaping off site. For example, filling in gaps in existing tree and hedge lines may mitigate the impact when viewed from a more distant vista.	Considered in Section 10.7 Preliminary Assessment of Effects in PEI Report Volume 1 Chapter 10: Landscape and Visual Amenity .
Paragraph 5.10.29	The Secretary of State should take into consideration the level of detailed design which the applicant has provided and is secured in the DCO, and the extent to which design details are subject to future approvals.	Set out in PEI Report Volume 1 Chapter 3: The Proposed Development .
Paragraph 5.10.30	The Secretary of State should be satisfied that local authorities will have sufficient design content secured to ensure future consenting will meet landscape, visual and good design objectives.	Considered in Section 10.6 Embedded Mitigation in PEI Report Volume 1 Chapter 10: Landscape and Visual Amenity .
Paragraph 5.10.35	The scale of energy projects means that they will often be visible across a wide area. The Secretary of State should judge whether any adverse impact on the landscape would be so damaging that it is not offset by the benefits (including need) of the project.	Considered in Section 10.6 Embedded Mitigation in PEI Report Volume 1 Chapter 10: Landscape and Visual Amenity .
Paragraph 5.10.36	In reaching a judgement, the Secretary of State should consider whether any adverse impact is temporary, such as during construction, and/or whether any adverse impact on the landscape will be capable of being reversed in a timescale that the Secretary of State considers reasonable.	Considered in Section 10.6 Embedded Mitigation in PEI Report Volume 1 Chapter 10: Landscape and Visual Amenity .

NPS EN-1 paragraph	Requirement	Where this is addressed in the PEI Report
Paragraph 5.10.37	The Secretary of State should consider whether the project has been designed carefully, taking account of environmental effects on the landscape and siting, operational and other relevant constraints, to minimise harm to the landscape, including by appropriate mitigation.	Considered in Section 10.6 Embedded Mitigation in PEI Report Volume 1 Chapter 10: Landscape and Visual Amenity.
Paragraph 5.10.38	The Secretary of State should consider whether requirements to the consent are needed requiring the incorporation of particular design details that are in keeping with the statutory and technical requirements for landscape and visual impacts.	Considered in Section 10.6 Embedded Mitigation in PEI Report Volume 1 Chapter 10: Landscape and Visual Amenity.

Overarching National Policy Statement (NPS) for Energy (EN-3), November 2023

Table 2: NPS EN-3 Requirements Relevant to LVIA

NPS EN-3 paragraph	Requirement	Where this is addressed in the PEI Report
Paragraph 2.10.17	Along with associated infrastructure, a solar farm requires between 2 to 4 acres for each MW of output. A typical 50MW solar farm will consist of around 100,000 to 150,000 panels and cover between 125 to 200 acres. However, this will vary significantly depending on the site, with some being larger and some being smaller. This is also expected to change over time as the technology continues to evolve to become more efficient. Nevertheless, this scale of development will inevitably have impacts, particularly if sited in rural areas.	Set out in PEI Report Volume 1 Chapter 3: The Proposed Development.
Paragraph 2.10.27	Utility-scale solar farms are large sites that may have a significant zone of visual influence. The two main impact issues that determine distances to sensitive receptors are therefore likely to be visual amenity and glint and glare. These are considered in Landscape, Visual and Residential Amenity (paragraphs 2.10.93 – 2.10.101 and Glint and Glare (paragraphs 2.10.102 – 2.10.106) impact sections below.	Considered in Section 10.4 Assessment Methodology in PEI Report Volume 1 Chapter 10: Landscape and Visual Amenity.

