

Hatton Solar Farm (APP/D2510/W/25/3363157)

Evidence of Mary Fisher

Rebuttal in relation to Landscape and Visual Matters
on behalf of Hatton Solar Farm Ltd

August 2025



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Role	Who	Date
Author	Mary Fisher	18 August 2025
Reviewer	Mark Evans	18 August 2025
Finalised	Mary Fisher	22 August 2025

1 Introduction

1.1 Scope

- 1.1.1 This Rebuttal has been prepared by Mary Fisher and considers a single matter raised in the Proof of Evidence of Peter Radmall (PR PoE); that he considers the Site and its context to be *"a Valued Landscape at a local level"* [PR PoE, para 3.8].
- 1.1.2 This Rebuttal also provides some errata in relation to aspects on my evidence.
- 1.1.3 Annex F to this rebuttal also provides a comparison table between my evidence and that of Peter Radmall in relation to effects on landscape and visual receptors based on my understanding of his evidence. It is intended to progress a Statement of Common Ground in relation to landscape and visual matters with THAG prior to the opening of the Inquiry.

1.2 Errata

- 1.2.1 There are typographic errors in the summary table provided at section 7.5 of Annex A to my evidence [CD 8.19.1] in relation to effects on Hatton. The intended judgements are provided at sections 6.6.8-6.6.9 of Annex A, and the table entry should read as shown below.

Receptor	Dist, Dir	Sensitivity	Magnitude	Level of Effect
Hatton	0.2km, SW	High/medium	Medium/Small (construction and early operation)	Moderate, Adverse (construction and early operation)
			Small/negligible (after 7-10 years)	Minor/minimal, Adverse (after 7-10 years)

- 1.2.2 On the annotated photograph for viewpoint 8 in Annex C to my evidence there is an additional bar indicating the extent of the development (mostly obscured by hedges and grass seen behind it). This bar should not be present and the more visible bar towards the top of the visualisation is the correct one..

1.3 Valued Landscape – Definition and Guidance

- 1.3.1 Firstly it is notable that the caveat 'at a local level' is used, it suggests that this value may only be perceived by the community living in the area being considered. It is normal for a community to value the landscape where they live, and this in itself does make an area a valued landscape in the meaning of NPPF paragraph 187 [CD7.5].
- 1.3.2 This point is made clear in the relevant guidance, Landscape Institute TGN 02/21 'Assessing landscape value outside national designations' (relevant extracts included in Annex D), which defines Landscape value as *"the relative value or importance attached to different landscapes by society on account of their landscape qualities"*, and provides the list of criteria which have been used by both THAG and the Appellant to consider landscape value. It is inherent in the definition and the criteria that the value must be able to be readily perceived by anybody, not just those for whom the landscape is home, and that there are certain qualities which make it more likely that a landscape will be valued by all who experience it.
- 1.3.3 Table 1 of the guidance makes clear that in seeking to consider the value of a landscape to society the assessor should be looking for 'indicators' and seeking 'evidence' similar to the examples the table lists, alongside making their own site observations.

1.4 Differences and Similarities in Evidence

Area of Landscape Considered

- 1.4.1 Both THAG and the Appellant have provided evidence in relation to the value of the landscape at section 3 of PR PoE and in Appendix 2 to Annex A of my PoE [CD 8.19.1].
- 1.4.2 These two assessments are not directly comparable as they consider different areas of landscape:

- The Appellant has considered landscape character area E1 Wragby to Horsington Vale Woodland and Farmland, which includes the site and extends across a wider area as shown by the map shown in the East Lindsey District Landscape Character Assessment [CD 6.7]; and
- THAG has considered "*the appeal site and such surrounding land as may be regarded as its setting (i.e. potentially inter-visible with the site/development, including approaching sections of PRowS or roads)*". [PR PoE para. 3.5]

1.4.3 The relationship between these two areas is that the area considered by the Appellant mostly contains the area considered by THAG, but may omit a small area to the west which is within the adjacent character areas.

