

Lanpro LVIA – Alternative viewpoints from a neighbour assessment carried out on October 18th

This document shows a series of alternative viewpoints to those used by Lanpro on behalf of Lightrock Power. More viewpoints would have been included but a lack of public access and roadside locations prevented me from doing this. All photographs were taken at head height (~1.5 to 1.6m) using an iPhone 16. It clearly shows that the rural landscape around The Beane Valley will be severely damaged by this development and that this site is unsuitable.

The site occupies an undulating position, and the proposed landscape mitigation measures will not adequately screen the Battery Energy Storage System (BESS), solar arrays, or substation. Key PROWs such as PROW Cottered 028 (to Lodge Farm) and PROW Ardeley 043 (Cromer to Luffenhall) will have clear views of the development, yet the Lanpro assessment lacks accurate and representative visual assessments. The photo montages provided are misleading and fail to show the full extent of the development. No visual evidence is provided from PROWs Cottered 026, Cottered 028, Ardeley 043 or Ardeley 049 which are critical to understanding the impact on the landscape and public amenity.

My assessment highlights concerns regarding the viewpoints chosen by Lanpro which are at lower altitudes than ones I have used on the same footpaths. This is particularly relevant at my viewpoint VP 'A' versus the Lanpro viewpoints VP13 and VP15 and my viewpoint VP 'G' versus Lanpro viewpoint VP20.

The developer has not included any visual representations of how the landscape will appear with the solar arrays, BESS, and substation, despite these being shown at the community consultation. This omission is unacceptable, as it prevents the public and decision-makers from properly assessing the visual and environmental impact of the full development. It undermines transparency and contradicts the principles of informed public engagement.

I have included photographs of the fields designated for solar panels and other equipment. These photographs show recent ploughing and farmers tending to their crops, which supports our argument that this is in fact productive farmland and should not be sacrificed for this type of development.

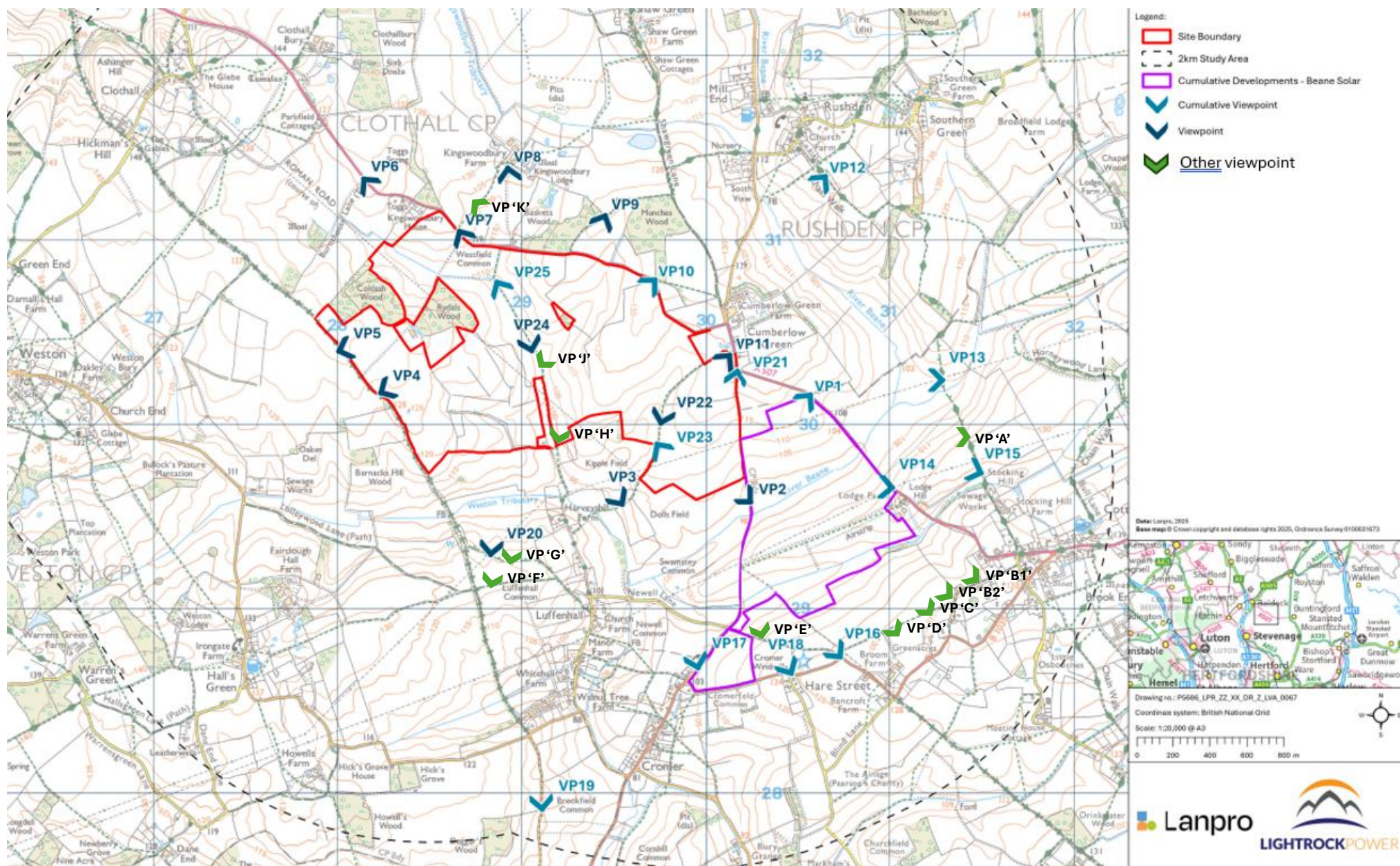
Important facts regarding the size of the proposed equipment:

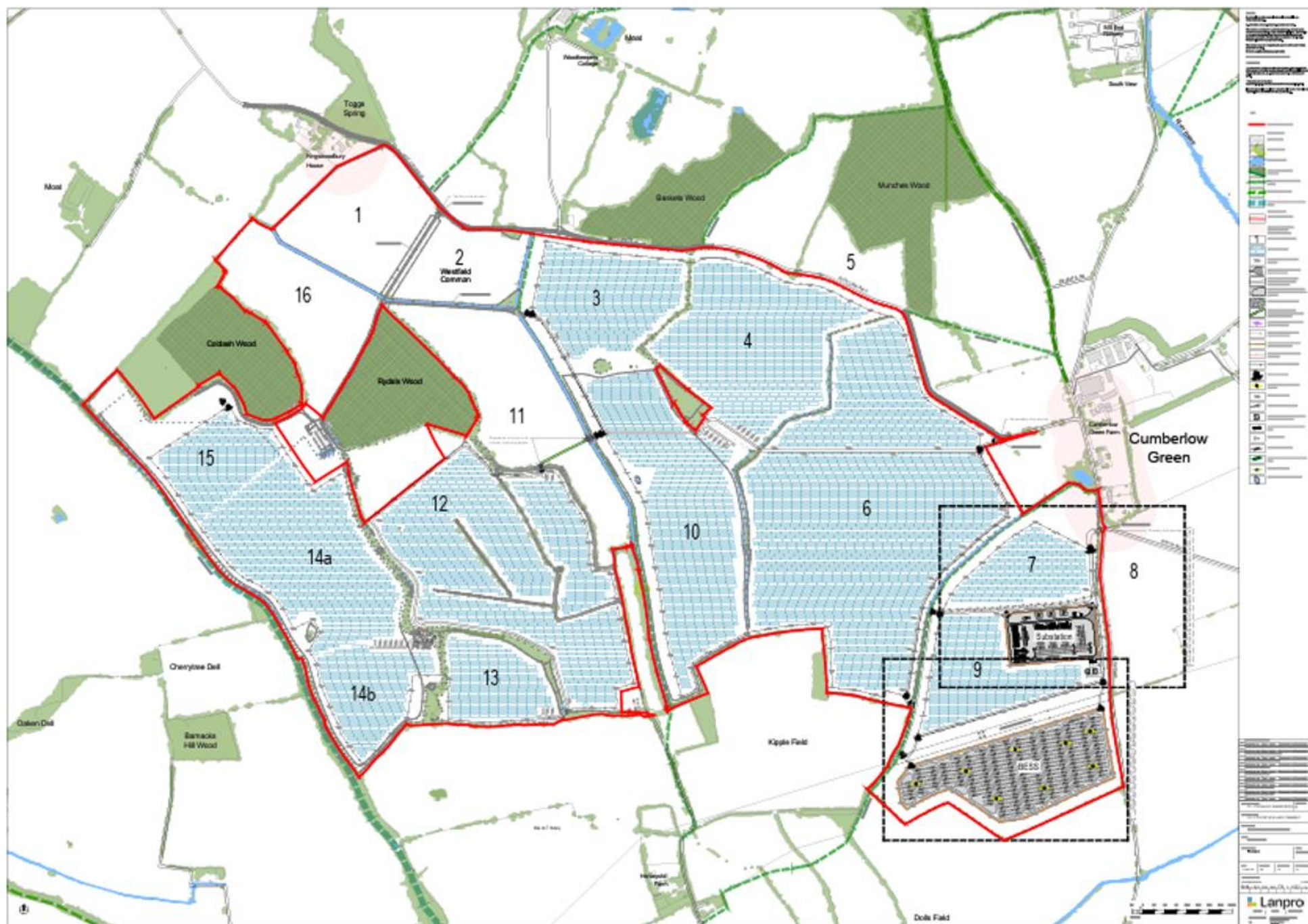
- Solar panels – height 3m
- Several buildings within the 6 acre substation area – height 5m
- 3no transformers measuring approximately 15m in length and 11m in width, with busbars of up to 12m in height
- Electrical security fencing around the substation – height 3.4m (including upper electrification section)
- The 17 acre BESS area will be surrounded by an acoustic fence – height 4m
- 850+ BESS containers – height 3.05m
- Site perimeter security fencing – height 2.4m