NPS EN-3 paragraph	Requirement	Where this is addressed in the PEI Report
Paragraph 2.10.43	Applicants are encouraged where possible to minimise the visual impacts of the development for those using existing public rights of way, considering the impacts this may have on any other visual amenities in the surrounding landscape.	Considered in Section 10.5 Baseline Conditions, Section 10.6 Embedded Mitigation and Section 10.7 Preliminary Assessment of Effects in PEI Report Volume 1 Chapter 10: Landscape and Visual Amenity.
Paragraph 2.10.93	Generic landscape and visual impacts are covered in Section 5.10 of EN-1.	Considered in Section 10.7 Preliminary Assessment of Effects in PEI Report Volume 1 Chapter 10: Landscape and Visual Amenity.
Paragraph 2.10.94	The approach to assessing cumulative landscape and visual impact of large-scale solar farms is likely to be the same as assessing other onshore energy infrastructure. Solar farms are likely to be in low lying areas of good exposure and as such may have a wider zone of visual influence than other types of onshore energy infrastructure.	Considered in Section 10.10 Cumulative Effects in PEI Report Volume 1 Chapter 10: Landscape and Visual Amenity.
Paragraph 2.10.95	However, whilst it may be the case that the development covers a significant surface area, in the case of ground-mounted solar panels it should be noted that with effective screening and appropriate land topography, the area of a zone of visual influence could be appropriately minimised.	Considered in Section 10.5 Baseline Conditions, Section 10.6 Embedded Mitigation and Section 10.7 Preliminary Assessment of Effects in PEI Report Volume 1 Chapter 10: Landscape and Visual Amenity.
Paragraph 2.10.96	Landscape and visual impacts should be considered carefully pre-application. Potential impacts on the statutory purposes of nationally designated landscapes should form a part of the pre application process.	Considered in Section 10.7 Preliminary Assessment of Effects in PEI Report Volume 1 Chapter 10: Landscape and Visual Amenity.
Paragraph 2.10.97	Applicants should carry out a landscape and visual assessment and report it in the ES. Visualisations may be required to demonstrate the effects of a proposed solar farm on the setting of heritage assets and any nearby residential areas or viewpoints.	Considered in Section 10.7 Preliminary Assessment of Effects in PEI Report Volume 1 Chapter 10: Landscape and Visual Amenity.

NPS EN-3 paragraph	Requirement	Where this is addressed in the PEI Report
Paragraph 2.10.98	Applicants should follow the criteria for good design set out in Section 4.7 of EN-1 when developing projects and will be expected to direct considerable effort towards minimising the landscape and visual impact of solar PV arrays especially within nationally designated landscapes.	Considered in Section 10.6 Embedded Mitigation in PEI Report Volume 1 Chapter 10: Landscape and Visual Amenity.
Paragraph 2.10.99	Whilst there is an acknowledged need to ensure solar PV installations are adequately secured, required security measures such as fencing should consider the need to minimise the impact on the landscape and visual impact.	Considered in Section 10.6 Embedded Mitigation in PEI Report Volume 1 Chapter 10: Landscape and Visual Amenity.
Paragraph 2.10.100	The applicant should consider as part of the design, layout, construction, and future maintenance plans how to protect and retain, wherever possible, the growth of vegetation on site boundaries, as well as the growth of existing hedges, established vegetation, including mature trees within boundaries. Applicants should also consider opportunities for individual trees within the boundaries to grow on to maturity.	Considered in Section 10.6 Embedded Mitigation in PEI Report Volume 1 Chapter 10: Landscape and Visual Amenity.
Paragraph 2.10.131	Applicants should consider the potential to mitigate landscape and visual impacts through, for example, screening with native hedges, trees and woodlands.	Considered in Section 10.6 Embedded Mitigation in PEI Report Volume 1 Chapter 10: Landscape and Visual Amenity.
Paragraph 2.10.132	Applicants should aim to minimise the use and height of security fencing. Where possible applicants should utilise existing features, such as hedges or landscaping, to assist in site security, or screen security fencing.	Considered in Section 10.6 Embedded Mitigation in PEI Report Volume 1 Chapter 10: Landscape and Visual Amenity.
Paragraph 2.10.133	Applicants should minimise the use of security lighting. Any lighting should utilise a passive infra-red (PIR) technology and should be designed and installed in a manner which minimises impact.	Considered in Section 10.6 Embedded Mitigation in PEI Report Volume 1 Chapter 10: Landscape and Visual Amenity.
Paragraph 2.10.157	The Secretary of State will consider the landscape and visual impact of any proposed solar PV farm, taking account of any sensitive visual receptors, and the effect of the development on landscape character, together with the possible cumulative effect with any existing or	Considered in Section 10.7 Preliminary Assessment of Effects in PEI Report Volume 1 Chapter 10: Landscape and Visual Amenity.

