

Tillbridge Solar

PEI Report Volume II Appendix 12-1: LVIA Legislation and Policy
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Table of Contents

1. Policy and Legislation Relevant to Landscape and Visual Assessment.....	5
1.1 Introduction	5
1.2 Legislation.....	5
1.3 National Planning Policy	5
1.4 National Guidance	8
1.5 Local Guidance.....	11
1.6 Neighbourhood Planning Documents	11
1.7 References	18

1. Policy and Legislation Relevant to Landscape and Visual Assessment

1.1 Introduction

- 1.1.1 This Appendix sets out legislation, planning policy, and guidance that are considered to be relevant to landscape and visual amenity, and pertinent to the Scheme.

1.2 Legislation

European Landscape Convention

- 1.2.1 The European Landscape Convention (ELC) (Ref. 12-1) was signed by the UK Government in 2006 and came into effect in March 2007. The ELC recognises landscape in law. It focuses specifically on landscape issues and highlights the importance of integration of landscape into areas of policy; and to promote protection, management and planning of all landscapes, including the assessment of landscape and analysis of landscape change.
- 1.2.2 The ELC defines landscape as: “*an area, as perceived by people, whose character is the result of the action and interaction of natural and / or human factors*”. The ELC considers landscape as a whole (land or marine), from urban to rural areas, and whether special or degraded.

1.3 National Planning Policy

- 1.3.1 Relevant national policies to the assessment of landscape and visual effects are set out in the sub-sections below.

National Planning Policy Framework

- 1.3.2 The National Planning Policy Framework (NPPF) (Ref. 12-2) sets out the Government’s planning policies for England and how these should be applied, and the environmental role of sustainable development. With reference to landscape and visual amenity, Paragraph 174 of the NPPF states:

“Planning policies and decisions should contribute to and enhance the natural and local environment by [inter alia] ... 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); ... [and] recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services; ... [and] minimising impacts on and providing net gains for biodiversity”.

National Policy Statements

- 1.3.3 National Policy Statements (NPS) set out the Government’s policy for the delivery of energy infrastructure and provide the legal framework for planning decisions.
- 1.3.4 Overarching National Policy Statement for Energy (EN-1), designated 2011 (Ref. 12-3) sets out the Government’s policy for the delivery of major energy

infrastructure and will be an important and relevant consideration in the Secretary of State's ('SoS') determination of consent in respect of the Scheme. Paragraphs relevant to landscape and visual amenity are:

- Paragraph 1.7.2, which states: *“that new energy infrastructure is likely to have some negative effects on landscape/visual amenity...and the impacts on landscape/visual amenity will sometimes be hard to mitigate”*.
- Paragraph 1.7.11, which states: *“the principal area in which consenting new energy infrastructure in accordance with the energy NPSs is likely to lead to adverse effects which cannot always be satisfactorily mitigated is in respect of landscape and visual effects.”*
- Paragraphs 4.5.1 to 4.5.3, which outline the requirements of high-quality design include the aesthetic, functionality, fitness for purpose and sustainability. They explain that good design can be *“in terms of siting relative to existing landscape character, landform and vegetation”*, but that ultimately the *“nature of much energy infrastructure development will often limit the extent to which it can contribute to the enhancement of the quality of the area.”*
- Paragraphs 5.9.5 to 5.9.8, which sets out the requirements for a landscape and visual impact assessment, states that projects need to be *“designed carefully, taking account of the potential impact on the landscape...”*, such that the design aim *“should be to minimise harm to the landscape, providing reasonable mitigation where possible and appropriate...”* and that *“virtually all nationally significant energy infrastructure projects will have effects on the landscape.”*
- Paragraph 5.9.14, which sets out the importance of landscape character assessments in LVIA's and that local landscape designations should not be used as a reason for refusal.
- Paragraphs 5.9.15 to 5.9.18, which notes that schemes are likely to be visible and have visual effects, and that the *“IPC [now Secretary of State] should consider whether the scheme has been designed carefully...”*, including 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 IPC considers reasonable.”*
- Paragraph 5.9.22 which outlines methods for minimising adverse effects, including *“siting of infrastructure, colours and materials, landscaping schemes and building design.”*

1.3.5 Consideration will also be given to the Draft Overarching NPS for Energy (EN-1) (2023) (Ref. 12-4), Section 5.10, with respect to landscape and visual considerations when assessment new energy developments. The following paragraphs are of particular relevance:

- Paragraph 5.10.11, which relates to local landscapes that may be highly valued locally and protected by local designation; and that these should be paid particular attention in an LVIA, but such designations *“...should not be used in themselves to refuse consent, as this may unduly restrict acceptable development”*.

