

Landscape Response to Appeal Scheme

Sheepwash Solar Energy Farm Appeal

April 2023

For and on behalf of

Statkraft UK



t: 01782 982850 w: awscape.co.uk

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1. INTRODUCTION

1.1.1. A Landscape and Visual Impact Assessment (LVIA) was prepared in February 2022 to accompany the planning application 22/501335/FULL for the proposed development on Land north of Little Cheveney Farm, Sheephurst Lane, Marden, Kent. The application was refused on 20th October 2022.

Planning Application Number	22/501335/FULL
Site Name	Land north of Little Cheveney Farm, Sheephurst Lane, Marden, Kent
Description of Proposal	Installation of a renewable energy led generating station comprising of ground-mounted PV solar arrays, associated electricity generation infrastructure and other ancillary equipment comprising of storage containers, access tracks, fencing, gates and CCTV together with the creation of woodland and biodiversity enhancements.

1.1.2. This statement is in response to reasons for refusal of the planning application in relation to landscape. It considers the comments made by the Heritage Officer in August 2022, the Landscape Officer in October 2022, the Committee Report dated 22nd October 2022 and public objections.

1.2. Reasons for refusal

1.2.1. The reasons for refusal relevant to landscape are:

2. By virtue of its scale and character, the proposed development would cause significant harm to the character and appearance of the countryside and does not adequately mitigate these impacts, contrary to the aims and objectives of the National Planning Policy Framework and policies SP17, DM1, DM24 and DM30 of the Maidstone Borough Local Plan 2017.

3. The proposed development, by virtue of its scale, proximity and character results in less than substantial harm to the settings of the Heritage Assets being Grade II listed buildings of Little Long End and Little Cheveney Farm as views from and to listed buildings close to the site would be possible. The harm to the significance of the heritage assets would be less than substantial. The application is therefore contrary to policies DM4 and DM24 of the Maidstone Borough Local Plan 2017 and the NPPF.

1.2.2. Policies referred to in reasons for refusal are referenced below and relevant extracts identified.

1.2.3. Policies SP17 – Countryside

Development proposals in the countryside will not be permitted unless they accord with other policies in this plan and will not result in harm to the character and appearance of the area.

The distinctive character of...the Low Weald...will be conserved and enhanced as landscapes of local value.

1.2.4. Policy DM1 Principles of good design

Create designs and layouts that are accessible to all, and maintain and maximise opportunities for permeabilities and linkages to the surrounding area...

Respond positively to, and where possible enhance the local, natural or historic character of the area...

Respect the amenity of occupiers of neighbouring properties...ensuring that development does not result in...overlooking or visual intrusion...

Respect the topography and respond to the location of the site and sensitively incorporate natural features such as trees, hedges and ponds worthy of retention. Particular attention should be paid ...where the retention and addition of native vegetation appropriate to local landscape character around the site boundaries should be used as positive to help assimilate development in a manner which reflects and respect the local and natural character of the area...

Provide a high quality design which responds to areas of heritage ...and landscape value...

1.2.5. Policy DM4 – Development affecting designated and non-designated heritage assets

Applications will be expected to ensure that new development affecting a heritage asset incorporates measures to conserve and where possible enhance, the significance of the heritage asset, and where appropriate its setting...

1.2.6. Policy DM24 Renewable and low carbon energy schemes

Applications for larger scale renewable or low carbon energy projects will be required to demonstrate:

- i. The cumulative impact of such proposals in the local area;*
- ii. The landscape and visual impact of development;*
- iii. The impact on heritage assets and their setting;*
- iv. The impact of proposals on the amenities of local residents...*

1.2.7. Policy DM30 – Design Principles in the Countryside

...Proposals which would create high quality design, satisfy the requirements of other policies in this plan and meet the following criteria will be permitted:

- i. *The type, siting, materials and design, mass and scale of development and the level of activity would maintain, or where possible, enhance local distinctiveness including landscape features.*
- ii. *Impacts on the appearance and character of the landscape would be appropriately mitigated. Suitability and required mitigation will be assessed through the submission of Landscape and Visual Impact Assessments to support development proposals in appropriate circumstances;*
- iii. *Proposals would not result in unacceptable traffic levels...unsympathetic change to the character of a rural lane which is of landscape importance...*

Where build development is proposed...any new buildings should...be located adjacent to existing buildings or be unobtrusively located and well screened by existing or proposed vegetation which reflect the landscape character of the area...

2. CONSULTEE, COMMITTEE REPORT AND OBJECTOR RESPONSE WITH LANDSCAPE APPEAL RESPONSE

2.1.1. The consultee comments and key issues relating to the LVIA and the landscape plan are identified below in italics. This section also identifies our Landscape Response to these statements (non-italics).

2.1.2. MBC Landscape officer response:

- *There is a designated Ancient and Semi Natural Woodland area situated adjacent to the western boundary and many significant trees and potentially 'important' hedgerows within the site.*

This is correct. The trees and woodland would not be affected by the proposed development as buffer zones have been provided around all trees and woodland. Hedgerows are of varying degrees of quality and gappy, and will mostly be untouched with small tracks crossing through short sections of hedgerow. There will be enhancement to several hedgerows that require gapping up.

- *No arboricultural reports appear to have been submitted...*

This can be conditioned.

- *Reference has also been made to veteran trees although none appear to have been identified*

Reference to veteran trees is a quotation in italics of the Maidstone Landscape Character Assessment prepared by the LPA covering the landscape character area of this location. There has been no reference to any veteran trees outside of this quotation.

- *Ensure that an appropriate buffer area can be achieved around the ancient woodland*

This has been provided and achieved.

- *Doesn't seem to be much weight to the landscape and visual effects during the construction phase of the development*

This is a temporary phase and the magnitude of change and significance of effect will not alter from the completion phase of development. This is why it is combined within the report.

- *Concerns about the location of the topsoil stockpile bunds. They need to be sited to avoid tree RPAs and areas proposed for new planting and if bunds are proposed to be a long term feature on the site they need to be clearly marked on the mitigation, landscape and ecology enhancements plan. They are not characteristic of the local landscape...*

This can be conditioned, or minor material amendment for removal.

- *Lack of information regarding the new hedgerow lining the edge of the site and the proposed gapping up.*

This information is clearly provided on the Landscape Mitigation and Enhancement plan, drawing AW0143-PL-002.

- *Ensure species are consistent with the Maidstone Landscape Guidelines...*

This can be provided with discussion and amendment of the Landscape Mitigation and Enhancement Plan. Planting has been provided that is in character for the location and would be climate ready.

2.1.3. MBC Conservation officer response:

- *There would be some intervisibility between some of the listed buildings and the proposed site.*

This is correct initially, but would be mitigated within 10 years.

- *The contribution of setting of the significance of a heritage asset is often expressed by reference to views... In this case, there are limited views of some of the listed buildings from the site, however, due to the low level of the solar panels they are unlikely to harm the views to and from the heritage assets. Views are only one part of setting, however, and ...the rural character of the landscape has remained undeveloped and this allows for a better appreciation of the listed buildings.*

It is important to note that the rural character has changed significantly in its historical context. Reference to the Heritage Statement, paragraphs 3.40 to 3.46 identifies three maps which show the change in landscape over time. These maps show that the Oast Houses would very

likely have been hidden within the landscape due to the numerous field boundaries, and orchards prevalent within the landscape. It is only more recently, since arable intensification of farming practices leading to the loss of significant numbers of hedgerows and orchards, across the site and surrounding area, as well as the straightening of the river that has created the false impression that these Oast houses were intentionally visible within the landscape. This statement suggests that the landscape has not changed in history in its rural character, but it has seen significant change, degradation and manipulation to serve agricultural intensification.

It is also important to note that Marden and its modern expansion is visible within this landscape character area.

- *Little Long End – with the construction of a considerable number of solar panels, even with the trees will reduce the rural setting of the site.*

There is no intervisibility between the site and Little Long End. A road, formerly a much longer track prior to the construction of the railway line, dissects this dwelling from the site boundary as well. The dwelling also principally faces the land to its west, north and east.

- *Little Cheveney Farm – the short distance views of this asset from the site...will be impacted by the proposed development...However, it is the rural setting that will be diminished.*

There is no development within the immediate rural setting of the listed building.

The erosion of the rural setting will diminish the rural setting of Little Long End and Little Cheveney Farm...at least initially.

Historically these would not have had much intervisibility with the site. Their immediate setting remains undeveloped.

2.1.4. Committee report:

- *MBC Landscape Officer - Overall, visual sensitivity is assessed as moderate while the overall landscape character sensitivity is high/moderate.*

This differs from what was stated in the Landscape Officer's comments.

- *MBC Conservation Officer – A solar farm is temporary and reversible but 37 years is a long duration and any landscape screening will take at least 10 years to be effective.*

This was not stated in the MBC Conservation Officer's comments.

- *Key features include the flat, low lying topography, the rivers and ditches, the large open field pattern and the undeveloped character. The backdrop of the Greensand Ridge is an important element in many views. New development should respect the local vernacular in scale, density and materials.*

Greensand Ridge is only visible from one section of PROW within the site to the SE of the development. This is only available due to many years of removal of field boundary vegetation.

