

Addendum Landscape and Visual Appraisal

Land West of Boxted.

On behalf of RES Ltd.

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1. Introduction

- 1.1 This Addendum Landscape and Visual Appraisal (ALVA) has been prepared by Pegasus Group on behalf of RES Ltd. It concerns an application for planning permission for a solar farm at Land west of Boxted, Suffolk (reference: DC/23/O5127).
- 1.2 This ALVA provides an updated appraisal of landscape and visual effects of the proposed development upon landscape character and visual amenity following changes to the proposed development layout. It also provides a brief update to National Planning Policy where this is relevant to landscape and visual matters and/or solar development.
- 1.3 This ALVA is undertaken following the methodology set out at Appendix 1 of the LVA. Where judgements in the ALVA are changed from those in the LVA, they are shown in bold text within both the text and summary tables.



2. Updates to the Proposed Development

- 2.1 The updates to the proposed development layout provide a number of landscape and visual improvements, including the removal of panels from sensitive locations, the introduction of additional woodland planting between Park Wood and Lownage Wood, the creation of new public access through a permissive route and picnic area, and the reduction in maximum panel height from 3.5 m to 3 m.
- Removal of three areas of panels in Fields 3, 5 and 2 for archaeological purposes – to preserve areas of identified archaeological sensitivity in situ;
 - Removal of area of panels from western side of Field 1 – for heritage and landscape purposes to reduce visual impacts;
 - A new area of proposed woodland planting to link Park Wood and Lownage Wood to address consultation responses relating to ecology and landscape;
 - Creation of a new picnic area and permissive circular route; and
 - Reduction in maximum solar panel heights from 3.5 m to 3 m.
- 2.2 The new area of woodland linking Park Wood and Lownage Wood along the southern site boundary directly responds to the request of the Council's Landscape Consultant (dated 11.12.2023), and represents a positive landscape intervention, strengthening the existing woodland framework and providing a long-term landscape and ecological enhancement.
- 2.3 The above changes have been reflected in an updated version of the Landscape Masterplan (Revision J), contained at **Appendix A1**.



3. Updates to Policy Context

- 3.1 The revised National Planning Policy Framework (NPPF) was published by the Ministry of Housing, Communities and Local Government (MHCLG) in August 2026, setting out the Government's policies for plan-making and for making decisions on development proposals in England; the NPPF is a material consideration in planning decisions.
- 3.2 The NPPF sets out three dimensions to achieving sustainable development that include economic, social and environmental considerations. It places an onus on the planning system to perform a role in relation to the environment in supporting efforts to mitigate and adapt to climate change and *"protect and enhance our natural, built and historic environment, including making effective use of land [and] improving biodiversity"*, going on to note that sustainable solutions should take account of local circumstances and reflect the character of each area. This underpins the strategic guidance set out in the NPPF in relation to landscape and visual matters.
- 3.3 In relation to landscape and visual matters, Chapter 14, "Achieving well-designed places", Policy DP3 (Key principles for well-designed places) requires development proposals to respond to their context, including the history, character and features of a site and its setting, so that proposals integrate with and enhance their surroundings. This Policy also requires proposals to reflect principles relating to development 'liveability', climate, nature, movement, built form, public space and identity, that seek (amongst other aspects) to establish or maintain a strong sense of place through the creation of visually attractive, distinctive and characterful development, incorporate a variety of recreational spaces, enhance views into and out of a scheme, maintain and enhance tree cover, and incorporate and/or connect with high quality, accessible, multifunctional green infrastructure.
- 3.4 Chapter 19, "Conserving and enhancing the natural environment", seeks to influence the design and location of new development to help drive nature recovery and contribute to wider environmental outcomes, including safeguarding the most important landscapes. As identified within Policy N2 (Improving the natural environment) the environmental qualities of land proposed for development should be considered, including the landscape character and the natural beauty of the countryside, with opportunities identified for such qualities to be conserved or enhanced. It also requires existing natural features of visual, historic or nature conservation value, such as established trees and hedgerows, to be conserved and enhanced



where possible, with appropriate landscaping used to help create well-designed places and integrate development into its surroundings. Green infrastructure design should seek to secure multiple benefits (such as biodiversity, surface water management and recreation), with appropriate measures put in place to minimise risk of future failure and secure necessary long-term management.



4. Landscape Baseline and Effects

- 4.1 As with the LVA, effects are considered in relation to both landscape features and landscape character during construction, at Year 1 and at Year 7 and beyond.

