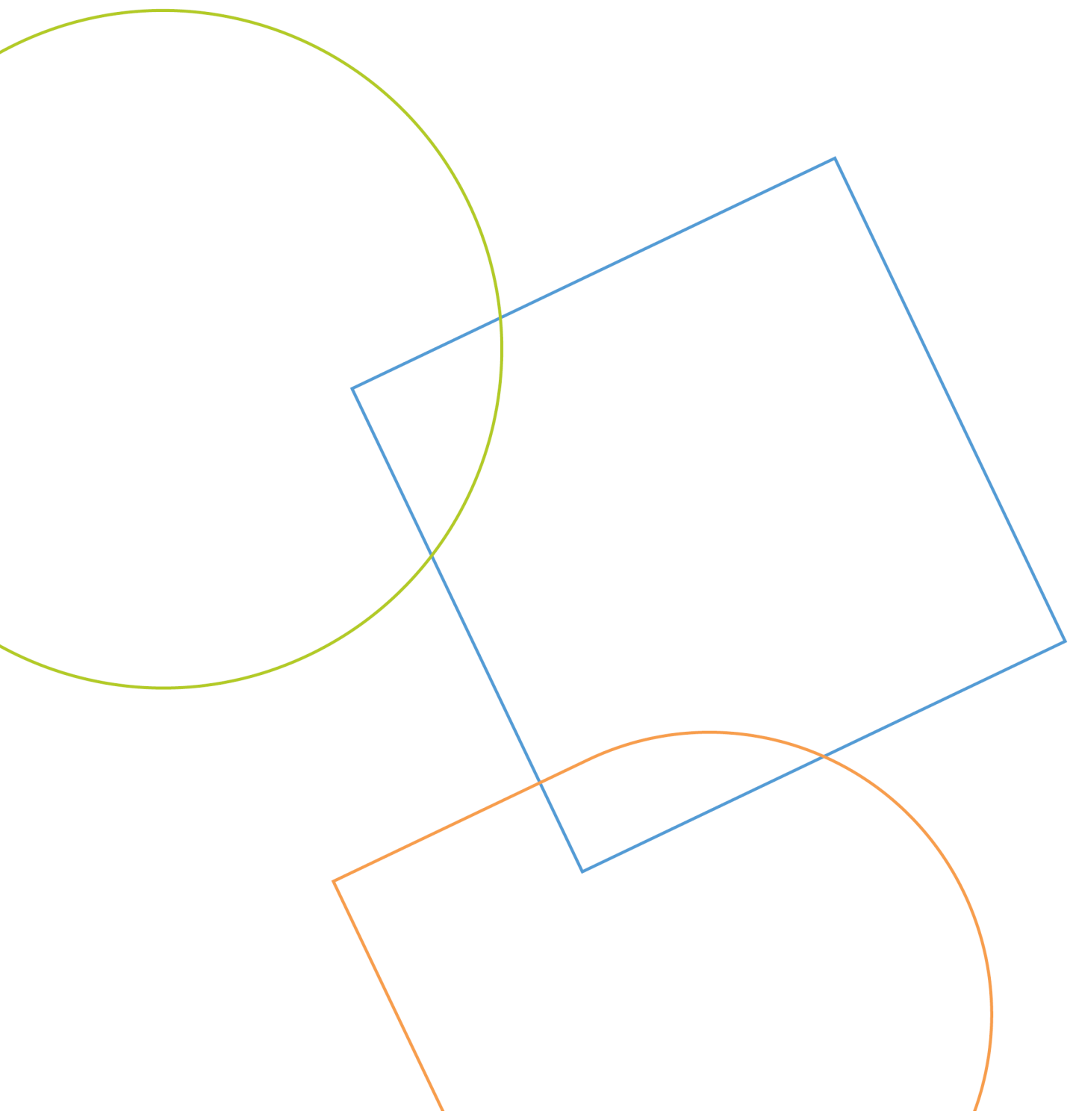




Westfield Energy Conservation Park
Environmental Statement – Volume 1 - Visual Assessment Addendum



Environmental Statement Volume 1 Visual Assessment Addendum

Westfield Energy Conservation Park

Lightrock Power Limited



January 2026

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Environmental Statement Volume 1 – Visual Impact Assessment Addendum

Westfield Energy Conservation Park

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Appendix 7.2.1 - Figure 16 Illustrative Photomontages (December 2025).