Approach and Terminology Used

- 1.4.4 Both parties have referred to the same guidance in relation to the assessment of value, and considered similar landscape qualities, with a word scale to provide judgements of value.
- 1.4.5 The Appellant has used 'National', 'Regional' and 'Community' with the highest rating indicating that the landscape value is similar or equal to that which might be expected of a nationally designated landscape; Regional indicating that the landscape value is similar or equal to that which might be expected of a landscape designated under a local plan; and 'Community' indicating landscape value which will be appreciated by those that live there, but not more widely. This approach recognises, that in considering the value of a landscape, the same methodology should apply to all areas outside of national designations, with the implication that this will range from landscapes potentially worthy of national designation at the highest end of the scale to landscapes that have limited value.
- 1.4.6 THAG [PR PoE, paras. 3.6-3.7], have used 4 point scale of High, Medium, Low and None. The calibration of these judgements is not set out within the evidence. A review of the evidence suggests that the judgements are probably not calibrated in the same way as that of the Appellant. For example, the site and context are judged to be of 'High' functional value [PR PoE, 3.6, bullet 9], but the evidence listed in support of that judgement are 'everyday' features that might be found in any rural landscape, rather than being important at a national level.
- 1.4.7 A similar issue arises within the judgement of recreational value, although an error of fact may also be giving rise to a higher judgement here. The Lindsey Trail is cited as a National Trail by THAG, whereas it is a regional long distance route (it is not listed as a National Trail by Natural England ¹). As shown by detailed map '7 Hemingby to Panton' provided by Visit Lincolnshire ², a short section of the route follows Wass Lane and the bridleway further east from the site as shown on Figure 1 in Annex B to my evidence, turning east at the bridleway junction near viewpoint 104 rather than continuing south to Sturton Lane.
- 1.4.8 Recreational value is judged to be High by THAG [PR PoE, para. 3.6, bullet 6], and this judgement is evidenced partly by the presence of the Lindsey Trail, and partly on the basis that "*in the absence of specific facilities...*" the footpaths and bridleways "*represent the only recreational amenity for local residents*". This suggests that rather than reflecting the value to society, the judgements provided by THAG reflect the value to people living in the area. For an area to be of high recreational value to society, one would expect a presence of good quality recreational opportunities rather than a relative absence.
- 1.4.9 In relation to cultural heritage the value is judged to be Medium-High [PR PoE, para. 3.6, bullet 2], partly on the basis of "*historic enclosure pattern and historic woodlands*" but no further evidence is provided that these features are of sufficient historic interest to be widely valued. No cultural heritage features of greater than local value are identified.

Summary

¹ See https://www.nationaltrail.co.uk/en_GB/trails/

² See <https://www.visitlincolnshire.com/things-to-do/walking/lindsey-trail-walk/>

- 1.4.10 Whilst both parties have referred to the same guidance and used similar criteria, there is a notable difference in the areas of landscape considered and there appears to be a notable difference in the calibration of judgements.
- 1.4.11 In order to provide a more directly comparable assessment, I provide a consideration of the landscape value of the site and its context in section 2. This does not however address the calibration differences as I consider that the assessment approach used in Appendix 2 to Annex A to my evidence [CD 8.19.1] and described above to be appropriate and correctly calibrated.

2 Landscape Value of Site and Context

2.1 Study area

- 2.1.1 For the purposes of this assessment, the area of landscape considered is that where the effects of the proposed development would arise within 1km of the site, as shown on Figures 2 and 3 in Annex B to my evidence.

Table 1 – Landscape value of site and context within 1km.

Criteria	Lower value	Higher value	Comments	Value
Designated scenic quality	No specific designation	National or regional designation	No national or local landscape designations	Community
Natural Heritage	Low presence of ecological or geological / geomorphological interest.	High presence of ecological or geological / geomorphological interest.	As summarised in the Committee Report [CD 4.4], ecological surveys identified key habitats of importance for breeding birds within the site. Sotby Meadows (fields east of the bridleway) is a SSSI valued for its grassland and hedgerow.	Regional
Cultural Heritage	Low presence of archaeology or historical interests	High presence of archaeology or historical interests	'The Historic Character of The County of Lincolnshire' ³ identifies most of the study area as being within the centre of WOL5 Western Wolds Foothills. It notes a greater preservation of older field patterns, estates and woodland in the south of the historic character area. It is also noted that " <i>most of the field pattern in this zone has been influenced by modern boundary removal resulting in large irregularly shaped fields</i> " and that " <i>the historic settlement pattern is well preserved throughout the zone... Each historic village remains a discrete entity, and there has been little modern development along connecting roads.</i> " Both of these characteristics can be seen in the study area. Designated heritage assets in the study area include 3 Grade II listed buildings.	Community

³ See <https://www.lincolnshire.gov.uk/downloads/file/2206/the-historic-landscape-character-zones-pdf>