1.3.6 NPS for Renewable Energy Infrastructure (EN-3), adopted 2011 (Ref. 12-5) provides the primary basis for recommendations by the Planning Inspectorate on applications it receives for nationally significant renewable energy infrastructure. EN3 states that: “*Proposals for renewable energy infrastructure should demonstrate good design in respect of landscape and visual amenity*”.

1.3.7 Draft NPS for Renewable Energy Infrastructure (EN-3) (Ref. 12-6) includes a more expanded section on solar schemes, including with reference to landscape and visual matters. The following paragraphs are of particular relevance:

- Paragraph 3.10.31, which states that natural defences such as steep gradients, hedging and rivers should be considered as defensive security measures, and the visual impacts of elements such as fencing, CCTV and lighting should be considered and assessed.
- Paragraph 3.10.86, which notes that solar farms, with reference to cumulative impacts, may have a wider zone of influence than other types onshore energy infrastructure, but it “...*should be noted that with effective screening and appropriate land topography, the area of a zone of visual influence could be appropriately minimised*”.
- Paragraphs 3.10.88 state the need for visualisations to demonstrate effects on the setting of heritage assets, nearby residential areas and viewpoints; and that landscape and visual impacts should be considered at the pre-application stage.
- Paragraph 3.10.122-124 relates to mitigation, stating that this should be considered through, for example, screening through native hedges; efforts should be made to minimise the use and height of security fencing, and the impact of lighting.

1.3.8 NPS for Electricity Networks Infrastructure (EN-5), designated 2011 (Ref. 12-7), provides the primary basis for decisions taken by the SoS on applications it receives for those categories of nationally significant electricity networks infrastructure described. Although EN-5 does not refer directly to solar schemes, some aspects of the Scheme involve electricity networks infrastructure (such as the transformers, on site substations, cabling and the substations). Paragraphs of particular relevance to landscape and visual amenity include:

- Paragraph 2.2.5, which requires applicants to consider the local landscape, topography and screening when considering the locations of substations;
- Paragraph 2.8.9, which requires consideration of the landscape in which electrical networks infrastructure will sit (such as cabling) when determining whether or not it should be undergrounded; and
- Paragraph 2.8.11, which focuses on new planting for screening and reducing the visual impacts for receptors.

1.3.9 Consideration will also be given in relation to the Draft NPS for Electricity Networks Infrastructure (EN-5) (Ref. 12-8), with respect to landscape and visual matters when considering schemes for new electrical network infrastructure

1.4 National Guidance

Planning Practice Guidance

- 1.4.1 National Planning Policy Guidance (NPPG) ‘Natural Environment’ (Ref. 12-9) sets out the benefits of landscape character assessments and the importance of considering Green Infrastructure in the early stages of schemes.
- 1.4.2 The stated relevant LVIA considerations for ground mounted solar set out in the NPPG 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.*
 - *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;*
 - *The potential to mitigate landscape and visual impacts through, for example, screening with native hedges; and*
 - *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.”*

Local Planning Policy

Lincolnshire County Council: Central Lincolnshire Local Plan (2023)

- 1.4.3 Of particular relevance in the Central Lincolnshire Local Plan (Ref. 12-10) is draft Policy S62: Area of Outstanding Natural Beauty and Areas of Great Landscape Value. The policy 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:

- *conserve and enhance the qualities, character and distinctiveness of locally important landscapes; and*

- *protect, and where possible enhance, specific landscape, wildlife and historic features which contribute to local character and landscape quality; and*
- *maintain landscape quality and minimise adverse visual impacts through high quality building and landscape design; and*
- *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*
- *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”.

