

HOUSTON SOLAR FARM AND BATTERY ENERGY STORAGE FACILITY

Landscape and Visual Impact Assessment

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1 LANDSCAPE AND VISUAL IMPACT

1.1 Introduction

RPS has been commissioned by Elgin Energy EsCo Ltd (Elgin Energy) to undertake a Landscape and Visual Impact Assessment (LVIA) in support of the construction and operation of Houston Solar PV and energy storage facility (henceforth referred to as the 'Proposed Development'). When constructed, it is anticipated that the Proposed Development will have an installed capacity of approximately 75MW, while the battery storage facility will have a capacity of approximately 25MW. It is proposed to locate the battery storage facility beside the proposed Primary Substation within the site and near to the south-western boundary of one of the Houston South land parcels.

The Proposed Development is located on three parcels of land within the Renfrewshire Council Area. At its nearest point, the northernmost parcel of land (Houston North) is located approximately 0.5km northeast of Houston village. It is situated to the north of the B790 Houston Road and is bisected by Turningshaw Road. The other two land parcels (Houston South) are located to the south of the B790 Houston Road, situated to the east and west of Moss Road. At their nearest point, the lands are located approximately 1km east of Houston village.

The purpose of this LVIA is to identify and determine the effects on landscape character, landscape features, visual receptors and visual amenity as a result of the works associated with the construction and operation of the Proposed Development.

This assessment has been prepared and reviewed by chartered landscape architects at RPS.

A site location map is displayed below in Figure 1.1.

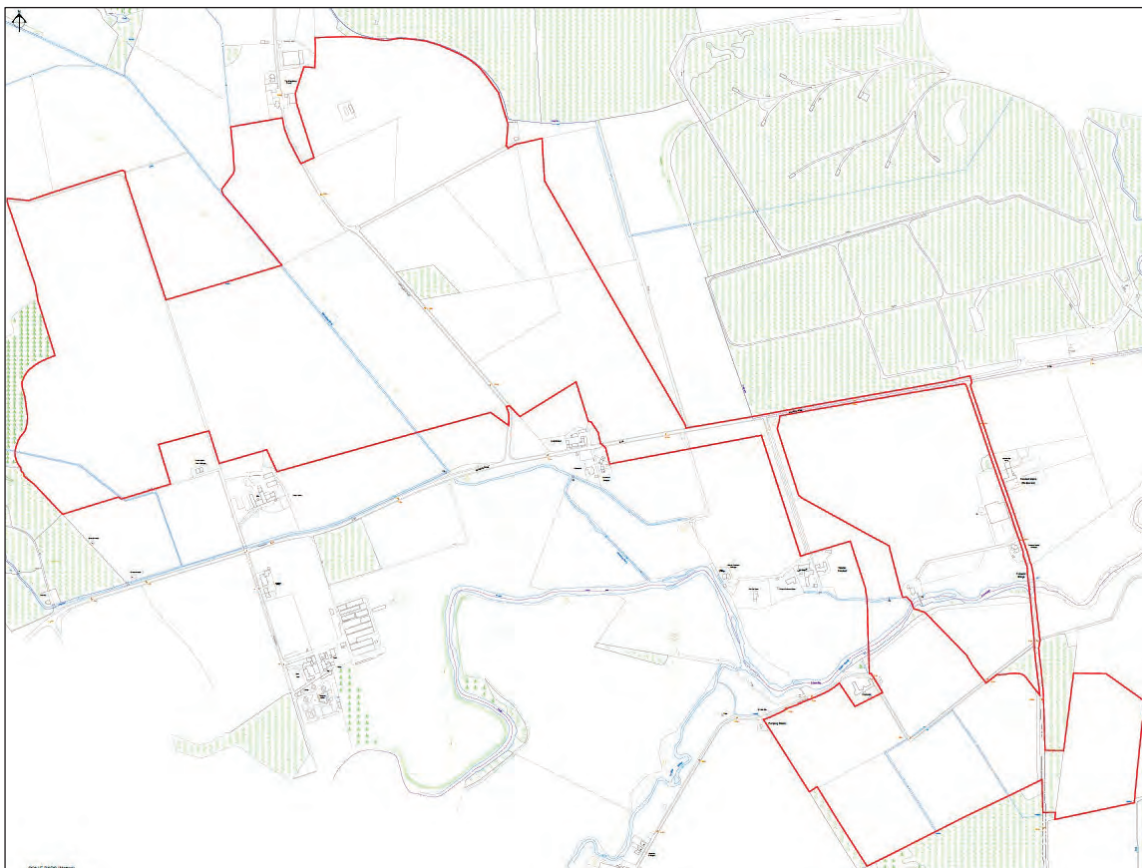


Figure 1.1: Site Location Map

1.2 Methodology

1.2.1 General Approach

The methodology and approach to the assessment contained within this chapter has been based on the relevant guidance described in the following documents;

- Guidelines for Landscape and Visual Impact Assessment, Third Edition (The Landscape Institute and Institute of Environmental Management & Assessment, 2013) (GLVIA3);
- Technical Guidance Note 06/19 Visual Representation of Development Proposals (The Landscape Institute, 2019).

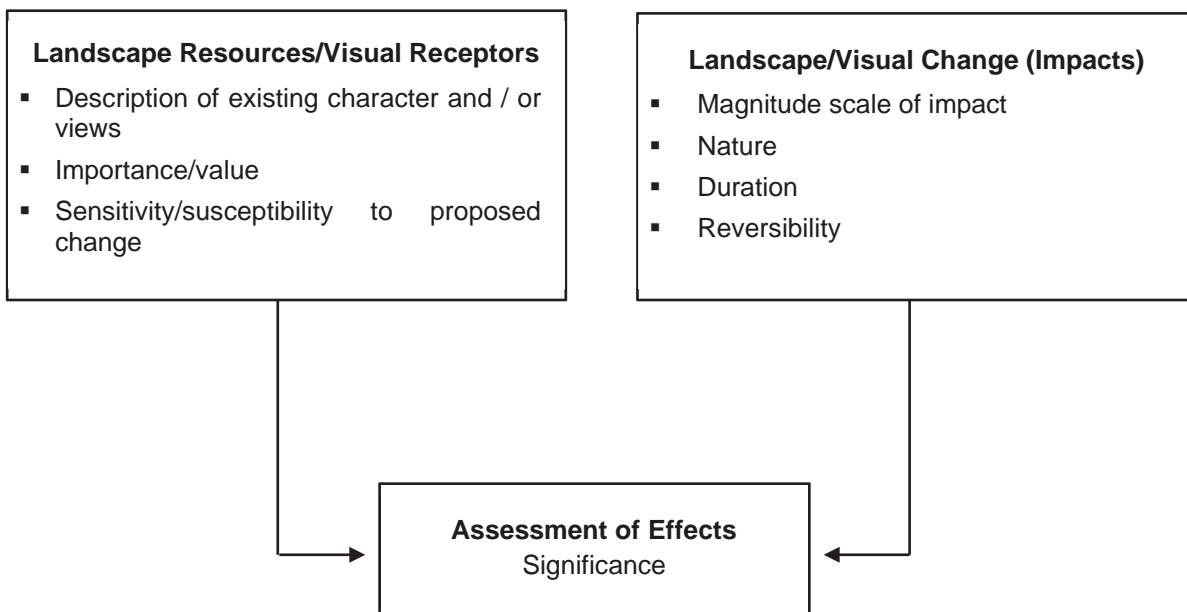
GLVIA3 recommends that an LVIA ‘concentrates on principles and process’ and ‘does not provide a detailed or formulaic ‘recipe’ to assess effects, it being the ‘responsibility of the professional to ensure that the approach and methodology adopted are appropriate to the task in hand’ (preface to the third edition).

The effects on the landscape resources and visual receptors (people) have been assessed by considering the proposed change in the baseline conditions (the impact of the development) against the type of landscape resource or visual receptor (including the importance and sensitivity of that resource or receptor).

These factors are determined through a combination of quantitative (objective) and qualitative (subjective) assessment using professional judgement.

The assessment methodology is summarised in **Figure 1-2** below.

Figure 1-2: Assessment Methodology Summary



The LVIA considers the potential effects of the project upon:

- Individual landscape features and elements;
- Landscape character; and
- Visual amenity and the people who view the landscape.

1.2.2 Identification of Baseline Conditions

Baseline conditions has been identified and assessed through analysis of;

- Up to date digital copies of Ordnance Survey Discovery Series raster and OS vector maps;
- Aerial photography;
- Renfrewshire Local Development Plan 2021;
- NatureScot Landscape Character Type Assessment;
- Historic Environment Scotland – Inventory of Gardens and Designed Landscapes; and
- Drawings of the Proposed Development.

Site visits were undertaken to assess the existing environment, to establish the existing visual resource and to identify sensitive receptors, i.e. residential properties, scenic viewpoints. Site visits were also used to consider the potential effects on landscape character and visual impacts arising as a result of the Proposed Development.

1.2.3 Identifying Effects

Assessing the significance of an effect is a key component of the LVIA and is an evidence based process combining professional judgment on the nature of a landscape or visual receptor's sensitivity, their susceptibility or ability to accommodate change and the value attached to the receptor. It is important to note that judgments in this LVIA are impartial and based on professional experience and opinion informed by best practice guidance.

The effects of a proposed development are considered to be of variable duration and are assessed as being of either short-term, medium-term or long-term duration, and permanent or reversible. Effects are considered to be long-term during the operational phase of the development, whilst operations and infrastructure works apparent during the construction and initial operating period are considered to be temporary, short-term effects.

The reversibility of an effect is also variable. The effects on the landscape and visual resource that occurs during the construction period such as the use of construction machinery are considered to be reversible.

Where effects arise during the construction period, these are most likely to be as a result of: movement of construction machinery within the landscape; construction of new structures and construction activities within the site boundary all of which are considered to be short term in duration.

To avoid repetition, the duration and reversibility of effects are not reiterated throughout the assessment.

1.2.4 Study Area

Using terrain-modelling techniques combined with the Proposed Development specification a map was created which identified areas from which the Proposed Development may theoretically be visible. This Zone of Theoretical Visibility (ZTV) is the area within which views of the Proposed Development can theoretically be obtained, determined by the topography of the area and is representative of a worst case scenario in line with current guidance.

The ZTV formed the basis for the initial study area associated with the Proposed Development for both landscape and visual impact assessment. It should be noted that the ZTV does not take into account local features such as; roadside hedgerows, field boundary hedgerows, woodland planting, coniferous forestry or buildings. In practise the actual visibility of the Proposed Development is considerably less in extent than the theoretical one, since individual elements of the proposal are difficult to focus on at long distances and localised changes in topography, hedges, trees and woodland tend to restrict views.

A separate ZTV was produced which considered the screening influence of existing vegetation and urban built form surrounding the Proposed Development, utilising representative heights of 8m for woodland areas and 6m for building heights.

Following site survey and assessment the initial study area, based on the ZTV, was refined by assessing the elements of the Proposed Development, the footprint of the Proposed Development, the receiving landscape and assessing the perceptibility of the elements of the Proposed Development particularly when viewed against surrounding topographical changes and vegetation cover. The ZTV maps referred to are located in Appendix A of this Report. Appendix A: Figure 1.3a shows the bare earth ZTV while Appendix A: 1.3b shows the ZTV with existing tree cover. The study area is as per the ZTV shown in Figure 1.3a.

1.2.5 Assessment Criteria

The objective of the assessment process is to identify and evaluate the predicted significant effects arising from a proposed development. Significance is a function of the:

- Sensitivity of the affected landscape or visual receptors, determined through consideration of the susceptibility of the receptor to the type of change arising from the specific proposals and the value attached to the receptor; and
- Secondly its Scale or Magnitude, derived from a consideration of the size/ scale, geographical extent, duration and reversibility of the proposed development.

These definitions recognise that landscapes vary in their capacity to accommodate different forms of development according to the nature of the receiving landscape and the type of change being proposed.

As with any new development, it is acknowledged that, the introduction of a proposed development into the existing landscape or visual context could cause either a deterioration, improvement or neutral impact on the existing landscape or visual resource.

1.2.6 Landscape Impact Assessment

The LVIA firstly assesses how a proposed development would impact directly on any landscape features and resources. This category of effect relates to specific landscape elements and features (e.g. woods, trees, walls, hedgerows, watercourses) that are components of the landscape that may be physically affected by the proposed development, such as the removal or addition of trees and alteration to ground cover.

The LVIA then considers impacts on landscape character at two levels. Firstly, consideration is given to how the landscape character is affected by the removal or alteration of existing features and the introduction of new features. This is considered to be a direct impact on landscape character.

Secondly, the indirect impacts of a proposed development on the wider landscape are considered. The assessment of impacts on the wider landscape is discussed using the surrounding character areas identified in the relevant landscape character assessments. It is acknowledged there is an overlap between perception of change to landscape character and visual amenity, but it should be remembered that landscape character in its own right is generally derived from the combination and pattern of landscape elements within the view.

The significance of effects on landscape features and character is determined by considering both the sensitivity of the feature or landscape character and the magnitude of impact.

Consideration of the sensitivity of the landscape resource against the magnitude of impact caused by the proposed development is fundamental to landscape and visual assessment and these two criteria are defined in more detail below.

1.2.7 Landscape Sensitivity

The determination of the sensitivity of the landscape receptor is based upon an evaluation of the elements or characteristics of the landscape likely to be affected. The evaluation reflects such factors as its quality, value, contribution to landscape character and the degree to which the particular element or characteristic can be replaced or substituted.

GLVIA 3 at paragraph 5.39 states that *'landscape receptors need to be assessed firstly in terms of their sensitivity, combining judgments of their susceptibility to the type of change or development proposed and the value attached to the landscape.'*

Susceptibility is defined by GLVIA 3 at paragraph 5.40 as *'the ability of the landscape receptor (whether it be the overall character or quality/ condition of a particular landscape type or area, or an individual element and/or feature, or a particular aesthetic and perceptual aspect) to accommodate the proposed development without due consequences for the maintenance of the baseline situation and/or the achievement of landscape planning policies and strategies'*.

The value of a landscape receptor is determined with reference to the presence of relevant landscape designations, such Areas of Outstanding Natural Beauty (AONB) and their level of importance. For the purpose of this assessment, landscape value is categorised as:

- Very High: Areas of landscape acknowledged through designation such as Areas of Outstanding Natural Beauty (AONB) or other landscape based sensitive areas. These are of landscape significance within the wider region or nationally;
- High: Areas that have a very strong positive character with valued and consistent distinctive features that gives the landscape unity, richness and harmony. These are of landscape significance within the district;
- Medium: Areas that exhibit positive character but which may have evidence of alteration/degradation or erosion of features resulting in a less distinctive landscape. These may be of some local landscape significance with some positive recognisable structure; and
- Low: Areas that are generally negative in character, degraded and in poor condition. No distinctive positive characteristics and with little or no structure. Scope for positive enhancement.

