



High Grove Solar

**Preliminary Environmental
Information Report**

**Appendix 10.1 Landscape
and Visual Impact
Assessment - Legislation and
Policy**

April 2025

Contents

1	Introduction	1
2	Legislation	1
2.1	European Landscape Convention	1
2.2	Infrastructure Planning (Environmental Impact Assessment) Regulations 2017 No. 572 2	
2.3	Countryside and Rights of Way (CROW) Act 2000	4
2.4	Planning (Listed Building and Conservation Areas) Act 1990	4
2.5	Town and Country Planning (Tree Preservation) (England) Regulations 2012	4
2.6	Hedgerows Regulations 1997	4
3	National Policy	6
3.1	Overarching National Policy Statement for Energy (EN-1)	6
3.2	National Policy Statement for Renewable Energy Infrastructure (EN-3)	6
3.3	National Policy Statement for Electricity Networks (EN-5)	7
	National Planning Policy Framework, December 2024	8
4	Local Policy	9
4.2	Breckland Local Plan, September 2023	9
4.3	Saham Toney Neighbourhood Development Plan 2019 – 2036	12
4.4	Swaffham Neighbourhood Plan 2016 -2036	13
4.5	Watton Neighbourhood Plan 2021-2036	13
	References	15

1 Introduction

- 1.1.1.1 This appendix sets out the relevant legislation and national and local planning policies which have been considered in the Landscape and Visual impact Assessment (LVIA) as part of the Preliminary environmental Information Report (PEIR).
- 1.1.1.2 This information has been reviewed to:
- Inform the LVIA methodology. For example, a policy may require the assessment of an impact or the use of a specific methodology.
 - Identify legislation and policy which may influence the sensitivity of receptors (and therefore significant of effects) and the design of High Grove Solar (hereafter referred to as the 'Proposed Development', including any requirements for mitigation and opportunities for enhancement.
- 1.1.1.3 This information will be kept under review throughout the assessment process to take account of further changes to relevant legislation or policy.

2 Legislation

2.1 European Landscape Convention

- 2.1.1.1 The United Kingdom is a signatory of the European Landscape Convention (ELC) [1]. The United Kingdom Instrument of Ratification was deposited on 21 November 2006 and the Convention entered into force for the United Kingdom on 1 March 2007 (Treaty Series No. 36 (2012)).
- 2.1.1.2 This Treaty requires “landscape to be integrated into regional and town planning policies and in cultural, environmental, agricultural, social and economic policies, as well as any other policies with possible direct or indirect impacts on landscape”.
- 2.1.1.3 Local planning authorities, including Breckland District Council and King's Lynn and West Norfolk Borough Council, have prepared detailed evidence base and policies which relate to the conservation of landscape. This information has informed the LVIA and the design of the Proposed Development.
- 2.1.1.4 Article 1 of the ELC defines landscape as “an area, as perceived by people, whose character is the result of the action and interaction of natural and/or human factors”. Thus, while the physical features of the landscape are important, the ELC recognises that the landscape is more than the sum of its parts. There is an inextricable link with the way that people use the landscape and that it is perceived at scale as an area. This underpins the definition of landscape character assessment, which is explained further in paragraph 2.1.1.6.
- 2.1.1.5 Article 2 defines the scope, stating that the ELC “covers natural, rural, urban and peri urban areas. It includes land, inland water and marine areas. It concerns

landscapes that might be considered outstanding as well as everyday or degraded landscapes. Landscape is recognised as an important part of decision making.”

2.1.1.6 Natural England’s ‘An Approach to Landscape Character Assessment’ [2] provides some useful context to the ELC. It sets out the following five principles in section 1.4, which apply to landscape character assessment:

- Landscape is everywhere and all landscape has character.
- Landscape occurs at all scales and the process of Landscape Character Assessment can be undertaken at any scale.
- The process of Landscape Character Assessment should involve an understanding of how the landscape is perceived and experienced by people.
- A Landscape Character Assessment can provide a landscape evidence base to inform a range of decisions and applications.
- A Landscape Character Assessment can provide an integrating spatial framework- a multitude of variables come together to give us our distinctive landscapes.