Criteria	Lower value	Higher value	Comments	Value
Landscape condition/ quality	Landscape in a poor state of repair with incongruous elements	Landscape fully intact in good condition with limited incongruous elements	With the exception of the gas compressor and views of the more distant tall communications mast <i>"This is a ... very intact rural landscape"</i> as noted in the East Lindsey District Landscape Character Assessment [CD 6.2].	Regional/ community
Cultural associations	No strong associations with notable people, events or the arts.	Strong cultural associations with notable people, events or the arts, which contribute to perceptions of natural beauty.	No noted cultural associations	Community
Distinctiveness	Commonplace elements and features, or the landscape itself. Lacking distinctive and strongly expressed character and with no important relationship to a settlement.	Presence of rare elements or features or rarity of the landscape itself. Landscape with a distinctive and clearly expressed character and/or with an important relationship to a settlement.	There are no rare elements, apart from the valued meadow habitats at Sotby Meadows. The landscape type and features are not rare and there are no distinctive features, however as noted in the East Lindsey District Landscape Character Assessment [CD 6.2] the character area which forms most of the study area is <i>"a very distinctive ... rural landscape."</i>	Regional/ community
Amenity and recreation	Limited amenity/recreational function where experience of the landscape is important	Well used for recreation where experience of the landscape is important; or forms part of a view that is important to a recreational experience. May contain National Trails or other long distance routes.	Only one of the PRoW in the study area connects to a wider network, which is the bridleway further east, part of which is also identified as the Lindsey Trail (a regional long distance recreational route). Two of the other routes are very short and connect between local roads – the footpath at Hatton and the bridleway directly east of the site. The footpath heading south from Panton Road is a longer route, but also ends at a local road with no connection to other PRoW.	Community
Perceptual (Scenic)	Landscape with no particular scenic / visual appeal.	Landscape with strong appeal to the senses, particular visual.	This is a working, rural landscape – pleasant but not particularly scenic.	Community

Criteria	Lower value	Higher value	Comments	Value
Perceptual (Wildness and Tranquillity)	Busy with evidence of human activity, well-lit.	Remote, peaceful or with a sense of wildness. Dark skies.	The area includes homes, the village of Hatton and rural roads along with the gas compressor. Apart from farming activity and occasional traffic, it is relatively quiet and as a result it has a degree of tranquillity in places but is not perceived as wild. Tranquillity mapping (CPRE, 2007) ⁴ records the study area as being of average tranquillity to the southeast, at least in part due to the nearby A158, and increasingly tranquil towards the north and east edges of the study area.	Community
Function	No important blue/green infrastructure function or important relationship with national landscape designation.	Landscape with important blue/green infrastructure function or strong relationship that is important to a national landscape designation.	Woodland, small watercourses and agricultural land comprise the main functional elements of the landscape in the study area and are commonplace. ALC mapping indicates a mix of Grade 2 and Grade 3 land (as confirmed by Mr Kernon's evidence in relation to the site [CD 8.21]. The former Area of Great Landscape Value (AGLV) designation in East Lindsey identified landscape with a relationship to the Lincolnshire Wolds National Landscape. The boundary of the AGLV through the study area ran along Wass Lane and the national character area boundary, encompassing the northeast edge of the study area, as shown in Annex E.	Regional/ community
Overall Judgement of Value				Community

2.2 Conclusion

- 2.2.1 The detailed analysis provided above indicates that whilst there are some criteria by which the site and surrounding context may be judged to be of slightly greater than Community value, the combination of factors indicate Community value when considered together.

⁴ See <https://www.cpre.org.uk/resources/tranquility-map-england/>

Annex D – Extracts from TGN 02/21 'Assessing landscape value outside national designations'

Assessing landscape value outside national designations





2 Tools to enable practitioners to assess landscape value

This TGN uses the following definitions:

Landscape qualities = characteristics/ features of a landscape that are valued

This term is being used to distinguish landscape qualities from landscape characteristics which are elements, or combinations of elements, which make a particular contribution to landscape character. Landscape qualities (in the sense meant in this TGN) are usually referred to as 'special qualities' or 'special landscape qualities' in relation to nationally designated landscapes. For example, 'special qualities' is a statutory expression used in relation to National Parks, in policy for Scotland's local landscape designations, and is a term used informally to describe components of natural beauty set out in AONB Management Plans³.

Landscape value = the relative value or importance attached to different landscapes by society on account of their landscape qualities (see Table 1).

The definition of landscape value used in this TGN draws on, and is compatible with, the GLVIA3 definition of landscape value as well as Natural England's [definition](#) (Landscape Institute and Institute of Environmental Management & Assessment, 2013; Tudor, 2014). The definition makes it clear that it is 'society' that assigns value to landscapes. However, landscape value means more than popularity and the Landscape Institute suggests that value assessments should be undertaken by a landscape professional, drawing on evidence from stakeholders where available.

2.1 Introduction

2.1.1 Assessments of landscape value (for landscapes which are outside, and not candidates for, national designation) may be required at different stages of the planning process, for example:

- Local planning authorities (LPAs), neighbourhood planning groups and other parties at the evidence-gathering and plan-making stages;
- LPAs, applicants/appellants and others considering a site on which future development or other form of change is proposed, usually at the planning application or appeal stage.

2.1.2 These scenarios are shown by **Figure 1**, along with the type of guidance that might feed in.

³ National Parks are UK-wide. AONBs are found in England, Wales and Northern Ireland, and NSAs are unique to Scotland.



Guidance for assessing landscapes for designation as National Park or Area of Outstanding Natural Beauty in England);

- The term 'landscape condition' is used in place of 'landscape quality (condition)';
- 'Rarity' and 'representativeness' are combined into a newly-named factor 'distinctiveness'; and
- A new factor, 'function' is included which addresses the value attached to landscapes which perform a clearly identifiable and valuable function.