NPS EN-3 paragraph	Requirement	Where this is addressed in the PEI Report
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proposed development. Nationally designated landscapes (National Parks, The Broads and Areas of Outstanding Beauty) are afforded extra protection due their statutory purpose. Development in these areas needs to satisfy policy as set out in EN-1 Section 5.10.

Overarching National Policy Statement (NPS) for Energy (EN-5), November 2023

Table 3: NPS EN-5 Requirements Relevant to LVIA

NPS EN-5 paragraph	Requirement	Where this is addressed in the PEI Report
Paragraph 2.2.8	There will usually be a degree of flexibility in the location of the development's associated substations, and applicants should consider carefully their location, as well as their design.	Considered in Section 10.6 Embedded Mitigation in PEI Report Volume 1 Chapter 10: Landscape and Visual Amenity.
Paragraph 2.2.9	In particular, the applicant should consider such characteristics as the local topography, the possibilities for screening of the infrastructure and/or other options to mitigate any impacts. (See Section 2.10 below and Section 5.10 in EN-1.)	Considered in Section 10.6 Embedded Mitigation in PEI Report Volume 1 Chapter 10: Landscape and Visual Amenity.
Paragraph 2.4.2	Applicants should consider the criteria for good design set out in EN1 Section 4.7 at an early stage when developing projects.	Considered in Section 10.6 Embedded Mitigation in PEI Report Volume 1 Chapter 10: Landscape and Visual Amenity.
Paragraph 2.9.9	New substations, sealing end compounds (including terminal towers), and other above-ground installations that serve as connection, switching, and voltage transformation points on the electricity network may also give rise to adverse landscape and visual impacts.	Considered in Section 10.7 Preliminary Assessment of Effects in PEI Report Volume 1 Chapter 10: Landscape and Visual Amenity.
Paragraph 2.9.10	Cumulative adverse landscape, seascape and visual impacts may arise where new overhead lines are required along with other related developments such as substations, wind farms, and/or other new sources of generation.	Considered in Section 10.7 Preliminary Assessment of Effects in PEI Report Volume 1 Chapter 10: Landscape and Visual Amenity.

NPS EN-5 paragraph	Requirement	Where this is addressed in the PEI Report
Paragraph 2.9.18	The Horlock Rules – guidelines for the design and siting of substations – were established by National Grid in 2009 in pursuance of its duties under Schedule 9 to the Electricity Act 1989. These principles should be embodied in applicants' proposals for the infrastructure associated with new overhead lines.	Considered in Section 10.7 Preliminary Assessment of Effects in PEI Report Volume 1 Chapter 10: Landscape and Visual Amenity.
Paragraph 2.9.19	In brief, the Horlock Rules state that applicants should (amongst other things): • Take advantage of the screening provided by land form and existing features and the potential use of site layout and levels to keep intrusion into surrounding areas to a reasonably practicable minimum. • Keep the visual, noise and other environmental effects to a reasonably practicable minimum. • Consider the land use effects of the proposal when planning the siting of substations or extensions. • Use space effectively to limit the area required for development consistent with appropriate mitigation measures and to minimise the adverse effects on existing land use and rights of way, whilst also having regard to future extension of the substation. • Study the inter-relationship between towers and substation structures and background and foreground features so as to reduce the prominence of structures from main viewpoints. Where practicable the exposure of terminal towers on prominent ridges should be minimised by siting towers against a background of trees rather than open skylines.	Considered in Section 10.6 Embedded Mitigation and Section 10.7 Preliminary Assessment of Effects in PEI Report Volume 1 Chapter 10: Landscape and Visual Amenity.
Paragraph 2.11.2	The Secretary of State should be satisfied that the development, so far as is reasonably possible, complies with the Holford and Horlock Rules (please see paragraphs 2.9.16 - 2.9.19) or any updates to them.	Considered in Section 10.6 Embedded Mitigation and Section 10.7 Preliminary Assessment of Effects in PEI Report Volume 1 Chapter 10: Landscape and Visual Amenity.

National Planning Policy Framework, 2023

- 3.1.4 The National Planning Policy Framework (NPPF) (Ref 8) sets out the Government's planning policies for England and how these should be applied. Paragraph 5 of the NPPF explains that the Framework does not contain specific policies for nationally significant infrastructure projects. It states that:

"The Framework does not contain specific policies for nationally significant infrastructure projects. These are determined in accordance with the decision making framework in the Planning Act 2008 (as amended) and relevant national policy statements for major infrastructure, as well as any other matters that are relevant (which may include the National Planning Policy Framework). National policy statements form part of the overall framework of national planning policy, and may be a material consideration in preparing plans and making decisions on planning applications."