As previously discussed, landscape sensitivity is influenced by a number of factors including susceptibility to change, value and condition. In order to assist with bringing these factors together a five point scale has been used, defining the landscape resource as either, negligible, low, medium, high or very high in terms of its sensitivity or value. **Table 1** defines the criteria that have guided the judgement as to the overall sensitivity/susceptibility of the Landscape Resource.

Assessments of susceptibility and value of a particular landscape resource may be different and professional judgement will always be used to conclude on the judgement of sensitivity. For example, value may be high and susceptibility may be low, and a professional judgement will be made to determine whether sensitivity is high, low or in between, supported by narrative explanation.

Table 1: Landscape Sensitivity

Definition		Sensitivity
Landscape resource susceptibility	Landscape resource value	
Exceptional landscape quality, no or limited potential for substitution. Key elements / features well known to the wider public.	Nationally / internationally designated/ valued landscape, or key elements or features of national/ internationally designated landscapes.	Very High

Definition		Sensitivity
Landscape resource susceptibility	Landscape resource value	
Little or no tolerance to change	Little or no tolerance to change	
Strong/ distinctive landscape character; absence of landscape detractors. Low tolerance to change.	Regionally/ nationally designated/ valued countryside and landscape features. Low tolerance to change.	High
Some distinctive landscape characteristics; few landscape detractors. Medium tolerance to change.	Locally' regionally designated/ valued countryside and landscape features. Medium tolerance to change.	Medium
Absence of distinctive landscape characteristics; presence of landscape detractors. High tolerance to change	Undesignated countryside and landscape features. High tolerance to change	Low
Absence of positive landscape characteristics. Significant presence of landscape detractors. High tolerance to change	Undesignated countryside and landscape features. High tolerance to change	Negligible

1.2.8 Magnitude of Landscape Effect

The effect on landscape receptors and the overall judgement of the magnitude of landscape effect is based on combining judgements on 'size or scale, the geographic extent of the area influenced, and its duration and reversibility' (GLVIA3, paragraph 5.48),

Direct resource changes on the landscape character in the study area are brought about by the introduction of the proposed development and its impact on the key landscape characteristics. The categories and criteria used are given in **Table 2** below.

Table 2: Magnitude of Landscape Impact

Definition	Magnitude of Impact
Total loss or addition or/ very substantial loss or addition of key elements / features / patterns of the baseline, i.e., pre-development landscape and/ or introduction of dominant, uncharacteristic elements with the attributes of the receiving landscape	Large
Partial loss or addition of or moderate alteration to one or more key elements / features / patterns of the baseline, i.e., pre-development landscape and / or introduction of elements that may be prominent but may not necessarily be substantially uncharacteristic with the attributes of the receiving landscape.	Medium
Minor loss or addition of or alteration to one or more key elements / features / patterns of the baseline, i.e., pre-development landscape and or introduction of elements that may not be uncharacteristic with the surrounding landscape.	Small
Very minor loss or addition of or alteration to one or more key elements / features / patterns of the baseline, i.e., pre-development landscape and/or introduction of	Negligible

Definition	Magnitude of Impact
elements that are not uncharacteristic with the surrounding landscape approximating to a 'no-change' situation.	
No loss, alteration or addition to the receiving landscape resource	No change

1.2.9 Visual Impact Assessment

As outlined in GLVIA 3 (Paragraph 6.1) ‘An assessment of visual effects deals with the effects of change and development on the views available to people and their visual amenity’. The assessment of effects on views is an assessment of how the introduction of a proposed development will affect views within the study area. The Assessment of visual effects therefore needs to consider:

- Direct impacts of a proposed development upon views of the landscape through intrusion or obstruction;
- The reaction of viewers who may be affected, e. g. residents, walkers, road users; and
- The overall impact on visual amenity.

Viewpoints have been selected to meet the following criteria:

- A balance of viewpoints from where main directions of view are towards the Proposed Development;
- A range of views of the proposed development covering the extent of the study area. A proportion representing areas known to be available to the community where people may frequently congregate; and
- Locations of interest e.g. settlements.

1.2.10 Sensitivity of Visual Receptors

For visual receptors, judgements of susceptibility and value are closely interlinked. For example the most valued views are likely to be those which people go and visit because of the available view. The value attributed to visual receptors also relates to the value of the view – for example a National Trail is nationally valued for its access, not necessarily for its views.

Paragraph 6.32 of the GLVIA refers to the susceptibility of different visual receptors to changes in views and states that susceptibility is mainly a function of “*the occupation or activity of different people experiencing the view at particular locations*” and “*the extent to which their attention or interest may therefore be focused on the views and the visual amenity they experience at particular locations.*”

Other factors affecting visual sensitivity include:

- The location and context of the viewpoint;
- The expectations and occupation or activity of the receptor; and
- The importance of the view.

Overall visual sensitivity/ susceptibility, as set out in **Table 3** below, is a combination of the sensitivity of the human receptor (for example resident, commuter, tourist, walker, recreationist or worker, and the numbers of viewers affected) and visual resource value (for example views experienced from residential properties, workplace, leisure venue, local beauty spot, scenic viewpoint, commuter route, tourist route or walkers’ route).

Table 3: Visual Resource Sensitivity

Definition		Sensitivity
Visual resource Susceptibility	Visual resource value	
Views of remarkable scenic quality, of and within internationally designated landscapes or key features or elements of nationally designated landscapes that are well known to the wider public. Little or no tolerance to change.	Observers, drawn to a particular view, including those who have travelled to experience the views. Little or no tolerance to change	Very High
Views from residential property. Public rights of way, National Trails, Long distance walking routes and nationally designated countryside/ landscape features with public access. Low tolerance to change.	Observers enjoying the countryside from their homes or pursuing quiet outdoor recreation are more sensitive to visual change. Little tolerance to change	High
Views from local roads and routes crossing designated countryside / landscape features and 'access land' as well as promoted paths. Medium Tolerance to change.	Observers enjoying the countryside from vehicles on quiet/ promoted routes are moderately sensitive to visual change. Medium tolerance to change	Medium
Views from work places, main roads and undesignated countryside / landscape features. High tolerance to change.	Observers in vehicles or people involved in frequent or infrequent repeated activities are less sensitive to visual change. High tolerance to change	Low
Views from within and of undesignated landscapes with significant presence of landscape detractors. High tolerance to change.	Observers in vehicles or people involved in frequent or frequently repeated activities are less sensitive to visual change. High tolerance to change	Negligible

1.2.11 Magnitude of Visual Effects

The magnitude of impact on the visual resource results from the scale of change in the view, with respect to the loss or addition of features in the view, and changes in the view composition. Important factors to be considered include: proportion of the view occupied by the proposed development, distance and duration of the view. Other vertical features in the landscape and the backdrop to the proposed development will all influence resource change. Magnitude of visual impact is defined in **Table 4** below.

Table 4: Magnitude of Visual Impact

Definition	Magnitude
Complete or very substantial change in view dominant involving complete or very substantial obstruction of existing view or complete change in character and composition of baseline, e.g., through removal of key elements	Large

Definition	Magnitude
Moderate change in view: which may involve partial obstruction of existing view or partial change in character and composition of baseline, i.e., pre-development view through the introduction of new elements or removal of existing elements. Change may be prominent, but would not substantially alter scale and character of the surroundings and the wider setting. Composition of the view would alter. View character may be partially changed through the introduction of features which, though uncharacteristic, may not necessarily be visually discordant	Medium
Minor change in baseline, i.e. pre-development view - change would be distinguishable from the surroundings whilst composition and character would be similar to the pre change circumstances.	Small
Very slight change in baseline, i.e. pre-development view - change barely distinguishable from the surroundings. Composition and character of view substantially unaltered.	Negligible
No alteration to the existing view	No change

1.2.12 Significance of Effects

The purpose of this LVIA is to determine, in a transparent way, the likely significant landscape and visual effects of the Proposed Development. It is accepted that, due to the nature and scale of development, the Proposed Development could potentially give rise to some notable landscape and visual effects.

GLVIA3 identifies that ‘..... a final judgment is made about whether or not each effect is likely to be significant. There are no hard and fast rules about what effects should be deemed ‘significant’ but LVIA’s should always distinguish clearly between what are considered to be significant and non-significant effects’.

Significance can only be defined in relation to each particular development and its specific location. The relationship between receptors and effects is not typically a linear one. It is for each LVIA to determine how judgements about receptors and effects should be combined to derive significance and to explain how this conclusion has been arrived at.

As a general guide it is considered that the following are likely to be considered effects of the greatest significance:

- Major loss or irreversible negative effects, over and extensive area, on elements and/or aesthetic and perceptual aspects that are key to the character of nationally valued landscapes; or
- Irreversible negative effects on people who are particularly sensitive to changes in view, on recognised and important viewpoints or scenic routes, large-scale change which introduces non-characteristic, discordant or intrusive elements into the view.

The identification of significant effects would not necessarily mean that the effect is unacceptable in planning terms. What is important is that the likely effects on the landscape and visibility are transparently assessed and understood in order that the determining authority can bring a balanced, well-informed judgement to bear when making the planning decision.

The effects of the development are of variable duration and are assessed as being either short-term or long-term, and permanent or reversible. Effects are considered to be long-term during the operational phase of the development, whilst other operations and infrastructure such as temporary construction compounds and access tracks, apparent only during the construction and initial operating period are considered to be short-term effects.

The reversibility of effects is also variable. The effects on the landscape and visual resource that result from the presence of the solar arrays are reversible as they will be removed on decommissioning. The effects that

will occur during the construction period and decommissioning of the site, such as the use of heavy machinery, are also reversible.

Permanent effects are those that will remain following decommissioning. Access tracks will have a permanent effect (should the landowner and developer decide to leave them in situ).

Where significant effects arise, these will most likely be as a result of the proposed photovoltaic (PV) arrays. The significant effects that occur in relation to the PV arrays will be long term and reversible. To avoid repetition, the duration and reversibility of effects are not reiterated throughout the assessment.

The significance of effects on landscape, views and visual amenity are evaluated according to a six-point scale: Substantial, Major, Moderate, Minor, Negligible or None as presented in **Table 5** below, which contains a description of the significance of effect criteria.

Table 5: Significance of Effect Criteria

Significance of Effect	Landscape Resource	Visual Resource
None	Where the project would not alter the landscape character of the area.	Where the project would retain existing views.
Negligible	Where proposed changes would have an indiscernible effect on the character of an area.	Where proposed changes would have a barely noticeable effect on views/visual amenity.
Minor	Where proposed changes would be at slight variance with the character of an area.	Where proposed changes to views, although discernible, would only be at slight variance with the existing view.
Moderate	Where proposed changes would be noticeably out of scale or at odds with the character of an area.	Where proposed changes to views would be noticeably out of scale or at odds with the existing view.
Major	Where proposed changes would be uncharacteristic and/or would significantly alter a valued aspect of (or a high quality) landscape.	Where proposed changes would be uncharacteristic and/or would significantly alter a valued view or a view of high scenic quality.
Substantial	Where proposed changes would be uncharacteristic and/or would significantly alter a landscape of exceptional landscape quality (e.g., internationally designated landscapes), or key elements known to the wider public of nationally designated landscapes (where there is no or limited potential for substitution nationally).	Where proposed changes would be uncharacteristic and/or would significantly alter a view of remarkable scenic quality, within internationally designated landscapes or key features or elements of nationally designated landscapes that are well known to the wider public.

For the purposes of this assessment those effects indicated, in **Table 6** below, as being of Substantial or Major to Substantial are regarded as being significant. Effects of ‘Minor to Moderate’ and lesser significance have been identified within the assessment, though are not considered significant although they remain worthy of consideration within the decision-making process. For those effects indicated as being of ‘Moderate’ or ‘Moderate to Major’ the assessor has exercise professional judgement in determining if the effect is considered significant.

Table 6: Significance of effects matrix

Magnitude of Impact	Sensitivity				
	Negligible	Low	Medium	High	Very High
No Change	No Change	No Change	No Change	No Change	No Change
Negligible	Negligible	Negligible to Minor	Negligible to Minor	Minor	Minor
Small	Negligible to Minor	Negligible to Minor	Minor	Minor to Moderate	Moderate to Major
Medium	Negligible to Minor	Minor	Moderate	Moderate to Major	Major to Substantial
Large	Minor	Minor to Moderate	Moderate to Major	Major to Substantial	Substantial

A conclusion that an effect is 'significant' should not be taken to imply that the Proposed Development is unacceptable. Significance of effect needs to be considered with regard to the scale over which it is experienced and whether it is beneficial or adverse.

1.2.13 Cumulative Landscape and Visual Impact Assessment Methodology

The methodology for Cumulative Landscape and Visual Impacts (CLVIA) has been based on Guidelines for Landscape and Visual Impact Assessment, Third Edition (The Landscape Institute and Institute of Environmental Management & Assessment, 2013) (GLVIA3).

The purpose of the CLVIA is to consider the landscape and visual impacts of the Proposed Development when viewed in context with other development within the study area.

Cumulative effects consist of direct effects on the physical landscape and the character of the site containing the development, and indirect, perceived effects on the landscape character of areas within the study area from which the developments would be visible. GLVIA3 identifies effects as follows:

- **cumulative effects** as *'the additional changes caused by a Proposed Development in conjunction with other similar developments or as the combined effect of a set of developments, taken together'* (SNH, 2012:4);
- **cumulative landscape effects** as effects that *'can impact on either the physical fabric or character of the landscape, or any special value attached to it'* (SNH, 2012:10);
- **cumulative visual effects** as effects that can be caused by combined visibility, which *'occurs when the observer is able to see two or more developments from one viewpoint'* and/or sequential effects which *'occur when the observer has to move to another viewpoint to see different developments'* (SNH, 2012:11).

The significance of any identified cumulative landscape and visual effect has been assessed and has been based on the same combination of receptor sensitivity and predicted magnitude of impact described previously in order to identify the significance of cumulative effect.

1.2.14 Cumulative Baseline

The CLVIA, in line with GLVIA 3, considers the additional landscape and visual effects arising from the Proposed Development in combination with other consented developments and proposed developments that are the subject of a valid planning application but have yet to be determined (GLVIA 3, Paragraph 7.13), which may give rise to cumulative landscape and visual effects. Other developments (refer to Table 1.7) have been

identified from a Planning Application search through the Renfrewshire Council portal and include those which have either been granted planning approval, or are currently under consideration by the Renfrewshire Council.

