

N&N Soc & CPRE comments shown in green & where deletions are suggested, by either “delete” or green shading.

## **Renewable and low carbon energy**

**11.69** Increasing the amount of energy from renewable and low carbon technologies will help to make sure the UK has a secure energy supply, reduce greenhouse gas emissions to slow down climate change and stimulate investment in new jobs and businesses. The planning process has an important role in the delivery of new renewable and ~~local low~~ carbon energy infrastructure in locations where the local environmental impact is acceptable and in prioritizing different types of renewable energy according to government policy. One of the Strategic Objectives of the Core Strategy seeks to make Northumberland resilient to climate change and contribute to mitigating its effects while ensuring that conflict with other policies of the Core Strategy are not thereby undermined.

**11.70** The NPPF states that all communities have a responsibility to help increase the use and supply of renewable and low carbon energy. However, the need for renewable and low carbon energy does not automatically override environmental considerations, such as landscape, heritage and local amenity, and the planning concerns of local communities. One of the Strategic Objectives of the Core Strategy seeks to manage the prudent use of Northumberland's natural resources, including energy, while minimising adverse impacts on communities and the environment.

**11.71** Northumberland has the potential to provide renewable energy from a number of sources, such as onshore wind (where substantial provision has already been

made), solar, biomass, hydro and anaerobic digestion. The Core Strategy and subsequent planning decisions therefore need to balance the generation of renewable and low carbon energy with the need to protect Northumberland's environment and communities from any significant adverse impacts associated with development.

## **Assessing proposals for renewable and low carbon energy development**

~~11.72 Reflecting current national planning policy, the approach to renewable and low carbon energy in Northumberland is to provide a positive policy framework recognising that it can make a valuable contribution to slowing down climate change, meeting energy needs and improving energy security. Criteria-based policies are proposed which set out that renewable and low carbon energy proposals will be supported if applicants are able to demonstrate that the effects on the environment and local communities are acceptable. The NPPF advises Local Planning Authorities to consider identifying areas where this would help secure development of such resources. The Ministerial Statement issued by the Secretary of State for Communities and Local Government on 18 June 2015 and the subsequent updates to the National Planning Policy Guidance states that local planning authorities should only grant planning permission for wind energy developments if the development site is in an area identified as suitable for wind energy development in a local or neighbourhood plan.~~

11.72A To assess new proposals for new renewable and low carbon energy development, Policy 65 sets out that renewable and low carbon energy proposals will be supported if applicants are able to demonstrate that the effects on the environment and local communities are acceptable or can be made acceptable. The policy includes

a number of policy criteria to assess the acceptability of proposed developments and other policies in the plan, including those relating to landscape and the natural, built and historic environment, will be used to support the assessment of proposals against these criteria. The criteria within the policy seek to protect those environmental and cultural assets that are important to Northumberland, its communities, economy and visitors. The matters in the policy will be applicable to all proposals but the level of information required in support of a planning application will be proportional to the scale of the proposal, its location and its potential effects.

**11.72B** Policy 65, and the criteria in the policy, is applicable to all renewable and low carbon energy development. However, further policies for onshore wind (Policy 66) and solar photovoltaic farms (Policy 67) are included in the plan to take account of development pressures, the scale of potential development and the specific issues that these types of development raise. The policy criteria in these policies are, therefore, additional to those in Policy 65.

11.73-As in earlier versions of the Core Strategy, the proposed criteria-based approach is regarded as appropriate for Northumberland having regard to the problems associated with the earlier identification of “Areas of Least Constraint” or “W Areas” using capacity-based studies. Consideration has been given as to whether, in light of changes to National Planning Practice Guidance following Ministerial Statements of 18<sup>th</sup> June 2015, it would be appropriate to seek to identify suitable areas for wind energy development but that course has been rejected because: (1) The Council’s duty to have a positive strategy to promote energy from renewable and low carbon sources is better served, in the context of Northumberland, by focusing on

renewable sources other than wind; (2) Government policy seeks to enhance the role of local communities in decision making, in particular in the context of wind turbine development, such that local communities should be free to identify suitable areas for onshore wind developments through neighbourhood plans, if desired; (3) a county wide assessment seeking to identify such suitable areas would be extremely problematic, conducted in a vacuum and being likely to produce flawed, general conclusions and to give rise to the same problems that were encountered with the earlier “Areas of Least Constraint”/“W Areas”; (4) such an exercise would be an inefficient and wasteful use of scarce Council funds and resources; (5) the detail of identified suitable areas and the reasons why such areas had been identified would be of such importance that it would be inappropriate to leave the matter to be progressed and settled wholly or partly outside the scrutiny of the local plan process; and (6) because the Core Strategy has now progressed to an advanced stage, identifying such areas might result in unacceptable delay in its submission for public examination and adoption.