- 3.1.5 NPPF paragraph 8(c) states the environmental objective of sustainable development is:

"to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy."

- 3.1.6 NPPF paragraph 104 states:

"Planning policies and decisions should protect and enhance public rights of way and access, including taking opportunities to provide better facilities for users, for example by adding links to existing rights of way networks including National Trails."

- 3.1.7 NPPF paragraph 116 states that developments should, amongst other things:

"give priority first to pedestrian and cycle movements, both within the scheme and with neighbouring areas..."

- 3.1.8 NPPF paragraph 124 states planning policies should:

"a) encourage multiple benefits from both urban and rural land, including through mixed use schemes and taking opportunities to achieve net environmental gains – such as developments that would enable new habitat creation or improve public access to the countryside..."

- 3.1.9 NPPF paragraph 135 states:

"Planning policies and decisions should ensure that developments:
a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;

b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;

c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);...

3.1.10 NPPF paragraph 137 states:

“Design quality should be considered throughout the evolution and assessment of individual proposals. Early discussion between applicants, the local planning authority and local community about the design and style of emerging schemes is important for clarifying expectations and reconciling local and commercial interests. Applicants should work closely with those affected by their proposals to evolve designs that take account of the views of the community. Applications that can demonstrate early, proactive and effective engagement with the community should be looked on more favourably than those that cannot.”

3.1.11 NPPF paragraph 139 states:

“Development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design⁵⁵ [Contained in the National Design Guide and National Model Design Code], taking into account any local design guidance and supplementary planning documents such as design guides and codes. Conversely, significant weight should be given to:

a) development which reflects local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes; and/or

b) outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.”

3.1.12 NPPF paragraph 180 states:

“Planning policies and decisions should contribute to and enhance the natural and local environment by:

a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);

b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland”;...

d) “minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures...”

3.1.13 Paragraph 181 states:

“Plans should: distinguish between the hierarchy of international, national and locally designated sites; allocate land with the least environmental or amenity value, where consistent with other policies in this Framework; take a strategic approach to maintaining and enhancing networks of habitats and green infrastructure; and plan for the enhancement of natural capital at a catchment or landscape scale across local authority boundaries.”

3.1.14 Paragraph 191 states:

“Planning policies and decisions should also ensure that new development is appropriate for its location taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the site or the wider area to impacts that could arise from the development. In doing so they should...”:

b) “identify and protect tranquil areas which have remained relatively undisturbed by noise and are prized for their recreational and amenity value for this reason”; and

c) “limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation.”

Planning Practice Guidance (PPG), (2024)

3.1.15 The government's Planning Practice Guidance (PPG) on the Natural Environment provides information on Green Infrastructure, Biodiversity and Landscape (Ref 9). In respect of Green Infrastructure, the PPG includes the following text:

“Green infrastructure opportunities and requirements need to be considered at the earliest stages of development proposals, as an integral part of development and infrastructure provision, and taking into account existing natural assets and the most suitable locations and types of new provision.”

3.1.16 The PPG supports the use of landscape character assessment as a tool for understanding the character. It also recognises that this can be used to understand local distinctiveness of the landscape and identifying the features that give it a sense of place, as a means to informing, planning and managing change. It also makes reference to Natural England guidance on landscape character assessment. (Ref 10)

3.1.17 Guidance on light pollution (Ref 11) refers to the risk of artificial lighting undermining enjoyment of the countryside or the night sky in paragraph 1, and in paragraph 2, considers potential effects on protected areas of dark skies or intrinsically dark landscapes. It also provides guidance in relation to minimising light pollution.

PPG, Renewable and Low Carbon Energy (2023)

3.1.18 The Renewable and Low Carbon Energy section of the PPG (Ref 11) sets out consideration for the assessment and design of large scale energy schemes relevant to landscape and visual matters.

3.1.19 Planning considerations include:

“cumulative impacts require particular attention, especially the increasing impact that wind turbines and large scale solar farms can have on landscape and local amenity as the number of turbines and solar arrays in an area increases; and

local topography is an important factor in assessing whether wind turbines and large scale solar farms could have a damaging effect on landscape and recognise that the impact can be as great in predominately flat landscapes as in hilly or mountainous areas.”