- *Very significant views into the site from PROW KM244... in the SE corner as there will be minimal screening. The view currently looks north with the Greensand Ridge. This view would be obliterated in the short term by the PV arrays and in the longer term by the landscape screening. The perimeter security fence and PV panels would be a few metres of that PROW.*

Reference to the Heritage Statement, paragraphs 3.40 to 3.46 identifies three maps which show the change in landscape over time. The intervisibility with the Greensand Ridge is only in recent time due to landscape degradation. The perimeter fence would be approximately 30m from the PROW at its nearest point and the PV panels 40m. This is hardly a few metres.

- *Views from Turkey Farmhouse would be affected before the mitigating planting matures...*

This would be a short term effect, and would be mitigated with appropriate vegetation enhancements along the river corridor in accordance with the Landscape Character area.

- *Significant views into the site would occur from KM248 which would run alongside the arrays for a distance of 750m. This path does currently run along the base of the embankment to the railway and a second line of security fencing alongside it for this distance would make it much less pleasant to use and the existing long open views across arable fields would be interrupted by PV arrays in the short term and curtailed by the screen hedging in the medium to long term.*

15m has been provided between the site boundary and the fencing. This provides a wide and more pleasant landscape which is seeded with meadow mix and a hedgerow that would soften the boundary. The long open views mentioned across the landscape are generally as a result of the loss of field boundary vegetation over time, and gappy hedgerows. These would be enhanced with new gapped up vegetation and tree planting.

- *The new permissive paths...would have poor outlook.*

This cannot be considered within the assessment as these are provided as a positive aspect to the development.

- *There will be industrialising visual impact of new gates which will be high and wide and set back behind a large bellmouth...There will be visual impact via the second farm gate access which will take some time to be screened from which will be visible the PV arrays and the industrialising HV compound.*

Access is required and will be via gated access, which will be in accordance with highway requirements. The farm gate will be mitigated with infill. It is located on a 50mph road which is a transient view. However, this has been reassessed within this report, Viewpoint 12.

- *There will also be a likely visual impact from the bunds needed for stored topsoil – these are mentioned in the application but are not detailed and not assessed in the LVIA.*

This can be conditioned, or minor material amendment for removal.

- *8 Sheephurst Cottage would have views towards the solar arrays and HV compound from upstairs windows.*

This is not disputed and has been assessed within the LVIA.

- *Willow Cottage and Willow Barn would be able to see the PV arrays as will converted dwellings around Little Cheveney Farm complex and Great Sheephurst Farm. Dwellings on Burtons Lane... would have upstairs views as would Turkey Farmhouse to the NE.*

This is not disputed and has been assessed within the LVIA. However, only one dwelling along Burtons Lane will have views of the site from upstairs windows. These have all been mitigated within the site.

- *Much of the landscape strategy shows additional ecological woodland planting and heavy standard trees outside the red line of the application boundary...*

The landscape strategy is integral to the Proposed Development with only a small area outside the site boundary.

- *Introduction of new planting of hedgerows to 'hide' the substantial array of solar panels but which would also restrict public views across the currently open topography. These wide open vistas currently give the local countryside its intrinsic character and qualities. The locality is being artificially altered over a long period in the attempt to hide the solar panels. The screening would provide mitigation towards full effectiveness in a ten year period as the trees, shrubs and hedgerows mature which is a relatively long time for the impact to be experienced by users of the PROW network. It is considered that the proposed species mix within the hedgerows would not provide screening from the outset of the development nor all year round due to the lack of evergreen species.*

The landscape character areas have seen significant degradation over time with removal of vegetation, field boundaries etc, which has resulted in the false impression that this landscape should be with open vistas. Screening, shelter belts, orchards and hedgerows are an accepted form of practice within the character of the landscape. The landscape mitigation will not only provide screening, but provide important landscape enhancements to a degraded landscape character.

- *Considered screening development from view does not negate harm to the intrinsic qualities of the countryside or make otherwise harmful development acceptable. The proposed solar PV development would introduce a considerable impact on the existing open countryside to its substantial detriment.*

See previous comment

- *There is intervisibility between the site and the Greensand Ridge south of Coxheath and while there are polytunnels and some large scale horticultural/fruit packing buildings in the foreground, the solar farm would add to the industrialisation of the vista.*

Additional viewpoint assessed from the Greensand Ridge. See Viewpoint 13.

- *Accepted proposed planting would screen from several vantage points over the medium to long term. Views from upper floor neighbouring residential windows of the site would not be likely to benefit significantly from planting given the vast scale of the PV arrays and the height of the fencing and the various structures that would be required to support the development.*

This is incorrect. Vegetation can provide full screening within 10 years, and beyond. This is not classed as long term when development is classed as temporary for 37 years.

- *Whilst harm would lessen over time as mitigation matures, that creates other harm such as curtailment of open vistas characteristic of the locality. The development would be locally significant in scale and would change the character of the site, which carries with it an intrinsic quality as open, greenfield land.*

Open vistas are not characteristic of the locality. This has been created through removal of vegetation and orchards within the last 50 years for the benefits of agricultural intensification. The vegetation has been located to be of benefit to the landscape character.

- *Conclusion - the development is alien to the established character of the local countryside. By virtue of the scale of the development, the layout and distribution of arrays and the inadequacy of proposed mitigation, the harm to the intrinsic character and appearance of the open countryside is substantial, both in significance and scale, and would not be mitigated by the landscape proposals.*

This appears to be a personal view of judgement. The information provided clearly shows the adequacy of mitigation, and that it is in character with the location.

2.1.5. Public Objections:

2.1.6. Rural & Historic character would be harmed by the development: Heritage assets, including 9 grade 2 listed buildings, with ancient woodland and rare historic veteran parkland are either within or surround the site. This solar farm installation would cause unacceptable harm to the rural character of this historic farming land. Indeed in the Statkraft proposal, it is acknowledged that Sheepwash will have an adverse effect on the landscape.

Plans would harm the rural setting of protected heritage assets and therefore goes against local policy Plans to enclose the veteran would cause harm to the setting of the veteran trees of The Little Cheveney Parkland.

There are no veteran trees identified within the development. There is also no evidence of a parkland landscape. The woodlands are isolated blocks within the landscape and there is no designed parkland landscape associated with Little Cheveney Farm. The ancient woodland and the woodland to the centre of the site have been considered in their own merit within the application. The adverse effects are temporary and can be mitigated. And additional planting will reconnect these woodland with their wider landscape, that has seen significant degradation over time, particularly within the last 50 years with removal of hedgerows and orchards.

2.1.7. Harm to Heritage: The settings and views of 9 heritage assets (Grade 2 listed houses and oasthouses) would be significantly harmed by the solar farm and associated infrastructure as is confirmed by Maidstone Heritage and Design Consultation. Views from public footpaths across to the oasthouses would no longer be across open countryside. Their rural setting would be destroyed. Maps from 1855 show the main house (the Manor which is now known as Little Cheveney Farmhouse) together with what is called Cheveney Wood. The parkland is very important in the historic rural setting of Little Cheveney House. The land has been successfully farmed for some 500 years. The panels would be clearly visible from the northern windows and gardens of grade 2 listed Little Cheveney Farmhouse, especially in winter months. Glint and Glare would without question be a problem.

Development would destroy setting of heritage assets and therefore does not adhere to regulation

As previously mentioned the rural character has changed significantly in its historical context. Reference to the Heritage Statement, paragraphs 3.40 to 3.46 shows that the Oast Houses would have been hidden within the landscape due to the numerous field boundaries, and orchards prevalent within the landscape. It is only more recently, since arable intensification of farming practices leading to the loss of significant numbers of hedgerows and orchards, across the site and surrounding area, as well as the straightening of the river that has created the false impression that these Oast houses were intentionally visible within the landscape. Current vistas are therefore as a result of landscape degradation and cannot be suggested that this was the original setting of these buildings. Views from all dwellings have been considered within the LVIA and fully assessed. The principle windows of Little Cheveney Farmhouse face due east.

2.1.8. Cumulative effect of industry on Low Weald rural landscape within 5.6km radius: The following industry exists or is in planning within a 5.6km radius 1) Paddock Wood solar farm 39 hectares 2.9km from Sheepwash 2) Widehurst solar farm 14.3 hectares 2.25 km from Sheepwash 3) Marden industrial estate 1.2km from Sheepwash 4) Collier Street polytunnel farm 900m from Sheepwash 5) Bockingfold solar 69.23 hectares (in planning with TWBC) 700m from Sheepwash 6) Mathurst solar farm 27 hectares (in pre planning with MBC) 5.6km from Sheepwash 7) Sheephurst Lane substation (partially approved) 130m from Sheepwash If all these were to go ahead, the low Weald would become a checkerboard of industry and glass panels, destroying the rural landscape.

Development is contrary to regulation. Cumulative effect of all this industry, (especially if 2 huge solar farms 700m from each other are granted permission) in a rural area would cause unacceptable harm. Surely some communication between Boroughs is required to prevent this.

Cumulative effects have been considered within the LVIA and additional cumulative analysis was issued for Bockingfold.

2.1.9. AONB: The High Weald AONB is clearly visible from the East side of the site and so the site would be clearly visible from the High Weald AONB. Statkraft claim that vegetation prevents this view from one viewpoint. It is a large area so there would be more than one viewpoint. Views of the site from the AONB would be intrinsically harmed if this development were to go ahead.