A review of proposed developments has been undertaken to determine the likelihood for potential significant cumulative landscape and visual effects, taking consideration of the following criteria:

- Type and extent of identified proposal;
- The distance between the identified proposal and the Proposed Development;
- Likely visual influence of the identified proposal;
- Potential inter-visibility between the identified proposal and the Proposed Development;
- Potential for cumulative landscape effects on the physical fabric of the landscape or its scenic qualities and
- The potential for combined, successive and sequential visual effects in the context of the Proposed Development.

Table 1.7 below provides details of other identified developments considered within the CLVIA that lie within close proximity to the Proposed Development Site and that have been judged have the potential to give rise to cumulative landscape and/ or visual effects. Other proposed developments had been identified during the planning search; however, they have not been included or assessed as part of the CLVIA as the potential for significant cumulative visual or landscape impacts are restricted by intervening topographical changes which limits interaction.

Table 1.7: Cumulative Developments Considered

Application Nr.	Application Address	Development	Status	Approx. Distance from Proposed Development	Potential for cumulative landscape and/ or visual effect
22/0582/PP	Site Between Nether Southbar And East Fulwood Greenock Road Inchinnan	Erection of solar park and associated infrastructure including substations, boundary fencing and access tracks	Approved 24 th Jan 2023	Approximately 2.8km to Site Boundary at the northeast of the proposed Development Site	Potential cumulative landscape impacts and inter-visibility between developments. Carried forward into cumulative assessment section 1.7.
21/1594/PN	Site 200 Metres West Of Whitehouse Of Milliken Bridge Of Weir Road Brookfield Johnstone	Erection of Battery Storage Facility up to 50MW including compound of energy storage equipment, meter building, security cameras, and fencing	Proposal of Application Notice Acceptable – 25 th Nov 2021	Approximately 2.8km to Site Boundary at the southwest of the proposed Development Site	Potential cumulative landscape impacts and inter-visibility between developments. Carried forward into cumulative assessment section 1.7.
22/0746/PP	Site 150 Metres East Of Walkinshaw Gardens Barnsford Road & Caledonia Way Glasgow Airport Paisley	Proposed solar array development incorporating installation of ground-mounted, rooftop and carport solar panels (with a generating capacity of up to 19.9 megawatts (MW))	Approved 6 th April 2023	Approximately 3.7km to Site Boundary at the southeast of the proposed Development Site	Potential cumulative landscape impacts and inter-visibility between developments. Carried forward into cumulative

Application Nr.	Application Address	Development	Status	Approx. Distance from Proposed Development	Potential for cumulative landscape and/ or visual effect
		and associated access, plant and machinery, car port structures, infrastructure and planting.			assessment section 1.7.

1.3 Receiving Environment

1.3.1 General Overview

The Proposed Development is located near Elderslie, Renfrewshire and is approximately 110.65 ha in size. All areas within the site comprises of mostly arable, improved grassland and marshy fields, surrounded by woodland and further fields on all sides. The site is located on three parcels of land within the Renfrewshire Council Area. At its nearest point, the northernmost parcel of land (Houston North) is located approximately 0.5km northeast of Houston village. It is situated to the north of the B790 Houston Road and is bisected by Turningshaw Road. The other two land parcels (Houston South) are located to the south of the B790 Houston Road, situated to the east and west of Moss Road. At their nearest point the lands are located approximately 1km east of Houston village.

Hedgerows and vegetation surround the field boundaries of the northern parcel of land (Houston North). The other two land parcels (Houston South) are similar with arable farmland and undulating land. Each parcel can be accessed via the B790 Houston Road with the northern parcel will be accessed via Turningshaw Road with the southern parcels being accessed via the Moss Road.

The M8 is located to the east but views to traffic and pedestrians will be obscured by associated and roadside vegetation. In topographical terms the site is generally flat and is comparatively low lying with gentle undulations. The topography surrounding the site is also low lying and gently undulating with visibility easily obstructed by hedgerows and trees where present.

The landscape character at and surrounding the Proposed Development is predominately agricultural in character and utilised for occasional arable farming.

1.3.2 NatureScot Landscape Character Type

A review of the National Landscape Character Type Assessment (NLCATA) completed by NatureScot, has identified that the Proposed Development is wholly located within the Landscape Character Type (LCT), Agricultural Plain – Glasgow and Clyde Valley (LCT 198).

Agricultural Plain – Glasgow and Clyde Valley (LCT 198)

A review of the accompanying information, provided by NatureScot, has identified that this LCT is bordered by the Black and White Cart Waters to the east and by the Rolling Farmlands of Kilmacolm to the west and south. The Clyde Estuary bounds the area to the north. The town of Bishopton lies on the Agricultural Plain – Glasgow & Clyde Valley.

Key Characteristics are listed as;

- Distinctive, low-lying landform.
- Generally open character though woodland blocks and remnant field boundary trees create containment in some areas.
- Lush pastures, arable fields and a number of surviving mosses.

- Significant urban influences in some areas, resulting from urban expansion, transport, infrastructure and activities such as waste disposal.

In terms of Landform the NLCATA states: *The Agricultural Plain – Glasgow & Clyde Valley area occurs partly on underlying carboniferous limestone and partly on the igneous rock with basaltic drifts which underlie the adjacent hills. It is, however, the alluvial deposits associated with the Clyde and its tributaries together with the peat deposits which have the greatest influence on the landscape. The Agricultural Plain – Glasgow & Clyde Valley is low and flat and naturally susceptible to flooding. The area tends to be wet with some drainage and subsidence (e.g. on the road bounding Linwood Moss). Some areas of moss and birch scrub remain, contrasting with some of the neighbouring farmland.*

In terms of Landcover the NLCATA states: *The land is generally fertile and of a relatively high agricultural quality with an unusually high amount of arable land for the Greater Clyde Valley area. The remaining agricultural land is improved pasture. Woodland cover is minimal and generally limited to field boundary trees and country house estates. However, there are some pockets of deciduous woodland and some areas of semi-natural vegetation remaining along watercourses (e.g. along the River Gryfe). In these areas, there are several Sites of Importance for Nature Conservation. There are also three large areas of coniferous forestry plantation in the Alluvial Plain.*

In terms of Settlement the NLCATA states: *Settlement is limited to scattered farmsteads in the Bishopton area and a number of villages, such as Houston and Brookfield. A number of these have experienced considerable growth over recent decades. The former Royal Ordnance Factory at Bishopton (Dargavel) is a significant area of regeneration from the previous use to create the new Community Growth Area. The development is now at a stage where it has made a significant impact on the village and in the context of the wider landscape. The former industrial use of the site has now given way to the development of new residential areas and associated uses with significant new infrastructure, open space and green and blue networks. Large scale industry has had a major impact on the parts of this landscape type. Examples include Glasgow International Airport to the north of Paisley and the Royal Ordnance Factory site near Bishopton. The latter is being redeveloped for mixed housing, business and leisure use. Historically, the India Tyre Factory was located at Inchinnan and the listed building remains. There are also two waste disposal sites within the area. The area has several former estate landscapes. The best of these are Houston House and Barochan near Houston, and Dargavel near Bishopton. These retain 19th Century woodland planting, specimen tree, field layouts, estate buildings and landscape features such as walls and gateways. Craigends near Houston, and Walkinshaw House near Glasgow Airport, are largely lost, but retain some of these features. Transport routes and facilities dominate this landscape. Inchinnan Kirk and bridge mark an ancient crossing of the Black Cart Water. The River Clyde at this point was narrowed in the mid-19th Century and much of the land around Newshot Island is reclaimed. The M8 and the east-west train line pass through the Agricultural Plain – Glasgow & Clyde Valley. The Glasgow International Airport and its related infrastructure have a major visual and aural impact on the rural character of the area. Agricultural practices reflect these pressures and there are tracts of underused and unfarmed land, plus areas of tipping and dumping. Changes in agricultural practice include the development of a turf farm near Linwood. The eastern-most parts of this landscape type are visually connected to the urban area. Industry along the eastern side of the White Cart, Glasgow Airport, the M8 and the village and business park at Inchinnan all contribute to the visual presence of the urban area. Moving west this influence decreases, though Linwood and the A737 road corridor do influence the northern part of the area. The area is subject to commercial, industrial and residential development pressure.*

In terms of Perception the NLCATA states: *Some parts of this LCT are visually indistinct, particularly the eastern are around the airport, M8 and associated business parks and urban fringe. The extensive Royal Ordnance Factory site, surrounded by dense woodland, creates a barrier to views, although some of this area is opening up where development is taking place. Though there are long views of the Kilpatrick Hills to the north, these are often interrupted by nearer features.*

In summary and having reviewed the information and descriptions contained within the NatureScot Landscape Character Assessment as part of the LVIA for the Proposed Development it is considered that the broad descriptions are reflective of the Local Landscape Assessment (LLA) identified by Renfrewshire Council in

their Landscape Assessment set out below (Alluvial Plain) and it is not necessary to take forward the Agricultural Plain – Glasgow and Clyde Valley (LCT 198) for detailed assessment.

1.3.3 Renfrewshire Council Landscape Character Assessment Update 2019

As part of the preparation of the Renfrewshire Local Development Plan, a review of local landscape designations was undertaken in 2019 as part of wider action for landscape protection and management.

The purpose of the review was to identify and provide an awareness of the special character and qualities of the designated landscape in Renfrewshire and to contribute to guiding appropriate future development to the most appropriate locations. The Review has identified a number of Landscape Character Areas (LCA) that are of notable quality and value within which future development requires careful consideration to avoid potential significant impact on their landscape character.

A review of the study completed for the LVIA for the Proposed Development indicates that the Proposed Development is located within one LCA; 2- Alluvial Plain.

2- Alluvial Plain

The study sets out the following understanding.

The Alluvial Plain is bordered by the Black and White Cart Waters to the east and by the Rugged Upland Farmland to the west and south. The Clyde Estuary bounds the area to the north. The urban developments of Johnstone, Paisley and Renfrew lie to the south of the character area. The Alluvial Plain is low, flat and naturally susceptible to flooding. The land is generally fertile with an unusually high amount of arable land for the Greater Clyde Valley area. The remaining agricultural land is improved pasture. Woodland cover is minimal and generally limited to field boundary trees. There are a number of villages, such as Houston and Craigends, some of these have experienced considerable growth over recent decades. Large scale industry has had a major impact on parts of this landscape type. Examples include the former Royal Ordnance site near Bishopston and Glasgow International Airport to the north of Paisley. Transport routes and associated facilities dominate this landscape. The M8 and railway lines pass through the Alluvial Plain. The Glasgow International Airport and its related infrastructure have a major visual and aural impact on the rural character of the area.

The extents of the green belt around settlements reflects what has been identified within the SNH assessment, i.e. landscape management and planning should aim to reinforce the area's rural character. The green belt is located around settlements, at locations preventing their coalescence and protecting a settlement's character and visual quality.

The study summarises the LCA as follows;

- *Large scale, predominantly agricultural landscape, influenced by infrastructure and adjacent urban areas.*
- *Some value as a setting to and division between adjacent urban areas and as a local recreational resource.*
- *The prevalence of infrastructure and development within an otherwise agricultural landscape results in a low to medium sensitivity to development.*

Special Landscape Area (SLA)

There are no sensitive landscape designations of note in proximity to the site.

There are two statutory designated sites for nature conservation value within 2km of the site. These are the Black Cart Site of Special Scientific Interest (SSSI) and Special Protection Area (SPA), located 1.9km from the site and designated for the site's non-breeding population of whooper swan.

These sites lie downstream from the site along the River Gryffe. Given the close proximity of the Proposed Development to the SSSI and SPA, they have been included in the LVIA.

1.3.4 Landscape Designations - Renfrewshire Local Development Plan (adopted December 2021)

As mentioned previously the Proposed Development site lies wholly within the Renfrewshire Council Area, covered by the LDP 2021. A review of the LDP 2021 and other relevant statutory documents was undertaken in order to establish if there are any relevant landscape related designations that may influence the assessment. Identified designations are listed below.

Special Landscape Areas

A review of the LDP 2021 has identified that there are no sensitive landscape designations of note in proximity to the site.

Under Policy ENV2 Natural Heritage, one must ensure that protecting and enhancing landscapes and ecological features are integral to the design of any development.

As set out above, Black Cart SSSI and SPA are located 1.9km from the site. Given the close proximity of the Proposed Development to the SSSI and SPA, they have been taken forward for assessment in Section 1.5.

Protecting Assets

The LDP lists the following assets:

Sites of Importance for Nature Conservation / Local Nature Reserves / Tree Preservation Orders / Core Paths and Rights of Way.

For the above sites the LDP states that planning permission will only be granted for proposals potentially affecting Local Sites if it can be demonstrated to the Council's satisfaction that any development proposals contribute to and enhance the wider integrated green/blue network where there are opportunities as well as increasing accessibility to active travel routes in and around communities and places.

The nearest Core Paths to the Proposed Development is Route BBH/1 that runs through the site on the Houston North parcel of land and Lin/1 that extends to the southern parcel of land along Moss Road. Both of these Core Paths are taken forward for assessment in Section 1.5.

Historic Environment Assets

The LDP states that for Gardens and Designed Landscapes in Scotland development must protect and enhance the historic environment including listed buildings, conservation area sites, scheduled monuments, archaeological sites and Inventory Gardens and Designed Landscapes. The nearest designated Gardens and Designed Landscape has been identified as Houston House near Houston located approximately 530m to the east of the Proposed Development.

However, given the mature vegetation around the boundary of the grounds of Houston House, it is considered that the Proposed Development will not directly or indirectly effect the listed building and therefore, it is scoped out of the LVIA.

1.4 Proposed Development

When constructed it is anticipated that the solar farm will have an installed capacity of approximately 75MW). The battery storage facility will have a capacity of approximately 25MW. It is proposed to locate the battery facility beside the proposed Primary Substation within the site and near to the south-western boundary of one of the Houston South land parcels.

