



North Herts Council  
Development and Conservation  
North Hertfordshire District Council  
PO Box 10613  
Nottingham  
NG6 6DW

Date: 20 November 2025  
Our ref: 08372

For the attention of: Ben Glover

**Application ref:** 25/01947/FP  
**Location:** Land South Of A507 Near Cumberlow Green, Clothall Road, Clothall, Hertfordshire  
**Proposal/Description:** Full Planning Permission : Battery Energy Storage System (BESS), ground mounted solar farm, associated infrastructure, access and landscaping.

Thank you for consulting with Place Services on the above Full planning application. This letter sets out our consultation response on the landscape impact of the application and how the proposal relates and responds to the landscape setting and context of the site.

### **Review of Submitted Information:**

A '*Response to consultation comments from Places Services*' has been submitted with clarifications, dated 17<sup>th</sup> October 2025.

#### **1. Landscape Character**

The letter confirms that Landscape Character Areas (LCA) 221 and 222 are included within the LVIA however have not been assessed in separation. The justification states that this provides "*a balance between attributing influence on the areas beyond the study area and assessing the relevant part of the LCA within it*".

Prior to the undertaking of the LVIA, we provided advice within the Scoping Opinion request that both LCA 221 and 222 should be included as separate landscape receptors within the LVIA.

Generally, we prefer each relevant LCA to be included as receptors to ensure that the character of the surrounding area is well-represented within the receptor. This method ensures that the LVIA has not overlooked any areas of sensitivity in the wider landscape character, and is also common practice within GLVIA3 methodology.

For example, the 'sparse settlement' is a characteristic within LCA 221 and is not specifically mentioned within the assessment of local (Para 7.4.53) or wider (Para 7.4.60) landscape

character, despite being a relevant characteristic. Based on this example, we prefer that LCAs are included as landscape receptors so that key relevant features are represented throughout the following assessment.

Notwithstanding this, we welcome the inclusion of Table 1 within the submitted letter (17<sup>th</sup> October 2025) which provides clarification on the relevance and assessment of each LCA within each previously assessed landscape receptor.

Based on this, no further action is required.

## 2. Visual Effects Assessment

In Pre-Application advice, we advised that mid- to long- distance visual receptors should be included within the LVIA (Dated: 25<sup>th</sup> May 2025, Page 6).

We previously advised that the following are included:

- Weston FP 15
- Clothall FP 10
- Gateway along Newell Lane (51°56'40.4"N 0°06'47.6"W)
- Cromer Heath road (elevated views north)

These visual receptors should be included within the LVIA, within the assessment of Visual Effects (7.7.12 onwards).

We also note the clarification regarding the use of the term 'urbanising' in this context.

The letter states *"We note your reference to differences in professional judgement. We would welcome clarification of any specific receptors, viewpoints, or assessment stages where the LPA considers our judgements to diverge from GLVIA3 guidance, so that we may respond appropriately"*.

Our comment does not refer to the divergence from GLVIA3 methodology, rather difference of judgement regarding the assessed effects. Examples of the difference in judged effects have been included in our previous letter (26<sup>th</sup> September 2025, Page 3).

## 3. Review of Proposals

As per our previous response (Dated 26<sup>th</sup> September 2025), we raised concerns regarding the visual impact of the proposals from a number of visual receptors. In this response, we advised that Type 3 Visualisations should be submitted, however this has been addressed in Point 4 (below) which confirms the list of Visualisations to be commissioned.

The visual impact of Field 3 has been previously raised. We anticipate that the Visualisations will demonstrate the level of harm associated with development of this parcel. As raised previously, we judge that this parcel will be particularly challenging to mitigate the visual effects owed the topography and elevated views.

#### 4. Visualisations

We welcome the inclusion of suggested Visualisation locations. These are outlined as:

- BOAT Clothall BY 012 (Viewpoint 5):
- A507 (Viewpoint 7):
- *Internal Viewpoints:*
  - PRoW Clothall 020 (Viewpoint 22)
  - PRoW Clothall 019 (Viewpoint 24)
- Restricted Byway Clothall 021 (Viewpoint 20)

We are satisfied with the above list of Visualisations.

Please do not hesitate to contact us if you have any queries in relation to this advice.

#### **Place Services – Landscape Team**

Email: [landscape@essex.gov.uk](mailto:landscape@essex.gov.uk)



Place Services provide landscape advice on behalf of North Herts Council.

*Please note: This letter is advisory and should only be considered as the opinion formed by specialist staff in relation to this particular matter.*