No industry should be permitted if they can be seen from the AONB High Weald.

Being able to see the AONB from the site does not mean the site can be seen from the AONB. All possible locations were assessed, and it was found that there were no available views from the AONB.

2.1.10. Footpath enclosed by fencing: The footpath next to the railway line which currently overlooks open countryside to the south would become a tunnel with solar farm security fencing on one side and railway fencing on the other.

Solar farm and associated fences and industry damages local environment and its beauty. A tunnel footpath with fencing on both sides is not an enhancement of the beauty of the countryside and public right of way

There is 15m provided between the base of the railway embankment and the fenceline. This is hardly a tunnel. 10m was deemed acceptable at Bockingfold.

2.1.11. Proximity of site to Residents: Statkraft seems to take their measurements from the buildings, not the boundaries of residential properties. The boundary of Willow Cottage which is in the Little Cheveney Parkland is less than 15m (probably 5m) from the perimeter fencing. Gardens of residences where time is spent to relax and enjoy being outside also must be taken into consideration. It is not just about the house itself. There is also perimeter fencing directly next to nos 7 and 8 Sheephurst Cottages, Willow Barn. Being directly next to such industry will affect those living in these properties. The current living conditions and quality of the lives of the inhabitants will be detrimentally impacted by the development both during and after construction.

Development goes against regulation.

Dwellings are assessed in terms of visibility from ground floor windows and upstairs windows. Gardens would be deemed generally as medium sensitivity, and therefore visual impact from principal views of ground floor at high sensitivity is more acceptable. The purpose of assessment of dwellings is associated with where the occupant spends most of their time living and sleeping, which would be within their dwelling, hence assessment of the dwelling as opposed to the garden.

2.1.12. Proximity of site to historic veteran oak tree parkland: The perimeter fencing is surrounded veteran oak parkland. Oak trees are protected by law. The Little Cheveney parkland is part of the setting of Grade 2 listed Little Cheveney Farmhouse. The solar farm would cause unacceptable harm to the setting of the house and parkland. There is no landscaping or biodiversity buffer between the perimeter fencing of this development and its valued historic land.

The development goes against guidelines. The setting of the Farmhouse parkland would be harmed by being enclosed on three sides by security fencing. At the very least, a 15m biodiversity buffer should be placed between the parkland border and perimeter fencing.

Parkland is not defined within any maps and this woodland is not defined as an ancient woodland. Veteran trees have not been identified on the site. An appropriate gap has been provided between the site and the woodland.

2.1.13. Flooding to footpath diversion and proposed new footpath: The footpath which has been pushed into the north east corner of the development has forced the footpath onto land that floods every year.

Unacceptable to site footpath onto land that floods.

The footpath to the NE corner across the site was not present at the time of survey. It appears that users of this PROW have been diverting themselves to the NE corner of the field for a long time. It has diverted itself over time and is therefore making a permanence to a path created by the public.

2.1.14. Additional mitigating planting required following amendments on the plans: The solar array has been altered by Statkraft. Where is the amended mitigating planting schedule? Under current plans, Willow Cottage, Willow Barn, grade 2 Little Cheveney Farmhouse and the grade 2 listed oasthouses would directly overlook the infrastructure and in our opinion also suffer from glint and glare from the panels.

Additional planting schedule required before planning be considered.

This can be conditioned.

2.1.15. Mitigating planting currently placed behind security fencing: It seems counter productive for mitigating planting to be placed behind security fencing with associated cameras. This fencing negates any mitigation and causes harm to the countryside setting. It would be more in keeping if such planting were to soften the industrial outlook of this development. Contrary to their statement of responses to concerns, a woodland buffer would screen the security fencing. How can this be so if the fencing is in front of the woodland?

Additional planting schedule required before planning be considered.

This can be conditioned and amended. But in most instances mitigation planting is outside of the fenceline.

2.1.16. Public Objection – comparison of Sheepwash with Bockingfold

2.1.17. NPPF para 170b states that planning policies and decisions should contribute and enhance the natural and local environment by recognising the intrinsic character and beauty of the countryside - including the economic and other benefits of the Best and Most Versatile agricultural land, trees and woodland.

Landscape mitigation considers the character of the landscape and has prepared a Landscape Mitigation and Enhancements Plan for mitigation of this scheme but also to enhance the intrinsic character of this landscape.

2.1.18. It should also be considered that if both proposals were given planning permission, Claygate and Sheephurst Lane would become a checkerboard of glass panels and would not be in keeping with the Low Weald rural landscape. The cumulative effect of both proposals going ahead would have a harmful and negative impact on the Low Weald landscape.

This is not evident in the cumulative effects provided by both this assessment and also the assessment provided for Bockingfold, detailed below in the Cumulative Effects section.

3. ASSESSMENT METHODOLOGY & ADDITIONAL ASSESSMENT REQUIREMENTS

3.1. The Methodology

3.1.1. The assessment methodology provided within the original LVIA has been used within this report to support additional viewpoints and reassessment of views following the removal of the BESS.

3.2. Viewpoints assessed

3.2.1. In response to Committee Report concerns over the visibility of the site from the Greensand Ridge and also the farm gate along Sheephurst Lane, an additional site visit was conducted on 27th February 2023 to take additional viewpoints from the road and publicly accessible locations from the Greensand Ridge.

3.2.2. The ZTV highlighted potential views from the Greensand Ridge and these were investigated further from a PROW in this location. Considering the distance to the site, the submitted LVIA did not deem it to have significance, and views from the Greensand Ridge were not included. However, as it was raised as a concern within the Committee report, a viewpoint (Viewpoint 13) was selected that would potentially offer panoramic views.

3.2.3. An additional viewpoint (Formerly a Plate) and montage was taken to the west of Viewpoint 10 (8 Sheephurst Cottages). This was in response to concerns over the visual amenity from this farm gate as raised within the Committee Report. This new viewpoint (Viewpoint 12) shows the Proposed Development and how it impacts this location.

3.2.4. Viewpoints 2 and 3 have been updated to show the views with the removal of the BESS barn as shown on the revised viewpoints.

4. ASSESSMENT OF VISUAL EFFECTS

4.1. Viewpoints reassessed

4.1.1. The following viewpoints have been reassessed, and included in Appendix A:

- Viewpoint 2 – PROW within south eastern site boundary
- Viewpoint 3 – PROW to east of site

4.1.2. Two additional viewpoints have been prepared that were identified in the Committee report of concern:

- Viewpoint 12 – from field gate, Sheephurst Lane, on site boundary, south of site (formerly Plate G)
- Viewpoint 13 – PROW on Greensand Ridge, long distance view.

4.1.3. The remaining viewpoints have not been revisited as the changes that have been made would not affect the views from these locations.

Viewpoint 2 (Appendix A, Figures 1-5) – from PROW. Looking north, within the Site boundary. High sensitivity receptor.

- 4.2. Photomontages prepared for this viewpoint are included in Appendix A, Figures 1-5.
- 4.3. An assessment of the impact of the removal of the BESS and reconfiguration of the fenceline, hedgerow, and any woodland around the barn as shown on drawing X was not submitted to the planning authority. The impact of this change is assessed below.
- 4.4. The roofline of the BESS barn would no longer be visible. However, there would be minimal change to this viewpoint. The magnitude of change during construction and upon completion would remain high. Combined with a high sensitivity receptor the significance of effect would initially be Substantial Adverse.

Viewpoint 2	
Item	Planning application drawing 27899/050 RevE
Solar arrays	Distance of solar arrays north of receptor: 48m
Fenceline	Distance of fenceline north of receptor: 40m
Woodland	Distance of woodland north of receptor: Adjacent

- 4.5. After 1 year of vegetative growth of the woodland buffer with hedgerow, the magnitude of change would reduce to medium-high with a substantial adverse significance of effect.
- 4.6. From 5 years the effects would significantly reduce and at 10 years the magnitude of change would be low beneficial. The significance of effect at 10 years would be Moderate Beneficial as the boundary hedgerow matures and new woodland screens the view of the solar arrays and fenceline.

Viewpoint 3 (Appendix A, Figure 6) – from PROW. Looking north west. East of and 80m to the Site. High sensitivity receptor

- 4.7. There are no photomontages associated with this viewpoint.

- 4.8. The BESS barn would no longer be visible through the gap in vegetation, replaced by solar arrays further from the receptor through the gap in vegetation. The magnitude of change would reduce to medium with substantial adverse significance of effect upon completion.

Viewpoint 3	
Item changed	Planning application drawing 27899/050 RevE
Solar arrays	c. 79m west from receptor
Fenceline	c. 75m north and west from receptor
Woodland	Hedgerow only and gapping up of river embankment

- 4.9. With the gapping up of the field boundary vegetation with willow, poplar and alder (fast growing species) as well as a hedgerow that follows the fence line within 5-10 years the solar arrays would be substantially screened. The magnitude of change would improve to Medium beneficial with a Substantial Beneficial significance of effect

4.10. Viewpoint 12 (formerly Plate G) from Sheephurst Lane. Looking north. Adj S of the Site.

- 4.11. This is a new viewpoint (formerly Plate G) with montages (Appendix A, 7-11) and is west of 8 Sheephurst Cottages. This viewpoint has been prepared in response to the Committee Report. It is a winter view. The site is visible through a field gate along Sheephurst Lane. The road is a 50mph road with fast moving traffic and the view would be a transient view. The sensitivity of the receptor is classed as medium.