The various project components are summarised below:

- Photovoltaic (PV) Solar Panels erected on steel frames in south-facing arrays;
- It is proposed to connect the on-site primary substation at Houston South to Houston North via a small connecting substation, through an underground cable connection;

- A primary substation, comprising electrical infrastructure and associated buildings –including control building - to enable the proposed solar facility to be controlled, monitored, metered and connected to the network. These elements will be located within a compound typically measuring c.20m x c.20m;
- It is proposed to connect the on-site primary substation at Houston South to Houston North via a small connecting substation, through an underground cable connection;
- 26 No. Inverter Substation Containers on concrete plinths, typically measuring between 7.5m and 10m (l) x 2.2m and 3m (w) x 2.2 and 3m (h) to be located across the site;
- A number of strategically located CCTV security cameras (3m high);
- Perimeter post and wire “deer” fencing (c.2.45m high);
- Associated Battery Energy Storage System (BESS) facility. The battery storage facility will have a capacity of approximately 25MW and will comprise approximately 12 No. storage units typically measuring 12.2m (l) x 2.5m (w) x 3m (h) set side by side generally 3 metres apart. Each pair of storage units will be facilitated by an associated power conversion system (PCS) unit (6 in total) again typically measuring 12.2mm (l) x 2.5m (w) x 3m (h). The battery storage and PCS units will sit atop plinths/upstands typically measuring 300mm high but within a range of 100mm to 500mm. Concrete will be limited to the extent of the upstands and will not be placed across the entirety of the Battery Storage Area;
- Access to Houston North is via existing field entrances on either side of both N Mains Road and Turningshaw Road; and access to Houston South is via an entrance on Auchans Road and entrances on either side of Moss Road;
- Two No. temporary construction compounds; and
- Associated internal service tracks.

Access to Houston North for both construction and operation will be via existing field entrances on either side of both N Mains Road and Turningshaw Road. Access to Houston South will be via an existing field entrance on the southern side of Auchans Road, and entrances on either side of Moss Road. The access is appropriate to accommodate the largest vehicle visiting the site during construction (standard HGV).

When operational the site will support a dual renewable/farming use and the overwhelming land area will remain agricultural. Sheep grazing will take place across the entire area and will not be impeded by the proposed infrastructure.

1.5 Landscape Effects

The assessment of landscape effects follows the methodology previously described in Section 1.2 and considers those effects which are predicted to occur during the construction and operational phases of the Proposed Development.

In order to avoid repetition, an assessment of construction phase impacts and predicted operational phase impacts is included within the following landscape assessments.

1.5.1 Landscape Character Area Effects

2 – Alluvial Plain

The Proposed Development is located entirely within this LCA. The LCA is extensive and predominately of an open character, through its low-lying, undulating topography.

Susceptibility of this LCA to the type of development proposed is judged to be medium. The LDP does not identify this LCA as an area of high scenic quality and, while there is a Designated Gardens and Designed Landscape in close proximity to the Proposed Development, it is considered that the mature vegetation and

trees surrounding the boundaries of this site will allow the Proposed Development to be completely screened. The LDP Landscape Character Assessment states that this LCA has a low to medium sensitivity to development. The value of the LCA is judged to be medium.

Overall, taking into account the susceptibility and value attached to the NCA, the sensitivity of this LCA is judged to be medium.

Construction phase operations associated with the underground cabling and operations associated with the installation of solar panels and battery storage and related infrastructure will have a localised, short-term impact on the LCA as roadside verges and localised portions of fields are disturbed during the construction phase. Construction traffic may be more apparent on local roads, but this will have a localised, short-term impact on the LCA. The battery storage construction area is well screened by woodland and topography.

During the operational phase, the solar panels, battery storage facility and related above ground infrastructure of the Proposed Development will be perceived as a medium addition locally and will not be apparent or obvious at all within large parts of the wider context of this extensive LCA away from the site boundary. Landscape planting is proposed on the western and north-eastern field boundaries in the Houston North Parcel of the Proposed Development. Meanwhile, landscaping and mitigation measures are also proposed at the Houston South parcel of the Proposed Development along Moss Road. This will strengthen the hedgerows and site boundaries and will reflect the character of this part of the LCA. This proposed planting and mitigation will locally prevent the landscape influence of the Proposed Development extending beyond the site boundary.

The predicted magnitude of change in the landscape resource is considered to be localised and small during the construction phase.

The predicted magnitude of change in the landscape resource is considered to be medium during the operational phase.

The predicted significance of landscape effect for the Alluvial Plain LCA during the construction phase is localised, minor, adverse, temporary in duration and assessed as not significant as disturbed ground will be reinstated following completion of construction operations associated with underground cabling and installation of solar panels etc.

The predicted significance of landscape effect for the Alluvial Plain LCA during the operational phase is Moderate and not significant as predicted effects are limited in extent by the low-lying nature of the proposed site, surrounding woodland, hedgerows and trees as well as undulating topographical changes in the surrounding landscape and will be barely perceptible in the wider landscape and the additional vertical elements proposed will be difficult to perceive in the local LCA beyond locations at the immediate boundary.

1.5.2 Landscape Designation Impacts

As described in Section 1.4 above when Special Landscape Areas and Gardens and Designed Landscapes were assessed there were no sensitive landscapes found to be designated in close proximity. Due to separation distance, intervening topography and intervening settlements and trees no significant effects are predicted for any of these landscape designations.

As mentioned previously, there are two statutory designated sites for nature conservation value within 2km of the site. These are the Black Cart SSSI and SPA, located 1.9km from the site and designated for the site's non-breeding population of whooper swan. However, due to intervening topography and intervening settlements and trees no significant effects are predicted for any of these landscape designations.

The nearest Core Paths to the Proposed Development is Route BBH/1 that runs through the site on the Houston North parcel of land and Lin/1 that extends to the southern parcel of land along Moss Road. Both of these Core Paths have been assessed as part of the LVIA.

Route BBH/1 runs for approximately 2km on Craigends Road north / track to Chapel Road. This Core Path runs through a section of the northern parcel of the Proposed Development. This Core Path has been described as a minor road and track farm. Existing views from this Core Path towards the direction of the

Proposed Development have tall electricity towers, farm buildings and mature vegetation visible across the landscape. This, in combination with the proposed landscaping along several boundaries of the site, will partially restrict potential views of the Proposed Development. The Proposed Development will be directly visible in close proximity for a short section but access for walkers will be maintained through the site. The Proposed Development will be a medium change to the visual context at these local locations and potentially a point of interest for walkers. The viewer sensitivity is high. The magnitude of visual impact is medium. The predicted significance of visual effect is during the operational phase Moderate to major assessed as not significant due to the limited section of the Core Path with direct view; the path will remain open to walkers; and potential that solar farm may act as point of interest along the Core Path for walkers.

Route Lin/1 runs for approximately 1km on Moss Road from Houston Road to Auchans Road and then along a closed roadway beyond that point. This Core Path runs through a section of the southern parcel of the Proposed Development. Existing views from this Core Path on Moss Road near Houston Road are exhibited by Viewpoint 4 that shows views over roadside hedgerows towards the Proposed Development that will be partially visible in middle distance without mitigation. With mitigation views from Moss Road as far as Auchans Road will be fully screened. A section of this Core Path runs between the Proposed Development along a section of roadway closed to road traffic. This section runs through a well wooded area that strongly screens views out with only occasional glimpse views available particularly in winter months. Where visible the Proposed Development, while noticeable, will not be prominent in views. The Proposed Development will be a small change to the visual context at the Core Paths nearest section to the Proposed Development and potentially a point of interest for walkers. The viewer sensitivity is high. The magnitude of visual impact is small. The predicted significance of visual effect is during the operational phase Minor to moderate assessed as not significant due to the limited section of the Core Path with direct view; the path will remain open to walkers; and potential that solar farm may act as point of interest along the Core Path for walkers.

During construction the site activities will be well screened from both Core Paths and activities will be temporary in nature and the predicted effect will be negligible adverse.

There will be no significant landscape or visual effects on any landscape designations.

Table 8: Summary of Predicted Landscape Effects

Landscape Character / Designation	Predicted Construction Phase Landscape Effects	Predicted Operational Phase Landscape Effects
Alluvial Plain	Minor, localised temporary adverse and not significant	Moderate, localised adverse and not significant
Special Landscape Areas	No change	No change
Core Path BBH/1	Moderate to major and not significant	Moderate to major and not significant
Core Path Lin/1	Minor to moderate and not significant	Minor to moderate and not significant
Historic Gardens and Designed Landscapes	No change	No change

1.6 Visual Effects

A series of thirteen representative viewpoints have been selected to illustrate the existing visual context of the Proposed Development and as an aid to the visual impact assessment. All the viewpoints have been located on publicly accessible roads, footways and verges within the study area (refer to Appendix A Figure 1.4 for Viewpoints Location Map) associated with the Proposed Development.

Existing and predicted views of the Proposed Development, available from each of the selected viewpoint locations are presented in Appendix B which should be read in conjunction with the following viewpoint assessments.

The assessment of the existing environment and the impact of the Proposed Development on visual receptors has established that there will be landscape designations significantly affected by the Proposed Development. A Landscape Mitigation Plan has been prepared, which should also be read in conjunction with the following viewpoint assessments (refer to Appendix A: Figure 1.5 Landscape Planting Plan).

In order to avoid repetition, an assessment of construction phase impacts and predicted operational phase impacts are included within each of the following viewpoint assessment.

Viewpoint 1: View from Turningshaw Road

Viewpoint Description and Sensitivity

This viewpoint is from Turningshaw Road immediately north of the boundary of the northern parcel of the Proposed Development. The view is considered to be representative of direct views experienced by transient receptors using this local road travelling southwards only and by residential receptors which are further down the Turningshaw Road.

Residential receptors are judged to be of a high susceptibility to change in their views, whilst transient receptors on the local roads are judged to be of a medium susceptibility to change.

The views experienced are not available to residential receptors in the vicinity. The view is not located within a scenic designated area and view isn't protected.

Overall, taking into account the receptor susceptibility and the value of the view the sensitivity is judged to be medium.

Existing View

The existing view available from this largely open in nature, with partial views south broken by large trees and topography changes. The majority of the view comprises agricultural land, which is gently undulating in nature, with field boundaries defined by vegetation and fencing in the foreground with mature trees and power lines in the middle distance. A farm and dwelling are also visible in the view.

Visual Effects during Construction

Temporary construction phase activities associated with the Proposed Development will be visible across a large, central portion of the view albeit at distance. Construction phase activities will, depending on phasing, be viewed at mid to long distance within the view, though existing vegetation cover will partially screen most construction phase activities. Construction phase activities will be seen below and against a strongly vegetated foreground and backdrop, and generally viewed well below existing horizons, which will aid integration. Any construction traffic is not likely to be visible from this location.

Predicted Effects during Operation

The relatively flat nature of the landscape at the Proposed Development site and mature vegetation cover within the background means that without mitigation limited visibility will be available of the northern edge of the Proposed Development from this viewpoint. Well vegetated foreground in the view remains the main visual draw, with other vegetation forming points of visual interest. Visible elements of the Proposed Development are considered to form a moderate, localised alteration to the overall view available from this location. It is proposed to build in landscape mitigation planting along the northern and eastern boundary of the Proposed Development. This landscape mitigation treatment will screen out all visible elements of the Proposed Development site due to the low height of the Proposed Development and the flat nature of the topography and will blend with the strong tree cover visible from this viewpoint.

Magnitude of Impact

The magnitude of visual impact during the construction phase of the Proposed Development is considered to be localised and small.

The magnitude of visual impact during the operational phase is small as the Proposed Development is well screened in views by intervening topography and trees.

Significance of Effect

Minor, assessed as not significant, short duration, temporary effects are predicted during the construction phase of the Proposed Development from this viewpoint.

Minor, assessed as not significant effects are predicted during the operational phase of the Proposed Development, prior to establishment of proposed mitigation.

Minor to negligible (with mitigation) and not significant effects are predicted during the operational phase of the Proposed Development from this viewpoint.

Viewpoint 2: View from Chapel Road

Viewpoint Description and Sensitivity

This viewpoint is located at the roadside of a local road (Chapel Road) located to the northwest of the boundary of the northern parcel of the Proposed Development. The view is considered to be representative of glimpse views experienced by road users travelling south on Chapel Road and by residential receptors in the immediate vicinity (farm and dwelling at located to the left of this viewpoint).

Residential receptors are judged to be of a high susceptibility to change in their views, whilst transient receptors on the local roads are judged to be of a medium susceptibility to change.

The viewpoint does not represent a recognised stopping place and does not form part of a recognised tourist route. However, the views are predominantly experienced by road user receptors in the vicinity, and the overall value of the view available is judged to be medium.

Overall, taking into account the receptor susceptibility and the value of the view the sensitivity is judged to be medium.

Existing View

The existing view available from this location is open in nature and slightly elevated with mature vegetation to the east and west along field boundaries. Overhead lines and pylons are visible in the distance. The immediate foreground of the view comprises agricultural grazing land, which is undulating in nature, with field boundaries defined by fence lines and vegetation.

Visual Effects during Construction

Temporary construction phase activities associated with the Proposed Development will be visible on a small section of land in the distance, within a restricted central portion of the view, set below existing well vegetated horizons, with existing vegetation screening wider views. Construction phase activities are considered to be experienced locally and for a short duration by transient road users.

Predicted Effects during Operation

The Proposed Development will be visible in the distance from this viewpoint. However, existing mature vegetation and proposed planting will provide good screening, and this will allow the Proposed Development to integrate seamlessly into the environment without making major changes to the landscape. Any visible portions of panels are considered to form a minor addition to the overall view, with other elements of the view such as the skyline, pylons and surrounding vegetation remaining as the main visual draw.

Magnitude of Impact

The magnitude of visual impact during the construction phase of the Proposed Development is considered to be small.

The magnitude of visual impact during the operational phase of the Proposed Development is considered to be small.

Significance of Effect

Minor and not significant effects are predicted during the construction phase of the Proposed Development from this viewpoint.

Minor and not significant effects are predicted during the operational phase of the Proposed Development, prior to establishment of proposed mitigation.

Viewpoint 3: View from Houston Road 1

Viewpoint Description and Sensitivity

This viewpoint is located on the roadside associated with this local road, northeast of the boundary of the southern parcel of the Proposed Development. The view is considered to be representative of glimpse views experienced by transient receptors travelling west on this local road. There are residential receptors in the vicinity.

Transient receptors on the local roads are judged to be of a medium susceptibility to change.

The viewpoint does not represent a recognised stopping place and does not form part of a recognised tourist route and the value of the view available is judged to be medium.

Overall, taking into account the receptor susceptibility and the value of the view the sensitivity is judged to be medium.

Existing View

The existing view available from this location is available from the roadside of this local road. Views from the road are open with flat, agricultural land in the foreground. Distant horizons are dominated by mature vegetation. The fields are bound by vegetation with a residential property further down Houston Road to the west of the viewpoint.

Visual Effects during Construction

Temporary construction phase activities associated with the Proposed Development will not be visible within this view. Temporary ground level construction phase activities associated with the Proposed Development will also be well screened by intervening topography and vegetation.

Predicted Effects during Operation

From this viewpoint, the Proposed Development will not be visible due to the low height of the infrastructure and the screening effects of the vegetation in the landscape.

Magnitude of Impact

The magnitude of visual impact during the construction phase of the Proposed Development is no change.