~~Earlier versions of the Core Strategy proposed a criteria-based approach and did not identify any suitable areas for onshore wind energy development. It is proposed that suitable areas for wind energy development are not identified in the Core Strategy because the Core Strategy has now progressed to an advanced stage and identifying such areas would result in considerable delay to its submission for public examination owing to the detailed work that would be needed to support their identification. However, in light of the Ministerial Statement and the amendments to the National Planning Practice Guidance, work has commenced to consider the identification of suitable areas and any such areas would be progressed through the preparation of a specific Development Plan Document. It is considered that the proposed approach in~~

the Core Strategy is in line with the requirements of the NPPF and also takes account of the feedback received through the Issues and Options, Preferred Options (stage 1) and Full Draft Plan consultations where the criteria-based approach was supported.

**11.74** An overarching policy on renewable and low carbon energy development is proposed (Policy 65). Although specific policies have been included for assessing onshore wind energy and solar farms because of the scale of potential development, the overarching policy is applicable to the consideration of all proposals for renewable and low carbon energy development. Proposals for renewable and low carbon energy will also be assessed in the context of the other policies in the plan, including those relating to the landscape and the natural, built and historic environment.

**11.75** The Council acknowledges that Northumberland has a range of energy resources and that the County has already made a significant contribution in the delivery of renewable energy, particularly through wind energy schemes. Given the scale of renewable energy development already constructed, or with planning consent, additional schemes have the potential to further impact on the special character of the County. The Council considers there is a limit to the scale of development that can be accommodated across Northumberland in general and in some local areas in particular, without significantly adversely affecting the special landscapes and cultural heritage of Northumberland, as well as the amenity of its residents.

**11.76** The criteria within the policy, therefore, seek to protect those environmental and cultural assets that are important to Northumberland, its communities, economy and visitors. The matters in the policy will be applicable to all proposals but the level of information required in support of a planning

~~application will be proportional to the scale of the proposal, its location and its potential effects.~~

~~11.77 Feedback on the Full Draft Plan (2014) consultation was generally supportive of the approach set out in the overarching policy. In summary the feedback highlighted:~~

~~Consideration about whether the policy provides a positive strategy for the development of renewable energy as required by the NPPF; The importance of recognising the economic benefits of renewable energy proposals; The importance of ensuring that the criteria for assessing cumulative impacts are robust;~~

~~The need to ensure the balancing of impacts and benefits is reflected in the policy; Clarification on the approach to community-led schemes.~~

[11.78 To add more detail to the renewable energy policies a supplementary planning document will be prepared. It is intended that this document will include more guidance on the requirements of the policies including issues relating to landscape sensitivities and capacity, important viewpoints, cumulative impact and community led initiatives. ] *[Delete this paragraph. The NPPF disparages unjustified SPDs.]*

[11.78A The NPPF also advises Local Planning Authorities to consider identifying areas for renewable and low carbon energy development where this would help secure development of such resources. However, a criteria-based policy has been developed and is considered to be the most appropriate approach to help guide and assess proposals for renewable energy that may come forward over the plan period. A different approach is proposed for wind to reflect the Written Ministerial Statement issued by the Secretary of State for Communities and Local Government on 18 June

2015 and the changes to Planning Practice Guidance.  
Further detail on this is provided in the section for onshore  
wind.] ~~[Delete this paragraph – see above]~~

## **Policy 65**

### **Renewable and low carbon energy development**

In plan-making and assessing development proposals, the strategy for the development of renewable energy and low carbon energy development is to support and encourage proposals in appropriate locations in order to contribute to energy generation and a reduction in emissions of greenhouse gases. This includes where decentralised, renewable or low carbon energy supply systems are to be used to supply energy to a development. Support will also be given to renewable and low carbon energy developments where there is clear evidence that proposals are community-led ~~and supported~~ [Reinstate deleted words].