3.1.20 In respect of buffer zones:

“Local planning authorities should not rule out otherwise acceptable renewable energy developments through inflexible rules on buffer zones or separation distances. Other than when dealing with set back distances for safety, distance of itself does not necessarily determine whether the impact of a proposal is unacceptable. Distance plays a part, but so does the local context including factors such as topography, the local environment and near-by land uses. This is why it is important to think about in what circumstances proposals are likely to be acceptable and plan on this basis.”

3.1.21 Particular considerations for ground mounted solar are:

“The deployment of large-scale solar farms can have a negative impact on the rural environment, particularly in undulating landscapes. However, the visual impact of a well-planned and well-screened solar farm can be properly addressed within the landscape if planned sensitively.”

3.1.22 Particular factors a local planning authority will need to consider include:

- *“that solar farms are normally temporary structures and planning conditions can be used to ensure that the installations are removed when no longer in use and the land is restored to its previous use;*
- *the proposal’s visual impact, the effect on landscape of glint and glare (see guidance on landscape assessment) and on neighbouring uses and aircraft safety;*
- *the extent to which there may be additional impacts if solar arrays follow the daily movement of the sun;*
- *the need for, and impact of, security measures such as lights and fencing;*
- *great care should be taken to ensure heritage assets are conserved in a manner appropriate to their significance, including the impact of*

proposals on views important to their setting. As the significance of a heritage asset derives not only from its physical presence, but also from its setting, careful consideration should be given to the impact of large scale solar farms on such assets. Depending on their scale, design and prominence, a large scale solar farm within the setting of a heritage asset may cause substantial harm to the significance of the asset;

- *the potential to mitigate landscape and visual impacts through, for example, screening with native hedges;*
- *the energy generating potential, which can vary for a number of reasons including, latitude and aspect.*

The approach to assessing cumulative landscape and visual impact of large scale solar farms is likely to be the same as assessing the impact of wind turbines. However, in the case of ground-mounted solar panels it should be noted that with effective screening and appropriate land topography the area of a zone of visual influence could be zero.”

3.2 Local Planning Policy

Local Plans

Central Lincolnshire Local Plan, Adopted April 2023

3.2.1 The Central Lincolnshire Local Plan (Ref 13) sets out policies to guide the development across Central Lincolnshire up to 2040. The following policies are relevant to the landscape and visual matters:

3.2.2 Policy S14: Renewable Energy. The Policy states:

“The Central Lincolnshire Joint Strategic Planning Committee is committed to supporting the transition to a net zero carbon future and will seek to maximise appropriately located renewable energy generated in Central Lincolnshire (such energy likely being wind and solar based).

Proposals for renewable energy schemes, including ancillary development, will be supported where the direct, indirect, individual and cumulative impacts on the following considerations are, or will be made, acceptable. To determine whether it is acceptable, the following tests will have to be met:

i. The impacts are acceptable having considered the scale, siting and design, and the consequent impacts on landscape character; visual amenity; biodiversity; geodiversity; flood risk; townscape; heritage assets, their settings and the historic landscape; and highway safety and rail safety;...”

“In areas that have been designated for their national importance, as identified in the National Planning Policy Framework, renewable energy infrastructure will only be permitted where it can be demonstrated that it would be appropriate in scale, located in areas that do not contribute

positively to the objectives of the designation, is sympathetically designed and includes any necessary mitigation measures.”

3.2.3 Additional matters for solar based energy proposals:

“Proposals for solar thermal or photovoltaics panels and associated infrastructure to be installed on existing property will be under a presumption in favour of permission unless there is clear and demonstrable significant harm arising.

Proposals for ground based photovoltaics and associated infrastructure, including commercial large scale proposals, will be under a presumption in favour unless:

- *there is clear and demonstrable significant harm arising;...*”

“Proposals for ground based photovoltaics should be accompanied by evidence demonstrating how opportunities for delivering biodiversity net gain will be maximised in the scheme taking account of soil, natural features, existing habitats, and planting proposals accompanying the scheme to create new habitats linking into the nature recovery strategy.”