- 4.12. The construction of the site would be visible through the gate, as would the solar arrays and fenceline upon completion. However, this would be a transient oblique view. The magnitude of change would be medium with a Moderate Adverse significance of effect.

- 4.13. After 1 year, the woodland edge would reduce the magnitude of change to low with a Slight Adverse significance of effect. After 5-10 years the magnitude of change would be negligible, as the woodland would mature to screen the proposed development. The significance of effect would negligible.

Viewpoint 13 from Greensand Ridge, PROW. Looking south. 5.8Km N of the Site.

- 4.14. This is a new viewpoint with montages (Appendix A, Fig 12-16) and taken from The Greensand Ridge. This viewpoint has been prepared in response to the Committee Report. This viewpoint is taken from a PROW identified within the ZTV as having a potential view of the site. It is a high sensitivity receptor.

- 4.15. The Greensand Ridge is visible from parts of the site and was identified within the committee report as having intervisibility with the site. However, this view was the only available view from

this PROW between extensive rows of orchard trees. The image below is typical of the view from Greensand Ridge.



Typical view from Greensand Ridge

- 4.16. The magnitude of change during construction and upon completion would be negligible-nil with a negligible-nil significance of effect.
- 4.17. After 5-10 years the woodland would provide a mix of cover within the landscape, but would not significantly alter the view. The magnitude of change would remain negligible-nil with a negligible-nil significance of effect.

Listed Buildings within 500m of Site boundary

- 4.18. Little Long End (Grade II) along Burtons Lane was assessed in the LVIA to have no views of the site. The only views of the site from dwellings along Burtons Lane were from the dwelling to the far east along Burtons Lane with upstairs views.
- 4.19. An existing large and mature hedgerow with hedgerow trees lines the southern side of Burtons Lane between Little Long End and the site. The visual envelope of this dwelling is associated

with its immediate proximity which is the lane and the land immediately surrounding the west, north and east of this dwelling which is visible and intrinsic to its character. There are no views between Little Long End and the fields to the south of this hedgerow.

Villages with potential views

4.20. There would be no changes to any views from Marden Village.

Summary

4.21. It is evident from the Site visit that the effects of the Proposed Development would only affect a small number of receptors within 800m of the Site. These are mainly from public rights of way and residential dwellings in close proximity to the Site. Beyond 800m the visual effects are negligible. These are summarised below in Table 5:

Table 5: Summary of Visual Effects			
Viewpoint & Sensitivity	Year	Planning Scheme 27899/050/RevE	
		Magnitude of Change	Significance of effect on completion
2 – PROW High	Construction/ completion	High	Substantial Adverse
	Post 10yrs	Low beneficial	Moderate Beneficial
3 – PROW High	Construction/ completion	Medium	Substantial Adverse
	Post 10yrs	Medium beneficial	Substantial Beneficial
12 – Sheephurst Lane Gate Medium	Construction/ completion	Medium	Moderate Adverse
	Post 10yrs	Negligible	Negligible
13 – Greensand Ridge PROW High	Construction/ completion	Negligible-Nil	Negligible-Nil
	Post 10yrs	Negligible-Nil	Negligible-Nil

5. MITIGATION

5.1. With the removal of the BESS barn the woodland surrounding the barn would be removed. However, gapping up of the river bank would continue, as would a hedgerow along the fenceline.

- 5.2. All mitigation would remain the same as the submitted with the Proposed Mitigation, Landscape & Ecology enhancements plan.

6. CUMULATIVE EFFECTS

- 6.1. Cumulative effects were assessed within the original LVIA. Recent approval of Bockingfold Solar Farm has been raised as a concern for cumulative effects. A response was provided to the application on 10th August 2022 as below.
- 6.2. Distance between red line boundaries of Sheepwash and Bockingfold sites on a plan is approximately 700m, however, travelling by road the distance would be approximately 1.4km and via PROW with some walking on main roads, approximately 900m.
- 6.3. There is no combined visibility between the sites, i.e. Bockingfold is not visible from Sheepwash and vice versa. Sequential views are over a longer distance, such that nearly 1km would be walked between the two sites, although this PROW would pass an approved Switching Station. The PROW does not connect to any other PROW unless a distance is walked on roads. The solar energy farms and the switching station would be seen one after another over a distance of upto 500m and would be occasionally successional. The cumulative occasionally successional effects would have a low magnitude of change on a high sensitivity receptor (PROW), with a Moderate Adverse significance of effect. This does not take into account mitigation planting which would reduce this effect over 10 years to Negligible.
- 6.4. In terms of landscape character, Sheepwash is considered to have a Slight-Moderate Adverse significance of effect on the landscape improving with additional enhanced planting after a period of 10 years. I cannot forecast the landscape enhancements or mitigation that will be prepared for Bockingfold and as such cannot comment on its value towards the structure of the retained landscape. Should both Sheepwash and Bockingfold be approved, there would be 4 solar energy farms spread over an area of 6km. The solar energy farms do not inherently destroy the structure of the landscape only the use of the landscape. They provide opportunity to enhance existing green infrastructure within the site boundary. The initial combined effect of the solar energy farms over a distance of 6km would be slight-moderate adverse. Over time as enhancements and vegetation establishes the effects would reduce to slight adverse. The solar energy farms are temporary within the landscape and they will be decommissioned at different times. Upon decommissioning the fields would be restored and the combined effect would reduce. Also the landscape enhancements that have been undertaken during the course of the development would make a substantial improvement in the overall landscape character of these locations.
- 6.5. Further to this, a cumulative assessment was undertaken within the LVIA for Bockingfold Farm planning application. The cumulative assessment between Bockingfold and Sheepwash is detailed below:

Landscape Features

8.46 In terms of landscape features (i.e. Open Fields, Hedgerows, and Canopy Trees), for the purposes of the assessment these receptors are entirely contained within the Site's boundaries.

Therefore, no cumulative effects will occur as these receptors will not be affected by the cumulative schemes.

Landscape Character

*8.47 The development and the eastern part of the proposed scheme at Land North of Little Cheveney Farm are both located within the Kent: Teise Valley LCA. As discussed above the nature and scale of these landscape character areas alongside the type of development proposed, which both include extensive landscape enhancements would result in a **Negligible Adverse** cumulative effect at Year 1, this will remain at year 15.*

Visual Amenity

8.48 The intervening landform, mature vegetation and built form between the development and the proposed scheme at land north of Little Cheveney Farm provides a strong degree of separation between the two. This results in there being no combined cumulative visual effects. However, there is a very limited potential for sequential combined visual effects for road users on Maidstone Road and Sheephurst Lane. Both schemes include extensive landscape enhancements that would further limit any potential effects; therefore, it is considered that on balance there would be no cumulative visual effects.

- 6.6. The cumulative effects as previously detailed still stand.

7. CONCLUSIONS

- 7.1. The proposed solar energy farm on arable farmland west of Marden in Kent was refused permission.
- 7.2. Response to the reasons for refusal based on the comments made by the landscape officer, conservation officer, and committee report have been provided in detail within this document. Additional responses have also been provided to objectors to the scheme.
- 7.3. The BESS barn was removed and viewpoints affected by this removal were reassessed. These included Viewpoints 2 and 3.
- 7.4. Two additional viewpoints were undertaken in response to the Committee Report to determine the effects from a gate along Sheephurst Lane (Viewpoint 12), and from the Greensand Ridge (Viewpoint 13).
- 7.5. Removal of the BESS barn made limited changes to Viewpoint 2. The removal of the BESS barn was more noticeable from Viewpoint 3, and along with mitigation along the river bank improved 5-10 years post construction.
- 7.6. It is considered that the reasons for refusal relating to landscape and visual amenity and more specifically issues raised by MBC Landscape and Conservation Officers and the Consultee Report have been responded to appropriately and that an understanding of the site and its context have been provided. To this account it is considered that the proposed development site complies with the policies identified in Chapter 3.

APPENDIX A

Photography, Verified Views and Methodology, Views 2,3 ,12-13, Figures 1-16

Photography, Verified Views and Methodology

Landscape Response to Appeal Scheme

Overview

A verified photomontage is a visual representation of a proposed development that is as accurate as it is possible to be within the limits of the technology used and the available data. Although it is not possible to achieve 100% perfect accuracy due to minor errors in survey work, environmental variables and photographic distortion, the careful implementation of a best practise method will result in only a negligible error.

The photomontage images represent how the proposed development would be perceived from a number of locations surrounding the site. These locations were chosen as the result of a detailed consideration of sensitive viewpoints.

The methods described in this document are based on current best practise and follow recommendations from 'Guidelines for Landscape and Visual Impact Assessment 3rd edition' (GLVIA3), Landscape Institute and IEMA (2013), alongside the Landscape Institute technical guidance note, 'Visual Representation of Development Proposals, (LI 06/19)

Methodology

Photography

During the field study, a photographic record was made to represent the full range of potential views towards the site from available viewpoints within the study area. These locations are mapped, the visual receptor types recorded and viewpoint context described. All photographs have been taken from publicly accessible locations; no private access was needed. The methodology ensures that the combination of camera and lens recreates as close as possible what can be seen by the human eye.