Bassetlaw District Council: Adopted Bassetlaw Core Strategy (2011)

1.4.4 Within the Adopted Bassetlaw Core Strategy (Ref. 12-11) the following policies are of particular relevance to the LVIA for the Scheme:

- Policy DM3: General Development in the Countryside, which includes reference to previously developed land in rural areas, noting that restoration and natural regeneration of the site should be either in line with the Council’s Green Infrastructure aims or to become a functional part of the open countryside ;
- Policy DM9: Green Infrastructure, Biodiversity and Geodiversity; Landscape; Open Space & Sports Facilities, which references the need for proposals to enhance Green Infrastructure, with particular support to those that further the development of the Trent Valley Partnership; and the need for proposals to enhance qualities of the relevant policy zones and respond to local recommendations made in the Bassetlaw Landscape Character Assessment; and.
- Policy DM10 Renewable and Low Carbon Energy, which states that such proposals will need to demonstrate that they are compatible with policies that safeguard the built and natural environment including landscape character, and not result in unacceptable impacts (including cumulative) on visual amenity.

Bassetlaw District Council: Emerging Bassetlaw Submission Local Plan (2022)

1.4.5 Within the Emerging Bassetlaw Submission Local Plan (2022) (Ref. 12-12) the following policies are of particular relevance to the LVIA for the Scheme:

- Draft Policy ST6 (Cottam Priority Regeneration Area) which relates to the broad mixed-use regeneration of the site and associated masterplan framework, but also references linkages to the wider green/blue infrastructure network;
- Draft Policy ST11 (Rural Economic Growth and Economic Growth outside Employment Areas), which includes general reference to impacts on townscape, landscape and residential amenity.

- Draft Policy ST35 (Design Quality), which makes general reference to high quality design including the positive preservation, enhancement and integration of landscape features; and the enhancement of the value of the District's Nature Recovery Network.
- Draft Policy ST37 (Landscape Character), which references the protection and where possible enhancement of the distinctive qualities identified for relevant landscape policy zones, as identified in the Bassetlaw Landscape Character Assessment, by conserving, reinforcing or creating relevant landscape forms or features.
- Draft Policy ST39 (Green and Blue Infrastructure), which lists elements that make up such infrastructure, including Local Green Space identified on the Policy Map; and a requirement to enhance, extend and manage these features, including the 'Main Green Corridor' (identified, with respect to the Scheme, on the Proposals Map along the River Trent) and 'Minor Green Corridors' (identified, with respect to the Scheme, along the along the Trent Valley Way long distance footpath).
- Draft Policy ST40 (Biodiversity and Geodiversity), which references the District's Nature Recovery Network; the draft Nottinghamshire Biodiversity Opportunity Model for Bassetlaw and Idle Valley; and the Districts' Nature Recovery Network.
- Draft Policy ST41 (Trees, Woodlands and Hedgerows), which references the retention, protection and improvement of such features, including both on their individual merit and their contribution to amenity as part of a group within the broad landscape setting; an avoidance or mitigation strategy to include replacement planting for specimens of at least equal amenity and ecological value of a local provenance; and a detailed management plan providing details of maintenance for ten years.
- Draft Policy ST51 (Renewable Energy Generation) relates to development that "*generates, shares, transmits and/or stores zero carbon and/or low carbon renewable energy*", stating that such schemes will be supported subject to the satisfactory resolution of all relevant site-specific and cumulative impacts; and should include a decommissioning programme to demonstrate the effective restoration of land and condition three years after cessation of operations.

1.5 Local Guidance

- 1.5.1 The Green Infrastructure Study for Central Lincolnshire 2011 (Ref. 12-13) comprises a strategy, alongside an audit and assessment, which aims to provide a strategic framework for guiding the planning and delivery of Green Infrastructure across Central Lincolnshire, and forming part of the evidence base for Local Plan policy. It identifies strategic green corridors (including along the Trent valley) and strategic green access links (along the Trent and Lincoln Cliff) alongside green infrastructure zones, for which key Green Infrastructure assets and opportunities are identified.
- 1.5.2 Biodiversity Opportunity Mapping for Central Lincolnshire (Ref. 12-14) was undertaken by the Greater Lincolnshire Nature Partnership and is displayed on the Central Lincolnshire Local Plan map. It identifies areas with opportunities for creation and management, including on a field-by-field basis.

1.6 Neighbourhood Planning Documents

1.6.1 The Neighbourhood Plans described below are supported by evidence base documents such as Character Profiles and descriptions of key views. For further details of these documents, refer to Section 12-7 in **PEI Report Volume I: Chapter 12: Landscape and Visual Amenity** and **PEI Report Volume II Appendix 12-3**.