I respectfully ask that the LPA visit the site to assess the impact that this development will have on this rural agricultural landscape. Fundamentally, this location is too sensitive and too valuable to lose.

Ian Roper

8 Church End, Rushden





Other Viewpoints

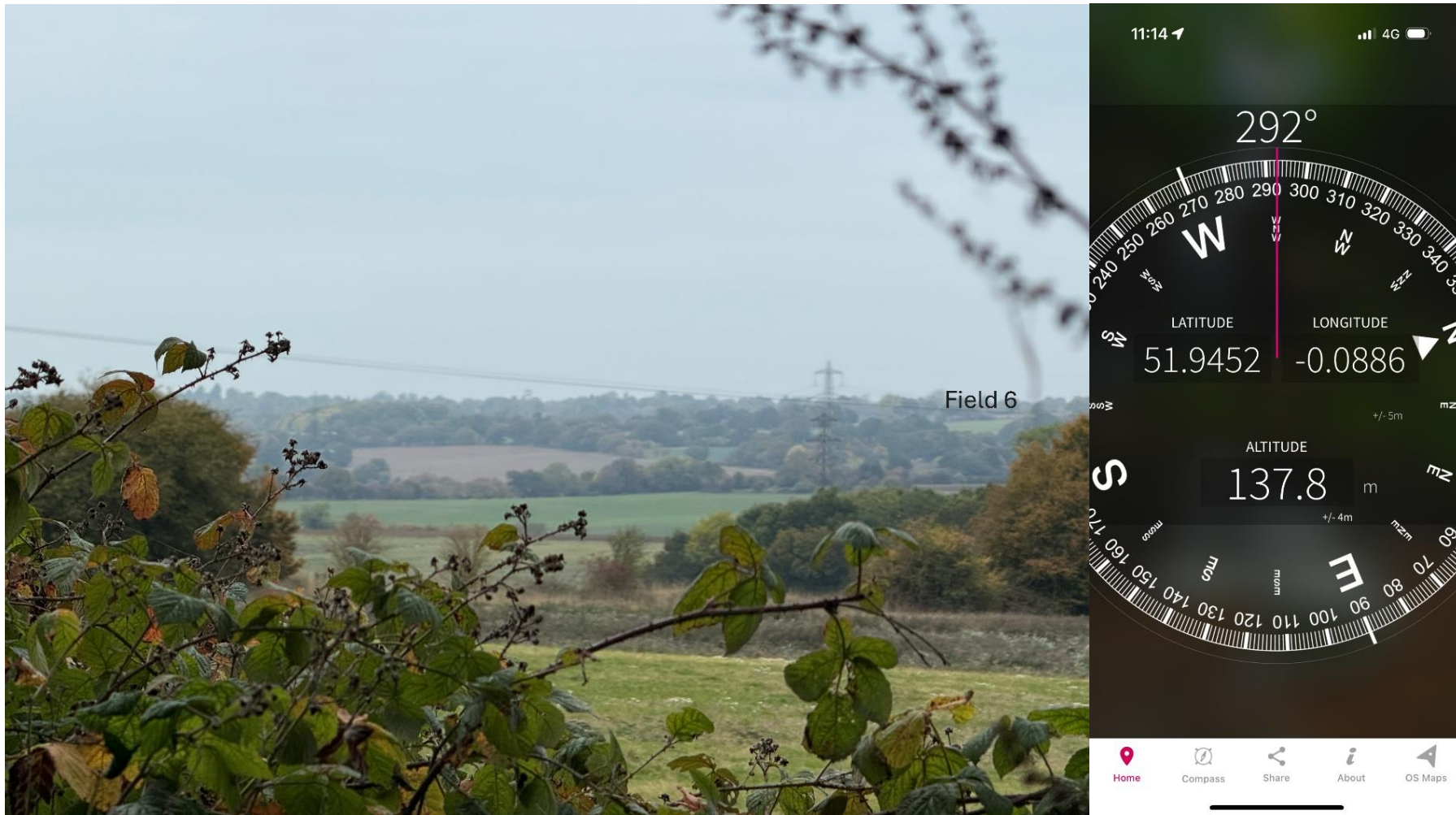
The photographs of alternative viewpoints VP 'A' to VP 'K' were taken on Saturday October 18th between 10.30am and 3.15pm. The weather was clear with light cloud cover. Trees were mainly in full leaf. A compass bearing from the Ordnance Survey App is provided along with each photograph of the viewpoint. Each alternative viewpoint is marked on the map on the second page of this document.

VP 'A'



VP 'A' shows the view due west from footpath Cottered 006. Viewpoint VP 'A' sits in between the two viewpoints provided in the Lanpro LVIA (VP13 and VP15) and is at a higher altitude (approximately 10 to 15m higher than those provided by Lanpro and on the same footpath). The BESS and transformer locations are clearly visible along with fields 6 and 10 beyond. Fields 6 and 10 are designated for solar arrays.

VP 'B1'