2.2 Infrastructure Planning (Environmental Impact Assessment) Regulations 2017 No. 572

2.2.1.1 The Infrastructure Planning (EIA) Regulations 2017 [3] transposed the EU system of environmental assessment into domestic law and applies to projects consented under the Planning Act 2008 (the Act) (i.e. Nationally Significant Infrastructure Project such as the Proposed Development).

2.2.1.2 The regulations set out the requirements and process of environmental impact assessment (EIA), including specific details relating to landscape and visual.

2.2.1.3 The regulations state:

Regulation 5 Environmental impact assessment process

“(2) The EIA must identify, describe and assess in an appropriate manner, in light of each individual case, the direct and indirect significant effects of the proposed development on the following factors:

- (a) population and human health;
- (b) biodiversity, with particular attention to species and habitats protected under [F1any law that implemented] Directive 92/43/EEC M1 and Directive 2009/147/EC M2;
- (c) land, soil, water, air and climate;
- (d) material assets, cultural heritage and the landscape;

(e) the interaction between the factors referred to in sub-paragraphs (a) to (d).”

Schedule 4 Information for inclusion in environmental statements

“4. A description of the factors specified in regulation 5(2) likely to be significantly affected by the development: population, human health, biodiversity (for example fauna and flora), land (for example land take), soil (for example organic matter, erosion, compaction, sealing), water (for example hydromorphological changes, quantity and quality), air, climate (for example greenhouse gas emissions, impacts relevant to adaptation), material assets, cultural heritage, including architectural and archaeological aspects, and landscape.

5. A description of the likely significant effects of the development on the environment resulting from, inter alia—

- (a) the construction and existence of the development, including, where relevant, demolition works;
- (b) the use of natural resources, in particular land, soil, water and biodiversity, considering as far as possible the sustainable availability of these resources;
- (c) the emission of pollutants, noise, vibration, light, heat and radiation, the creation of nuisances, and the disposal and recovery of waste;
- (d) the risks to human health, cultural heritage or the environment (for example due to accidents or disasters);
- (e) the cumulation of effects with other existing and/or approved projects, taking into account any existing environmental problems relating to areas of particular environmental importance likely to be affected or the use of natural resources;
- (f) the impact of the project on climate (for example the nature and magnitude of greenhouse gas emissions) and the vulnerability of the project to climate change;
- (g) the technologies and the substances used.

The description of the likely significant effects on the factors specified in regulation 5(2) should cover the direct effects and any indirect, secondary, cumulative, transboundary, short-term, medium-term and long-term, permanent and temporary, positive and negative effects of the development.”

2.3 Countryside and Rights of Way (CROW) Act 2000

- 2.3.1.1 The CROW Act [4] sets out the legal basis for the definition of Public Rights of Way (PROW), including restricted byways and requirements for local highway authorities to prepare rights of way improvement plans.
- 2.3.1.2 PROW will contribute to the assessment of sensitivity across Landscape Character Areas (LCA) and Local Landscape Character Areas (LLCA) in the LVIA and will be reviewed to identified potential visual receptors.

2.4 Planning (Listed Building and Conservation Areas) Act 1990

- 2.4.1.1 The Planning (Listed Buildings and Conservation Areas) Act 1990 [5] provides specific protection for buildings and areas of special architectural or historic interest.
- 2.4.1.2 These features, which contribute to the heritage of an area and an understanding of historic landscape, are referred to within the definition of Landscape Character Areas (LCA) and Local Landscape Character Areas (LLCA).

2.5 Town and Country Planning (Tree Preservation) (England) Regulations 2012

- 2.5.1.1 The Town and Country Planning (Tree Preservation) (England) Regulations 2012 [6] provide powers to local planning authorities to make and administer Tree Preservation Orders (TPO), the purpose of which is to protect selected trees and woodlands by prohibiting their cutting down, uprooting, topping, lopping, wilful destruction or wilful damage without prior consent.
- 2.5.1.2 TPOs will be considered within the design and inform the assessment of landscape effects.

2.6 Hedgerows Regulations 1997

- 2.6.1.1 The Hedgerows Regulations 1997 [7] provide protection for Important Hedgerows, these being hedgerows that meet certain criteria in respect of their length, location and importance.
- 2.6.1.2 Important hedgerows will be considered within the design and inform the assessment of landscape effects. Details of any vegetation protection and

reinstatement will be set out within the Outline Landscape and Ecology Management Plan (outline LEMP).