Landscape Features

Landform and Topography

- 4.2 Although the proposals reduce the extent of the site which is proposed to include solar panels, the changes to the proposed development do not materially alter the previously identified, limited, effects upon landform and topography. The previously assessed low magnitude of change (as a worst-case) and worst-case Minor Adverse, non-permanent, level of effect during all periods remains unaltered, but reduced to some degree.

Land Use, Buildings, and Infrastructure

- 4.3 Although the current layout reduces, to some degree, the effects of the proposed development upon land use, it is not considered to reduce the magnitude of change from the level of medium to high which was previously assessed.
- 4.4 Overall, the proposals would continue to represent an inevitable change to the current land use from agricultural fields to an operational solar farm with additional ancillary infrastructure and grazed pasture. Although the extent of panels has been reduced, noting, in particular, the omission of panels and the retention of agricultural land directly east of Moorhouse Farm, overall, the effect remains Moderate to Major Adverse during all periods.

Vegetation

- 4.5 Where solar panels have been omitted internally within the site the proposed landscape treatment remains the same. Therefore, the landscape change arising from the replacement of arable land with species rich grassland remains. Previously proposed areas of new woodland have also largely remained the same, although adjusted slightly to include a picnic area and allow for the creation of a permissive path in the north-east of the site and to include additional woodland to link the Ancient Woodland of Park Wood and Lownage Wood.
- 4.6 The originally submitted Tree Survey provides detail on the tree and hedgerow resource within and adjoining the site.



Trees

- 4.7 As with the previous layout, during construction, trees and woodland within and surrounding the immediate site would be protected. An offset of at least 15m was built into the original layout from the edges of the ancient woodland, with the exception of one location where an existing well-used farm access and existing gap in the hedgerow is to be utilised. The revised layout does not change the configuration of the proposed development to the edges where this might impact upon the existing tree and hedgerow resource.
- 4.8 As a result, the previously assessed very low magnitude of change and No Effect is considered to be unaltered, during construction and Year 1, as a consequence of the revised Proposed Development.
- 4.9 The revised landscape masterplan incorporates 0.3 ha of additional woodland planting, which was identified by the Council's Landscape Consultant, as being *"considered a long-term landscape enhancement, providing a positive landscape legacy beyond the lifetime of the proposed development, thus going some way to meet local and national planning policies, which require development to enhance the landscape"*. This further increases the tree resource and provides a new generation of trees within this part of the landscape, as well as further habitat benefits. Although noting the above additional benefit, the previously assessed effect at Year 7, as young trees start to establish, will remain Minor, beneficial but which would continue to increase over the lifetime of the development and in perpetuity.

Hedgerows

- 4.10 As with the effects upon the existing tree resource, the revised development layout has not changed the development extent in locations near to existing hedgerows. The previously assessed low magnitude of change, during construction, very low magnitude of change at Year 1 and medium magnitude of change at Year 7 remains unaltered, as do the effects of Moderate Adverse, Minor Beneficial and Moderate beneficial at construction, Year 1 and Year 7 respectively.

Public Rights of Way

- 4.11 As with the submitted scheme, the revised layout does not propose to divert or directly affect any PRoW.



- 4.12 The revised development introduces a new permissive path of approximately 400 m through the proposed woodland in the north-eastern corner of the site, accessed from Braggon's Hill, together. This provides public access and recreational benefit within the site.
- 4.13 The proposed new public access within the site, while of modest extent, is considered to bring about a very low magnitude of change to the right of way network. With a high susceptibility, value and sensitivity combined with very low magnitude of change there would be a **minor beneficial** effect on public right of way as a resource and facility.

Watercourses and drainage

- 4.14 The amendments to the proposed development do not alter the previous assessment which concluded that there would be no effects on watercourses or drainage features as a result of the proposed development.

Landscape Character

National Landscape Character Assessment

- 4.15 The site falls within National Character Area 86 South Suffolk (NCA 86) and North Essex Clayland. The Key Characteristics of NCA 86 are set out in the LVA.
- 4.16 As described in the LVA, the proposed development is not considered to have the potential to result in any perceptible effects on landscape character at this national scale and to remain proportionate to the small scale of the site in relation to the NCA, focus is placed upon the local landscape character. This remains the case.

Local Landscape Character Assessment

- 4.17 The location of the site in relation to the 'Undulating Ancient Farmland' Landscape Character Type (LCT) and 'Rolling Valley Farmlands' LCT within the Suffolk Landscape Character Assessment (SLCA). The extent of local character types in relation to the site are shown at Appendix 5 of the LVA.
- 4.18 The key features for LCT 'Undulating Ancient Farmland' and 'Rolling Valley Farmlands' are set out in the LVA.