3.2.4 Policy S53: Design and Amenity states:

“All development, including extensions and alterations to existing buildings, must achieve high quality sustainable design that contributes positively to local character, landscape and townscape, and supports diversity, equality and access for all.

Good design will be at the centre of every development proposal and this will be required to be demonstrated through evidence supporting planning applications to a degree proportionate to the proposal. Design Codes may be produced for parts of Central Lincolnshire or in support of specific developments. The approach taken in these Design Codes should be informed by the National Model Design Code and where these codes have been adopted, developments will be expected to adhere to the Code.

All development proposals will be assessed against, and will be expected to meet the following relevant design and amenity criteria. All development proposals will:

1. Context

a) Be based on a sound understanding of the context, integrating into the surroundings and responding to local history, culture and heritage;

b) Relate well to the site, its local and wider context and existing characteristics including the retention of existing natural and historic features wherever possible and including appropriate landscape and boundary treatments to ensure that the development can be satisfactorily assimilated into the surrounding area;

c) Protect any important local views into, out of or through the site;

2. Identity

- a) Contribute positively to the sense of place, reflecting and enhancing existing character and distinctiveness;*
- b) Reflect or improve on the original architectural style of the local surroundings, or embrace opportunities for innovative design and new technologies which sympathetically complement or contrast with the local architectural style;*
- c) Use appropriate, high quality materials which reinforce or enhance local distinctiveness;*
- d) Not result in the visual or physical coalescence with any neighbouring settlement nor ribbon development;...*

5. Nature

- a) Incorporate and retain as far as possible existing natural features including hedgerows, trees, and waterbodies particularly where these features offer a valuable habitat to support biodiversity, aligned with policies in the Natural Environment chapter of the Local Plan;*
- b) Incorporate appropriate landscape and boundary treatments to ensure that the development can be satisfactorily assimilated into the surrounding area, maximising opportunities to deliver diverse ecosystems and biodiverse habitats, strengthening wildlife corridors and green infrastructure networks, and helping to achieve wider goals for biodiversity net gain, climate change mitigation and adaptation and water management;*

6. Public Spaces

- a) Ensure public spaces are accessible to all, are safe and secure and will be easy to maintain with clear definition of public and private spaces;*
- b) Form part of a hierarchy of spaces where relevant to offer a range of spaces available for the community and to support a variety of activities and encourage social interaction;*
- c) Be carefully planned and integrated into the wider community to ensure spaces feel safe and are safe through natural surveillance, being flanked by active uses and by promoting activity within the space;*
- d) Maximise opportunities for delivering additional trees and biodiversity gains through the creation of new habitats and the strengthening or extending wildlife corridors and the green infrastructure network in accordance with policies in the Natural Environment chapter;*

3.2.5 Policy S58: Protecting Lincoln, Gainsborough and Sleaford's Setting and Character states:

"All development proposals should contribute to the realisation of the following key principles:

Lincoln

- a) Protect the dominance and approach views of Lincoln Cathedral, Lincoln Castle and uphill Lincoln on the skyline;*
- b) Protect Lincoln's distinct built heritage and townscape character as set out in the Lincoln Townscape Character Assessment;*
- c) Respect Lincoln's unique character and setting and relationship with surrounding villages by maintaining and enhancing a strategic green infrastructure network around and into the City, including Green Wedges (see Policy S63) to protect the City's green character and to maintain the setting and integrity of surrounding villages..."*

3.2.6 Policy S59: Green and Blue Infrastructure Network states:

"The Central Lincolnshire Authorities will safeguard green and blue infrastructure in Central Lincolnshire from inappropriate development and work actively with partners to maintain and improve the quantity, quality, accessibility and management of the green infrastructure network.

Proposals that cause loss or harm to the green and blue infrastructure network will not be supported unless the need for and benefits of the development demonstrably outweigh any adverse impacts. Where adverse impacts on green infrastructure are unavoidable, development will only be supported if suitable mitigation measures for the network are provided.