3 National Policy

3.1 Overarching National Policy Statement for Energy (EN-1)

- 3.1.1.1 NPS EN-1 [8] sets out the broad national policy approach for energy infrastructure for projects which are considered nationally significant infrastructure projects (NSIP) in accordance with the Act.
- 3.1.1.2 Section 4.6 Environmental and Biodiversity Net Gain requires applicants to submit a statement with applications for development consent, demonstrating how opportunities for delivering wider environmental net gains have been considered, and where appropriate, incorporated into proposals as part of good design of the project.
- 3.1.1.3 Section 4.7 Criteria for good design for Energy Infrastructure notes the need for careful siting and criteria for good design which takes account of potential impacts on landscape and visual amenity in order to minimise negative effects and recognising opportunities for enhancement.
- 3.1.1.4 Section 5.10 Landscape and Visual recognises that virtually all nationally significant energy infrastructure projects will have adverse effects on the landscape. It sets out the requirements for applicants to carry out a landscape and visual impact assessment, including cumulative effects in accordance with relevant guidance. Content should include effects on landscape character, landscape components and visibility during construction and operation.

3.2 National Policy Statement for Renewable Energy Infrastructure (EN-3)

- 3.2.1.1 NP EN-3 [9] establishes policy specific to renewable energy scheme, including solar.
- 3.2.1.2 Section 2.1.7 states “As stated in Section 4.2 of EN-1, to support the urgent need for new low carbon infrastructure, all onshore and offshore electricity generation covered in this NPS that does not involve fossil fuel combustion (that is, renewable generation, including anaerobic digestion and other plants that convert residual waste into energy, including combustion, provided they meet existing definitions of low carbon) are considered to be Critical National Priority (CNP) infrastructure”.
- 3.2.1.3 Section 2.1.8 states “The assessment principles outlined in Section 4 of EN-1 continue to apply to CNP infrastructure. Applicants must show how any likely significant negative effects would be avoided, reduced, mitigated or compensated for, following the mitigation hierarchy. Early application of the mitigation hierarchy is strongly encouraged, as is engagement with key stakeholders including SNCBs, both before and at the formal pre-application stage”.

- 3.2.1.4 Section 2.10 Solar Photovoltaic Generation aims to streamline the consenting process for large-scale solar developments by allowing decisions on solar applications to be made under section 104 of the Act. Solar energy is considered low carbon infrastructure and crucial for achieving net-zero goals, therefore designated Critical National Priority infrastructure under 2.1.7, 2.1.8, and Section 3.
- 3.2.1.5 Therefore, provided assessment principles and legal requirements are met, and the mitigation hierarchy has been applied to avoid, reduce and mitigate significant adverse effects, the benefits [of the infrastructure] will generally be considered to outweigh residual effects.
- 3.2.1.6 NPS EN-3 also sets out relevant considerations for applicants with regards to renewable energy infrastructure, including solar farm development and its potential impacts on landscape and visual amenity, including visual impacts from public rights of way, visual impacts of security and lighting measures and the need to mitigate these as far as possible.
- 3.2.1.7 In the cases of solar farm development, it states in paragraph 2.10.95 that “whilst it may be the case that the development covers a significant surface area, in the case of ground-mounted solar panels it should be noted that with effective screening and appropriate land topography, the area of a zone of visual influence could be appropriately minimised”.

3.3 National Policy Statement for Electricity Networks (EN-5)

- 3.3.1.1 NPS EN-5 [10] addresses policy for energy transmission.
- 3.3.1.2 Paragraph 2.9.7 acknowledges that “in practice new overhead lines can give rise to adverse landscape and visual impacts” and that “these impacts depend on the type (for example, whether lines are supported by towers or monopole structures), scale, siting, and degree of screening of the lines, as well as the characteristics of the landscape and local environment through which they are routed”.
- 3.3.1.3 Paragraph 2.9.9 acknowledges that “new substations, sealing end compounds (including terminal towers), and other above-ground installations that serve as connection, switching, and voltage transformation points on the electricity network may also give rise to adverse landscape and visual impacts”.
- 3.3.1.4 Paragraph 2.9.10 acknowledge that cumulative adverse landscape and visual impacts may also arise as a result of energy transmission infrastructure.
- 3.3.1.5 NPS EN-5 sets out the requirements for ‘good design’ and *for the routing of new overhead lines and design and siting of substations to be in accordance with the Holford and Horlock Rules, which are outlined in paragraphs 2.9.16 – 2.9.19.*