Equipment:

The aim of a verified photomontage is to illustrate what a proposed development may look like to a person standing at a specified photographic viewpoint. In order to create this effect, all photographs are taken with a camera and lens combination, resulting in a 'standard' focal length (equivalent to the cone of human vision). A standard focal length is usually considered to be in the range 45mm to 55mm on a traditional 35mm film camera. On digital cameras, where the image sensor is often smaller than the recorded image on traditional film cameras, the focal length of the lens used must compensate for the effective magnification resulting from the smaller sensor.

A Canon 5D Mark IV full frame sensor camera was used for all viewpoints in conjunction with a Canon 50mm prime lens (35mm format equivalent), which is within the 'standard' focal length range. The full frame sensor in the Canon 5D therefore, results in no magnification. To eliminate the parallax error that occurs when taking panoramic images, a sliding plate on the tripod head was employed allowing the camera to be moved back along the line of sight so that the nodal point of the lens was positioned directly over the axis of rotation.

Image capture: The camera was mounted on a tripod using a Nodal Ninja Panoramic tripod head

at 1.6m above ground level to simulate the view at eye level.

The orientation of the camera was adjusted so that the optical axis and the horizontal axis were aligned with the horizon. This is the 'astronomical' horizon as set by a gravity governed bubble level.

Images were captured in the camera's maximum quality jpeg mode, with a RAW image processed as a backup. Camera settings were chosen carefully for each viewpoint; the camera was set to aperture priority mode, a small aperture of f/11 was used and the focus distance selected specifically to render all parts of the scene in focus whilst retaining image quality.

Panoramas were deemed essential to show the maximum extent of the proposed development and so frames were taken at 20-degree intervals to allow for overlap (discussed below).

Post Production: The panoramas were stitched together using PT Gui Pro specialist panorama creation software, with each photograph being cropped to take only the central portion of each image. These precautions minimise the small amount of optical distortion effect caused by the camera lens. Images were imported as jpeg files and minor tonal and colour adjustments were made which aim to replicate the scene as honestly as possible as it was perceived by the photographer at the time of capture. The stitched cylindrical panorama was then cropped to 90° for use as a baseline 'existing' view.

Survey

Precise surveying was essential to gain accurate information of the camera and control point positions. GPS readings were taken from the central tripod position that the camera was placed using a Spectra Precision SP60 GNSS Receiver, which achieved a 25mm degree of tolerance.

Control Points:

Control points are surveyed points/objects that can clearly be identified on the photograph. Since they are included in the 3D model, they can be visually matched with the corresponding points on the photograph.

Control points were identified within each photograph and marked for the survey team to take measurements. A minimum of three control points were chosen, and five where possible of fixed features such as lamp-posts, fences and sign posts. Occasionally if available, control points taken from another viewpoint were also used for even more accurate positioning of the 3D model within the photograph. Due to the rural nature of many of the viewpoint locations, survey poles were used as temporary control points. These control points were then created within the 3D program in the precise positions.

Control points were taken using the aforementioned Spectra Precision GPS device.

All survey measurements were supplied in CAD format for use in the 3D model.

Client Solar Century
Project **Sheepwash Solar Energy Farm, Marden**
Drawing Title Methodology



Rose Cottage,
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3D Model

3D models were created which were then aligned within 3DS Max using the site masterplan to determine the X and Y position. Finished floor levels were then used to accurately position the 3D model vertically AOD (above ordnance datum).

Camera Matching and Rendering

The process of camera matching (i.e. correctly assembling the perspective views within the 3D program to match those photographs taken on site) needs meticulous attention to detail. The details of the Ordnance Survey co-ordinates for each viewpoint, and the angle of each view were also checked as part of the verification process.

The survey information was added into the 3D model and aligned precisely with the OS coordinate system. '3D' Cameras (or perspective views) were then created within 3DS Max at each of the viewpoint locations and raised by 1.6m to match the position at eye-level that was achieved during photography.

3D control points were created to match those visible in each of the panoramas and positioned according to the survey data. Any atmospheric conditions experienced at the time of taking the photograph were added to the model. For example, haze or reflected sunlight.

Using the '3D' camera each 90° cylindrical panorama was used as a backdrop and rendered using a V-Ray camera option that mirrors the distortion exhibited in a cylindrical panorama. Adjustments were then made to the camera angle to align the 3D control points with the real-life equivalents shown in each panorama, thus creating a 'photo-matched' viewpoint with the model aligned at the correct scale and angle.

A daylight system was then created within 3DS Max using the geographic location and time zone, then setting the correct time that the viewpoint was captured. This allows for the accurate creation of shadows as at the time of taking the photograph. For viewpoints taken in full cloud, a High Dynamic Range Image (HDRI) was mapped as a 'dome light' within 3DS Max and used as the main light source. An HDRI is an image format that contains a large amount of shadow and highlight information and can be used to illuminate a 3D scene, providing a good representation of conditions on a cloudy day.

Post production

Care was taken in Adobe Photoshop to mask out elements of the 3D model that may be obscured by foreground objects to produce the final visualisations.

The final visualisations were then taken back into PT Gui Pro and converted to 53.5° rectilinear (or planar) panoramas. These panoramas were aligned according to the latest LI and SNH guidance

and presented at A3 and A1 page width, which allows for a comfortable arm's length viewing distance.

Caveats

- i. A photomontage can never be considered as a 100% accurate representation of what would be seen due to the large number of variables affecting the images from the photography to the limitations of the 3D programs. They should be used as an aid to the decision making process.
- ii. Photomontages have been presented at 90° cylindrical panoramas as well as 53.5° 150% magnified views to allow an overview of the context in the viewpoints due to the proximity and scale of the site.
- iii. 3D vegetation was used to control the vegetation height shown at Year 1 and Year 10. Whilst it is not possible to accurately predict vegetation height at a given age due to site conditions/ weather we can offer an 'average' growth height based on the stock that has been proposed.

References

All photomontages were created in accordance with recommendations given in the following publications:

Landscape Institute and IEMA (2013) Guidelines for Landscape and Visual Impact Assessment 3rd edition (GLVIA3).

Landscape Institute:

Note 06/19 - Visual Representation of Development Proposals

Note 07/19 - Visual Representation of Development Proposals: Glossary and Abbreviations

Note 08/19 - Visual Representation of Development Proposals: Camera Auto Settings