2.4.3 It should be noted that the factors are not presented in order of importance.

2.4.4 As with Box 5.1 in GLVIA3, **Table 1** is not intended to be an exhaustive list of factors to be considered when determining the value of landscapes, but to provide a range of factors and indicators that could be considered. This TGN is intended to be complementary to GLVIA3.

Table 1: Range of factors that can be considered when identifying landscape value

Factor	Definition	Examples ¹¹ of indicators of landscape value	Examples of evidence ¹²
Natural heritage	Landscape with clear evidence of ecological, geological, geomorphological or physiographic interest which contribute positively to the landscape	<p>Presence of wildlife and habitats of ecological interest that contribute to sense of place</p> <p>Extent and survival of semi-natural habitat that is characteristic of the landscape type</p> <p>Presence of distinctive geological, geomorphological or pedological features</p> <p>Landscape which contains valued natural capital assets that contribute to ecosystem services, for example distinctive ecological communities and habitats that form the basis of ecological networks</p> <p>Landscape which makes an identified contribution to a nature recovery/ green infrastructure network</p>	<p>Landscape character assessment</p> <p>LANDMAP Geological Landscape and Landscape Habitats Aspects (in Wales)</p> <p>Ecological and geological designations</p> <p>SSSI citations and condition assessments</p> <p>Geological Conservation Review</p> <p>Habitat surveys</p> <p>Priority habitats</p> <p>Nature recovery networks/ nature pathways</p> <p>Habitat network opportunity mapping/ green infrastructure mapping</p> <p>Catchment management plans</p> <p>Ecosystem services assessment/ schemes</p> <p>Specialist ecological studies</p>
Cultural heritage	Landscape with clear evidence of archaeological, historical or	Presence of historic landmark structures or designed landscape elements (e.g. follies,	Landscape character assessment

¹¹ These examples are not exhaustive.

¹² Evidence may be set out in development plans (or evidence that sits alongside development plans). Online mapping may also provide useful information (see 'useful data links' at the end of this TGN).



Factor	Definition	Examples ¹¹ of indicators of landscape value	Examples of evidence ¹²
	cultural interest which contribute positively to the landscape	<p>monuments, avenues, tree roundels)</p> <p>Presence of historic parks and gardens, and designed landscapes</p> <p>Landscape which contributes to the significance of heritage assets, for example forming the setting of heritage assets (especially if identified in specialist studies)</p> <p>Landscape which offers a dimension of time depth. This includes natural time depth, e.g. presence of features such as glaciers and peat bogs and cultural time depth e.g. presence of relic farmsteads, ruins, historic field patterns, historic rights of way (e.g. drove roads, salt ways, tracks associated with past industrial activity)</p>	<p>LANDMAP Historic Landscape and Cultural Landscape Services Aspect (in Wales)</p> <p>Historic environment and archaeological designations</p> <p>Conservation Area appraisals, Village Design Statements</p> <p>Historic maps</p> <p>Historic landscape character assessments¹³ Historic Land Use Assessment¹⁴ and Historic Area Assessments¹⁵</p> <p>Place names</p> <p>Specialist heritage studies</p>
Landscape condition	Landscape which is in a good physical state both with regard to individual elements and overall landscape structure	<p>Good physical condition/ intactness of individual landscape elements (e.g. walls, parkland, trees)</p> <p>Good health of elements such as good water quality, good soil health</p> <p>Strong landscape structure (e.g. intact historic field patterns)</p> <p>Absence of detracting/ incongruous features (or features are present but have little influence)</p>	<p>Landscape character assessment</p> <p>LANDMAP condition and trend questions (in Wales)</p> <p>Hedgerow/ tree surveys</p> <p>Observations about intactness/ condition made in the field by the assessor</p> <p>SSSI condition assessments</p> <p>Historic landscape character assessments/ map regression analysis</p>
Associations	Landscape which is connected with notable people, events and the arts	Associations with well-known literature, poetry, art, TV/film and music that contribute to perceptions of the landscape	<p>Information about arts and science relating to a place</p> <p>Historical accounts, cultural traditions and folklore</p>

¹³ Historic Landscape Characterisation has developed as a GIS mapping tool to capture how land use has changed and the 'time-depth' of the present-day landscape.