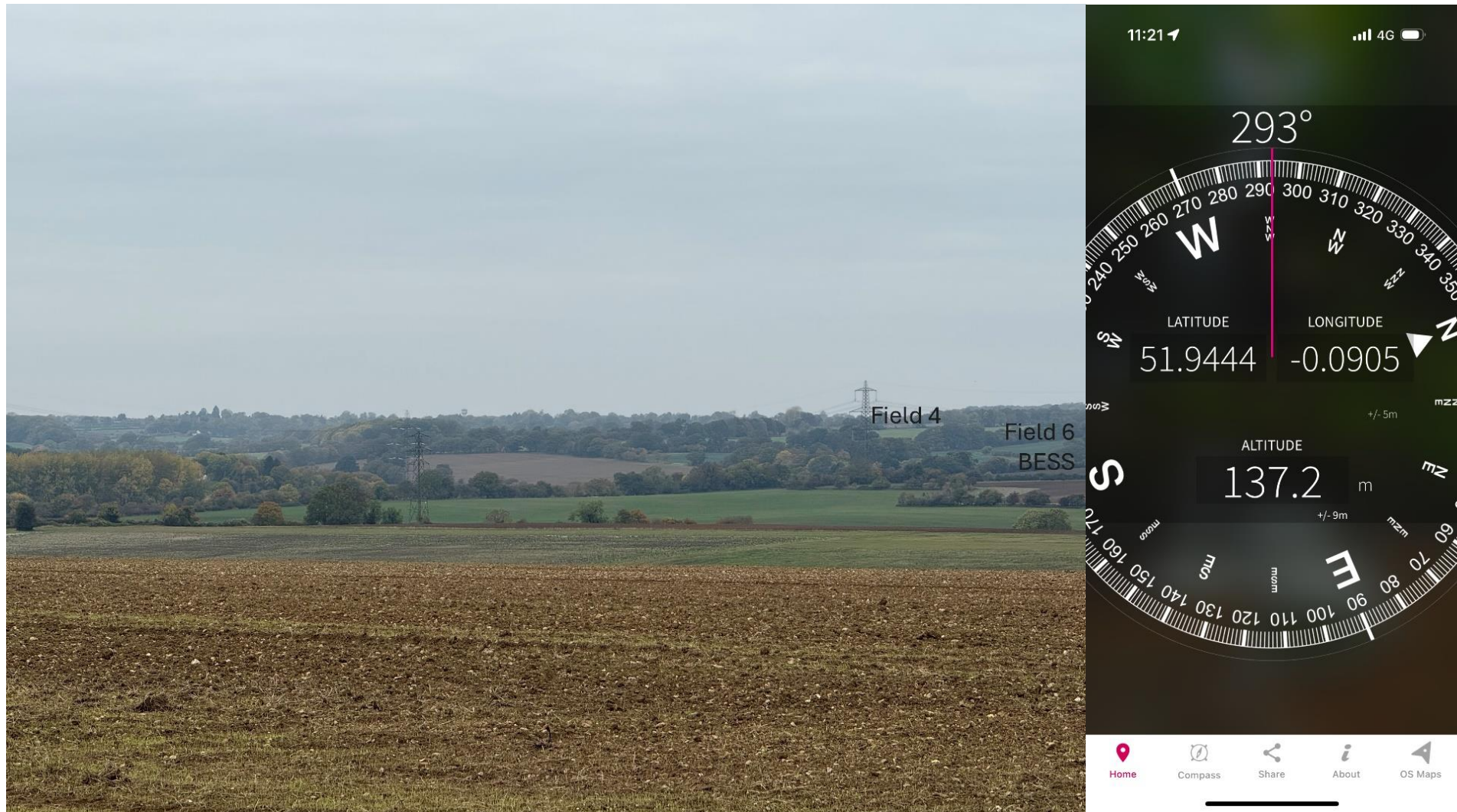
VP 'B1' shows the view WNW from footpath Cottered 026. This PROW runs south west from Cottered towards Cromer Windmill. The viewpoint shows field 6 which is designated for solar arrays. Subsequent photographs taken from viewpoints VP 'C' and VP 'E' along this footpath and adjoining PROW Ardeley 049 will show that the proposed BESS, new substation and eastern solar array fields are all clearly visible from these locations. This footpath follows higher ground on the south east side of The Beane Valley and viewpoints VP 'B1' through VP 'D' are all 30m higher than the proposed BESS location, which sits at an altitude of 108m.

VP 'B2'



This photograph was added on Wednesday October 22nd and is taken from the bench at the Eastern end of footpath Cottered 026 looking NW. Again, this clearly shows the BESS, transformer and solar panel locations. It is interesting that the East Hertfordshire landscape officer noted this in the report for the Beane Valley Solar application by RES, which they objected to, as it demonstrates that the presence of a community bench to take advantage of the views means that the local community values this landscape.