The magnitude of visual impact during the operational phase of the Proposed Development is considered to be no change.

Significance of Effect

No change to views predicted during the construction phase of the Proposed Development from this viewpoint.

No change to views predicted during the operational phase of the Proposed Development from this viewpoint.

Viewpoint 4: View from Houston Road 2

Viewpoint Description and Sensitivity

This viewpoint is located at roadside of a local road junction, north of the boundary of the southern parcel of the Proposed Development. The view is considered to be representative of oblique views experienced by road users travelling east and west north on this road.

Transient receptors on the local roads are judged to be of a medium susceptibility to change.

The viewpoint does not represent a recognised stopping place and does not form part of a recognised tourist route. In addition, there are no residential receptors in the nearby vicinity, meaning that the overall value of the view available is judged to be medium.

Overall, taking into account the receptor susceptibility and the value of the view the sensitivity is judged to be medium.

Existing View

The existing view available from this location is available from the roadside of this local road. Views from the road are open with flat, agricultural land in the foreground, along with the junction between Moss Road (leading to the Proposed Development) and Houston Road. Middle distance and long-distance views are dominated by mature vegetation and trees, while the fields are bound by vegetation and fencing.

Visual Effects during Construction

Temporary construction phase activities associated with the Proposed Development will be visible on a small section of land in the distance, within a restricted central portion of the view, set below existing well vegetated horizons, with existing vegetation screening wider views. Construction phase activities are considered to be experienced locally and for a short duration by transient road users.

Predicted Effects during Operation

A portion of the Proposed Development will be visible in the distance, however, mature vegetation and proposed planting will provide good screening from the majority of the Proposed Development from this viewpoint. This will allow the Proposed Development to integrate into the environment without making major changes to the landscape. Any visible portions of panels are considered to form a very minor addition to the overall view, with other elements of the view such skyline as well as the surrounding vegetation remaining as the main visual draw.

Magnitude of Impact

The magnitude of visual impact during the construction phase of the Proposed Development is considered to be small.

The magnitude of visual impact during the operational phase of the Proposed Development is considered to be small.

Significance of Effect

Minor and not significant effects are predicted during the construction phase of the Proposed Development from this viewpoint.

Minor and not significant effects are predicted during the operational phase of the Proposed Development, prior to establishment of proposed mitigation.

Viewpoint 5: View from Houston Road 3

Viewpoint Description and Sensitivity

This viewpoint is located on the roadside of this local road, to the north of the boundary of the southern parcel of the Proposed Development. The view is considered to be representative of oblique views experienced by transient receptors travelling east to west on this local road. There is a single dwelling located in this viewpoint location.

Transient receptors on the local roads are judged to be of a medium susceptibility to change. Residential receptors are judged to be of a high susceptibility to change.

The viewpoint does not represent a recognised stopping place and does not form part of a recognised tourist route. The overall value of the view available is judged to be medium.

Overall, taking into account the receptor susceptibility and the value of the view the sensitivity is judged to be medium due to the view being predominantly available to local road users.

Existing View

The existing view available from this location is available from the roadside of a narrow local road. Generally, the view is open in nature with flat, agricultural land dominating the foreground. Overhead cables and pylons are visible to the right of this viewpoint as is a singular dwelling along with farm buildings across the landscape. The background of this viewpoint is dominated by mature vegetation and trees.

Visual Effects during Construction

Temporary construction phase activities associated with the Proposed Development will be visible on a negligible section of land in the distance, within a very restricted central portion of the view, set below existing well vegetated horizons, with existing vegetation screening wider views. Construction phase activities are considered to be experienced locally and for a short duration by transient road users.

Predicted Effects during Operation

The Proposed Development will be partially visible in the distance; however, landscape mitigation treatment will screen out the majority of the visible elements of the Proposed Development site due to the low height of the Proposed Development. This will allow the Proposed Development to integrate seamlessly into the environment without making major changes to the landscape. Any visible portions of panels that remain are considered to form a negligible addition to the overall view, with other elements of the view such as the surrounding vegetation and farm buildings remaining as the main visual draw.

Magnitude of Impact

The magnitude of visual impact during the construction phase of the Proposed Development is considered to be negligible.

The magnitude of visual impact during the operational phase of the Proposed Development is considered to be negligible.

Significance of Effect

Negligible to minor and not significant effects are predicted during the construction phase of the Proposed Development from this viewpoint.

Negligible to minor and not significant effects are predicted during the operational phase of the Proposed Development, prior to establishment of proposed mitigation.

Viewpoint 6: View from Houston Road 4

Viewpoint Description and Sensitivity

This viewpoint is located at a local road junction south of the boundary of the northern parcel of the Proposed Development. The view is considered to be representative of views experienced by road users travelling along Houston at this location which shows the western section of this part of the Proposed Development.

Transient receptors on the local roads are judged to be of a medium susceptibility to change.

The viewpoint does not represent a recognised stopping place and does not form part of a recognised tourist route. The overall value of the view available is judged to be medium.

Overall, taking into account the receptor susceptibility and the value of the view the sensitivity is judged to be medium.

Existing View

The existing view available from this location is open and shows flat, agricultural land with mature vegetation at middle-distance which acts as the boundary to the field. Existing roadside hedgerow in the foreground of the view that provides partial screening to fields immediate adjacent to this road. There are several residential properties behind this viewpoint.

Visual Effects during Construction

Temporary construction phase activities associated with the Proposed Development will be visible on a small section of land in the distance, within a restricted central portion of the view, set below existing well vegetated horizons, with existing vegetation screening wider views. Construction phase activities are considered to be experienced locally and for a short duration by transient road users.

Predicted Effects during Operation

The relatively flat nature of the landscape at the Proposed Development site and mature vegetation cover within the background means that without mitigation, the Proposed Development would be visible to road users along Houston Road. Visible elements of the Proposed Development are considered to form a moderate, localised alteration to the overall view available from this location without mitigation as they are read below the skyline and against a strong backdrop of vegetation. It is proposed to build in landscape mitigation planting from east to west, along the solar PV array to form a boundary. This landscape mitigation treatment will screen out all visible elements of the Proposed Development site due to the low height of the Proposed Development and the flat nature of the topography.

Magnitude of Impact

The magnitude of visual impact during the construction phase of the Proposed Development is considered to be medium.

The magnitude of visual impact during the operational phase is considered to be medium without mitigation.

Significance of Effect

Moderate, assessed as locally significant, short duration, temporary effects are predicted during the construction phase of the Proposed Development from this viewpoint.

Moderate, assessed as not significant effects are predicted during the operational phase of the Proposed Development, prior to implementation of proposed landscape planting that is an integral part of the Proposed Development.

Minor (with mitigation) and not significant effects are predicted during the operational phase of the Proposed Development from this viewpoint.

Viewpoint 7: View from Houston Road 5

Viewpoint Description and Sensitivity

This viewpoint is located on a local road to the southern boundary of the northern parcel of the Proposed Development. The view is considered to be representative of direct views experienced by transient receptors using this local road.

Transient receptors on the local roads are judged to be of a medium susceptibility to change.

The viewpoint does not represent a recognised stopping place and does not form part of a recognised tourist route,

The overall value of the view available is judged to be medium.

Overall, taking into account the receptor susceptibility and the value of the view the sensitivity is judged to be medium.

Existing View

The existing view available from this location is open in nature with flat, agricultural land dominating the landscape. The flatter landscape in the foreground with an absence of roadside or field hedgerows therefore has a backdrop of mature vegetation that breaks forms the horizon. Tall towers supporting electricity lines are dominant in the view crossing the entire view.

Visual Effects during Construction

Construction phase activities associated with the Proposed Development will be visible across a portion of the view. Construction Phase activities will, depending on phasing, be viewed at mid to close distance within the view, though existing vegetation cover in the distance will partially screen some construction phase activities.

Predicted Effects during Operation

The relatively flat nature of the landscape at the Proposed Development site and mature vegetation cover within the background means that without mitigation, the Proposed Development would be directly visible to road users along Houston Road. Visible elements of the Proposed Development are considered to form a large, localised alteration to the overall view available from this location without mitigation. It is proposed to build in landscape mitigation planting from east to west, along the solar PV array to form a boundary towards this viewpoint. This landscape mitigation treatment will screen out all visible elements of the Proposed Development site due to the low height of the Proposed Development and the flat nature of the local topography.

Magnitude of Impact

The magnitude of visual impact during the construction phase of the Proposed Development is considered to be medium.

The magnitude of visual impact during the operational phase is considered to be large without mitigation.

Significance of Effect

Moderate, assessed as locally significant, short duration, temporary effects are predicted during the construction phase of the Proposed Development from this viewpoint.

Moderate to major, assessed as not significant effects are predicted during the operational phase of the Proposed Development, prior to implementation of proposed landscape planting that is an integral part of the Proposed Development.

Minor (with mitigation) and not significant effects are predicted during the operational phase of the Proposed Development from this viewpoint.

Viewpoint 8: from Craigends Lane

Viewpoint Description and Sensitivity

This viewpoint is located on a local road junction to the immediate south of the northern parcel of the Proposed Development. The view is considered to be representative of transient road users travelling in either direction along Houston Road and Craigends Lane / North Mains. There is one residential dwelling and farm behind this viewpoint and one farmhouse in this viewpoint along North Mains. in the immediate vicinity.

Residential receptors are judged to be of a high susceptibility to change in their views, whilst transient receptors on the local roads are judged to be of a medium susceptibility to change.

The viewpoint does not represent a recognised stopping place and does not form part of a recognised tourist route. However, this viewpoint is on a designated Core Path (code BBH/1). As such, the overall value of the view available is judged to be high.

Overall, considering the receptor susceptibility and the value of the view, the sensitivity is judged to be high.

Existing View

The existing view from this location is generally enclosed in nature with existing roadside hedgerow in the foreground of the view that provides partial screening to fields immediate adjacent to this road. Over the hedge middle distance views across undulating topography are available. Scattered blocks of woodland and individual trees break up the view and across the horizon. Tall electricity towers supporting overhead lines along with the aforementioned road junction dominate the foreground view and extend across the entire view. A single dwelling and farm buildings are partially visible in the background of this viewpoint.

Visual Effects during Construction

Construction phase activities associated with the Proposed Development will be visible across a portion of the view. Construction Phase activities will, depending on phasing, be viewed at mid distance within the view, though existing vegetation cover in the distance will partially screen construction phase activities.

Predicted Effects during Operation

The Proposed Development will be partially visible in the distance well screened by existing vegetation; however, landscape mitigation treatment will also screen out the majority of the visible elements of the Proposed Development site due to the low height of the Proposed Development. This will allow the Proposed Development to integrate seamlessly into the environment without making major changes to the landscape. Any visible portions of panels are considered to form a negligible addition to the overall view, with other elements of the view such as the surrounding vegetation and the buildings remaining as the main visual draw.

Magnitude of Impact

The magnitude of visual impact during the construction phase of the Proposed Development is considered to be negligible.

The magnitude of visual impact during the operational phase is considered to be negligible without mitigation.

Significance of Effect

Negligible to minor, assessed as locally significant, short duration, temporary effects are predicted during the construction phase of the Proposed Development from this viewpoint.

Negligible to minor, assessed as not significant effects are predicted during the operational phase of the Proposed Development, prior to implementation of proposed landscape planting that is an integral part of the Proposed Development.

Viewpoint 9: from North Mains

Viewpoint Description and Sensitivity

This viewpoint is located on a narrow road to the immediate southwest of the northern parcel of the Proposed Development. The view is considered to be representative of transient road users travelling in either direction along Houston Road and Craigends Lane / N Mains. There is a small collection of farm buildings behind this viewpoint and one dwelling to the left.

Residential receptors are judged to be of a high susceptibility to change in their views, whilst transient receptors on the local roads are judged to be of a medium susceptibility to change.

The viewpoint does not represent a recognised stopping place and does not form part of a recognised tourist route. However, this road is a designated Core Path (code BBH/1). Overall value of the view available is judged to be high.

Overall, taking into account the receptor susceptibility and the value of the view the sensitivity is judged to be high.

Existing View

The existing view from this location is generally open in nature with existing roadside hedgerow and fencing in the foreground of the view that provides partial screening to fields immediate adjacent to this road. Over the hedge in the middle distance views across undulating topography are available. Mature vegetation and individual trees break up the view and across the horizon. Tall electricity towers supporting overhead lines are visible to the right of the viewpoint along with a dwelling that is visible to the left.

Visual Effects during Construction

Construction phase activities associated with the Proposed Development will be visible across the view. Construction Phase activities will, depending on phasing, be viewed at mid to close distance within the view, though existing vegetation cover in the distance will partially screen construction phase activities.

Predicted Effects during Operation

The Proposed Development will be directly visible across the landscape from this viewpoint. There is no proposed mitigation planting at this location of the Proposed Development. However, given that it is a minor road and farm track, and that this viewpoint is set back from the main Houston Road, the Proposed Development will well screened in views to road users along the main road network. This is due to existing mature vegetation along Houston Road and North Mains which provides good screening to the Proposed Development.

Whilst visible at close proximity to the viewer, visible elements of the Proposed Development are considered to form a medium, localised alteration to the overall view available from this location.

The Proposed Development has been designed to be well set back from the Core Path and access to walkers will be maintained. Views to the surrounding woodlands and undulating skyline will be maintained.

Magnitude of Impact

The magnitude of visual impact during the construction phase of the Proposed Development is considered to be medium.

The magnitude of visual impact during the operational phase is considered to be medium without mitigation.

Significance of Effect

Moderate to major, assessed as not significant, short duration, temporary effects are predicted during the construction phase of the Proposed Development from this viewpoint.

Moderate to major, assessed as not significant effects are predicted during the operational phase of the Proposed Development due to; the Proposed Development has been designed to be well set back from the Core Path and access to walkers will be maintained; views to the surrounding woodlands and undulating skyline will be maintained; and this view will be limited to occasional walkers using the Core Path.

Viewpoint 10: from Craigends Road

Viewpoint Description and Sensitivity

This viewpoint is located on a local road to the southwest of the Proposed Development. The view is considered to be representative of transient road users travelling in either direction along Craigends Road and residents of the residential development to the left of this viewpoint.

Residential receptors are judged to be of a high susceptibility to change in their views, whilst transient receptors on the local roads are judged to be of a medium susceptibility to change.

The viewpoint does not represent a recognised stopping place and does not form part of a recognised tourist route. The overall value of the view available is judged to be low.

Overall, taking into account the receptor susceptibility and the value of the view the sensitivity is judged to be medium.