Through the development management process, applications will be supported where it has been demonstrated that the environmental, social and economic ~~effects benefits~~ [Stet] of the proposal ~~clearly outweigh any adverse effects~~ [Stet], individually or cumulatively, on local communities and the environment [are acceptable or can be made acceptable] [Delete]. In considering applications, appropriate weight will be given to the following:

- d. Landscape character and sensitivity and the sensitivity of visual receptors;
- e. The special qualities and the statutory purposes of the Northumberland National Park, North Pennines Area of Outstanding Natural Beauty and the Northumberland Coast Area of Outstanding Natural Beauty ad the

views to and from these areas;

- f. Internationally, nationally and locally designated nature conservation and geological sites (and their settings) and features, and protected habitats and species;
- g. Hadrian's Wall World Heritage Site and other internationally, nationally and locally designated heritage assets and their settings and non-designated heritage assets;
- h. Air, and ground and surface water quality;
- i. Hydrology, water supply and any associated flood risk;
- j. Highways and traffic flow, transport networks, Public Rights of Way and non-motorised users, including the effects upon well-used recreational routes such as the National Trails, long distance routes and the national cycle network;
- k. Amenity due to noise, odour, dust, vibration or visual impact;
- l. The openness of the Green Belt and whether very special circumstances have been demonstrated to justify otherwise inappropriate development;
- m. The impact of any new grid connection lines and any ancillary infrastructure and buildings associated with the development;
- n. That appropriate provision has been provided for decommissioning and removal of temporary operations once they have ceased;

- o. The predicted output of the proposal and useability of that output; and
- p. The net economic benefits of the proposal.

All proposals need to consider cumulative impact. When identifying cumulative landscape and visual impacts, considerations include: direct and indirect effects as well as temporary and permanent impacts. When assessing the significance scale of landscape and visual impacts a number of criteria should be considered, including: the sensitivity of the landscape and visual receptor and the magnitude or size of the predicted change.

## **Onshore wind energy**

**11.79** Onshore wind energy is now an established and common technology for generating renewable energy in the UK. The availability of this technology for deployment, the previous availability of financial incentives and the presence of a wind resource in Northumberland has resulted in considerable development pressure for onshore wind farms in Northumberland in recent years.

**11.80** Given the pressure for development across Northumberland and recognising that there are a number of planning issues which are specific to wind turbine development, a supplementary [*Not “supplementary” – suggest “additional”*] criteria based policy for this technology has been developed to help guide and assess proposals that may come forward over the plan period. The criteria in Policy 66 are in addition to those criteria that are identified in Policy 65, which apply to all renewable energy proposals. Applicants are required to submit sufficient information in support of their planning application to allow a full and robust

assessment of the likely effects of the proposal. The level of information required will reflect the scale and nature of the proposal<sup>(168)</sup>.

**11.80A** A Written Ministerial Statement relating to planning for wind turbine development was issued by the Secretary of State for Communities and Local Government on 18 June 2015. This statement sets out that when determining planning applications for wind energy development involving one or more wind turbines, local planning authorities should only grant planning permission if:

- The development site is in an area identified as suitable for wind energy development in a local or neighbourhood plan; and
- Following consultation, it can be demonstrated that the planning impacts identified by affected local communities have been fully addressed and therefore has their backing.

**11.80B** The Statement also sets out that such areas need to be clearly identified in a Local or Neighbourhood Plan. Whether a proposal has the backing of the affected local community is a planning judgement for the local planning authority. If local communities have identified suitable areas leading to an application for wind turbine development, it is considered that the criteria in the policy will enable this judgement to be made. No changes have been made to tThe NPPF is now to be read as a consequence clarified -byof the Written Ministerial Statement and subsequent changes to the National Planning Practice Guidancebeing issued. These changes make a clear distinction between wind turbines and other sources of renewable enrgy. Some amendments were, however, made to the guidance in the Planning Practice

## Guidance.

**11.80C** In order to reflect the Written Ministerial Statement, the policy for onshore wind energy has been amended to be consistent with the policy tests it sets out and the test regarding the acceptability of the planning impacts of renewable energy proposals in the NPPF. The identification and allocation of suitable areas for wind turbine development is to be addressed in a separate Development Plan Document and potentially through neighbourhood plans. It is considered to be appropriate to seek to identify suitable areas for wind energy development in order to 'have a positive strategy to promote energy from renewable and low carbon sources' as required by the NPPF. If suitable areas are not identified it would, in the context of the Written Ministerial Statement, unnecessarily limit opportunities for community-led initiatives and proposals of a smaller scale that would help individual homes or businesses to meet their energy needs.