National Planning Policy Framework, December 2024

- 3.3.1.6 Paragraph 5 provides context on the extent to which the NPPF [11] applies to infrastructure projects. It states that “the Framework does not contain specific policies for NSIP. These are determined in accordance with the decision making framework in the PA 2008 and relevant national policy statements for major infrastructure, as well as any other matters that are relevant (which may include the NPPF). National policy statements form part of the overall framework of national planning policy and may be a material consideration in preparing plans and making decisions on planning applications”.
- 3.3.1.7 The importance of landscape in establishing strategic policies in development plans is recognised in paragraph 20, which states that these should “set out an overall strategy for the pattern, scale and design quality of places, and make sufficient provision for... (d) conservation and enhancement of the natural, built and historic environment, including landscapes and green infrastructure, and planning measures to address climate change mitigation and adaptation”.
- 3.3.1.8 Paragraph 135 goes on to state that “planning policies and decisions should ensure that developments... (c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities)”.
- 3.3.1.9 Paragraph 187 states that “planning policies and decisions should contribute to and enhance the natural and local environment by... (a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan)”.
- 3.3.1.10 Paragraph 188 further states that “plans should distinguish between the hierarchy of international, national and locally designated sites; allocate land with the least environmental or amenity value, where consistent with other policies in this Framework; take a strategic approach to maintaining and enhancing networks of habitats and green infrastructure; and plan for the enhancement of natural capital at a catchment or landscape scale across local authority boundaries”.
- 3.3.1.11 The LVIA will therefore include an assessment of the likely effects on the landscape at different scales, drawing distinctions between areas of valued landscape and other areas.

4 Local Policy

4.1.1.1 Local plan policies of relevance to landscape and visual amenity have been reviewed as outlined below and will inform the design of the Proposed Development. In the event that there is any conflict between these and the National Policy Statements (NPS), the NPS would prevail. The majority of the study area is located within Breckland District Council, which is covered by the Breckland Local Plan, 2023 [12].

4.2 Breckland Local Plan, September 2023

4.2.1.1 GEN 01- Sustainable Development in Breckland states “The Local Plan will seek and enable development that improves the economic, social and environmental objectives of Breckland through the application of the following national and locally distinctive sustainable development principles:

- Protect and enhance the natural, built and historic environment”.

4.2.1.2 GEN 02- Promoting High Quality Design states “The Council will require high quality design in all development within the District that:

- respects and is sensitive to the character of the surrounding area and makes a positive architectural and urban design contribution to its context and location;
- contributes positively to the public realm and public spaces, protecting the high levels of amenity and quality of life making Breckland an attractive, successful and vibrant place for residents, workers and visitors;
- creates high quality, safe and sustainably designed buildings, places and streets; and
- maximises connectivity within and through a development and to the surrounding areas, including the provision of high quality and safe pedestrian and cycle routes”.

4.2.1.3 Policy ENV 01 Green Infrastructure states “The network of green infrastructure in the District, including water bodies and the strategic green infrastructure corridors shown on the Policies Map, should be safeguarded, retained and, where opportunities arise, enhanced”.

4.2.1.4 Policy ENV 02 Biodiversity protection and enhancement states “All development should demonstrate how net gains for biodiversity are being secured as part of the development, proportionate to the scale of development and potential impacts (if any)”.

4.2.1.5 Policy ENV 05 Protection and Enhancement of the Landscape states “Development proposals will have regard to the findings of the Council's Landscape Character Assessment (LCA) and Settlement Fringe Landscape Assessment. Development should also be designed to be sympathetic to landscape character” and

“Development proposals will be expected to contribute to and where possible enhance the local environment”.