Existing View

The existing view from this location is generally open in nature with existing roadside hedgerow and mature trees in the foreground of the view that provides partial screening to fields and housing immediately adjacent to this road. Over the hedge middle distance views across undulating topography are available. Scattered blocks of woodland and individual trees break up the view and across the horizon. Tall electricity towers supporting overhead lines are visible in the background of this viewpoint.

Visual Effects during Construction

Temporary construction phase activities associated with the Proposed Development will not be visible within this view. Temporary ground level construction phase activities associated with the Proposed Development will also be well screened by intervening topography and vegetation. Any construction traffic is not likely to utilise this narrow local road.

Predicted Effects during Operation

The existing vegetation, intervening topography and the built environment within the view restricts visibility of the Proposed Development from this viewpoint to the stage that it is not visible. This means the Proposed Development will have no impact upon the landscape from this viewpoint.

Magnitude of Impact

The magnitude of visual impact during the construction phase of the Proposed Development is no change as the site is not visible in views due to screening effects of intervening topography.

The magnitude of visual impact during the operational phase is no change as the Proposed Development is well screened in views by intervening topography and trees.

Significance of Effect

No change to views predicted during the construction phase of the Proposed Development from this viewpoint.

No change to views predicted during the operational phase of the Proposed Development from this viewpoint.

Viewpoint 11: from Craig Road

Viewpoint Description and Sensitivity

This viewpoint is located on a local road to the southwest of the Proposed Development. The view is considered to be representative of transient road users travelling in either direction along Craig Road. There is a residential development to right of this viewpoint.

Residential receptors are judged to be of a high susceptibility to change in their views, whilst transient receptors on the local roads are judged to be of a medium susceptibility to change.

The viewpoint does not represent a recognised stopping place and does not form part of a recognised tourist route. The overall value of the view available is judged to be low.

Overall, taking into account the receptor susceptibility and the value of the view the sensitivity is judged to be medium.

Existing View

The existing view from this location is generally open in nature with existing roadside hedgerow and fencing in the foreground of the view that provides partial screening to fields immediate adjacent to this road. Over the hedge middle distance views across undulating topography are available. Scattered blocks of woodland, individual trees, and another housing development break up the view and across the horizon. Tall electricity towers supporting overhead lines are visible in the background of this viewpoint.

Visual Effects during Construction

Temporary construction phase activities associated with the Proposed Development will not be visible within this view. Temporary ground level construction phase activities associated with the Proposed Development will also be well screened by intervening topography and vegetation. Any construction traffic is not likely to utilise this narrow local road.

Predicted Effects during Operation

The existing vegetation and intervening topography within the view restricts visibility of the Proposed Development from this viewpoint with only very limited visibility through trees of a very small portion of the Proposed Development visible but extremely difficult to discern from this distance.

Magnitude of Impact

The magnitude of visual impact during the construction phase of the Proposed Development is negligible as the site is not visible in views due to screening effects of intervening topography.

The magnitude of visual impact during the operational phase is negligible as the Proposed Development is well screened in views by intervening topography and trees.

Significance of Effect

Negligible to minor and not significant effects predicted during the construction phase of the Proposed Development from this viewpoint.

Negligible to minor, assessed as not significant effects are predicted during the operational phase of the Proposed Development, prior to establishment of proposed mitigation.

Negligible, (with mitigation) and not significant effects are predicted during the operational phase of the Proposed Development from this viewpoint.

Viewpoint 12: from Middleton Road

Viewpoint Description and Sensitivity

This viewpoint is located on a local road south of the Proposed Development. The view is considered to be representative of transient road users travelling in either direction along Middleton Road and those using the farm buildings behind this viewpoint.

Residential receptors are judged to be of a high susceptibility to change in their views, whilst transient receptors on the local roads are judged to be of a medium susceptibility to change.

The viewpoint does not represent a recognised stopping place and does not form part of a recognised tourist route. The overall value of the view available is judged to be low.

Overall, taking into account the receptor susceptibility and the value of the view the sensitivity is judged to be medium.

Existing View

The existing view from this location is open with three large, mature trees in the foreground of this viewpoint. The middle-distance view is of flat, agricultural land while the long-distance view consists of mature vegetation across the whole viewpoint.

Visual Effects during Construction

Temporary construction phase activities associated with the Proposed Development will not be visible within this view. Temporary ground level construction phase activities associated with the Proposed Development will also be well screened by intervening topography and vegetation. Any construction traffic is not likely to utilise this narrow local road.

Predicted Effects during Operation

The existing vegetation, intervening topography and the built environment within the view restricts visibility of the Proposed Development from this viewpoint to the stage that it is not visible. This means the Proposed Development will have no impact upon the landscape from this viewpoint.

Magnitude of Impact

The magnitude of visual impact during the construction phase of the Proposed Development is no change as the site is not visible in views due to screening effects of intervening topography.

The magnitude of visual impact during the operational phase is no change as the Proposed Development is screened in views by intervening topography and trees.

Significance of Effect

No change to views predicted during the construction phase of the Proposed Development from this viewpoint.

No change to views predicted during the operational phase of the Proposed Development from this viewpoint.

Viewpoint 13: from Blackstone Road

Viewpoint Description and Sensitivity

This viewpoint is located on a narrow, local road to the southeast of the Proposed Development. The view is considered to be representative of road users travelling to and from a dwelling at the end of this local road (right of this viewpoint). In addition, there is another dwelling and farm buildings to the left of this viewpoint.

Residential receptors are judged to be of a high susceptibility to change in their views, whilst transient receptors on the local roads are judged to be of a medium susceptibility to change.

The viewpoint does not represent a recognised stopping place and does not form part of a recognised tourist route. The overall value of the view available is judged to be low.

Overall, taking into account the receptor susceptibility and the value of the view the sensitivity is judged to be medium.

Existing View

The existing view from this location is open with flat, agricultural land, rising slightly to the west. Close and middle-distance views are of undulating topography. Meanwhile, the long-distance view is dominated by mature vegetation in the central and eastern portions of the viewpoint.

Visual Effects during Construction

Temporary construction phase activities associated with the Proposed Development will not be visible within this view. Temporary ground level construction phase activities associated with the Proposed Development will also be well screened by intervening topography and vegetation. Any construction traffic is not likely to utilise this narrow local road.

Predicted Effects during Operation

The existing vegetation and intervening topography within the view restricts visibility of the Proposed Development from this viewpoint to the stage that it is not visible. This means the Proposed Development will have no impact upon the landscape from this viewpoint.

Magnitude of Impact

The magnitude of visual impact during the construction phase of the Proposed Development is no change as the site is not visible in views due to screening effects of intervening topography.

The magnitude of visual impact during the operational phase is no change as the Proposed Development is screened in views by intervening topography and trees.

Significance of Effect

No change to views predicted during the construction phase of the Proposed Development from this viewpoint.

No change to views predicted during the operational phase of the Proposed Development from this viewpoint.

Table 9 below summarises the predicted significance of visual effect for each of the previously assessed viewpoints.

Table 9: Summary of Predicted Visual Effect

Viewpoint		Predicted Construction Phase Visual Impacts	Predicted Operational Phase Visual Impacts
1	View from Turningshaw Road	Minor, assessed as not significant effect	Minor, assessed as not significant effect Negligible to minor (with mitigation) and not significant
2	View from Chapel Road	Minor and not significant effect	Minor (without mitigation) and not significant
3	View from Houston Road 1	No change	No change
4	View from Houston Road 2	Minor and not significant effect	Minor (without mitigation) and not significant
5	View from Houston Road 3	Negligible to minor and not significant effect	Negligible to minor and not significant effect prior to establishment of mitigation proposals
6	View from Houston Road 4	Moderate and not significant effect	Moderate (without mitigation) and not significant Minor (with mitigation) and not significant
7	View from Houston Road 5	Moderate and not significant effect	Moderate to major (without mitigation) and not significant Minor (with mitigation) and not significant
8	View from Craigends Lane	Negligible to minor and not significant effect	Negligible to minor (without mitigation) and not significant
9	View from North Mains	Moderate to major and not significant effect	Moderate to major (without mitigation) and not significant
10	View from Craigends Road	No Change	No Change
11	View from Craig Road	Negligible to minor and not significant effect	Negligible to minor (without mitigation) and not significant Negligible (with mitigation) and not significant
12	View from Middleton Road	No Change	No Change
13	View from Blackstone Road	No Change	No Change

Residential Properties

As part of the of visual effects assessment associated with the Proposed Development, an assessment of the predicted visual impacts on residential properties that occur within 500 m of the Proposed Development has also been undertaken.

There are a very limited number of properties located within 500 m of the Proposed Development. While they are many residential developments located within to the west of the Proposed Development in Houston village, these are all very well screened from existing, mature vegetation with no views available of the Proposed Development.

There are only four locations where residential properties have potential for direct visibility of the Proposed Development: 6 nr properties immediately adjacent to the southeast side of the Proposed Development adjacent Houston Road in a small cluster (1nr on the northside of Houston Road called Loanhead Farm and 5 nr on the south side in a cul de sac); 3 nr along North Mains; 5 nr properties clustered along Craighends Road to the south; and 2 nr properties immediately north on the Turningshaw Road.

The 5 nr properties on the south side of Houston Road have no limited rear and front views across pastoral fields towards the Proposed Development. As illustrated by Viewpoint 6, which show views north from Houston Road, the Proposed Development will be visible in the middle distance, for partial views, prior to establishment of mitigation along the southern boundary of the development site. Visible portions of panels are set well back from the view with open fields in the foreground and the backdrop of woodland that reduces the potential prominence of the Proposed Development with the existing woodland vegetation remaining as the main visual draw on the skyline. Mitigation proposed along the southern boundary of the development site will fully screen elements of the Proposed Development, whilst providing a visual tie in with existing vegetation cover beyond. Minor and not significant effects are predicted during the construction phase of the Proposed Development from these 5 nr properties as works will be temporary and very short in duration. Minor and not significant effects are predicted during the operational phase of the Proposed Development for these 5 nr properties, prior to establishment of proposed mitigation. With mitigation integrated to the Proposed Development Negligible to minor not significant effects are predicted during the operational phase of the Proposed Development.

The property to the north of Houston Road (Loanhead Farm) has potential rear views to the north but these are broken by outbuildings and mature trees. Minor and not significant effects are predicted during the construction phase of the Proposed Development from this property as works will be temporary and very short in duration. Minor and not significant effects are predicted during the operational phase of the Proposed Development for this property, prior to establishment of proposed mitigation. With mitigation integrated to the Proposed Development Negligible to minor not significant effects are predicted during the operational phase of the Proposed Development.

In relation to the 3 nr residential properties at North Mains, the Proposed Development will be potentially visible from all three properties are under the ownership of the landholder with a financial interest in the Proposed Development. There is a single two storey farmhouse located on the east side of North Mains that has potential rear views towards a portion of the Proposed Development. This farmhouse has large outbuildings and agricultural tanks that interrupt views towards the Proposed Development. Proposed landscape planting on the boundary of the Proposed Development will further limit visibility. Minor to moderate and not significant effects are predicted during the operational phase of the Proposed Development for this property, prior to establishment of proposed mitigation. With mitigation integrated to the Proposed Development Minor not significant effects are predicted during the operational phase of the Proposed Development.

Two single storey cottages are located at the end of North Mains that will have potential direct rear views. The Proposed Development has been well set back from the two cottages. Due to the flat nature of the topography only the front edge of the Proposed Development will be visible with views to the woodlands and skylines beyond maintained. Landscape planting on the boundary of the Proposed Development will restrict visibility in this flat landscape (see Viewpoint 8 and 9). Moderate to major and not significant effects are predicted during the operational phase of the Proposed Development for these properties, prior to establishment of proposed mitigation as the landscape is flat and views to woodlands and skylines are maintained. With mitigation integrated to the Proposed Development Moderate not significant effects are predicted during the operational phase of the Proposed Development. All three residential properties at North Mains Road are under the ownership of the landholder with a financial interest in the Proposed Development.

There are 3 nr properties along Craigends Road to the immediate south of Houston Road that have potential visibility of the Proposed development. There are several properties further south also but these properties will not have significant visual effects due to intervening trees and buildings in combination with separation distance. As illustrated by Viewpoint 8, in any views from the remaining properties closest to the Craigends Road / Houston Road junction, the Proposed Development will be partially visible in the distance, within a very small portion of the overall view, set well below the skyline and against a well vegetated backdrop which aids its integration prior to establishment of mitigation along the southern boundary of the development site. Visible portions of panels are considered before landscape mitigation to form a very minor addition to the overall view, with other elements of the view such as the surrounding vegetation remaining as the main visual draw. Mitigation proposed along the southern boundary of the norther part of the development site will screen elements of the Proposed Development in this flat landscape, whilst providing a visual tie in with existing vegetation cover beyond. The predicted significance of effect is Minor and not significant effects prior to establishment of proposed mitigation.

There are 2 nr properties (one single storey cottage and one two storey farmhouse) immediately north of the Proposed Development site on the Turningshaw Road which have potential front elevation views across pastoral fields towards the site. As illustrated by Viewpoint 1, the Proposed Development has potential to be visible in the middle distance, extending across the width of the view, prior to establishment of mitigation along the northern boundary of the development site. However, the single storey cottage will have views prevented by large farm buildings on its southern and eastern side and the Proposed development has been well set back and uses topography to prevent views. The farmhouse will have potential views though dense garden boundary trees. Visible portions of panels are set back from the view with open fields in the foreground and the backdrop of woodland that reduces the potential prominence of the Proposed Development with the existing woodland vegetation remaining as the main visual draw on the skyline. Mitigation proposed along the southern boundary of the development site will screen elements of the Proposed Development, whilst providing a visual tie in with existing vegetation cover beyond. Moderate to major and not significant effects are predicted during the construction phase of the Proposed Development from this property as works will be temporary and very short in duration. Moderate to major to substantial and significant effects are predicted during the operational phase of the Proposed Development, prior to establishment of proposed mitigation as the property has significant tree cover at its boundaries. With mitigation integrated to the Proposed Development Moderate and not significant effects are predicted during the operational phase of the Proposed Development.

1.7 Cumulative Impacts

In relation to permitted and proposed developments identified in Table 1.7 previously, the following identified development has been assessed for cumulative impacts. It is noted that this development has been subject to its own LVIA assessment.

Approved Developments

With regards to the approved development (22/0582/PP), which was approved in January 2023 on land between Nether Southbar and East Fulwood Greenock Road, Inchinnan for the erection of a solar park and associated infrastructure including substations, boundary fencing and access tracks, known as Inchinnan Solar Park, a review of currently available information has been undertaken. This approved solar farm has yet to commence construction at the time of the LVIA. The application site lies approximately 2.8km from the north-eastern site boundary of the Proposed Development. However, there is approximately 1.6km of mature woodland between the two sites and the M8 motorway and railway line that are both on raised embankments above the adjacent lower lying and flat landscape which all combine to provide significant physical screening between each development. As the proposed solar farm development and approved solar farm development will be well screened from each other, the Proposed Development will result in negligible cumulative impact to the surrounding landscape due to the character of surrounding landscape, screening by woodland blocks and coniferous plantations and M8 and railway embankments.