Effects on LCT Undulating Ancient Farmland

- 4.19 The LVA identified that the site area is largely typical of the landscape character of the Undulating Ancient Farmland character type. Amongst other things, the site is part of a generally large-scale landscape with open views punctuated with hedgerow trees and blocks of woodland.
- 4.20 The revised development layout has omitted proposed panels from the closest half of Field 1, to the south-east of Moorhouse Farm (Grade II Listed). This is considered to be a beneficial change which sets the proposed development further from the farm, increasing the degree to which the farm would be seen within an agricultural landscape. This can be seen by comparison of the photomontages for the submitted scheme from viewpoints 7, 10 and 12, at LVA Appendix 12 and ALVA Appendix A3.
- 4.21 Nonetheless, due to the scale of the proposed development within this LCT, the proposals would introduce a notable feature into a predominantly agricultural landscape which would change the physical and perceptual attributes of the site itself but would have a limited influence on the wider local landscape. All of the key characteristics identified within the LCT would remain and prevail beyond the site itself with the scheme in place.
- 4.22 The grain of the landscape, as described in the LVA, would all remain in place with the revised scheme.
- 4.23 The previously submitted landscape masterplan included woodland belts that are characteristic of the LCT. The revised landscape masterplan proposes an additional area of woodland planting, of approximately 0.3 ha, linking the two existing areas of Ancient Woodland. This is an approximate 17 % increase in proposed new woodland within the site.
- 4.24 The greatest benefit in landscape character terms is to the indirect influence upon the character area where this occurs on the opposite side of the Glem Valley to the north and north-east. The LVA described that part of landform would incorporate a solar development where no such similar development is present within the local landscape. That scale of influence is reduced by the reduction in panel height and the omission of solar panels within Field 1, and which can also be appreciated by review of the photomontages for the submitted scheme from viewpoints 7, 10 and 12, at LVA Appendix 12 and ALVA **Appendix A3**.



- 4.25 On balance, whilst the revised layout brings about reduced development extent which offers a reduction in the change to perceived landscape character, it is considered that the proposed development would still give rise to a medium to low magnitude of change upon those limited parts of the wider character area from which it would be visible during construction, Year 1 and at Year 7, which would result in a Moderate to Major/Moderate Adverse level of effect.

Effects on LCT Rolling Valley Farmlands

- 4.26 The LVA described that the submitted development would have a limited influence on the wider local landscape and this LCT.
- 4.27 As is the case in relation to the Undulating Ancient Farmland LCT, the revised scheme offers a reduction in the change to perceived landscape character. However, the effect, overall, is considered to remain as previously assessed: a low magnitude of change upon the wider character area during construction and at Year 1, which would result in a Moderate/Minor Adverse level of effect at construction and Year 1.
- 4.28 The extent of proposed woodland at the northern, lower, parts of the site have been retained within the revised landscape masterplan. As previously assessed, at Year 7 the young woodland would be in early establishment and would bring about a very low magnitude of change, but one which becomes Minor beneficial, and would continue to increase its beneficial effect over the lifetime of the Proposed Development and in perpetuity. This remains the case with the revised scheme.

Landscape Character of the Site and Immediate Surroundings

- 4.29 The proposal remains that of a solar development on arable fields within a wider agricultural landscape. Although the extent of panels proposed is reduced, the change to the physical and perceptual attributes of the site itself, as described and assessed in the LVA, would remain. The LVA concluded that the proposed development would give rise to a high magnitude of change upon the character of the site area and immediate surrounds during construction and at Year 7, which would result in a Major Adverse level of effect.

Table A1 – Updated Assessment and Summary of Landscape Effects

Receptor	Sensitivity	Development Phase	Magnitude of change	Level of Effect
Landscape Features				
Landform and topography	Medium	Construction	Low	Minor adverse
		Year 1	Low	Minor adverse
		Year 7	Low	Minor adverse
Land use, buildings and infrastructure.	Medium	Construction	Medium to High	Moderate to Major adverse
		Year 1	Medium to High	Moderate to Major adverse
		Year 7	Medium to High	Moderate to Major adverse
Trees	High	Construction	Very low	Minor adverse/No Effect
		Year 1	Very low	No effect/Minor beneficial
		Year 7	Medium	Moderate beneficial
Hedgerows	Medium – High	Construction	Low	Minor adverse
		Year 1	Low	Minor beneficial
		Year 7	Medium	Moderate beneficial
Public Rights of Way	High	Construction	Very low	No effect
		Year 1	Low	Minor beneficial
		Year 7	Low	Minor beneficial
Watercourses and drainage	Medium – High	Construction	Very low	No effect
		Year 1	Very low	No effect
		Year 7	Very low	No effect