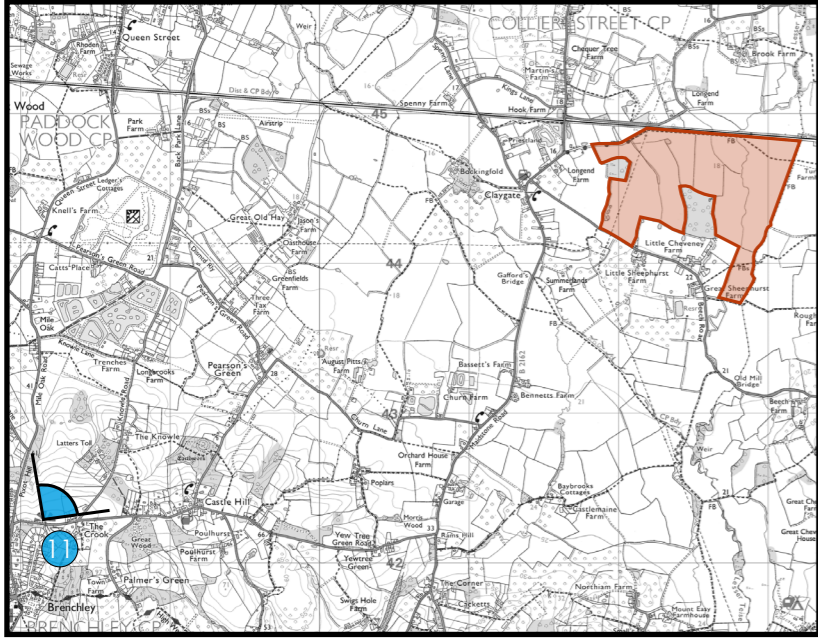
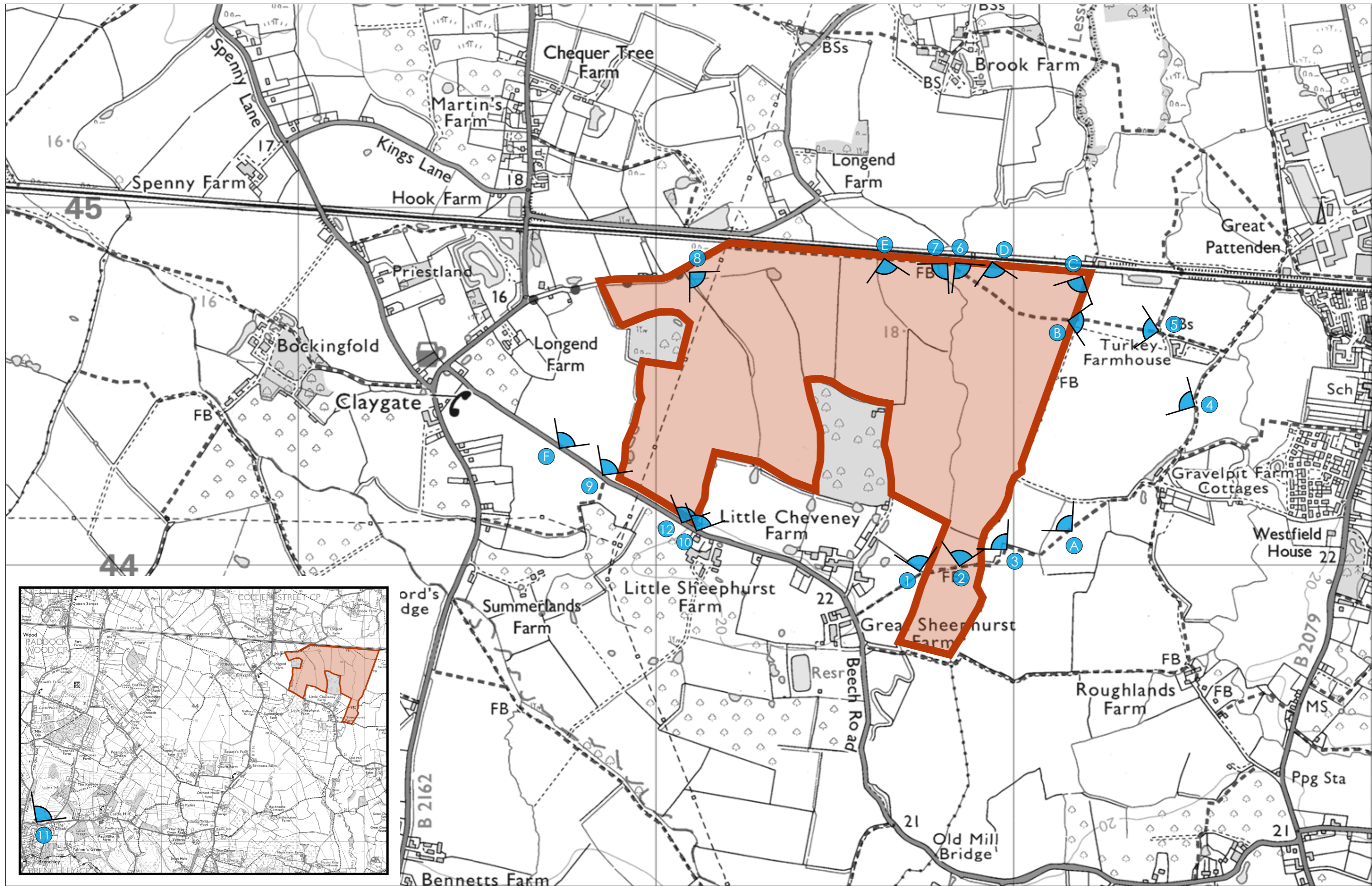
Scottish Natural Heritage (2017) Visual representation of windfarms: good practice guidance. ('SNH 2017')

Client Solar Century
Project **Sheepwash Solar Energy Farm, Marden**
Drawing Title Methodology



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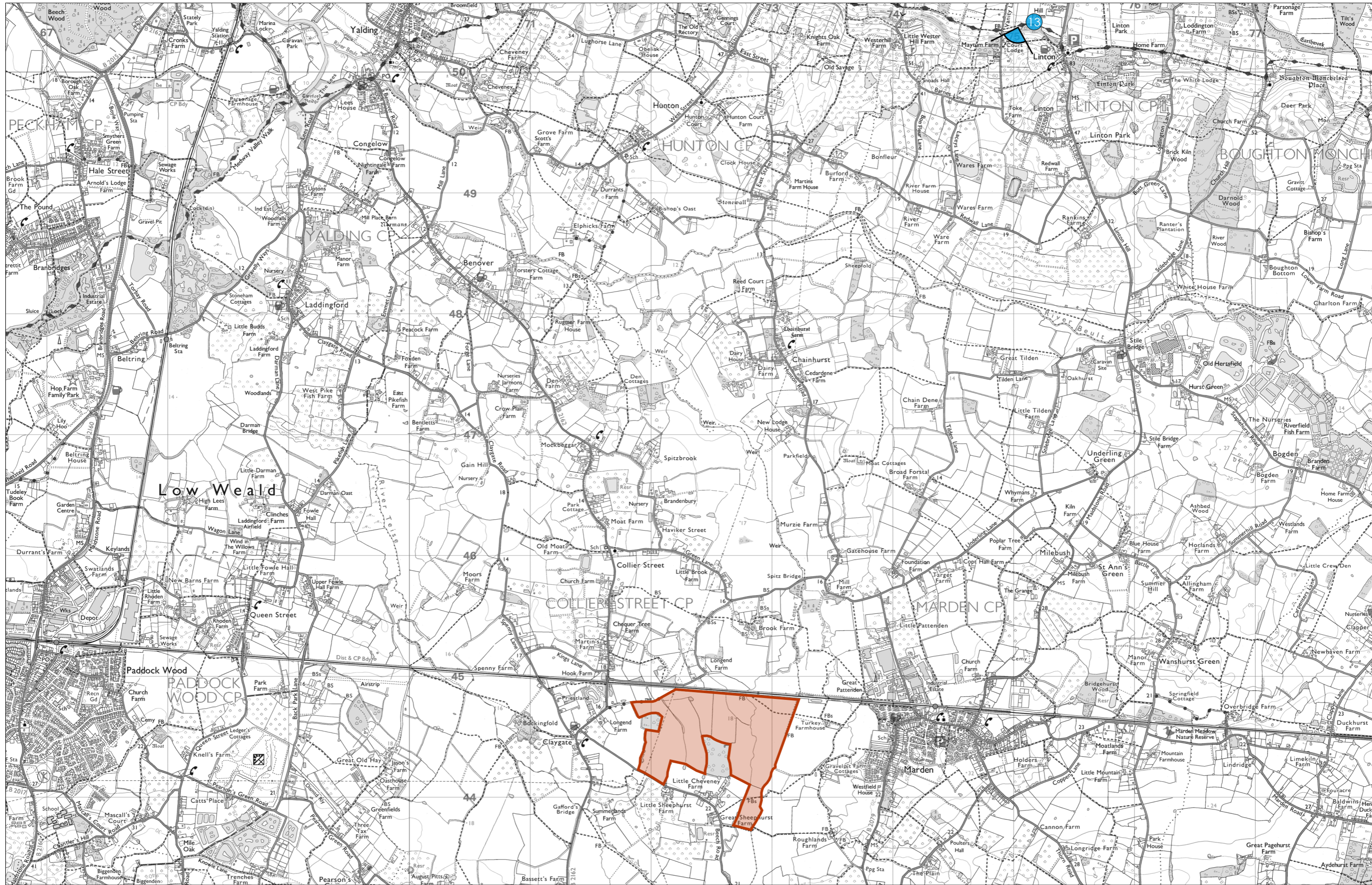


Client Solar Century
 Project **Sheepwash Solar Energy Farm, Marden**
 Drawing Title Viewpoint Locations



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Client Solar Century
 Project **Sheepwash Solar Energy Farm, Marden**
 Drawing Title Viewpoint Locations

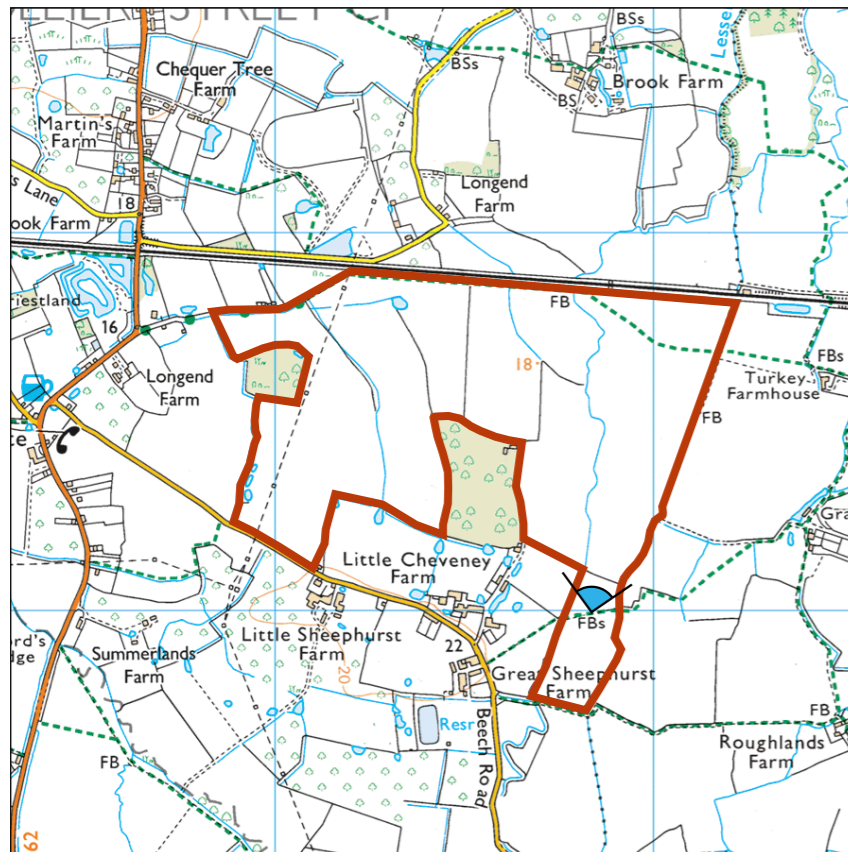


Rose Cottage,
 Mill Lane, Wolverley,
 DY11 5TR
 M: 07747 816055



Existing Contextual Photograph

Extent of 53.5° planar panorama



Viewpoint Location

Notes:
90° cylindrical projection in the above panorama showing the existing view. For context purposes only.

