



North Herts Council
Development and Conservation
North Hertfordshire District Council
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Our ref: 08372
Date: 4 June 2026

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 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.

We previously provided comments dated 26th September 2025, 20th November 2025 and 12th March 2026.

1.0. Review of the proposal/submitted information:

- 1.1. We accept that the colour wash approach to demarcating the extent of solar panels is a useful method, with the Beane Valley Solar Farm (East Herts 3/24/2245/FUL) represented by pink and the application site represented by blue. We welcome the submission of this additional information to accompany the application and address concerns regarding cumulative effects.
- 1.2. The accompanying Cover Letter (dated 13th May 2026) concludes that *“The requested visualisations that accompany this letter do not alter the conclusions of the LVIA that the cumulative impacts of the two schemes is not significant in EIA terms”*.
- 1.3. The Cumulative effects on Viewpoint 2 (Unnamed road) have not been included within the submitted CLVIA. In the absence of assessed judgements for this receptor, we note that users of this transitional minor route would experience solar PV development on both sides of the road. Whilst the Beane Valley Solar Farm is apparent to the east, the elevated panels to the west within the application site are visible through the vegetation. This is particularly notable given the rural character of this route.



- 1.4. We note that views of the adjacent Beane Valley Solar Farm are obscured from Viewpoint 11 by surrounding vegetation and the topography. The Photomontage demonstrates that views of the solar panels are set back from the A507 in this location and will be less immediately visible.
- 1.5. Cumulative effects are more likely to arise from nearby Viewpoint 21 which provides views of both the Beane Valley Solar Farm and the application Site. This receptor is assessed as **moderate adverse Cumulative** at both Year 1 and Year 15 (Para 8.6.35). As per Table 7.3 within the LVIA, **moderate adverse effects** are considered **Significant**. We therefore agree with the assessment that cumulative visual effects Transport Receptors on the A507 heading south are considered **Significant**.
- 1.6. Viewpoint 14 demonstrates that the Beane Valley Solar Farm appears in the foreground, with the application site in the distance. We acknowledge that by virtue of the elevation of the panels in the foreground, that the application site solar panels are unlikely to be visible from this location.
- 1.7. We do however note that the viewpoint location is taken from the winter photography viewpoint location on lower elevation land. Following previous correspondence and consultation, additional viewpoint photography was undertaken, inclusive of Viewpoint 14, but in a revised location on a more elevated section of the A507. This revised location provided more expansive views across the Beane Valley. The Cumulative Photomontages would have benefited from being in this revised location, where the application site would likely have been visible above the solar panels in the Beane Valley Solar Farm site.
- 1.8. However, as per Table 7.3 within the LVIA, **moderate adverse effects** are considered **Significant**. We therefore agree with the assessment that cumulative visual effects Transport Receptors on the A507 heading north are considered **Significant**.
- 1.9. Viewpoint 20 represents the longer distance views from Byway Clothall 021 to the south. The extent of solar panels can be seen across the horizon for both the application site and the adjacent Beane Valley Solar Farm. Whilst we consider that the Cumulative Photomontages demonstrate the expansive effects of the solar farms, we do not disagree with the assessed **moderate minor adverse effects** at Year 1 and **minor adverse** effects at Year 15.
- 1.10. Overall, we welcome the submitted Cumulative Photomontages which provide some clarity on the effects of the combined proposals within the application Site and the Beane Valley Solar Farm.
- 1.11. We consider that the Photomontages largely reflect the assessed Cumulative Effects within the LVIA, however also reinforce the cumulative significant effects arising from the A507 receptor.

Please contact us if you have any queries in relation to this advice.

Place Services – Landscape Team

Email: 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.

We are unable to respond directly to applicants/agents or other interested parties. Any additional information, queries or comments on this advice that the applicant/agent or other interested parties may have, must be directed to the Planning Officer at the relevant LPA, who will seek further advice from us where appropriate.