Development proposals should ensure that existing and new green and blue infrastructure is considered and integrated into the scheme design from the outset. Where new green infrastructure is proposed, the design and layout should take opportunities to:

- a) incorporate a range of types and sizes of green and blue spaces, green routes and environmental features that are appropriate to the development and the wider green and blue infrastructure network to maximise the delivery of multi-functionality;*
- b) deliver biodiversity net gain and support ecosystem services;*
- c) respond to landscape/townscape and historic character;*
- d) support climate change adaptation and resilience including through use of appropriate habitats and species; and*
- e) encourage healthy and active lifestyles.*

Development proposals must protect the linear features of the green and blue infrastructure network that provide connectivity between green infrastructure assets, including public rights of way, bridleways, cycleways and waterways, and take opportunities to improve and expand such features."

3.2.7 Policy S62: Area of Outstanding Natural Beauty and Areas of Great Landscape Value states:

“Areas of Great Landscape Value (AGLV) are locally designated landscape areas recognised for their intrinsic character and beauty and their natural, historic and cultural importance. A high level of protection will be afforded to AGLV reflecting their locally important high scenic quality, special landscape features and sensitivity.

Development proposals within, or within the setting of, AGLV shall:

- e) conserve and enhance the qualities, character and distinctiveness of locally important landscapes; and*
- f) protect, and where possible enhance, specific landscape, wildlife and historic features which contribute to local character and landscape quality; and*
- g) maintain landscape quality and minimise adverse visual impacts through high quality building and landscape design; and*
- h) demonstrate how proposals have responded positively to the landscape character in relation to siting, design, scale and massing and where appropriate have retained or enhanced important views, and natural, historic and cultural features of the landscape; and*
- i) where appropriate, restore positive landscape character and quality.*

Where a proposal may result in adverse impacts, it may exceptionally be supported if the overriding benefits of the development demonstrably outweigh the harm – in such circumstances the harm should be minimised and mitigated through design and landscaping.”

3.2.8 Policy S63: Green Wedges states:

“Green Wedges, as identified on the Policies Map, have been identified to fulfil one or more of the following functions and policy aims:

- Prevention of the physical merging of settlements, preserving their separate identity, local character and historic character;*
- Creation of a multi-functional ‘green lung’ to offer communities a direct and continuous link to the open countryside beyond the urban area;*
- Provision of an accessible recreational resource, with both formal and informal opportunities, close to where people live, where public access is maximised without compromising the integrity of the Green Wedge;*
- Conservation and enhancement of local wildlife and protection of links between wildlife sites to support wildlife corridors.*

Within the Green Wedges planning permission will not be granted for any form of development, including change of use, unless:

- a) it can be demonstrated that the development is not contrary or detrimental to the above functions and aims; or*

b) it is essential for the proposed development to be located within the Green Wedge, and the benefits of which override the potential impact on the Green Wedge.

Development proposals within a Green Wedge will be expected to have regard to:

c) the need to retain the open and undeveloped character of the Green Wedge, physical separation between settlements, historic environment character and green infrastructure value;

d) the maintenance and enhancement of the network of footpaths, cycleways and bridleways, and their links to the countryside, to retain and enhance public access, where appropriate to the role and function of the Green Wedge; and

e) opportunities to improve the quality and function of green and blue infrastructure within the Green Wedge with regard to the Central Lincolnshire Green Infrastructure network and Biodiversity Opportunity Mapping.

Development proposals adjacent to the Green Wedges will be expected to demonstrate that:

f) they do not adversely impact on the function of the Green Wedge, taking into account scale, siting, layout, design, materials and landscape treatment; and

g) they have considered linkages to and enhancements of the adjacent Green Wedge.”

3.2.9 Policy S66: Trees, Woodland and Hedgerows. This Policy states:

“Development proposals should be prepared based on the overriding principle that:

- the existing tree and woodland cover is maintained, improved and expanded; and*
- opportunities for expanding woodland are actively considered, and implemented where practical and appropriate to do so.”*

Neighbourhood Plans

3.2.10 The following neighbourhood plans are relevant to the proposals.

Thorpe on the Hill Neighbourhood Plan 2016–2036 (Made Plan) (Adopted March 2018)

3.2.11 The Thorpe on the Hill Neighbourhood Plan (Ref 14) includes the following relevant policies:

3.2.12 Policy 5: Landscape and Views states:

“Development outside the village curtilage should not reduce the separate identity of Thorpe on the Hill by reducing the existing gap between the village curtilage and the A46; and must respect the unique layout and pattern of the enclosure landscape of Thorpe on the Hill, as

well as field boundaries such as hedges and trees. Development must also take account of the important views identified on Map 5. The preservation and enhancement of these views will be supported.”