The second application (22/0746/PP) was approved in May 2023 on land within Glasgow Airport, for the erection of a solar development including ground-mounted, rooftop and carport solar panels, associated

access, plant and machinery, car port structures, infrastructure and planting. This approved solar farm has yet to commence construction at the time of the LVIA. The application site lies approximately 3.7km to the south-eastern boundary of the Proposed Development site, and the significant distance and screening from the Proposed Development means that there will not be a significant impact upon the character of the surrounding area.

In summary when considering the Proposed Development in combination with this approved development in proximity to the Proposed Development there will be no significant cumulative landscape or visual impact.

Relevant Applications

In relation to the other relevant planning application, an Application of Planning Notice (21/1594/PN) was submitted in 2021 in relation to a Battery Storage Facility including compound of equipment. The full planning application has yet to be submitted on this site.

1.8 Mitigation

1.8.1 Landscaping Aims and Objectives

An integrated package of soft landscape interventions has been included within the overall proposals to aid the integration of the development into the surrounding landscape context and to help reduce the localised visual effects predicted to occur from local roads and properties at close proximity to the Proposed Development. The text below sets out the aims of proposed landscape interventions but the role of the landscape architect in design evolution must also be noted. Please refer to Landscape Planting Plan that accompanies the planning application and Appendix A: Figure 1.5 Landscape Planting Plan.

Landscaping Aims

- To supplement the existing landscape features to further physically and visually integrate the Proposed Development and associated infrastructure into the surrounding landscape; and
- Provide suitable screening to minimise visual intrusion, particularly in views from close residential receptors to reduce significant effects regarding the visual impact of the proposal and associated structures on sensitive receptors.

General Objectives

- Retention of existing hedgerows, trees, shelterbelt planting and roadside vegetation on peripheral and internal boundaries in accordance with BS5837:2012 Trees in relation to design, demolition and construction - Recommendations.
- Mitigation should be in keeping with the existing landscape. Therefore, hedgerows with scattered specimen trees are considered acceptable and appropriate to the landscape.
- Selection of locally appropriate deciduous trees and hedge species will be made to ensure successful plant establishment and to maintain and increase biodiversity whilst providing visual screening of the proposed development year-round.
- Existing roadside hedgerows were identified and within the control of the developer at field boundaries will have a new maintenance regime and be maintained at a new height of min 2m.

▪ Planting

Plant Mixes

Woodland Screening Mix

Visual impact to be provided by planting woodland screen planting, comprised of Oak (*Quercus*), Beech (*Fagus sylvatica*), Scots Pine (*Pinus sylvestris*), Wild Cherry (*Prunus avium*), Common Lime (*Tilia x europea*), Small-leaved Lime (*Tilia cordata*), Crab Apple (*Malus sylvestris*) and Rowan (*Sorbus aucuparia*). Immediate visual impact associated with the woodland screen planting will be enhanced through the planting of larger nursery stock trees such as: *Tilia* Spp (Lime), *Fagus sylvatica* (Beech) and *Prunus avium* (Wild Cherry) within proposed areas of woodland screen mix.

Hedgerow Planting Woodland Screening Mix

New hedgerows and reinforcement of gaps in existing hedgerows will be provided using; *Crataegus monogyna* (Hawthorn); *Oxalis acetosella* (Wood Sorrell); and *Rubus fruticosus* (Brambles).

Individual Tree Planting

Strategic tree planting is proposed to strengthen existing hedgerows and the Woodland Screening Mix using; Alder glutinosa (Common Alder) and *Betula pendula* (Birch).

Final planting locations will be carefully chosen to maximise visual screening of the Proposed Development within views predicted to experience most visual effects as described in section 1.6 above.

▪ **Monitoring and Maintenance**

Maintenance of the landscape works will be an integral part of the on-going site management. This will include a defects liability period during which any defective plant material (as stated above) is to be replaced. Litter picking and weed control shall be carefully monitored during the early growing seasons of the landscape maintenance contract. Contractors will comply with all health and safety standards, in particular regard to maintenance works during the operational phase of the Proposed Development. As above existing roadside hedgerows within the control of the developer at field boundaries will have a new maintenance regime and be maintained at a new height of min 2m.

1.9 Conclusion

The Proposed Development is located entirely within the Alluvial Plain Landscape Character Area (LCA). This LCA is extensive and predominately of an open character, through its low-lying, undulating topography. The Local Development Plan Landscape Character Assessment states that this LCA has a low to medium sensitivity to development. The value of the LCA is judged to be medium.

Construction phase operations associated with the underground cabling and operations associated with the installation of solar panels and battery storage and related infrastructure will have a localised, short-term impact on the LCA as roadside verges and localised portions of fields are disturbed during the construction phase. Construction traffic may be more apparent on local roads, but this will have a localised, short term impact on the LCA. The battery storage construction area is well screened by woodland and topography.

During the operational phase, the solar panels, battery storage facility and related above ground infrastructure of the Proposed Development will be perceived as a medium addition locally and will not be apparent or obvious at all within large parts if the wider context of this extensive LCA away from the site boundary. Landscape planting is proposed on the western and north-eastern field boundaries in the Houston North Parcel of the Proposed Development. Meanwhile, landscaping is also proposed at the Houston South parcel of the Proposed Development along Moss Road. This will strengthen the hedgerows and site boundaries and will reflect the character of this part of the LCA. This proposed planting will locally prevent the landscape influence of the Proposed Development extending beyond the site boundary.

The predicted significance of landscape effect for the Alluvial Plain LCA during the construction phase is localised, minor, adverse, temporary in duration and assessed as not significant as disturbed ground will be reinstated following completion of construction operations associated with underground cabling and installation of solar panels etc.

The predicted significance of landscape effect for the Alluvial Plain LCA during the operational phase is Moderate and not significant as predicted effects are limited in extent by the low-lying nature of the proposed site, surrounding woodland, hedgerows and trees as well as undulating topographical changes in the surrounding landscape including the M8 and railway line embankments to the east and will be barely perceptible in the wider landscape and the additional vertical elements proposed will be difficult to perceive in the local LCA beyond locations at the immediate boundary.

The Proposed Development has been assessed as not giving rise to any significant direct or indirect effects on any of the landscape designations; AONB's; National Parks; Special Landscape Areas; or Historic Parks & Gardens as a consequence of distance from these features, intervening topography and vegetation cover. The nearest Core Paths to the Proposed Development are Route BBH/1 that runs for approximately 2km on Craighends Road north / track to Chapel Road and Lin/1 that extends along Moss Road. The Proposed Development will be directly visible in close proximity for a short section from both Core Paths to varying degrees but access for walkers will be maintained through the site. For BBH/1 the Proposed Development will be a medium change to the visual context at these local locations and potentially a point of interest for walkers and the predicted significance of visual effect is during the operational phase Moderate to major assessed as not significant due to the limited section of the Core Path with direct view. For Lin/1 the Proposed Development will be a small change to the visual context and also potentially a point of interest for walkers and the predicted significance of visual effect is during the operational phase Minor to moderate assessed as not significant due to the limited section of the Core Path with direct view. The Core Paths will both remain open to walkers and there is potential that the solar farm may act as point of interest along the Core Path for walkers.

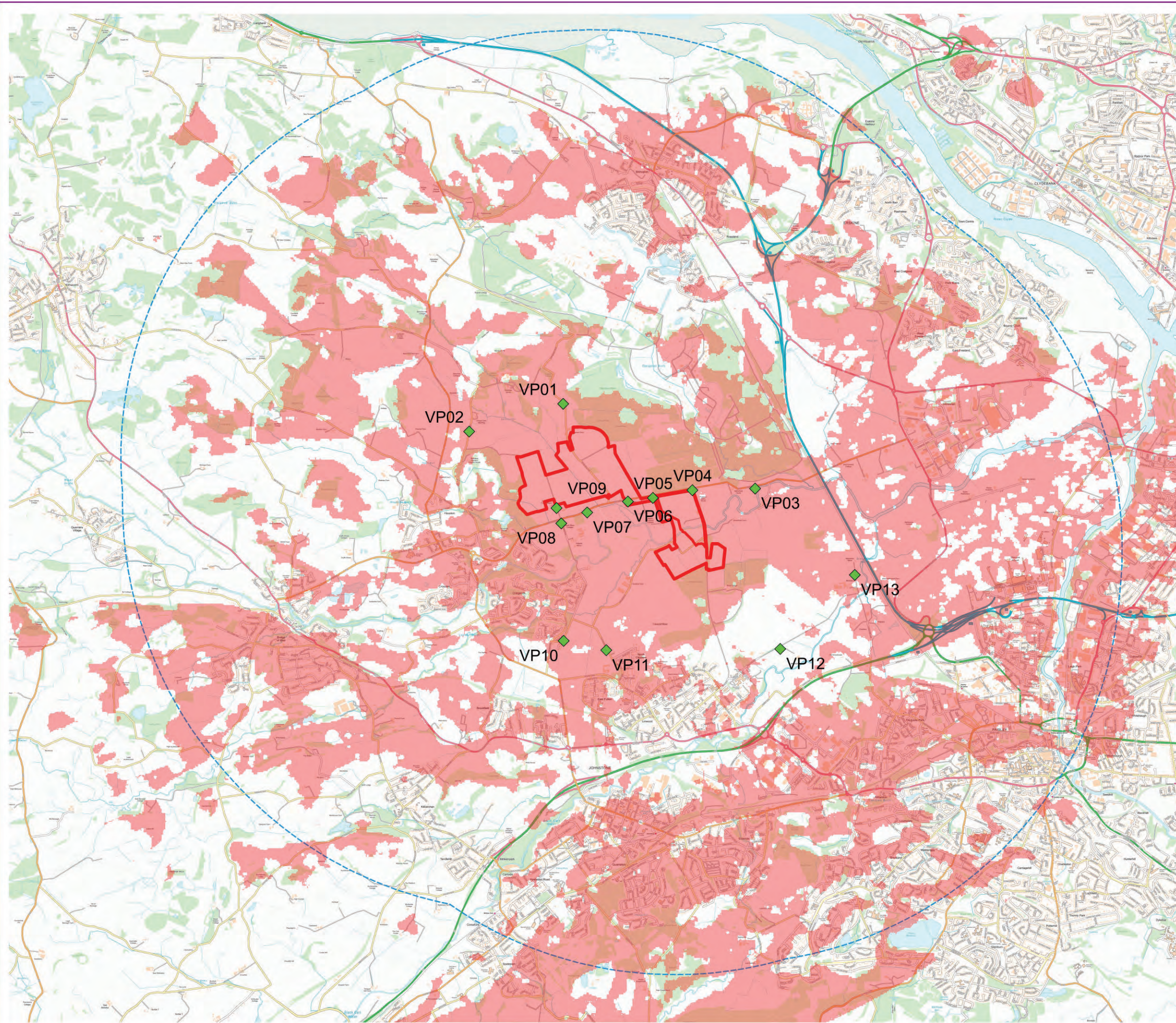
A total of 13 viewpoints have been assessed, for both construction and operational phases of the Proposed Development. Two viewpoints, Viewpoints 7 and 9, have been predicted to experience Moderate to major and not significant effects prior to the implementation of proposed landscape planting that is an integral part of the Proposed Development. It is considered that the proposed mitigation planting will reduce the predicted effects, such that views are predicted to experience Moderate, assessed as not significant effects as visible elements of the Proposed Development will become well screened in views in this flat landscape.

An assessment of effects on residential properties has taken place and no properties in close proximity to the Proposed Development are predicted to experience any significant visual effects during either the construction or operational phases associated with the Proposed Development. Two semi-detached cottages on North Mains are predicted to have Moderate to major and not significant effects during the operational phase of the Proposed Development, prior to the implementation of proposed landscape planting that is an integral part of the Proposed Development. With mitigation integrated to the Proposed Development Moderate and not significant effects are predicted during the operational phase of the Proposed Development for these properties on North Mains. The residential properties at North Mains are under the ownership of the landholder with a financial interest in the Proposed Development. A two storey farmhouse on Turningshaw Road will also have potential views through dense garden trees. Moderate to major and not significant effects are predicted during the construction phase of the Proposed Development from this property as works will be temporary and very short in duration. Moderate to major to substantial and significant effects are predicted during the operational phase of the Proposed Development, prior to establishment of proposed mitigation as the property has significant tree cover at its boundaries. With mitigation integrated to the Proposed Development Moderate and not significant effects are predicted during the operational phase of the Proposed Development. All other properties have been predicted to have not significant effects that will decrease further with planting in place.

It is considered that the magnitude of cumulative landscape impact associated with the Proposed Development and a recently permitted Solar Farm to the east will be indirect and negligible due to the character of surrounding landscape and screening by woodland blocks and coniferous plantations as well as embankments at the M8 and railway line to the east of the Proposed Development.

Overall, the surrounding landscape and its visual resources has the ability to accommodate the changes associated with this type of development.

Appendix A LVIA Figures



Legend

- Red line boundary
- ◆ Viewpoint
- ZTV Areas
- 5 km Buffer

TITLE	NORTH	EAST
VP01 Turning Shaw Rd	242183	668420
VP02 Chapel Rd	240999	668072
VP03 Houston Rd 1	244603	667354
VP04 Houston Rd 2	243813	667333
VP05 Houston Rd 3	243314	667237
VP06 Houston Rd 4	242999	667191
VP07 Houston Rd 5	242485	667053
VP08 Craighends lane	242158	666916
VP09 North Mains	242100	667110
VP10 Craighends Road	242189	665437
VP11 Craig Road	242726	665318
VP12 Middleton Road	244920	665335
VP13 Blackstone Road	245858	666267

BARE EARTH

The ZTV is based on bare-earth DTM mapping and does not include for vegetation, buildings or other structural features which might screen the view.