Receptor	Sensitivity	Development Phase	Magnitude of change	Level of Effect
Landscape Character				
LCT Undulating Ancient Farmland	High	Construction	Medium to Low	Moderate to Major/Moderate Adverse
		Year 1	Medium to Low	Moderate to Major/Moderate Adverse
		Year 7	Medium to Low	Moderate to Major/Moderate Adverse
LCT Rolling Farmlands	High	Construction	Low	Moderate/Minor Adverse
		Year 1	Low	Moderate/Minor Adverse
		Year 7	Very low	Minor Beneficial
The site and immediate surrounds	High	Construction	High	Major Adverse
		Year 1	High	Major Adverse
		Year 7	High	Major Adverse

Effects in **bold** denote a change from those assessed in the LVA.



5. Visual Effects

- 5.1 As with the effects upon landscape features and character, visual effects are considered during construction, at Year 1 and at Year 7.
- 5.2 An updated SZTV has been run at a height of 3 m across the site for the elements which form the Proposed Development. This is contained at **Appendix A2**.
- 5.3 The changes to the development layout alter the views from 5 of the 7 locations from where photomontages have been prepared (viewpoints 1, 7, 10, 12 and 13). Revised photomontages are included at **Appendix A3**.
- 5.4 Except for the omission of solar panels from within the western half of Field 1 and the area between the two ancient woodlands at the southern site boundary, the changes of the proposed layout are internal, and the wider visual benefits are therefore limited.
- 5.5 Receptors where the changes may be most appreciated, and where there is potential for a change to the previously assessed effects of the scheme, as set out in the LVA, are set out below. **Table A2** provides consideration of the revised development layout upon visual receptors, along with assessment judgments with changes in the assessment from those within the LVA, set out in bold.

Moorhouse Farm

- 5.6 The reduction of panels within Field 1 will set the development approximately 100 m further from this receptor, leaving the intervening landscape as agricultural land. The dwelling itself is set back from the site and enclosed by considerable layering of existing vegetation. The principal change would be seen from the driveway to the property (viewpoint 1) and when leaving the property, where the relative elevation is likely to enable a view eastward across the northern part of Field 2. The proposed reduction to the height of the panels to 3 m would also mean that the landscape strategy would more quickly filter or screen views of the panels where these can be seen within near views (namely along the driveway).
- 5.7 In considering the changed layout in relation to this property, namely effects for residents arriving or departing the property, the effects identified in the LVA remain unaltered.



Groups of properties around Townsend Farm

- 5.8 Viewpoint 7, which aims to represent these properties, shows that the omission of panels within Field 1 is beneficial in reducing the extent of the proposed development which may be seen by these receptors.
- 5.9 In considering the existing relationship between these properties and the site, the level of screening and likely oblique nature and level of screening, the magnitude of change is reduced to no greater than medium-low for all stages, and reinforcing a potential **moderate**, worst-case, effect, but at the lower end of the scale for all stages of development.

Properties to the north of Townsend Farm, north of the B1066

- 5.10 Viewpoint 10 (**Appendix A3**) provides photomontage views close to these properties. Although the omission of panels from the western part of Field 1 reduced the extent of the proposed development which could be seen, this is a relatively modest reduction, overall, when seen from this general location. As a worst-case, the effects previously identified in the LVA remain unchanged.

Truckett's Hall

- 5.11 Although a very low magnitude of change was assessed for receptors in this location in the LVA, the omission of an area of panels between Park Wood and Lownage Wood on the southern site boundary, would more definitively place the development away from these receptors.
- 5.12 Considering the existing combination of screening from vegetation and the orientation of the property which limits visibility in the direction of the site, with the development set further to the north, the effects at construction and Year 1 are considered to be **'No Effect'**.
- 5.13 The proposed new woodland planting will be establishing, linking existing woodland and reinforcing this existing characteristic. At Year 7, the effect is considered to become **minor, beneficial**, albeit that the degree to which the proposed planting would be seen and appreciated within views, is limited.