- 4.2.1.6 Policy ENV 06 Trees, Hedgerows and Development states “Trees and significant hedge and shrub masses form part of the green infrastructure network and should be retained”.
- 4.2.1.7 Policy ENV 07 Designated Heritage Assets states “The significance of designated heritage assets (including their settings), such as listed buildings, scheduled monuments, registered parks and gardens and conservation areas, will be conserved, or wherever possible enhanced”.
- 4.2.1.8 Policy ENV 08 Non-Designated Heritage Assets states “Development should be expected to conserve, or wherever possible enhance the historic character, appearance and setting of non-designated historic assets”.
- 4.2.1.9 Policy ENV 10 Renewable Energy Development states “Proposals will be considered having regard to the extent to which there are:
- i. adverse impacts on the local landscape, townscape or designated and non-designated heritage assets assessed in line with Policies ENV 05, ENV 07 and ENV 08 in the plan;
 - ii. adverse effects on residential amenity by virtue of out-look/overbearing impact, traffic generation, noise, vibration, overshadowing, glare or any other associated detrimental emissions, during construction, operation and decommissioning;
 - iii. an irreversible loss of the highest quality agricultural land;
 - iv. cumulative impacts of renewable energy development on an area; and
 - v. adverse impacts upon designated wildlife sites; nature conservation interests; and biodiversity, assessed in line with Policies ENV 02 and ENV 03 in the plan.
- 4.2.1.10 Regarding solar energy development the policy states “The effective use of land on previously developed and non-agricultural land is encouraged provided that it is not of high environmental value. Where the proposal involves greenfield land, the council will have particular factors to consider. Particular factors that the Council will need to consider where a proposal involves greenfield land include:
- the proposed use of any agricultural land has been shown to be necessary and poorer quality land has been used in preference to higher quality land, where possible; and
 - that the proposal allows for continued agricultural use where applicable and/or encourages biodiversity improvements around arrays.
- 4.2.1.11 Policy COM 01 – Design states “New development should be designed to the highest possible standards” and “The Council will promote high quality design in the District by requiring that the design of new development meets the following criteria... a. preserves or enhances the special character of the historic environment, and complements the district’s heritage assets, in accordance with policy ENV 07 and ENV 08;... l. preserves key and important views, as illustrated in the Breckland Historic Characterisation Study (2017)”.

- 4.2.1.12 Policy COM 02 Healthy lifestyles states “New development will be expected to take appropriate steps to avoid/mitigate potential negative effects on the health of the population and facilitate enhanced health and well-being through the provision of conditions supportive of good physical and mental health.”

Section 5 Environment

Solar Photovoltaic Farm Planning Considerations

- 4.2.1.13 Paragraph 5.85 states “As a rural District, Breckland is particularly suited to solar farms. The Government’s solar Photovoltaic (PV) strategy was published in 2014. The aim is to create more financial certainty and investor confidence in order to realise the long term potential for solar PV in the UK at a large and small scale. There is no cap on capacity. It is the Government’s ambition to see “more ambitious deployment, perhaps approaching 20 Gigawatts (GW) early in the next decade”. The past four years has seen a growth in the delivery of such facilities and their associated energy production capacity, but as at June 2013, the capacity of PV was 2.4 GW, forecast to reach 10 GW by 2020”.
- 4.2.1.14 Paragraph 5.86 states “Whilst large scale facilities provide an opportunity for greater energy production (as well as potential enhancement to biodiversity), it is also of importance that they are carefully planned and screened to ensure any amenity and visual impacts are minimised. The NPPF states that applicants for energy development should not have to demonstrate the overall need for renewable or low carbon energy and that applications should be approved if their impacts are (or can be made) acceptable.”.
- 4.2.1.15 Paragraph 5.87 states “The Governments’ Planning Practice Guidance (PPG) on renewable and low carbon energy sets out a set of planning considerations at a national level to assess the impact of large scale ground-mounted solar photovoltaic farms. Development proposals should have regard to the PPG, in addition to this local policy on renewable energy in order to ensure the proposal is acceptable and can be supported by the Council. Key planning considerations include the quality of agricultural land, the visual and landscape impact, the effect on landscape of glint and glare and on neighbouring uses and aircraft safety, the impact of security infrastructure such as lights and fencing and the impact on the setting of heritage assets”.
- 4.2.1.16 Paragraph 5.88 states “The Council will consider favourably opportunities for biodiversity enhancements around arrays, the potential for complete restoration of the land and appropriate mitigation such as landscape buffers (trees and hedgerows) where compatible in the context of the Council’s Landscape Character Assessment and Settlement Fringe Study”.
- 4.2.1.17 Paragraph 5.89 states “Whilst large scale ground-mounted PV solar farms developments can have a negative impact on the rural environment, particularly in undulating landscapes, the visual impact of a well-planned and well-screened solar farm can be properly addressed within the landscape if planned sensitively”.