Glentworth Neighbourhood Plan (West Lindsey)

1.6.2 The Glentworth Neighbourhood Plan (made 2019) (Ref. 12-15) is supported by a Neighbourhood Character Profile (Ref. 12-16). The following policies have particular relevance to the LVIA for the Scheme:

1.6.3 Policy 1 'Views' relates to accompanying maps, which identifies ten 'Key Local Views'. The Policy states:

- *“Development proposals will be supported where they take account of Key Local Views and have demonstrated how they are maintaining and responding positively to such views; and:*
- *Development proposals that that would cause harm to Key Local Views will be supported where the benefits of the development outweigh the harm: in such circumstances the harm should be minimised and mitigated.”*

1.6.4 The Plan goes on to note that *“the direction and scope of the views identified in the maps are for indication only; they are not definitive.”*

1.6.5 Policy 2 'Local Green Space' relates to parcels of land, as defined on the accompanying map. These are all within the settlement boundary and the policy wording only relates to development on these areas, with no reference to wider views.

1.6.6 Policy 3 'Design and Character of Development' relates to design and detailing of development, predominantly in relation to the village and including listed buildings and non-designated heritage assets. There is no policy wording that specifically relates to the locations outside the settlement boundary, or views.

1.6.7 Policy 5 'Green Infrastructure' relates in part to the accompanying map, which denotes areas of Green Infrastructure in the form of Public Rights of Way and Natural and Semi-natural Open Space. The latter mainly comprises areas of woodland around the village and along Kexby Road, not necessarily with public access. The policy states:

- *“A development proposal will be supported where it contributes, where practicable, to the enhancement and management of existing green infrastructure...and the provision of new public green spaces and enhances green infrastructure assets”.*
- *“A development proposal that will result in a detrimental impact on the purpose or function of existing green infrastructure will be supported only where it demonstrates that the detrimental impact on the green infrastructure is unavoidable and is significantly and demonstrably outweighed by the benefit of the development; and the implementation of alternative solutions as part of the development, reinstates the green*

infrastructure's purpose or function to the previous quality and connectivity".

Corringham Neighbourhood Plan (West Lindsey)

1.6.8 The Corringham Neighbourhood Plan (made 2022) (Ref. 12-17, is supported by the Corringham Character Assessment (2019) (Ref. 12-18). The following policies have particular relevance to the LVIA for the Scheme.

1.6.9 Policy CPN1: Sustainable Development Principles states that all development should, inter alia:

- *"Be appropriately located;*
- *Have regard to their setting and the character of the local area;*
- *Take account of the key landscape views identified in Policy CNP5;*
- *Not unacceptably affect the amenity of nearby residents; and*
- *Respect the local built, social, cultural, historic and natural heritage assets."*

1.6.10 Policy CPN5 Local Character and the Design of New Development states that all development should *"recognise and complement the local character of the areas identified and described in the Corringham Character Assessment"* and, as appropriate to their scale and nature, should, inter alia:

- *"respect existing plot boundaries, ratios, orientation, historic or traditional forms and the established grain of development within the character area; and*
- *Protect and retain watercourses as open features, with other sustainable drainage measures."*

1.6.11 Policy CPN5 goes on to state the development alongside or serviced from rural lanes, which are shown on the accompanying Proposals Map, should:

"...respect, and where practicable enhance, the rural appearance of the byways and their green verges/hedgerows. Development proposals which would have an unacceptable impact on the rural character and appearance of the identified rural byways will not be supported."

1.6.12 The 'rural lanes' identified in Policy CPN5 are mainly to the north and west of the village, but also include Springthorpe Lane, from Springthorpe to the A631; and the unclassified road from the A631 to Yawthorpe.

1.6.13 Policy CPN 6 Key Views identifies ten views, as identified on the Proposals Maps. Those with particular relevance to the Scheme are:

- Key View 8 - East from the pond/recreation ground into open countryside and across to the windmill; and
- Key View 10 - East from the village hall into open countryside and across to the windmill.

1.6.14 Policy CPN 6 states:

"The location, design and scale of new development should take account of any relevant key view and not compromise its integrity or significance."