Properties at Hartest

- 5.14 Viewpoint 12 (**Appendix A3**) provides photomontage views which represent potential views from Hartest. Although the omission of panels from the western part of Field 1 and internally

within the site, reduce the extent of the proposed development which could be seen, this is a relatively modest reduction, overall, when seen from this general location. As a worst-case, the effects previously identified in the LVA remain unchanged.

Properties around Hill Farm, Hartest Hill and Cawstons Farm

- 5.15 As with the consideration of the revised development proposals from Hartest, Viewpoint 12 (**Appendix A3**) provides photomontage views which also represent potential views from the slightly more elevated locations east of Hartest village.
- 5.16 Although the omission of panels from the western part of Field 1 and internally within the site, reduce the extent of the proposed development which could be seen, this is a relatively modest reduction, overall, when seen from this general location. As a worst-case, the effects previously identified in the LVA remain unchanged.

Properties at Brickhouse Farm

- 5.17 Considering the elevation of these properties in relation to that of the site, and the location of existing, intervening woodland, it is considered that the greater potential visibility from the submitted scheme would be from that within the western parts of Field 1. As a result of the omission of panels within Field 1, the likelihood for filtered, oblique views towards the site is further reduced.
- 5.18 It is therefore considered that the very low magnitude of change would remain, but that the effects would become '**No Effect**' at all stages.

Boxted Footpath 11 and Boxted Byway (Open to All Traffic) 7 and Restricted byway 7X

- 5.19 The revised landscape proposals incorporate a picnic area in the north-eastern area of new woodland planting, as depicted at viewpoint 1 (**Appendix A3**). As people using these routes briefly pass this location, this is a change to the proposal which some receptors may see. Notwithstanding this inclusion within the revised scheme, the effects as previously assessed for the submitted development remain unchanged.
- 5.20 The proposed reduction to the height of the panels to 3 m would also mean that the landscape strategy would more quickly filter or screen views of the panels where these can be seen within near views (represented by viewpoints 1 and 2).



- 5.21 Notwithstanding the beneficial changes to the revised scheme, the effects as previously assessed for the submitted development remain unchanged.

Boxted Footpath 15

- 5.22 A low magnitude of change was assessed for users of this PRow in the LVA for construction and Year 1. The omission of an area of panels between Park Wood and Lownage Wood on the southern site boundary, would more definitively place this part of the development away from these receptors. However, on balance, the previously assessed effects are considered to remain unchanged.

Hartest Footpath 10

- 5.23 Viewpoint 10 (**Appendix A3**) provides photomontage views on this PRow. Although the omission of panels from the western part of Field 1 reduced the extent of the proposed development which could be seen, this is a relatively modest reduction, overall, when seen from this general location. As a worst-case, the effects previously identified in the LVA remain unchanged.

Hartest Footpath 15

- 5.24 Viewpoint 12 (**Appendix A3**) provides photomontage views which represent potential views from this PRow. Although the omission of panels from the western part of Field 1 and internally within the site, reduce the extent of the proposed development which could be seen, this is a relatively modest reduction, overall, when seen from this general location. As a worst-case, the effects previously identified in the LVA remain unchanged.

Shimpling Bridleway 1

- 5.25 The LVA identifies that views toward the site are to the more elevated parts of the site, which appears as a narrow swathe of the distant landscape.

- 5.26 Although the extent of panels is reduced, the changes are not considered to alter the previously assessed effects.

Braggons Hill Lane

- 5.27 As described in relation to Boxted Footpath 11 and Boxted Byway (Open to All Traffic) 7 and Restricted byway 7X, the revised landscape proposals incorporate a picnic area in the north-



eastern area of new woodland planting, as depicted at viewpoint 1 (**Appendix A3**). As people travelling along this lane, briefly pass this location, this is a change to the proposal which people travelling in a southerly direction, may see.

5.28 The proposed reduction to the height of the panels to 3 m would also mean that the landscape strategy would more quickly filter or screen views of the panels where these can be seen within near views.

5.29 Notwithstanding these changes to the revised scheme, the effects as previously assessed for the submitted development remain unchanged.

B1066 between Hartest, Boxted and Stanstead

5.30 Viewpoint 7, which aims to represent users along this road, shows that the omission of panels within Field 1 is beneficial in reducing the extent of the proposed development which may be seen where the direction of travel and gaps in vegetation allow.

5.31 In considering the existing relationship between the road and the site, the level of screening and limited, glimpsed views towards the proposed development, the magnitude of change is reduced to no greater than medium-low for all stages, and also reducing the potential effects for all stages, to **moderate/minor**, noting that on the whole, views are very enclosed.