<https://historicengland.org.uk/research/methods/characterisation/historic-landscape-characterisation/>

¹⁴ Mapping of Scotland's Historic Landscape: <https://hllmap.org.uk/>

¹⁵ <https://historicengland.org.uk/images-books/publications/understanding-place-historic-area-assessments/>



Factor	Definition	Examples ¹¹ of indicators of landscape value	Examples of evidence ¹²
		<p>Associations with science or other technical achievements</p> <p>Links to a notable historical event</p> <p>Associations with a famous person or people</p>	<p>Guidebooks/ published cultural trails</p> <p>LANDMAP Cultural Landscape Services aspect (in Wales)</p>
Distinctiveness	Landscape that has a strong sense of identity	<p>Landscape character that has a strong sense of place (showing strength of expression of landscape characteristics)</p> <p>Presence of distinctive features which are identified as being characteristic of a particular place</p> <p>Presence of rare or unusual features, especially those that help to confer a strong sense of place or identity</p> <p>Landscape which makes an important contribution to the character or identity of a settlement</p> <p>Settlement gateways/approaches which provides a clear sense of arrival and contribute to the character of the settlement (may be ancient/historic)</p>	<p>Landscape character assessment</p> <p>LANDMAP Visual & Sensory question 3 and 25, – Historic Landscape question 4 (in Wales)</p> <p>Guidebooks</p> <p>Observations about identity/ distinctiveness made in the field by the assessor</p>
Recreational	Landscape offering recreational opportunities where experience of landscape is important	<p>Presence of open access land, common land and public rights of way (particularly National Trails, long distance trails, Coastal Paths and Core Paths) where appreciation of landscape is a feature</p> <p>Areas with good accessibility that provide opportunities for outdoor recreation and spiritual experience/ inspiration</p> <p>Presence of town and village greens</p> <p>Other physical evidence of recreational use where experience of landscape is important</p> <p>Landscape that forms part of a view that is important to the</p>	<p>Definitive public rights of way mapping/ OS map data</p> <p>National Trails, long distance trails, Coastal Paths, Core Paths</p> <p>Open access land (including registered common land)</p> <p>Database of registered town or village greens</p> <p>Visitor surveys/ studies</p> <p>Observations about recreational use/ enjoyment made in the field by the assessor</p>



Factor	Definition	Examples ¹¹ of indicators of landscape value	Examples of evidence ¹²
		enjoyment of a recreational activity	
Perceptual (Scenic)	Landscape that appeals to the senses, primarily the visual sense	<p>Distinctive features, or distinctive combinations of features, such as dramatic or striking landform or harmonious combinations of land cover</p> <p>Strong aesthetic qualities such as scale, form, colour and texture</p> <p>Presence of natural lines in the landscape (e.g. natural ridgelines, woodland edges, river corridors, coastal edges)</p> <p>Visual diversity or contrasts which contributes to the appreciation of the landscape</p> <p>Memorable/ distinctive views and landmarks, or landscape which contributes to distinctive views and landmarks</p>	<p>Landscape character assessment</p> <p>LANDMAP Visual and Sensory scenic quality question 46 (in Wales)</p> <p>Protected views, views studies</p> <p>Areas frequently photographed or used in images used for tourism/ visitor/ promotional purposes, or views described or praised in literature</p> <p>Observations about scenic qualities made in the field by the assessor</p> <p>Conservation Area Appraisals</p> <p>Village Design Statements, or similar</p>
Perceptual (Wildness and tranquillity)	Landscape with a strong perceptual value notably wildness, tranquillity and/or dark skies	<p>High levels of tranquillity or perceptions of tranquillity, including perceived links to nature, dark skies, presence of wildlife/ birdsong and relative peace and quiet¹⁶</p> <p>Presence of wild land and perceptions of relative wildness (resulting from a high degree of perceived naturalness¹⁷, rugged or otherwise challenging terrain, remoteness from public mechanised access and lack of modern artefacts)</p> <p>Sense of particular remoteness, seclusion or openness</p> <p>Dark night skies</p>	<p>Tranquillity mapping and factors which contribute to and detract from tranquillity</p> <p>Dark Skies mapping</p> <p>Wildness mapping, and Wild Land Areas in Scotland</p> <p>Land cover mapping</p> <p>Field survey</p> <p>LANDMAP Visual and Sensory Aspect</p>

¹⁶ More about tranquillity can be found in Landscape Institute Technical Information Note [01/2017](#) (Revised; Landscape Institute, 2017).

¹⁷ Relating to extensive semi-natural vegetation, presence of wildlife and presence of natural processes/ lack of human intervention.