Distance to nearest building: 50m
 Bearing to site centre: 337°
 Viewpoint grid reference: 572809.573 E 143991.04 N
 Viewpoint ground height: 19.09m
 Camera Height (AGL): 1.6m
 Horizontal Field of View: 90° (Cylindrical Projection)

Date & time of photo(s): 08/07/2021 10:55
 Camera: Canon 5D MkIV
 Lens, FL, max aperture: Canon, 50mm, f/1.2L
 LI Image Type: Type 1

Rev: -
 Scale: -
 Drawn: AM
 Checked: AW
 Sheet Size: A3 Landscape

Client: Solar Century
 Project: **Sheepwash Solar Energy Farm, Marden**
 Drawing Title: Viewpoint 2 - Existing

Fig
1



Rose Cottage,
 Mill Lane, Wolverley,
 DY11 5TR

M: 07747 816055



Existing Baseline Photograph



Photomontage - Proposed Development at Year 1

Distance to nearest building: 50m
 Bearing to site centre: 337°
 Viewpoint grid reference: 572809.573 E 143991.04 N
 Viewpoint ground height: 19.09m
 Camera Height (AGL): 1.6m
 Horizontal Field of View: 90° (Cylindrical Projection)

Date & time of photo(s): 08/07/2021 10:55
 Camera: Canon 5D MkIV
 Lens, FL, max aperture: Canon, 50mm, f/1.2L
 LI Image Type: Type 4

Rev: -
 Scale: -
 Drawn: AM
 Checked: AW
 Sheet Size: A3 Landscape

Client: Solar Century
 Project: **Sheepwash Solar Energy Farm, Marden**
 Drawing Title: Viewpoint 2 - Existing baseline photograph - Proposed development at Year 1

Fig
2



Rose Cottage,
 Mill Lane, Wolverley,
 DY11 5TR

M: 07747 816055



Existing Baseline Photograph



Photomontage - Proposed Development at Year 10

Distance to nearest building: 50m
 Bearing to site centre: 337°
 Viewpoint grid reference: 572809.573 E 143991.04 N
 Viewpoint ground height: 19.09m
 Camera Height (AGL): 1.6m
 Horizontal Field of View: 90° (Cylindrical Projection)

Date & time of photo(s): 08/07/2021 10:55
 Camera: Canon 5D MkIV
 Lens, FL, max aperture: Canon, 50mm, f/1.2L
 LI Image Type: Type 4

Rev: -
 Scale: -
 Drawn: AM
 Checked: AW
 Sheet Size: A3 Landscape

Client: Solar Century
 Project: **Sheepwash Solar Energy Farm, Marden**
 Drawing Title: Viewpoint 2 - Existing baseline photograph - Proposed development at Year 10

Fig
3



Rose Cottage,
 Mill Lane, Wolverley,
 DY11 5TR

M: 07747 816055



Photomontage - Proposed Development at Year 1

View flat at a comfortable arms length

Rev:	-	Fig	Distance to nearest building:	50m	Camera Height (AGL):	1.6m	Date & time of photo(s):	08/07/2021 10:55
Scale:	-	4	Bearing to site centre:	337°	Horizontal Field of View:	53.5° (Planar Projection)	Camera:	Canon 5D MkIV
Drawn:	AM		Viewpoint grid reference:	572809.573 E 143991.04 N			Lens, FL, max aperture:	Canon, 50mm, f/1.2L
Checked:	AW		Viewpoint ground height:	19.09m				
Sheet Size:	841 x 297mm							



Photomontage - Proposed Development at Year 10

View flat at a comfortable arms length

Rev: -
Scale: -
Drawn: AM
Checked: AW
Sheet Size: 841 x 297mm

Fig
5

Distance to nearest building: 50m
Bearing to site centre: 337°
Viewpoint grid reference: 572809.573 E 143991.04 N
Viewpoint ground height: 19.09m

Camera Height (AGL): 1.6m
Horizontal Field of View: 53.5° (Planar Projection)

Date & time of photo(s): 08/07/2021 10:55
Camera: Canon 5D MkIV
Lens, FL, max aperture: Canon, 50mm, f/1.2L



Viewpoint grid reference: 572967 E 144071 N
Date & time of photo(s): 08/07/2021 11:44
Camera: Canon EOS 500D
Lens, FL, max aperture: Sigma, 30mm, f/1.4
LI Image Type: Type 1

Rev: -
Scale: -
Drawn: AM
Checked: AW
Sheet Size: A3 Landscape

Client Solar Century
Project **Sheepwash Solar Energy Farm,
Marden**
Drawing Title Viewpoint 3 - Photograph

Fig
6



Rose Cottage,
Mill Lane, Wolverley,
DY11 5TR

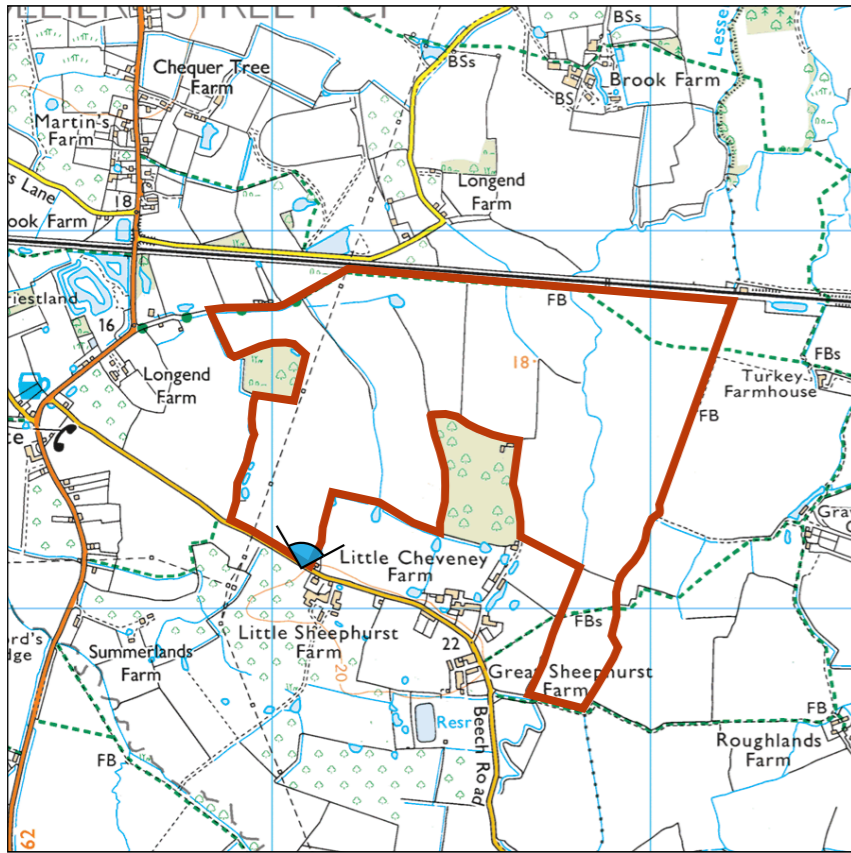
M: 07747 816055



Existing Contextual Photograph



Extent of 53.5° planar panorama



Viewpoint Location

Notes:
90° cylindrical projection in the above panorama showing the existing view. For context purposes only.

Distance to nearest building: 232m
 Bearing to site centre: 054°
 Viewpoint grid reference: 572077.964 E 144128.463 N
 Viewpoint ground height: 20.02m
 Camera Height (AGL): 1.6m
 Horizontal Field of View: 90° (Cylindrical Projection)

Date & time of photo(s): 27/02/2023 10:19
 Camera: Canon 5D MkIV
 Lens, FL, max aperture: Canon, 50mm, f/1.2L
 LI Image Type: Type 1

Rev: -
 Scale: -
 Drawn: AM
 Checked: AW
 Sheet Size: A3 Landscape

Client: Solar Century
 Project: **Sheepwash Solar Energy Farm, Marden**
 Drawing Title: Viewpoint 12 - Existing

Fig
7



Rose Cottage,
 Mill Lane, Wolverley,
 DY11 5TR

M: 07747 816055



Existing Baseline Photograph



Photomontage - Proposed Development at Year 1

Distance to nearest building: 232m
 Bearing to site centre: 054°
 Viewpoint grid reference: 572077.964 E 144128.463 N
 Viewpoint ground height: 20.02m
 Camera Height (AGL): 1.6m
 Horizontal Field of View: 90° (Cylindrical Projection)

Date & time of photo(s): 27/02/2023 10:19
 Camera: Canon 5D MkIV
 Lens, FL, max aperture: Canon, 50mm, f/1.2L
 LI Image Type: Type 4