In addition, development proposals should be sensitive to, and designed to maintain the rustic and rural appearance of village approaches to ensure that views of key landmarks on entry to the village in general, and in particular the windmills to the west and east and St Laurence Church, are not compromised.

Proposed developments which would have an unacceptable effect on a key view or an approach to Corringham will not be supported.”

- 1.6.15 Policy CNP13 Nature Conservation and Diversity relates to the safeguarding and sensitive incorporation of features such as woodland, trees, hedgerows, ponds and watercourses; resists harm to such features; and indicates support for enhancement of habitats and tree/hedgerow planting.

Draft Hemswell and Harpswell Neighbourhood Plan (West Lindsey)

- 1.6.16 The draft Hemswell and Harpswell Neighbourhood Plan (Ref. 12-19) is scheduled to proceed to public referendum in March 2023. It is supported by the Hemswell Character Assessment (2018) (Ref. 12-20) and the Hemswell Village Design Principles (2019), (Ref. 12-21); both these documents also cover the village of Harpswell. They include plans of ‘key views’ and character analysis maps (taken from the former document); list non-designated heritage assets; and identify existing (Local Plan) green space and proposed Local Green Space. The following policies have particular relevance to the LVIA for the Scheme:

- 1.6.17 Policy 4 Protecting Non-Designated Heritage Assets lists those that are considered to be the most important: this includes the remains of Harpswell Hall parklands (outside the Scheduled Monument boundary).

- 1.6.18 Policy 5, Protecting the Wider Landscape Character and Setting of the Neighbourhood Plan Area, requires that new development demonstrates it has met the following criteria, in order to protect the wider landscape character and AGLV:

- *“It would not represent a significant visual intrusion into the landscape setting and the landscape designations;*
- *It would not have a significant adverse impact on the publicly accessible views summarised on Map 17 [within the draft Hemswell and Harpswell Neighbourhood Plan] and detailed in the Hemswell and Harpswell Character Assessment.*
- *It would not have a significant adverse impact on the integrity, character and appearance of the open countryside and the setting of the Area of Great Landscape Value.*
- *It would use soft landscaping to provide generously planted green edges to site boundaries;*
- *It would not introduce or expose any prominent built forms along the Lincoln Cliff; and*
- *It has explored opportunities to utilise existing tree planting, or alternatively, proposed to introduce new tree planting as a mean to mitigate against any potential harmful impacts on the landscape”.*

- 1.6.19 Policy 6 Design Principles states that any new development proposals should seek to:

- *Recognise and seek to reinforce the distinct local character in relation the height, scale, spacing, layout and orientation of new buildings;*
- *Be designed to maintain the rustic, rural appearance of the approaches to the settlements;*
- *Seek to retain and enhance the key views identified in the Hemswell and Harpswell Character Assessment.*
- *Seek to utilise either stone walling or hedgerows (or a combination of both) as the primary boundary treatments*
- *Retain or where possible enhance existing natural or man-made drainage features.”*

1.6.20 Policy 8 Designated Local Green Spaces relates to those sites identified in the Neighbourhood Plan, whereby any development having an adverse effect on the openness or special character will not be supported, except in very exceptional circumstances or if the development clearly enhances the Local Green Space.

Sturton by Stow and Stow Neighbourhood Plan (West Lindsey)

1.6.21 The Sturton by Stow and Stow Neighbourhood Plan (made 2022) (Ref. 12-22) is supported by a Plan Profile (2019) (Ref. 12-23) with supporting plans (Ref. 12-24) and views (Ref. 12-25); and a Protected Views Assessment (2020) (Ref. 12-26). The following policies have particular relevance to the LVIA for the Scheme.

- Policy 5: Delivering Good Design states that development should respect the character and appearance of the surrounding area.
- Policy 9: Protected Views identifies 17 such views, none of which are towards the Scheme.
- Policy 11 Green Infrastructure states that such features should be protected and enhanced. The Plan includes a map indicating ‘Green Assets and Wildlife Corridors’, two of which run broadly north-south, to either side of Sturton and Sturton-by-Stow.

Treswell and Cottam Neighbourhood Plan (Bassetlaw)

1.6.22 The Treswell and Cottam Neighbourhood Plan (made 2019) (Ref. 12-27) is supported by the Treswell with Cottam Character Assessment 2018 (Ref. 12-28). The following Plan policies have particular relevance to the LVIA for the Scheme. These relate to a plan (figure 8 ‘Character Features in Cottam’), which is also included in the accompanying Character Assessment.