Section 5 Environment

All Renewable Energy Environmental Concerns

- 4.2.1.18 Paragraph 5.96 states “In relation to all renewable or low carbon energy development the Government’s NPPG also states that: the need for renewable or low carbon energy does not automatically override environmental protections; cumulative impacts require particular attention, especially the increasing impact that large scale solar farms can have on landscape and local amenity as the number of solar arrays in an area increases; local topography is an important factor in assessing whether large scale solar farms could have a damaging effect on landscape and recognise that the impact can be as great in predominately flat landscapes as in hilly or mountainous areas; also, that great care should be taken to ensure heritage assets are conserved in a manner appropriate to their significance, including the impact of proposals on views important to their setting”.

4.3 Saham Toney Neighbourhood Development Plan 2019 – 2036

- 4.3.1.1 Policies relevant to landscape and visual from the Saham Toney Neighbourhood Development Plan 2019-2036 [13] are outlined below.

Policy 3A: Design

- 4.3.1.2 P3A.2 states “New development shall... a) Respond positively to, and where possible, reinforce and enhance the characteristic features of the local built environment.”
- 4.3.1.3 P3A.6 Layout and landscaping states “Design and layout shall:
- a) Make use of opportunities to mitigate surface water flood risk by the incorporation of appropriate natural features;
 - b) Wherever possible, increase the area of habitats that sequester and store carbon, including through an appropriate increase of tree cover;
 - c) Incorporate attractive and coherent boundary treatments which reflect or enhance the local vernacular;
 - d) Where applicable, and where opportunities exist, contribute to the enhancement of Key Views”
- 4.3.1.4 Policy 3F: Climate Change Adaptation and Mitigation outlines the requirement for all developments to encourage and embed the principles of climate change adaptation and mitigation and provides supporting information on implementation.

Policy 7A: Landscape Character Conservation and Enhancement

- 4.3.1.5 P7A.3 states “The conservation and where possible enhancement of landscape shall be achieved by recognising, respecting and having due regard to the

landscape features, landscape and visual sensitivity and characteristics of the character area.”

Policy 7B: Key Views

- 4.3.1.6 P7B.1 states “Development proposals shall seek opportunities to preserve, incorporate and where possible enhance the Key Views listed below and shown on Policy Map 7B”
- 4.3.1.7 Policy 7D: Biodiversity and Habitats outlines that proposals likely to have an adverse impact upon areas of significant biodiversity importance should demonstrate appropriate mitigation.
- 4.3.1.8 Policy 7E: Green Infrastructure states “Development proposals will be expected to take every opportunity to conserve and where possible, enhance green infrastructure features of value and connectivity between them”.
- 4.3.1.9 Policy 7F: Trees and Hedges states “Trees, copses and woodlands of good arboricultural or amenity value shall not be removed as a result of development unless justified by an on site assessment”.

4.4 Swaffham Neighbourhood Plan 2016 - 2036

- 4.4.1.1 Policies relevant to landscape and visual from the Swaffham Neighbourhood Plan 2016-2036 [14] are outlined below.
- 4.4.1.2 Policy ENV2: Climate change states “Renewable energy developments, including wind and solar options, will be supported, subject to the following criteria:
 - i. They avoid or adequately mitigate shadow flicker, noise and unacceptable adverse impacts on air traffic operations, radar and air traffic installations;
 - ii. They would not have an overshadowing or overbearing effect on properties in the surrounding area; and
 - iii. They would not have a detrimental impact on the wider landscape setting of the town by virtue of their positioning, height or design either individually or in combination with other such development”.
- 4.4.1.3 Policy ENV4: Important public local views and vistas states “Development proposals within or which would affect an important public local view and vista should ensure that they respect and take account of the view concerned.”

4.5 Watton Neighbourhood Plan 2021-2036

- 4.5.1.1 Policies relevant to landscape and visual from the Watton Neighbourhood Plan 2021-2036 [15] are outlined below.

4.5.1.2 Policy WTN 3: Design Considerations states “Proposals for new development must reflect the local characteristics and circumstances in the Neighbourhood Plan Area, including those identified in the Watton Character Appraisal, and create and contribute to a high quality, safe and sustainable environment. They should also demonstrate regard to the National Design Guide (January 2021).”