1 Introduction

- 1.1.1 This Visual Impact Assessment Addendum has been prepared by Lanpro Services Limited ('Lanpro') on behalf of our client, Lightrock Power Limited ('Lightrock Power' 'the Applicant'), in respect of an Application for Full Planning Permission for Westfield Energy Conservation Park which incorporates a Battery Energy Storage System (BESS), co-located ground-mounted solar farm, associated infrastructure, access, biodiversity enhancements and landscaping (the 'Proposed Development') on land south of A507 at Westfield Common ('the Site'). The Site is within the jurisdiction of North Hertfordshire District Council ('the Council').
- 1.1.2 This Addendum has been prepared by Lanpro Services Ltd, in response to comments received from Place Services (20th November 2025) to assess the visual effects on the below receptors relevant to the Proposed Development as set out in Chapter 4 of the Environmental Statement (ES). This Addendum is to be read in conjunction with ES Chapter 7 Landscape and Visual Impact Assessment (LVIA).
- 1.1.3 In addition to the above, a separate request from Place Services was received (via email dated 25th June 2025) regarding amendments to viewpoint's (VP's) 5 and 7, additional viewpoints on the central footpath within the Site, south of VP25, and on the elevated Cromer Heath road, looking north (Summer VP 17) along with the production of Type 3 visualisations at VP's 4, 5, 7, 18, 20, 22, 24 and 25. Where additional visualisations have been requested these have been captured and appended to this ES Addendum within Appendix 7.2.1 - Figure 16 Illustrative Photomontages (December 2025). These additional visualisation locations are a visual aid and do not affect the overall conclusions of the LVIA.

2 Visual Impact Assessment Addendum

- 2.1.1 We note the advice on long distance views and other commentary on visual receptors and viewpoint locations dated 25th May 2025 and follow up communication on 20th November 2025. This Addendum provides assessment for 4 additional visual receptors outlined by Place Services on behalf of North Hertfordshire District Council, as set out and shown on Figure A below:

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

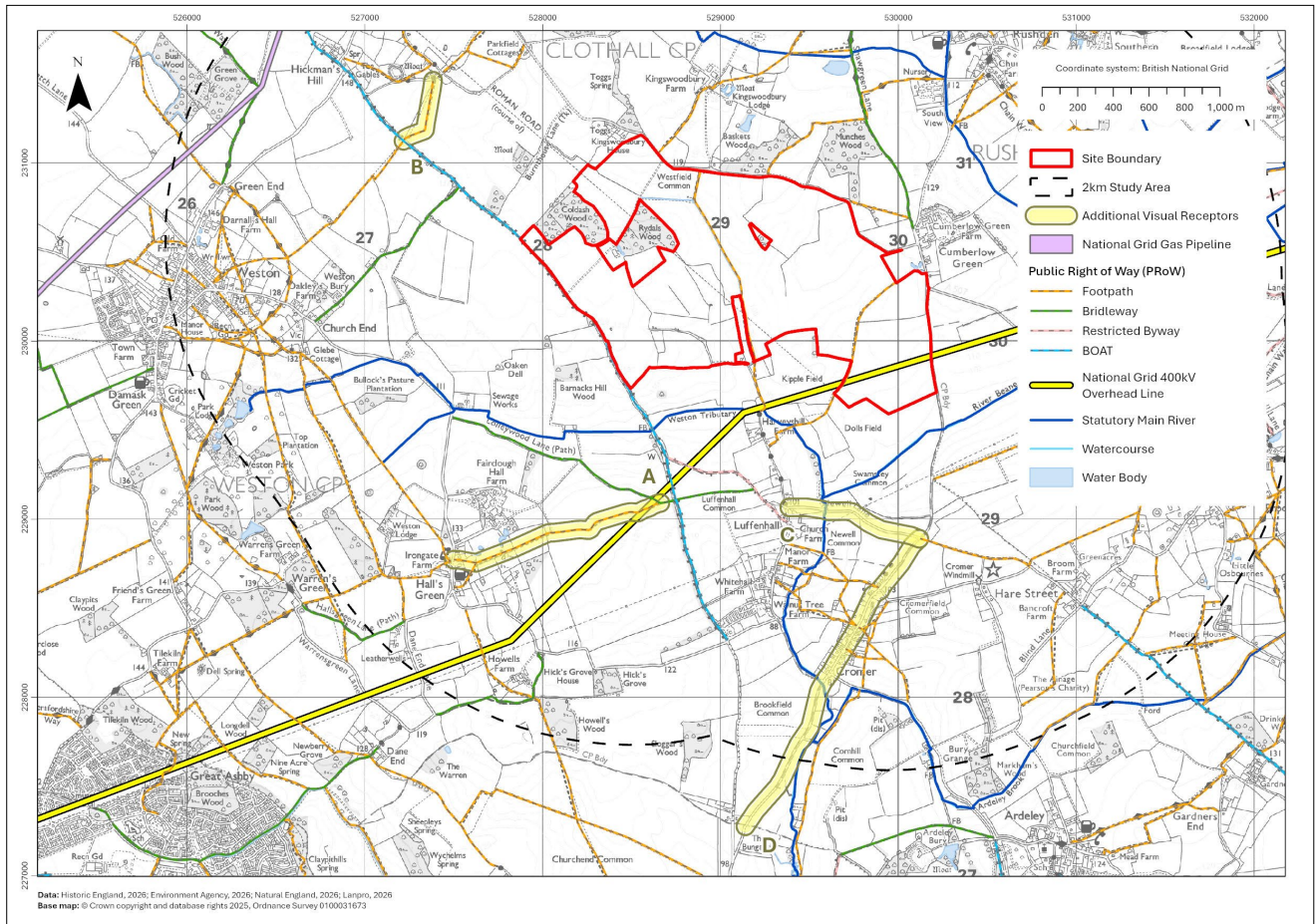


Figure A - Additional Visual Receptors Location Plan

2.1.2

It is important to note that the viewpoint locations selected are a representation of a range of views available from visual receptors within the Study Area. Where assessments are made within the ES LVIA chapter they relate to the receptor group rather than the individual viewpoints, for which the viewpoint photography offer a reference of a range of views associated with those visual receptors. The assessment of visual impact on the aforementioned additional receptors has been made based on desk-based studies and previous in depth Site works, for which a chartered Landscape Architect visited the Site and Study area to understand the wider landscape and visual context.

2.2 Visual Impact Assessment

- 2.2.1 The assessments below have been made following the agreed Methodology set out in Appendix 7.3 of the ES, with particular reference to Section 7 – Assessment of Visual Effects:

Weston FP 15

- 2.2.2 Located to the south-west of the Site approximately 440m from the Site boundary at its closest point linking Hall's Green with Clothall FP 12. Receptors comprise recreational users along this route and are therefore of high susceptibility to the changes proposed due to the view being experienced by local users walking through the countryside. The views from this receptor group are deemed to be of low value.
- 2.2.3 The sensitivity of the receptor group combines the susceptibility (**High**) with the value (**Low**) and is considered to be **Medium**.
- 2.2.4 As per LVIA ES Chapter 7 paragraphs 7.4.79 – 7.4.82, visibility of the Site from the surrounding landscape is limited due to intervening plateau landforms to the north and west and the screening effects of vegetation in all directions. The broad pattern of vegetation outside the Site includes woodland blocks on the plateau to the north and west of the Site and intermittent treed hedgerows within the river valleys to the south and east of the Site.
- 2.2.5 Despite some theoretical visibility from the west displayed on the Augmented ZTV in Figure 9 of Appendix 7.1 of the ES, a site walkover determined that there is minimal intervisibility of the Site from receptors to the west other than those located within the immediate surroundings.
- 2.2.6 The magnitude of change at Construction and Year 1 is **Low** due to the short-term reversibility of effects at Construction with the Proposed Development not being prominent in views at Year 1. By year 15 the landscape proposals will have become more established, further screening views of the Proposed Development with the magnitude of change reducing to **Negligible**.

Scheme under Construction (winter) - **Moderate – Minor (Adverse)** and not considered significant

Scheme at completion (year 1 winter) - **Minor (Adverse)**

Scheme at Establishment (+15 years summer) – **Negligible (Adverse)**

Clothall FP 10

- 2.2.7 Located to the north-west of the Site approximately 850m from the Site boundary at its closest point linking Clothall FP 12 to the wider network of Public Rights of Way (PRoWs). Receptors comprise recreational users along this route and are therefore of high

susceptibility to the changes proposed due to the view being experienced by local users walking through the countryside. The views from this receptor group are deemed to be of **low** value.

2.2.8 The sensitivity of the receptor group combines the susceptibility (**High**) with the value (**Low**) and is considered to be **Medium**.

2.2.9 As per LVIA ES Chapter 7 paragraphs 7.4.79 – 7.4.82, visibility of the Site from the surrounding landscape is limited due to intervening plateau landforms to the north and west and the screening effects of vegetation in all directions. The broad pattern of vegetation outside the Site includes woodland blocks on the plateau to the north and west of the Site and intermittent treed hedgerows within the river valleys to the south and east of the Site.