Factor	Definition	Examples ¹¹ of indicators of landscape value	Examples of evidence ¹²
		A general absence of intrusive or inharmonious development, land uses, transport and lighting	
Functional	Landscape which performs a clearly identifiable and valuable function, particularly in the healthy functioning of the landscape	<p>Landscapes and landscape elements that contribute to the healthy functioning of the landscape, e.g. natural hydrological systems/ floodplains, areas of undisturbed and healthy soils, areas that form carbon sinks such as peat bogs, woodlands and oceans, areas of diverse landcover (benefits pest regulation), pollinator-rich habitats such as wildflower meadows</p> <p>Areas that form an important part of a multifunctional Green Infrastructure network</p> <p>Landscapes and landscape elements that have strong physical or functional links with an adjacent national landscape designation, or are important to the appreciation of the designated landscape and its special qualities</p>	<p>Land cover and habitat maps</p> <p>Ecosystem services assessments and mapping (particularly supporting and regulating services)</p> <p>Green infrastructure studies/strategies</p> <p>Development and management plans for nationally-designated landscapes, Local Plans and SPDs</p> <p>Landscape character assessments</p>

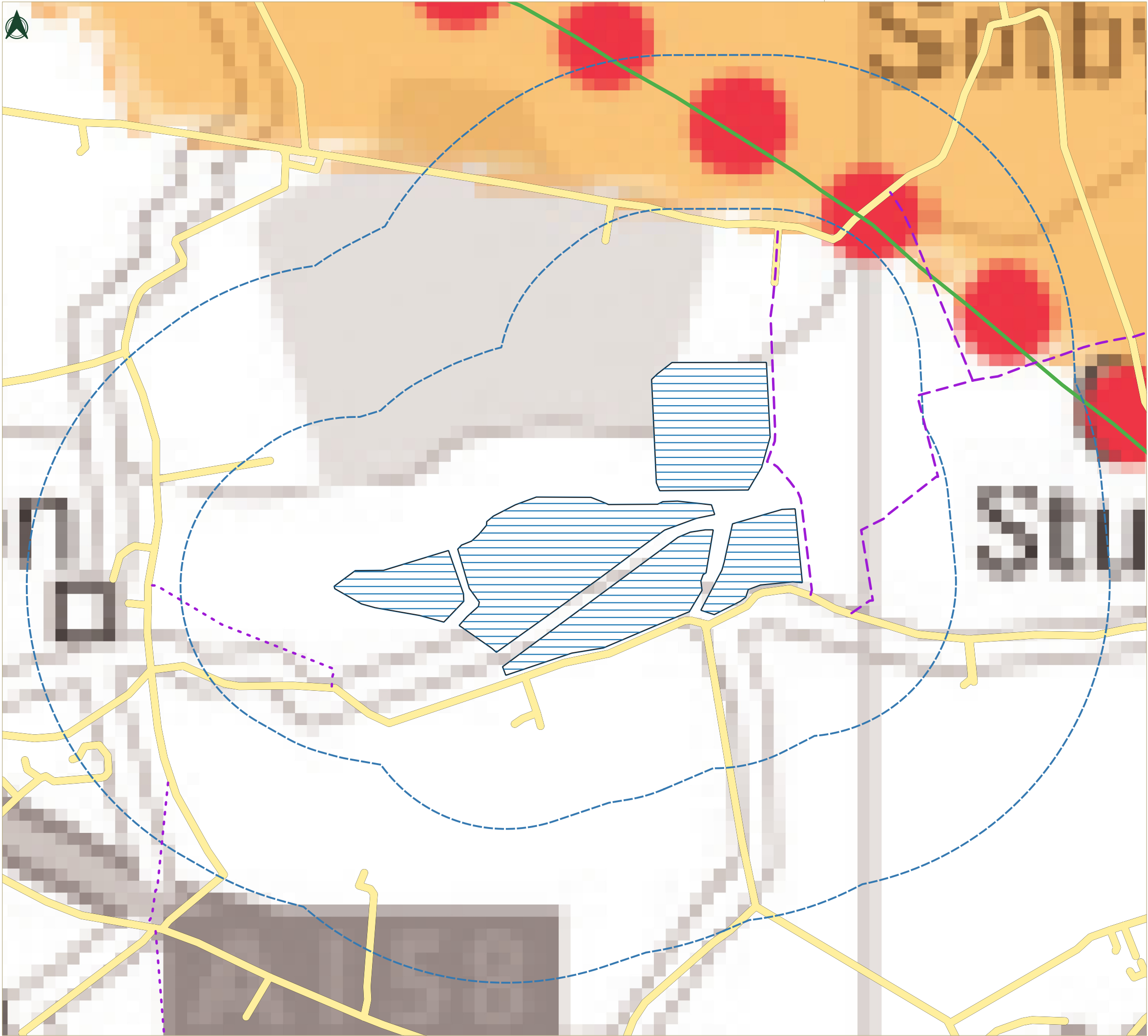
The practical application of factors in coming to a judgement on landscape value

2.4.5 The following bullet points provide some advice on the practical application of the factors in Table 1:

- *The factors to be considered are not fixed as they need to be appropriate to the particular project and location. It is recommended that the factors used to assess landscape value in a particular assessment are, where appropriate, discussed with the relevant planning authority or statutory consultees.*
- *The indicators of value should be reviewed on a case-by-case basis, taking into account what they contribute (positively or negatively) to a specific landscape. The relative importance to be attached to each indicator is likely to vary across different landscapes. Once evidence for each factor has been collated and assessed, it is important to step back and judge the overall 'weight of evidence' in coming to an overall judgement on landscape value.*
- *There are likely to be overlaps between the factors, as well as overlaps with other specialist studies for example in relation to natural and cultural factors. These overlaps should be acknowledged and considered when presenting conclusions on the overall value of the landscape.*
- *While condition/intactness of a landscape is one factor that can influence value, poor landscape management should not be a reason to deny a landscape a valued status if other factors indicate*