- Policy 1: Development in Treswell and Cottam states that development should be designed having regard to the policies and supporting evidence in the Neighbourhood Plan and will be located to ensure that development does not significantly and adversely affect the amenity of nearby residents; the character and appearance of the area in which it is located; and the social, built, historic character and natural assets of the parish.
- Policy 2: Design Principles relate to the accompanying Character Assessment and includes general design guidance relating to the identified views and that applications should include an assessment of the proposal and the positive qualities of such views; respect plot

boundaries; and protect existing green spaces. Two views into the Green Space (Policy 4 below) are denoted, along with a view from Overcoat Lane towards the church.

- Policy 4 Local Green Space, states that proposals for development within Cottam Playing Field, which is identified as a Local Green Space, will not be supported, except in exceptional circumstances, unless the development proposes the erection of ancillary buildings required to enhance the public usage of the space.

1.6.23 The accompanying notes state that Cottam playing field is *“used by residents as an informal space for sports and public amenity...for over 40 years...used, largely by local children for informal sports and play”*. It is described as special on account of being the only space within the parish that can be used for sports and recreation. The field is the only Local Green Space identified in the Neighbourhood Plan.

1.6.24 The plan also describes the mature trees and hedgerows within some of the front gardens of properties along Cottam Road and Overcoat Lane as making a *‘positive contribution to the village’s rural aesthetic’*. Figure 8 in the Neighbourhood Plan denotes areas of ‘significant trees’ immediately to the east of Overcoat Lane, and around the southern edge of the playing field.

Rampton and Woodbeck Neighbourhood Plan (Bassetlaw)

1.6.25 The Rampton and Woodbeck Neighbourhood Plan (made 2019) (Ref. 12-29) is supported by the Rampton and Woodbeck Character Assessment 2019 (Ref. 12-30). The Plan policies relate to a plan (Map 6 ‘Important landscape features in Rampton’), which is also included in the accompanying Character Assessment, and includes three key views of relevance to the Scheme:

- A view east along Torksey Ferry Road (Byway Open to All Traffic (BOAT) Rampton 13)
- A view east from footpath (PRoW) Rampton FP4, immediately north of the village and Old Manor Farm
- A view east from the footpath (PRoW) Rampton FP9, each of Orchard Drive

1.6.26 The Plan also includes Map 11, which identifies ‘important frontages’, including along a section of Torksey Ferry Road immediately east of Rampton. A number of Character Areas are defined within the settlement boundaries to Rampton and Woodbeck; outside these areas, reference is made to the Bassetlaw Landscape Character Assessment (referred to above).

1.6.27 Policy 5: Development Principles states that new development should respond positively to its natural and built context, and take account of a number of principles, including.

- *development should take inspiration from the identified key characteristics and features as identified within the Rampton and Woodbeck Character Assessment;*
- *development should be designed to safeguard “views in both Rampton and Woodbeck” that contribute to the character and appearance of the area. These views include (but not limited to) the views, as identified on Maps 6 and 7, and applications shall include an assessment of the*

impact of the proposal on the positive qualities of such view(s), explaining the rationale of design choices used;

1.6.28 Policy 10 The Protection of the Parish Landscape states that proposals for new development within the wider parish should demonstrate the following, with particular reference to the Scheme.

- *Well-designed proposals which seek to enhance distinctive character, in particular the soft edges of the village, will be supported. All proposals for new development should integrate into the village's landscape setting and avoid creating unsatisfactory, overly hard edges to the villages. The retention of existing planting and vegetation will be particularly supported;*
- *Proposals which incorporate soft landscaping on boundaries will be supported in general...*
- *Development proposals should be designed to maintain the rural appearance of the village's approaches through sensitive siting and the retention of existing roadside planting and important frontages, as identified on Map 11.*
- *Outside of the established settlements of Rampton and Woodbeck, new development forms... should be carefully sited and designed so as to minimise their visual impact on the landscape setting. New development should explore opportunities to utilise existing tree planting to partially screen the development and help it better integrate into its setting and/or introduce new tree planting as a means to mitigate against any potential harmful impacts on the landscape character*

1.7 References

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