“In addition, proposals will only be supported where they:

- iv. taking mitigation measures into account, do not affect adversely:
 - a) any historic, architectural or archaeological heritage assets of the site and its surroundings; and
 - b) important landscape characteristics including trees and ancient hedgerows and other prominent topographic features; and
 - c) important views into, out of, or within the town”.

References

- [1] Council of Europe, "Council of Europe Landscape Convention," 2004. [Online]. Available: <https://www.coe.int/en/web/landscape>. [Accessed 03 February 2025].
- [2] Natural England, "An Approach to Landscape Character Assessment," October 2014. [Online]. Available: <https://assets.publishing.service.gov.uk/media/5aabd31340f0b64ab4b7576e/landscape-character-assessment.pdf>. [Accessed 03 February 2025].
- [3] D. o. C. a. L. Government, "The Infrastructure Planning (Environmental Impact Assessment) Regulations 2017 No. 572," 2017. [Online]. Available: <https://www.legislation.gov.uk/uksi/2017/572/contents>. [Accessed 03 February 2025].
- [4] "Countryside and Rights of Way Act 2000," 2000. [Online]. Available: <https://www.legislation.gov.uk/ukpga/2000/37/contents>. [Accessed 03 February 2025].
- [5] "Planning (Listed Buildings and Conservation Areas) Act 1990," 1990. [Online]. Available: <https://www.legislation.gov.uk/ukpga/1990/9/contents>. [Accessed 03 February 2025].
- [6] "The Town and Country Planning (Local Planning) (England) Regulations 2012," 2012. [Online]. Available: <https://www.legislation.gov.uk/uksi/2012/767/contents>. [Accessed 03 February 2025].
- [7] The Secretary of State for the Environment and the Minister of Agriculture, Fisheries and Food, England. And the Secretary of State for Wales, "The Hedgerows Regulations 1997," 1997.
- [8] Department for Energy Security & Net Zero, "https://assets.publishing.service.gov.uk/media/65bbfdbc709fe1000f637052/overarching-nps-for-energy-en1.pdf," January 2024. [Online]. [Accessed 20 May 2024].
- [9] Department for Energy Security & Net Zero, "https://assets.publishing.service.gov.uk/media/64252f5f2fa848000cec0f52/NPS_EN-3.pdf," January 2024. [Online]. [Accessed 20 May 2024].
- [10] Department for Energy Security & Net Zero, "https://assets.publishing.service.gov.uk/media/64252f852fa848000cec0f53/NPS_EN-5.pdf," January 2024. [Online]. [Accessed 20 May 2024].
- [11] Ministry of Housing Communities & Local Government, "NPPF," December 2024. [Online]. Available: <https://assets.publishing.service.gov.uk/media/675abd214cbda57cacd3476e/NPPF-December-2024.pdf>. [Accessed 03 February 2025].
- [12] Breckland District Council, "https://www.breckland.gov.uk/media/16659/Adopted-Breckland-Local-Plan/pdf/Appendix_4_-_Breckland_District_Council_Local_Plan.pdf?m=1704795365193," September 2023. [Online]. [Accessed 20 May 2024].
- [13] Saham Toney Parish Council, "Saham Toney Neighbourhood Plan," June 2019. [Online]. Available: <https://www.breckland.gov.uk/media/19567/Saham-Toney-Neighbourhood-Plan/pdf/Saham-Toney-Neighbourhood-Plan-Final-Version-Optimized-for-Web3.pdf?m=1639155180940>. [Accessed 03 February 2025].
- [14] Swaffham Town Council, "Swaffham Neighbourhood Plan," May 2019. [Online]. Available: https://www.breckland.gov.uk/media/12949/Swaffham-Neighbourhood-Plan/pdf/Swaffham_NP_Referendum_version.pdf?m=1632758120877. [Accessed 03 February 2025].
- [15] Watton Town Council, "https://www.breckland.gov.uk/media/21185/Watton-Neighbourhood-Development-Plan-Referendum-Version/pdf/Watton_Neighbourhood_Plan_Referendum_Version_Dec_2023.pdf?m=1702899165187," December 2023. [Online]. [Accessed 20 May 2024].

RWE Renewables UK Swindon Limited

Windmill Hill Business Park
Whitehill Way
SN5 6PB Swindon
United Kingdom