Rev: -
 Scale: -
 Drawn: AM
 Checked: AW
 Sheet Size: A3 Landscape

Client: Solar Century
 Project: **Sheepwash Solar Energy Farm, Marden**
 Drawing Title: Viewpoint 12 - Existing baseline photograph - Proposed development at Year 1

Fig 8



Rose Cottage,
 Mill Lane, Wolverley,
 DY11 5TR

M: 07747 816055



Existing Baseline Photograph



Photomontage - Proposed Development at Year 10

Distance to nearest building: 232m
 Bearing to site centre: 054°
 Viewpoint grid reference: 572077.964 E 144128.463 N
 Viewpoint ground height: 20.02m
 Camera Height (AGL): 1.6m
 Horizontal Field of View: 90° (Cylindrical Projection)

Date & time of photo(s): 27/02/2023 10:19
 Camera: Canon 5D MkIV
 Lens, FL, max aperture: Canon, 50mm, f/1.2L
 LI Image Type: Type 4

Rev: -
 Scale: -
 Drawn: AM
 Checked: AW
 Sheet Size: A3 Landscape

Client: Solar Century
 Project: **Sheepwash Solar Energy Farm, Marden**
 Drawing Title: Viewpoint 12 - Existing baseline photograph - Proposed development at Year 10

Fig 9



Rose Cottage,
 Mill Lane, Wolverley,
 DY11 5TR

M: 07747 816055



Photomontage - Proposed Development at Year 1

View flat at a comfortable arms length

Rev: -
 Scale: -
 Drawn: AM
 Checked: AW
 Sheet Size: 841 x 297mm

Fig
10

Distance to nearest building: 232m
 Bearing to site centre: 054°
 Viewpoint grid reference: 572077.964 E 144128.463 N
 Viewpoint ground height: 20.02m

Camera Height (AGL): 1.6m
 Horizontal Field of View: 53.5° (Planar Projection)

Date & time of photo(s): 27/02/2023 10:19
 Camera: Canon 5D MkIV
 Lens, FL, max aperture: Canon, 50mm, f/1.2L



Photomontage - Proposed Development at Year 10

View flat at a comfortable arms length

Rev: -
Scale: -
Drawn: AM
Checked: AW
Sheet Size: 841 x 297mm

Fig
11

Distance to nearest building: 232m
Bearing to site centre: 054°
Viewpoint grid reference: 572077.964 E 144128.463 N
Viewpoint ground height: 20.02m

Camera Height (AGL): 1.6m
Horizontal Field of View: 53.5° (Planar Projection)

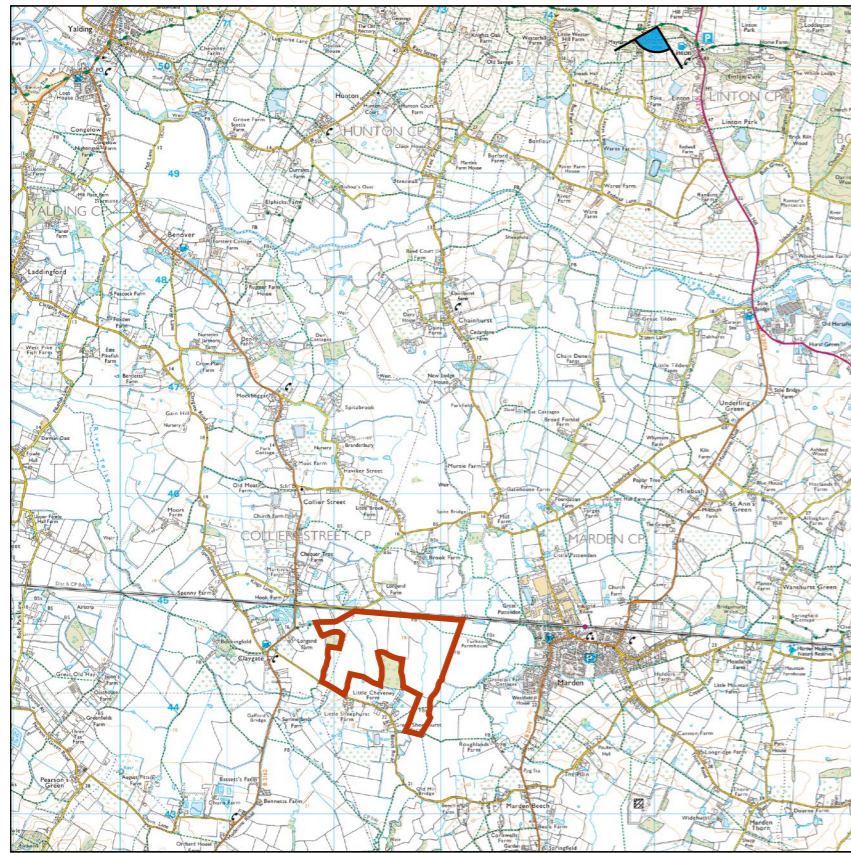
Date & time of photo(s): 27/02/2023 10:19
Camera: Canon 5D MkIV
Lens, FL, max aperture: Canon, 50mm, f/1.2L



Existing Contextual Photograph



Extent of 53.5° planar panorama



Viewpoint Location

Notes:
90° cylindrical projection in the above panorama showing the existing view. For context purposes only.

Distance to nearest building: 6km
 Bearing to site centre: 203°
 Viewpoint grid reference: 575062.775 E 150378.371 N
 Viewpoint ground height: 106.92m
 Camera Height (AGL): 1.6m
 Horizontal Field of View: 90° (Cylindrical Projection)

Date & time of photo(s): 27/02/2023 08:50
 Camera: Canon 5D MkIV
 Lens, FL, max aperture: Canon, 50mm, f/1.2L
 LI Image Type: Type 1

Rev: -
 Scale: -
 Drawn: AM
 Checked: AW
 Sheet Size: A3 Landscape

Client: Solar Century
 Project: **Sheepwash Solar Energy Farm, Marden**
 Drawing Title: Viewpoint 13 - Existing

Fig
12



Rose Cottage,
 Mill Lane, Wolverley,
 DY11 5TR

M: 07747 816055



Existing Baseline Photograph



Photomontage - Proposed Development at Year 1

Distance to nearest building: 6km
 Bearing to site centre: 203°
 Viewpoint grid reference: 575062.775 E 150378.371 N
 Viewpoint ground height: 106.92m
 Camera Height (AGL): 1.6m
 Horizontal Field of View: 90° (Cylindrical Projection)

Date & time of photo(s): 27/02/2023 08:50
 Camera: Canon 5D MkIV
 Lens, FL, max aperture: Canon, 50mm, f/1.2L
 LI Image Type: Type 4

Rev: -
 Scale: -
 Drawn: AM
 Checked: AW
 Sheet Size: A3 Landscape

Client: Solar Century
 Project: **Sheepwash Solar Energy Farm, Marden**
 Drawing Title: Viewpoint 13 - Existing baseline photograph - Proposed development at Year 1

Fig 13



Rose Cottage,
 Mill Lane, Wolverley,
 DY11 5TR

M: 07747 816055



Existing Baseline Photograph



Photomontage - Proposed Development at Year 10

Distance to nearest building: 6km
 Bearing to site centre: 203°
 Viewpoint grid reference: 575062.775 E 150378.371 N
 Viewpoint ground height: 106.92m
 Camera Height (AGL): 1.6m
 Horizontal Field of View: 90° (Cylindrical Projection)

Date & time of photo(s): 27/02/2023 08:50
 Camera: Canon 5D MkIV
 Lens, FL, max aperture: Canon, 50mm, f/1.2L
 LI Image Type: Type 4

Rev: -
 Scale: -
 Drawn: AM
 Checked: AW
 Sheet Size: A3 Landscape

Client: Solar Century
 Project: **Sheepwash Solar Energy Farm, Marden**
 Drawing Title: Viewpoint 13 - Existing baseline photograph - Proposed development at Year 10

Fig 14



Rose Cottage,
 Mill Lane, Wolverley,
 DY11 5TR

M: 07747 816055



Photomontage - Proposed Development at Year 1

View flat at a comfortable arms length

Rev: -
Scale: -
Drawn: AM
Checked: AW
Sheet Size: 841 x 297mm

Fig
15

Distance to nearest building: 6km
Bearing to site centre: 203°
Viewpoint grid reference: 575062.775 E 150378.371 N
Viewpoint ground height: 106.92m

Camera Height (AGL): 1.6m
Horizontal Field of View: 53.5° (Planar Projection)

Date & time of photo(s): 27/02/2023 08:50
Camera: Canon 5D MkIV
Lens, FL, max aperture: Canon, 50mm, f/1.2L



Photomontage - Proposed Development at Year 10

View flat at a comfortable arms length

Rev: -
Scale: -
Drawn: AM
Checked: AW
Sheet Size: 841 x 297mm

Fig
16

Distance to nearest building: 6km
Bearing to site centre: 203°
Viewpoint grid reference: 575062.775 E 150378.371 N
Viewpoint ground height: 106.92m

Camera Height (AGL): 1.6m
Horizontal Field of View: 53.5° (Planar Projection)

Date & time of photo(s): 27/02/2023 08:50
Camera: Canon 5D MkIV
Lens, FL, max aperture: Canon, 50mm, f/1.2L