Shimpling Road

5.32 The LVA identifies that views toward the site are to the more elevated parts of the site, which appears as a narrow swathe of the distant landscape, represented by viewpoint 13.

5.33 Although the extent of panels is reduced, the changes are not considered to alter the previously assessed effects.

Table A2 – Updated Assessment and Summary of Visual Effects

Receptor	Sensitivity	Development Phase	Magnitude of change*	Level of Effect*
Residential receptors				
Moorhouse Farm (driveway)	High	Construction	High	Major adverse
		Year 1	High	Major adverse
		Year 7	Medium	Moderate adverse
Moorhouse Farm (dwelling)	High	Construction	Medium	Moderate adverse
		Year 1	Medium	Moderate adverse
		Year 7	Low	Moderate/Minor adverse
Group of properties around Townsend Farm	High	Construction	Medium/low	Moderate adverse
		Year 1	Medium/low	Moderate adverse
		Year 7	Medium/low	Moderate adverse
Properties at Boxted	High	Construction	Low	Moderate/Minor adverse
		Year 1	Low	Moderate/Minor adverse
		Year 7	Very low	Minor adverse
Properties around Hall Farm and Carnalfield Grove	High	Construction	Low	Moderate/Minor adverse
		Year 1	Low	Moderate/Minor adverse
		Year 7	Very low	Minor adverse

Receptor	Sensitivity	Development Phase	Magnitude of change*	Level of Effect*
Tittle Hall Cottages	High	Construction	Very low	Minor adverse
		Year 1	Very low	Minor adverse
		Year 7	Very low	Minor adverse
Properties to the north of Townsend Farm, north of the B1066	High	Construction	Medium	Moderate adverse
		Year 1	Medium	Moderate adverse
		Year 7	Medium/low	Moderate/minor adverse
Somerton Hall and Eaton Cottages	High	Construction	Low	Moderate/minor adverse
		Year 1	Low	Moderate/minor adverse
		Year 7	Low/very low	Minor beneficial
Properties at Fishers	High	Construction	Very low	Minor adverse
		Year 1	Very low	Minor adverse
		Year 7	Very low	Minor adverse
Truckett's Hall	High	Construction	Very low	No Effect
		Year 1	Very low	No Effect
		Year 7	Very low	Minor beneficial
Braggon's Farm	High	Construction	Very low	No effect
		Year 1	Very low	No effect

Receptor	Sensitivity	Development Phase	Magnitude of change*	Level of Effect*
		Year 7	Very low	No effect
Somerton	High	Construction	Very low	Minor/No effect
		Year 1	Very low	Minor/No effect
		Year 7	Very low	Minor/No effect
Mile End and Millhill Farm	High	Construction	Low	Minor adverse
		Year 1	Low	Minor adverse
		Year 7	Low	Minor adverse
Hartest	High	Construction	Very low	Minor adverse
		Year 1	Very low	Minor adverse
		Year 7	Very low	Minor adverse
Properties around Hill Farm Hartest Hill and Cawstons Farm	High	Construction	Medium/low	Moderate/minor adverse
		Year 1	Medium/low	Moderate/minor adverse
		Year 7	Medium/low	Moderate/minor adverse
Brickhouse Farm	High	Construction	Very low	No Effect
		Year 1	Very low	No Effect
		Year 7	Very low	No Effect
Giffords Farm and Dales Farm	High	Construction	Very low	Minor adverse/No effect

Receptor	Sensitivity	Development Phase	Magnitude of change*	Level of Effect*
		Year 1	Very low	Minor adverse/No effect
		Year 7	Very low	Minor adverse/No effect
Properties near Park Farm	High	Construction	Very low	No effect
		Year 1	Very low	No effect
		Year 7	Very low	No effect
Coopwell Farm	High	Construction	Very low	No effect
		Year 1	Very low	No effect
		Year 7	Very low	No effect
Properties close to Hill Farm and Millhill Farm	High	Construction	Very low	No effect
		Year 1	Very low	No effect
		Year 7	Very low	No effect
Recreational receptors				
Boxted Footpath 11	High	Construction	Medium-high	Major-major/moderate adverse
		Year 1	Medium-high	Major-major/moderate adverse
		Year 7	Medium	Major/moderate adverse
Boxted Byway (Open to All Traffic) 7 and Restricted byway 7X	High	Construction	Medium to high	Major-major/moderate adverse