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Client:



Project: Houston Solar Farm
Elderslie, Renfrewshire

Title: Bare Earth ZVI with Viewpoints
5.0 km from red line

Fig No: 1.3a





Status: Issued Date: May 2023

Drawn: P.M Ckd: C.M



Projection OSGB
Scale 1: 47,000 @ A3
RPS Project Number: NI 2575

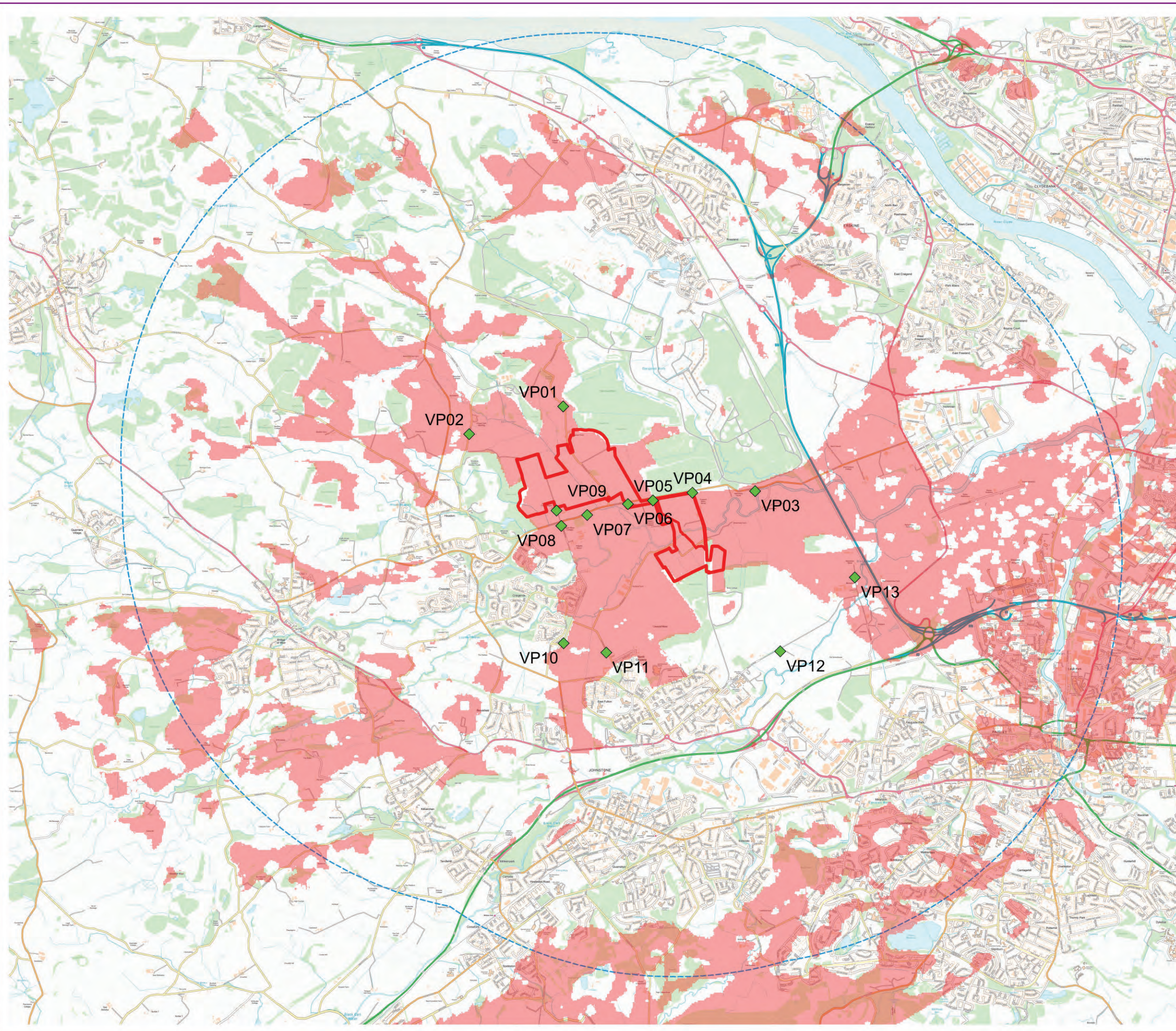
Legend

-  Red line boundary
-  Viewpoint
-  ZTV Areas
-  5 km Buffer

TITLE	NORTH	EAST
VP01 Turning Shaw Rd	242183	668420
VP02 Chapel Rd	240999	668072
VP03 Houston Rd 1	244603	667354
VP04 Houston Rd 2	243813	667333
VP05 Houston Rd 3	243314	667237
VP06 Houston Rd 4	242999	667191
VP07 Houston Rd 5	242485	667053
VP08 Craigends lane	242158	666916
VP09 North Mains	242100	667110
VP10 Craigends Road	242189	665437
VP11 Craig Road	242726	665318
VP12 Middleton Road	244920	665335
VP13 Blackstone Road	245858	666267

WITH EXISTING MITIGATION

This ZTV includes exclusion zones for woodland (8 m) and urban housing (5 m)



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Client:



Project: Houston Solar Farm
Elderslie, Renfrewshire

Title: Mitigated ZVI with Viewpoints
5.0 km from red line

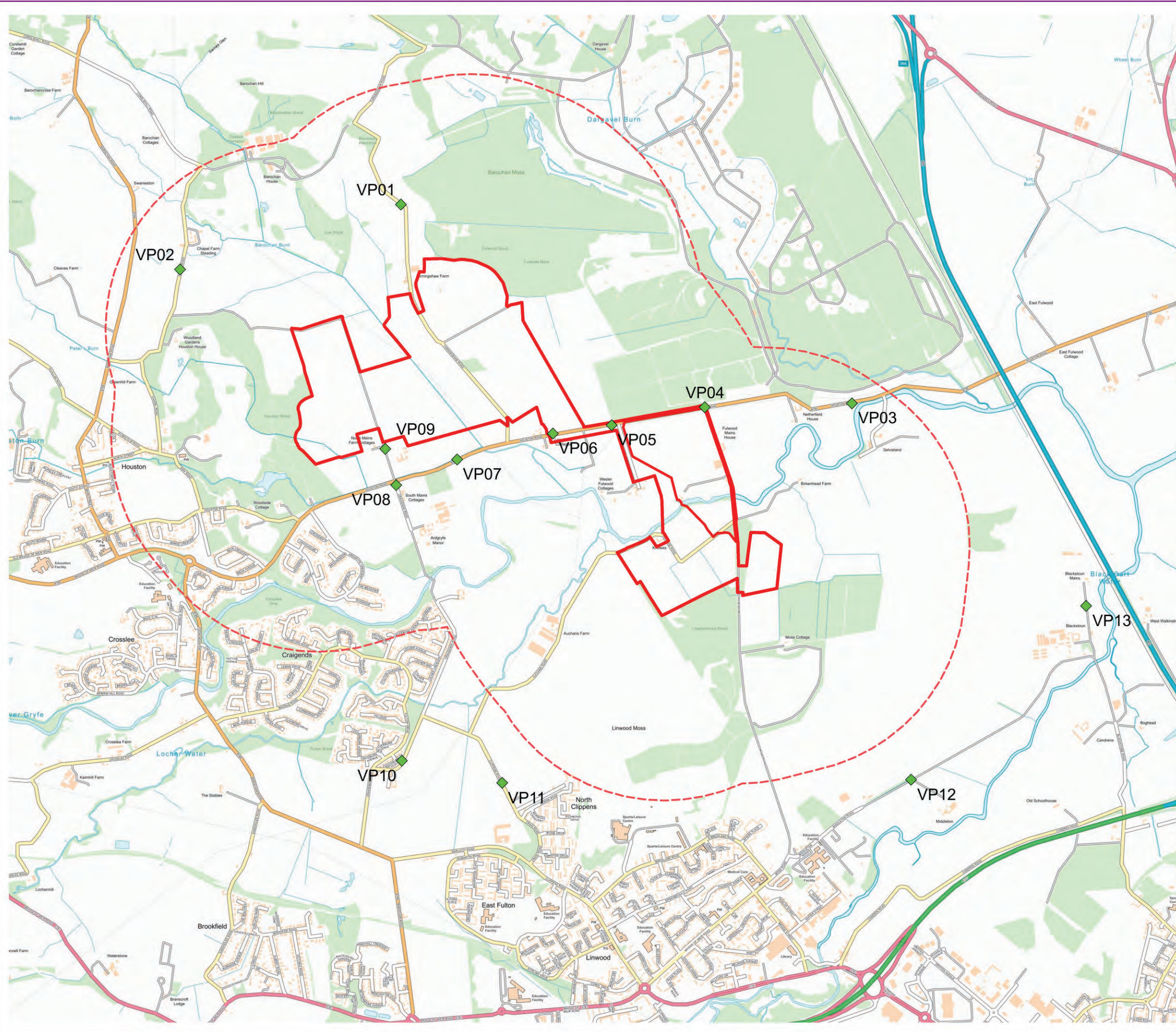
Fig No: 1.3b

Status: Issued Date: May 2023

Drawn: P.M Ckd: C.M



Projection OSGB
Scale 1: 47,000 @ A3
RPS Project Number: NI 2575



Legend

- Red line boundary
- ◆ Viewpoint
- 1 km Buffer

TITLE	NORTH	EAST
VP01 Turning Shaw Rd	242183	668420
VP02 Chapel Rd	240999	668072
VP03 Houston Rd 1	244603	667354
VP04 Houston Rd 2	243813	667333
VP05 Houston Rd 3	243314	667237
VP06 Houston Rd 4	242999	667191
VP07 Houston Rd 5	242485	667053
VP08 Craigends lane	242158	666916
VP09 North Mains	242100	667110
VP10 Craigends Road	242189	665437
VP11 Craig Road	242726	665318
VP12 Middleton Road	244920	665335
VP13 Blackstone Road	245858	666267



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Client: ELGIN ENERGY

Project: Houston Solar Farm
Elderslie, Renfrewshire

Title: Viewpoint Locations Map

Fig No: 1.4

Status: Issued Date: May 2023

Drawn: P.M Ckd: C.M



Projection OSGB
Scale 1: 20,000 @ A3
RPS Project Number: NI 2575

Appendix B Photomontages

APPENDIX B

PHOTOMONTAGES

Houston Solar Farm
Project NI 2575
May 2023





Existing view




Camera	Nikon D600	Easting	242183
Date	16.04.21 - 15.05	Northing	668420
View height	1.65 m AGL	Direction	180°
Field of View	65°	Distance	330 m

Title:
VP01 Turning Shaw Road
Existing View

Data Details	Drawn by:	PM
Projection: British Grid	Checked:	P McK
Data Source: RPS 2022	Job Ref:	NI 2575
Status: Issued	Date:	May 2023

Project:
Houston Solar PV

Client:
 ELGIN ENERGY

 **RPS** Making Complex Easy
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Photomontage




Camera	Nikon D600	Easting	242183
Date	16.04.21 - 15.05	Northing	668420
View height	1.65 m AGL	Direction	180°
Field of View	65°	Distance	330 m

Title:
**VP01 Turning Shaw Road
 Photomontage Year 1**

Data Details	Drawn by:	PM
Projection: British Grid	Checked:	P McK
Data Source: RPS 2022	Job Ref:	NI 2575
Status: Issued	Date:	May 2023

Project:
Houston Solar PV

Client:


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Photomontage with planting




Camera	Nikon D600	Easting	242183
Date	16.04.21 - 15.05	Northing	668420
View height	1.65 m AGL	Direction	180°
Field of View	65°	Distance	330 m

Title:
**VP01 Turning Shaw Road
 Photomontage Year 10**

Data Details	Drawn by:	PM
Projection: British Grid	Checked:	P McK
Data Source: RPS 2022	Job Ref:	NI 2575
Status: Issued	Date:	May 2023

Project:
Houston Solar PV

Client:


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Existing view




Camera	Nikon D600	Easting	240999
Date	16.04.21 - 15.05	Northing	668072
View height	1.65 m AGL	Direction	100°
Field of View	65°	Distance	750 m

Title:
VP02 Chapel Road
 Existing View

Data Details	Drawn by:	PM
Projection: British Grid	Checked:	P McK
Data Source: RPS 2022	Job Ref:	NI 2575
Status: Issued	Date:	May 2023

Project:
Houston Solar PV

Client:




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Photomontage




Camera	Nikon D600	Easting	240999
Date	16.04.21 - 15.05	Northing	668072
View height	1.65 m AGL	Direction	100°
Field of View	65°	Distance	750 m

Title:
**VP02 Chapel Road
 Photomontage Year 1**

Data Details	Drawn by:	PM
Projection: British Grid	Checked:	P McK
Data Source: RPS 2022	Job Ref:	NI 2575
Status: Issued	Date:	May 2023

Project:
Houston Solar PV

Client:


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Photomontage with planting




Camera	Nikon D600	Easting	240999
Date	16.04.21 - 15.05	Northing	668072
View height	1.65 m AGL	Direction	100°
Field of View	65°	Distance	750 m

Title:
**VP02 Chapel Road
 Photomontage Year 10**

Data Details	Drawn by:	PM
Projection: British Grid	Checked:	P McK
Data Source: RPS 2022	Job Ref:	NI 2575
Status: Issued	Date:	May 2023

Project:
Houston Solar PV

Client:


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Existing view




Camera	Nikon D600	Easting	244603
Date	16.04.21 - 15.05	Northing	667354
View height	1.65 m AGL	Direction	225°
Field of View	65°	Distance	840 m

Title:
VP03 Houston Road 1
 Existing View

Data Details	Drawn by:	PM
Projection: British Grid	Checked:	P McK
Data Source: RPS 2022	Job Ref:	NI 2575
Status: Issued	Date:	May 2023

Project:
Houston Solar PV

Client:


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Photomontage




Camera	Nikon D600	Easting	244603
Date	16.04.21 - 15.05	Northing	667354
View height	1.65 m AGL	Direction	225°
Field of View	65°	Distance	840 m

Title:
**VP03 Houston Road 1
 Red Line Photomontage**

Data Details	Drawn by:	PM
Projection: British Grid	Checked:	P McK
Data Source: RPS 2022	Job Ref:	NI 2575
Status: Issued	Date:	May 2023

Project:
Houston Solar PV

Client:


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Existing view




Camera	Nikon D600	Easting	243813
Date	16.04.21 - 15.05	Northing	667333
View height	1.65 m AGL	Direction	185°
Field of View	65°	Distance	680 m

Title: VP04 Houston Road 2
Existing View

Data Details	Drawn by:	PM
Projection: British Grid	Checked:	P McK
Data Source: RPS 2022	Job Ref:	NI 2575
Status: Issued	Date:	May 2023

Project: Houston Solar PV

Client: 

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Photomontage




Camera	Nikon D600	Easting	243813
Date	16.04.21 - 15.05	Northing	667333
View height	1.65 m AGL	Direction	185°
Field of View	65°	Distance	680 m

Title: VP04 Houston Road 2
Photomontage Year 1

Data Details	Drawn by:	PM
Projection: British Grid	Checked:	P McK
Data Source: RPS 2022	Job Ref:	NI 2575
Status: Issued	Date:	May 2023

Project: Houston Solar PV

Client: 

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