VP 'C'



VP 'C' shows the view WNW from footpath Cottered 026 further west from VP 'B'. The photo shows the BESS location and fields 4 and 6 which are designated for solar arrays. The photo would have been better if it had been taken on a bearing slightly further north. The views all along PROW Cottered 026 will be affected by the solar panels and associated infrastructure because of the altitude and undulating landscape.

VP 'D'

The photograph taken on October 18th was blurred so this was retaken from the same location on Wednesday October 22nd.



VP 'D' shows the view NW from footpath Cottered 026 further west from VP 'C'. The photo shows the BESS and transformer locations and fields 4 and 6 which are designated for solar arrays. I forgot to take a screen shot of the bearing and altitude when the photo was retaken, so have included the original bearing and altitude from Sunday 18th October (note the original bearing was WNW whereas this is NW). The views all along PROW Cottered 026 will be affected by the solar panels and associated infrastructure because of the altitude and undulating landscape.

VP 'E'



VP 'E' shows the view NNW from footpath Ardeley 049. This is the view from the grade 2* listed Cromer Windmill. The photo shows the BESS location, transformer location (3 off at 12m high) and field 6 which is designated for solar arrays. No amount of screening will mitigate the impact on this historic rural view.

VP 'F'



VP 'F' shows the view NNE from footpath Clothall 30 just to the south of VP20 on the Lanpro LVIA. This clearly shows fields 4 and 12, both designated for solar arrays. Again, no amount of screening will mitigate the impact on this view.

VP 'G'



VP 'G' shows the view NNW from footpath Clothall 21 just to the east of VP20 on the Lanpro LVIA. This is taken at an altitude approximately 7m higher than VP20 (and on the same footpath) and clearly shows field 14, designated for solar arrays. It is interesting that the fields in the foreground have all recently been ploughed, confirming the productive nature of the farmland in this area.

VP 'H'



VP 'H' shows the view North East from footpath Clothall 19 at the southern corner of field 10. This field is designated for solar arrays. The PROW runs north from here along the left-hand side of the photograph alongside the trees. Security fencing (2.4m high) and rows of solar panels (3m high) will severely impact this landscape, enclose this PROW and make it unsettling for its users.

VP 'J'



VP 'J' shows the view North East from footpath Clothall 19, further north from VP 'H' and just south of Lanpros VP24. This shows field 10 which is designated for solar arrays. As with VP 'H', rows of solar panels and high security fencing will severely impact this landscape, enclose this PROW and make it unsettling for its users.

VP 'K'



VP 'K' shows the view South East from footpath Clothall 016, just north of the A507 and Lanpros VP7. This shows fields 3, 6 and 10 which are all designated for solar arrays. The undulating nature of the landscape will make it impossible for the developer to mitigate the damage to these views with screening and landscaping works.

Additional photographs taken by me and other neighbours between October 2nd and October 12th 2025



View South East from BOAT near VP4 and VP5



Crop spraying in the field immediately north of VP20

These photographs show the fields having recently been ploughed and being tended to by the farmer and have been taken from the byway open to all traffic (BOAT) which runs south east from Clothall along the western boundary of the proposed solar farm site. These fields have produced a variety of crops for many years, which is further confirmed by the Munches Farm sale document that I submitted on September 30th 2025.



These photographs again show the fields having recently been ploughed and being tended to by the farmer and have been taken from PROW Clothall 021 near to the Lanpro VP20.



This photograph is taken looking north from Cromer Heath Road approximately half way between Cromer and Newell Lane and shows the location of the proposed BESS and transformer substation.



This photograph is taken from footpath Ardeley 043 (just south of Newell Common) looking north towards the proposed BESS and transformer substation.



This photograph is taken from footpath Cottered 028 (runs south west from Cottered Airstrip) looking north west towards the proposed BESS and transformer substation.