Annex E – Figure 4 – Former Area of Great Landscape Value



HATTON SOLAR FARM

Figure 4
Former Area of Great Landscape Value
(AGLV)

-  Proposed Solar Areas
-  Distance from Solar Areas (0.5, 1km)
-  National Character Area Boundary (also shown as red dotted line on AGLV map)
-  Roads (OS Open Map - Local)
- Public Rights of Way**
 -  Bridleway
 -  Footpath
 -  Restricted Byway
-  Former AGLV (as shown on Figure 4 of the East Lindsey District Landscape Charatcer Assessment) [CD 6.5]



Drawing No: ABS-0077-004	Drawn By: MF	QA: ME	Date: 2025-08-18
Scale: 1:12,000	Drawing Size: A3	Revision: 00	

Coordinate System:
OSGB36 / British National Grid

Annex F – Landscape and Visual Effects Comparison

Tables F1 to F6 below provide a comparison between the assessments of effects provided in Annex A to my evidence and Peter Radmall's proof of evidence.

There are minor differences in assessment methodology in the assessments provided by the parties. Based on my review of Peter Radmall's evidence, I consider that:

- Where I identify the scale of change for a landscape receptor within a particular area, the judgement of magnitude provided by THAG for the same receptor and area is broadly equivalent; and
- Where I identify the scale of change at a particular viewpoint, the judgement of magnitude provided by THAG for that viewpoint is broadly equivalent.
- The terms used for the scale/magnitude and level of effect judgements listed in Tables 3 and 4 below are broadly equivalent, and intermediate judgements between the listed levels (e.g. Large/medium and Medium to High) are also broadly equivalent.

Table F1 – Scale of Change and Magnitude – equivalent judgements

Scale of change / Magnitude (Appellant)	Magnitude (THAG)
Large	High
Medium	Medium
Small	Low
Negligible	Negligible

Table F2 – Level of Effect – equivalent judgements

Level of Effect (Appellant)	Level of Effect (THAG)
Major	Major
Moderate	Moderate
Minor	Minor
Minimal	Negligible

Table F3 Viewpoint comparison

Viewpoint analysis is provided at Table 3 in Annex A to my evidence [CD 8.19.1] and Tables 8.1 and 8.2 of Peter Radmall's evidence.

	Paler versions of these colours indicate limited disagreement
	Appellant and THAG identify similar impacts
	THAG identify lower impacts than the Appellant
	THAG identify greater impacts than the Appellant

VP	Appellant Scale of change to views (Medium-term)	THAG magnitude of effect (Y1)	Appellant Scale of change to views (Permanent - after 7-10 years)	THAG magnitude of effect (Y15)	Comment
1	Large, Adverse	High	Medium, Neutral	High	Disagreement relates to the visual impact of the proposed hedge once mature.
3	<i>Application layout:</i> Large, Adverse <i>Reduced layout:</i> Medium, Adverse	Medium	<i>Application layout:</i> After 7-10 years – Medium, Neutral <i>Reduced layout:</i> Negligible, Neutral	(only level of effect provided)	
7	Medium, Adverse	Medium	Negligible, Neutral	Low	
8	Small, Adverse	Medium	Negligible, Neutral	Low	
9	Medium, Adverse	Low	Negligible, Neutral	Negligible to Low	
10	Medium, Adverse	Medium	Negligible, Neutral	Medium	Disagreement arises because THAG Y15 judgement is based on no screening of substation.
14	Medium/small, Adverse	Low	Medium/small, Adverse	Low	It is agreed that planting would not reduce effects at this viewpoint.
15	Medium/small, Adverse	Low to Medium	Medium/small, Adverse	Low	
22	Medium, Adverse	Low	Medium, Adverse	Negligible to low	
104 (D)	Medium/small, Adverse	(only level of effect provided)	Medium/small, Adverse	(only level of effect provided)	Viewpoint D in PR PoE is in the same location as viewpoint 104
111 (11)	Medium, Adverse	Medium	Negligible, Neutral	Low to Medium	Viewpoint 11 is in a very similar location to viewpoint 111. Disagreement arises because THAG Y15 judgement is based on no screening of substation.