Receptor	Sensitivity	Development Phase	Magnitude of change*	Level of Effect*
		Year 1	Medium to high	Major-major/moderate adverse
		Year 7	Medium	Major/moderate adverse
Boxted Footpath 15	High	Construction	Low	Moderate/minor adverse
		Year 1	Low	Moderate/minor adverse
		Year 7	Very low	Minor adverse
Somerton Footpath 7	High	Construction	Low	Moderate/minor adverse
		Year 1	Low	Moderate/minor adverse
		Year 7	Very low	Minor adverse
Somerton Footpaths 10 and Hartest Footpath 17	High	Construction	Medium	Moderate adverse
		Year 1	Medium	Moderate adverse
		Year 7	Low	Moderate/minor adverse
Hartest Footpath 10	High	Construction	Medium	Moderate/major adverse
		Year 1	Medium	Moderate/major adverse
		Year 7	Medium	Moderate/major adverse



Receptor	Sensitivity	Development Phase	Magnitude of change*	Level of Effect*
Hartest Footpath 15	High	Construction	Medium	Moderate/major adverse
		Year 1	Medium	Moderate/major adverse
		Year 7	Medium	Moderate/major adverse
Shimpling Bridleway 1	High	Construction	Low/very low	Minor adverse
		Year 1	Low/very low	Minor adverse
		Year 7	Low/very low	Minor adverse
Glemsford Restricted Byway 25	High	Construction	Very low	No effect
		Year 1	Very low	No effect
		Year 7	Very low	No effect
Road users				
Braggons Hill Lane	Medium	Construction	Medium	Moderate adverse
		Year 1	Medium	Moderate adverse
		Year 7	Medium	Moderate adverse
Lane between Somerton, Somerton Hall and west of Boxted (close to junction with B1066)	Medium	Construction	Medium	Moderate adverse
		Year 1	Medium	Moderate adverse
		Year 7	Medium	Moderate adverse
Lane between Somerton, Somerton Hall and west of	Medium	Construction	Low/very low	Minor adverse
		Year 1	Low/very low	Minor adverse

Receptor	Sensitivity	Development Phase	Magnitude of change*	Level of Effect*
Boxted (wider route to the west)		Year 7	Very low	Minor beneficial/No effect
B1066 between Hartest, Boxted and Stanstead	Medium	Construction	Medium/low	Moderate/minor adverse
		Year 1	Medium/low	Moderate/minor adverse
		Year 7	Medium/low	Moderate/minor adverse
Somerton Road	Medium	Construction	Medium/low	Moderate/minor adverse
		Year 1	Medium/low	Moderate/minor adverse
		Year 7	Low	Minor adverse
Shimpling Road	Medium	Construction	Medium/low	Moderate/minor adverse
		Year 1	Medium/low	Moderate/minor adverse
		Year 7	Medium/low	Moderate/minor adverse

Effects in **bold** denote a change from those assessed in the LVA.



6. Landscape Baseline and Effects

Summary

- 6.1 This Addendum Landscape and Visual Appraisal provides further consideration of the proposed solar development Land west of Boxted, Suffolk in response to changes made to the development layout. The ALVA includes updated landscape masterplan, SZTV and visual material. It also includes relevant updates within National Planning Policy, a revised version of which was issued in August 2026.
- 6.2 The LVA described that the site is not covered by any designation at a national or regional level and that, at a local level the site was formerly located within a Special Landscape Area identified within the now superseded Babergh Local Plan. Policy LP18 of the Joint Local Plan (adopted in November 2023) refers to the Stour Valley Project Area, within which the site is located within Central Stour and Glem Valley Broad Assessment Area and that development within the APAs 'should have regard to the relevant Valued Landscape Assessment'.
- 6.3 The December 2024 version of the NPPF referenced 'valued' landscape, however this has been omitted from the August 2026 version. The current NPPF, however, does include a need to consider the environmental qualities of land proposed for development, including landscape character (Policy N2(1)(a)).
- 6.4 The ALVA sets out the nature of the changes to the proposed development layout which comprise the following:
- Removal of three areas of panels in Fields 3, 5 and 2 for archaeological purposes – to preserve areas of identified archaeological sensitivity in situ;
 - Removal of area of panels from western half of Field 1 – for heritage and landscape purposes to reduce visual impacts;
 - A new area of proposed woodland planting to link Park Wood and Lownage Wood to address consultation responses relating to ecology and landscape;
 - Creation of a new picnic area and permissive circular route; and
 - Reduction in maximum solar panel heights from 3.5 m to 3 m.
- 6.5 The updated masterplan responds to the Council's Landscape Consultant's comments by omitting solar panels between two areas of ancient woodland along the southern site boundary and incorporating new woodland planting to strengthen the existing habitat network.