Bassingham Neighbourhood Plan 2016–2036 (Made Plan) (Adopted April 2017)

3.2.13 Bassingham Neighbourhood Plan (Ref 15) includes the following relevant policies.

3.2.14 Policy ES4: Landscape and Countryside Surrounding the Village states:

“Planning applications for new development outside the Settlement Boundary will be supported which are consistent with the Local Plan Policy LP2 and Policy LP55 and which demonstrates how the following considerations have been addressed;

- *Contribution to a green infrastructure network;*
- *Utilising soft boundaries, such as tree lined native hedges;*
- *Including characteristic landscape features, including scattered trees, farmsteads and copses, in new landscape design;*
- *Conserving hedges and the field pattern they create or provide replacement planting where their loss cannot be avoided;*
- *Exploring opportunities for landscaping and planting to connect to existing routes and green infrastructure within the village; and/or*
- *Avoidance of the best and most versatile agricultural land (Grades 1,2 and 3a) in preference for use of poorer quality land.*

4. References

- Ref 1 His Majesty's Stationery Office (HMSO) (2008). Planning Act 2008. Available at: <https://www.legislation.gov.uk/ukpga/2008/29/>
- Ref 2 His Majesty's Stationery Office (1990), Planning (Listed Buildings and Conservation Areas) Act. Available at: <https://www.legislation.gov.uk/ukpga/1990/9/contents>
- Ref 3 His Majesty's Stationery Office (2012), Town and Country Planning (Tree Preservation) Regulations. Available at: <https://www.legislation.gov.uk/uksi/2012/605/contents/made>
- Ref 4 His Majesty's Stationery Office (1997), The Hedgerows Regulations. Available at: <https://www.legislation.gov.uk/uksi/1997/1160/contents/made>.
- Ref 5 Department for Energy Security and Net Zero (2023) Overarching National Policy Statement for Energy (EN1). Available at: <https://assets.publishing.service.gov.uk/media/65bbfbdc709fe1000f637052/overarching-nps-for-energy-en1.pdf>
- Ref 6 Department for Energy Security and Net Zero (2023) Overarching National Policy Statement for Energy (EN3) Available at: https://assets.publishing.service.gov.uk/media/64252f5f2fa848000cec0f52/NPS_EN-3.pdf
- Ref 7 Department for Energy Security and Net Zero (2023) Overarching National Policy Statement for Energy (EN5) Available at: <https://assets.publishing.service.gov.uk/media/65a78a5496a5ec000d731abb/nps-electricity-networks-infrastructure-en5.pdf>
- Ref 8 Ministry of Housing, Communities and Local Government (MHCLG) (2023) National Planning Policy Framework. Available at: https://assets.publishing.service.gov.uk/media/669a25e9a3c2a28abb50d2b4/NPPF_December_2023.pdf
- Ref 9 MHCLG (2024) Planning Practice Guidance Natural Environment. Available at: <https://www.gov.uk/guidance/natural-environment>
- Ref 10 Natural England (2014) An Approach to Landscape Character Assessment. Available at: <https://assets.publishing.service.gov.uk/media/5aabd31340f0b64ab4b7576e/landscape-character-assessment.pdf>
- Ref 11 MHCLG (2019) Planning Practice Guidance Light Pollution. Available at: <https://www.gov.uk/guidance/light-pollution>. <https://www.gov.uk/guidance/renewable-and-low-carbon-energy>
- Ref 12 MHCLG (2023) Planning Practice Guidance Renewable and low carbon energy. Available at: <https://www.gov.uk/guidance/renewable-and-low-carbon-energy>

- Ref 13 The Central Lincolnshire Local Plan (2023). Available at: <https://www.n-kesteven.gov.uk/sites/default/files/2023-04/Local%20Plan%20for%20adoption%20Approved%20by%20Committee.pdf>
- Ref 14 Thorpe on the Hill Neighbourhood Plan (2018). Available at: https://www.n-kesteven.gov.uk/sites/default/files/2023-01/neighbourhood_plan_thorpe_on_the_hill.pdf
- Ref 15 Bassingham Neighbourhood Plan (2017). Available at: https://www.n-kesteven.gov.uk/sites/default/files/2023-01/bassingham_neighbourhood_plan.pdf