2.2.10 Despite some theoretical visibility from the west, displayed on the ZTV in Figure 9 of Appendix 7.1 of the ES, a site walkover determined that there is minimal intervisibility of the Site from receptors to the north and west other than those located within the immediate surroundings.

2.2.11 The magnitude of change at Construction and Year 1 is **Low** due to the short-term reversibility of effects at Construction with the Proposed Development not being prominent in views at Year 1 due to the screening effects of intermittent vegetation and landform. By year 15 the landscape proposals would have become more established further screening views of the Proposed Development with the magnitude of change reducing to **Negligible**.

Scheme under Construction (winter) - **Moderate – Minor (Adverse)** and not considered significant

Scheme at completion (year 1 winter) - **Minor (Adverse)**

Scheme at Establishment (+15 years summer) – **Negligible (Adverse)**

Gateway along Newell Lane

2.2.12 Newell Lane is well screened by tall hedgerows along its northern edge, views northward towards the Site are limited to infrequent gaps, such as gated field accesses. Receptors along Newell Lane are primarily local road users of Low and no more than Low-Medium susceptibility experiencing a low value view, where overhead lines and pylons detract, and are therefore unlikely to be visiting specifically to experience the view available.

2.2.13 The sensitivity of the receptor group combines the susceptibility (**Low-Medium**) with the value (**Low**) and is considered to be **Medium to Low**.

2.2.14 Whilst on Site, a Chartered Landscape Architect reviewed the above location and determined that where views northward do occur through gaps in vegetation, views of the Site itself are limited due to undulations in landform south of the Site boundary. As per the above, overhead lines and pylons are an evident and have an industrialising influence on the landscape and views.

- 2.2.15 The magnitude of change at Construction and Year 1 is **Very Low** due to the short-term reversibility of effects at Construction with the Proposed Development not being prominent in views at Year 1 due to the screening effects of intermittent vegetation along Newell Lane and undulating landform. By year 15 the landscape proposals will have become more established further screening views of the Proposed Development with the magnitude of change reducing to **Negligible**.

Scheme under Construction (winter) – **Minor (Adverse)**

Scheme at completion (year 1 winter) - **Minor (Adverse)**

Scheme at Establishment (+15 years summer) – **Negligible (Adverse)**

Cromer Heath Road (elevated views north)

- 2.2.16 Both VP2 and VP17 comprise winter views from locations on or immediately adjacent to Cromer Heath Road (VP17 Winter view located along Cottered FP 28) and offer a range of views from points along the route. Following the comments received from Place Services on 20th November 2025 regarding elevated views north, specifically referencing Cromer Heath Road, a Chartered Landscape Architect reviewed the location of VP17, micro-siting the viewpoint further south along the route from an elevated location north of Cromer, in line with the comments received. This location was 'ground-truthed' during a Site visit on 26th May 2025 and Summer photography captured from this location, along with other associated viewpoint locations. This location, along with VP's 16, 18 and 19, offer a range of mid to long distance views northward from elevated locations.
- 2.2.17 The re-positioned VP17 (Figure 13.1 Viewpoints Summer of Appendix 7.1) is located on the northern edge of Cromer, at an elevated location along Cromer Heath Road. Receptors primarily comprise local road users and are considered to be of Medium susceptibility to change due to the elevated open views across the landscape and low levels of traffic. Receptors in this capacity experience a Low value view.
- 2.2.18 The magnitude of change at Construction and Year 1 is **Low** due to the short-term reversibility of effects at Construction with the Proposed Development not being prominent in views at Year 1 due to the screening effects of intermittent vegetation, undulating landform and distance.
- 2.2.19 By year 15 the landscape proposals will have become more established, further screening views of the Proposed Development with the magnitude of change reducing to **Very-Low**.
- Scheme under Construction (winter) – **Moderate - Minor (Adverse)** and not considered significant
- Scheme at completion (year 1 winter) - **Moderate - Minor (Adverse)** and not considered significant
- Scheme at Establishment (+15 years summer) - **Minor (Adverse)**

3 Conclusions

- 3.1.1 In conclusion, while some temporary adverse effects are unavoidable during construction and early operation, these are localised and reduce substantially with time.
- 3.1.2 Based on the above, the conclusions set out in Chapter 7 of the ES do not change as a result of the assessment of these additional 4 visual receptors and will therefore not add to the overall significance.
- 3.1.3 The careful design approach and embedded mitigation strategy ensure that the Proposed Development would not result in significant landscape or visual harm and is therefore considered acceptable in planning terms from an LVIA perspective.

Appendix 7.2.1