- 6.6 The elements of the site which make the greatest, positive contribution to the localised or wider landscape setting are the woodlands, hedgerow trees and hedgerows and proposed to be retained, protected, and further supplemented by the additional woodland planting along the southern boundary. The LVA identified no greater than a minor adverse effect upon landform and topography, and vegetation and no effect on watercourses/drainage. This remains unchanged by the revised development layout. However, in relation to PRoW, the previously assessed 'no effect' upon PRoW is considered to become minor beneficial at Year 1 and Year 7 to recognise the proposed addition of public access, in the form of a permitted path and picnic area within the site.
- 6.7 The LVA concluded that effects on the character of the site itself would be major to major adverse and moderate to major/moderate adverse upon Undulating Ancient Farmland LCT during construction, Year 1 and Year 7. Effects upon the Rolling Farmlands LCT are moderate/minor adverse at construction and Year 1, reducing to minor beneficial from Year 7. The effects upon the wider landscape are localised to areas in proximity to the site itself, although with some influence upon the character of the Undulating Ancient Farmlands which continue to the north of the Glem Valley. These effects are unchanged.
- 6.8 As described in the LVA, the greatest visual effects occur where receptors are near the site and where glimpsed views are available through boundary vegetation. Within the wider landscape, views towards the site extend from some limited locations within the south-facing valley side. In some instances, particularly within middle-distance views from the north-west, the effects at Year 7 become beneficial and will continue to increase these benefits over the life of the development and in perpetuity.
- 6.9 The layout changes reduce the amount of the scheme visible from some locations, particularly in middle-distance views from the north where the omission of panels from Field 1 reduces the extent of development that could be seen. The revised scheme also gives rise to a series of changed judgements, including beneficial effects for public rights of way, reduced visual effects for selected residential and road receptors, and minor beneficial effects associated with the new woodland planting.
- 6.10 The proposed reduction to the height of the panels to 3 m would also mean that the landscape strategy would more quickly filter or screen views of the panels where these can be seen within near views. **Table A3** below provides a summary of landscape and visual receptors where judgements have been reduced by the revised scheme.

Table A3 – Summary of changed judgements

Receptor	Sensitivity	Development Phase	Magnitude of change*	Level of Effect*
Landscape receptors				
Public Rights of Way	High	Construction	Very low	No effect
		Year 1	Low	Minor beneficial
		Year 7	Low	Minor beneficial
Visual receptors				
Group of properties around Townsend Farm	High	Construction	Medium/low	Moderate adverse
		Year 1	Medium/low	Moderate adverse
		Year 7	Medium/low	Moderate adverse
Truckett’s Hall	High	Construction	Very low	No Effect
		Year 1	Very low	No Effect
		Year 7	Very low	Minor beneficial
Brickhouse Farm	High	Construction	Very low	No Effect
		Year 1	Very low	No Effect
		Year 7	Very low	No Effect
B1066 between Hartest, Boxted and Stanstead	Medium	Construction	Medium/low	Moderate/minor adverse
		Year 1	Medium/low	Moderate/minor adverse
		Year 7	Medium/low	Moderate/minor adverse



Conclusion

- 6.11 Overall, the changes to the proposed development reduce the amount of development which may be visible from more distant locations on the south-facing valley side. In such views, the omission of panels from the western half of Field 1 provides a greater visual separation between the development and Moorhouse Farm. Overall, the change in overall height of the solar panels from 3.5 m to 3 m, further reduces the extent of theoretical, and actual, visibility of the development, although this is most appreciable in near to middle-distance views.
- 6.12 The scheme changes incorporate the Council's Landscape Consultant's recommendation to omit panels between Park Wood and Lownage Wood and introduce additional woodland planting in this location. This is beneficial in both landscape and visual terms, creating a stronger woodland connection, improving the long-term landscape framework and contributing to the reduced and beneficial assessment judgements identified in the updated tables.
- 6.13 The changes reinforce the previously appraised conclusions of the submitted Landscape and Visual Appraisal, which was that in landscape and visual terms, the effects of the proposed development would be confined to locations adjacent to the site itself or within more distant views from the south-facing valley side; the effects of which vary due to the frequency of hedgerows, woodland and vegetation associated with properties.

Town & Country Planning Act 1990 (as amended)
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