Table F4 Sensitivity comparison

Receptor	Assessment (Appellant)	Assessment (THAG)
Landscape fabric	Low sensitivity Analysis is set out at section 6.3.1. to 6.3.4 of Annex A [CD8.19.1].	Topography – Low to Medium sensitivity, Land use – Medium to High sensitivity, Vegetation – Low to Medium sensitivity Analysis is set out at section 7.2 [PR PoE].
LCA E1 Wragby to Horsington Vale Woodland and Farmland	Medium/low sensitivity Analysis is set out at section 6.5.3 and Appendix 2 of Annex A [CD 8.19.1].	Medium to High sensitivity Analysis is set out at section 7.5 [PR PoE].
LCA G3 Hainton to Toynton All Saints Wolds Farmland	High sensitivity Analysis is set out at section 6.5.3 and Appendix 2 of Annex A [CD 8.19.1].	High sensitivity Analysis is set out at section 7.6 [PR PoE].
Visual receptors	High/medium sensitivity (local residents and recreational users of PRoW) Medium/low sensitivity (road users) Analysis is set out at sections 2.4, 6.6.4, 6.6.11 and 6.6.26 of Annex A [CD 8.19.1].	High sensitivity (all visual receptors) Analysis is set out at section [PR PoE].

Table F5 Landscape Effects comparison

Colours in this table relate to differences in magnitude judgements, differences in level of effects judgements also arise due to differences in sensitivity judgements.

Receptor	Assessment (Appellant)	Assessment (THAG)	Notes
Landscape fabric	Magnitude and level of effect (all stages): Negligible, Minimal and Neutral Analysis is set out at section 6.3.1. to 6.3.4 of Annex A [CD8.19.1].	Magnitude and level of effect (all stages): Topography – Negligible to Minor level of effect Land use – Medium, Moderate Vegetation – Negligible to Minor level of effect Analysis is set out at Table 7.1 [PR PoE]	This difference primarily relates to the sensitivity of, and magnitude of effect on the arable farming land use.
LCA E1 Wragby to Horsington Vale Woodland and Farmland	Magnitude and Level of Effect (all stages): Small, Moderate/minor and, Adverse Analysis is set out at section 6.5.3. to 6.5.6 of Annex A [CD8.19.1].	Magnitude and level of Effect (all stages): Low, Moderate Analysis is set out at Table 7.1 [PR PoE]	A difference arises only in relation to the level of effect due to differing judgements of sensitivity – see Table F4.
LCA G3 Hainton to Toynton All Saints Wolds Farmland	Magnitude and Level of effect (all stages): Negligible, Minimal and Neutral Analysis is set out at section 6.5.2 of Annex A [CD8.19.1]	Magnitude and Level of effect (all stages) Low, Moderate As set out in Table 7.1 [PR PoE]	This difference arises due to differing judgements of magnitude of impact.

Table F6 Residual Visual Effects comparison

Judgements in relation to effects before mitigation planting matures are very similar for both parties. The table below focusses on residual effects once planting has matured.

Colours in this table relate to differences in magnitude judgements, differences in level of effects judgements also arise due to differences in sensitivity judgements. Where magnitude judgements are not provided in Peter Radmall's evidence (viewpoint 3 and all viewpoints in his Table 2), no comparison is made.

Visual Receptor	Appellant Magnitude of effect (After 7-10 years)	THAG Magnitude of effect (Y15) on relevant viewpoints	Notes
Hatton	Small/negligible Analysis is set out at section 6.6.3-6.6.9 of Annex A [CD 8.19.1].	Low at viewpoint 8, elsewhere similar to the Appellant Based on viewpoints 8, 9 and 12 in Table 1 [PR PoE]	Minor disagreement relates to the visual impact of the proposed hedge in views from Sturton Road near The Old Barn.
Bridleways to the east of the Site	Medium/small Analysis is set out at section 6.6.10-6.6.18 and 6.6.24 of Annex A [CD 8.19.1]	High at viewpoints 1 and 2, elsewhere similar to the Appellant Based on viewpoints 1, 2, 14 and 14 in Table 1 [PR PoE]	Disagreement relates to the visual impact of the proposed new hedge near viewpoint 1, and THAG assessment being based on no hedge planting across the gap adjacent to viewpoint 2.
Footpath north of Amberholme Farm	Negligible Analysis is set out at section 6.6.19-6.6.21 and 6.6.24 of Annex A [CD 8.19.1]	Low to Medium Based on viewpoints 1, 2, 14 and 15 in Table 1 [PR PoE]	Disagreement relates to THAG assumption of no planting around the DNO substation.
Local roads	Medium/small Analysis is set out at section 6.6.25-6.6.38 of Annex A [CD 8.19.1]	Medium at viewpoint 4/5 and 10, elsewhere similar to the Appellant * Based on viewpoints viewpoints 4-7, 10, 13-15 and 19-24 in Table 1 [PR PoE] * A magnitude judgement has not been provided for viewpoint 3 so a comparison cannot be made.	Disagreement primarily relates to the visual impact of gapping up hedges along Sturton Road and THAG assumption of no planting around the DNO substation.