## **11.81**

The Council received a significant level of response to draft policy criteria for wind energy development that were proposed during early consultations on the emerging Core Strategy. The policy was amended and feedback on the Full Draft Plan (2014) consultation has recognised the changes that have been made. In summary the feedback highlighted:

- Concerns about whether the policy provides a positive strategy for the development of renewable energy as required by the NPPF;
- The need to clarify the approach to wind turbine development in the AONBs;
- The importance of ensuring that the criteria for assessing cumulative impacts are robust;

- ~~The need to ensure the balancing of impacts and benefits is reflected in the policy.~~

## 11.82

~~The Council received a significant level of response to draft policy criteria for wind energy development that were proposed during early consultations on the emerging Core Strategy.~~ One of the main concerns expressed through the consultation process was the impact of wind turbines on the landscape of Northumberland, which is recognised as an important asset of the County. The Council has recognised that onshore wind turbines represent a significant force for change on the landscape of Northumberland.

**11.83** The Council has undertaken a study to understand the landscape and visual effects of the current operational wind farms in Northumberland. The conclusions of this study work recognise the importance of considering the effects on long and medium range views from and to iconic landscapes and heritage assets and the outlooks for heritage assets. This is recognised in the policy. ~~The study also made recommendations for additional guidance on the planning application process which will be addressed in the SPD that is to be prepared.~~

**11.84** Another area of concern identified during the consultation process has been the potential impact of wind farm development on the tourism economy in Northumberland. Northumberland's landscape, natural and historic environment and tranquillity are a key for draw for visitors. Inappropriate wind turbine developments have the potential to adversely affect these assets and could therefore impact on the tourism economy, if people are dissuaded from visiting/ returning. In light of the concerns expressed, the Council commissioned two pieces of work<sup>(169)</sup> to help

understand the effects of onshore wind farms on tourism to inform the policy in the Core Strategy.

**11.85** A visitor perception study was undertaken using an online survey to identify potential visitor views on whether the existence of wind farms has an impact on their decision to come to a rural area, and to Northumberland in particular. The other element comprised:

An extensive desk based review of research studies which assess the effects of onshore wind farms on tourism in the UK; A survey of Northumberland tourism related businesses looking at the impacts of wind farms in Northumberland; A review of the approach and findings of the Public Knowledge visitor perception survey; and A focus group with representatives of groups or organisations that are interested in and/ or concerned with the impacts of wind farms in Northumberland.

**11.86** The findings of the work are not conclusive. The study concluded that there is no evidence to suggest that the development of wind farms has either a significant negative or positive impact on tourism. This conclusion was partly based on a review of a number of other studies that had been carried out several years ago in settings different to Northumberland. The study did, however, highlight that some landscapes may be more sensitive to wind farm developments than others and that development could have localised negative effects in relation to tourism. It emphasises the need for developments to be well-sited in relation to the landscape setting and the tourism economy context of the locality. The draft policy recognises the considerations relating to the landscape and the natural and historic environment matters that are important for tourism. The protection of these assets is also seen as being important in protecting and supporting the tourist sector.

These studies are being published as part of the evidence base for the Pre-Submission Draft Plan.

**11.87** Across Northumberland a significant amount of wind farm development has either already taken place or has been consented therefore cumulative impact is a key issue and this is a matter that will require careful consideration. In considering cumulative impact account should be taken of existing development, including development under construction; approved development awaiting implementation; and proposals submitted as planning applications awaiting determination.

~~11.88 The nature of the landscapes in the AONBs makes them vulnerable to the impacts of larger scale turbine developments. It may be possible to accommodate small scale developments that meet the needs of properties or businesses without unacceptable~~

~~impacts on the special qualities of the AONBs. Small-scale in this context means a single turbine with a hub height of 25 metres or less. Proposals of this scale will still be assessed against the relevant policy criteria.~~

**11.89** The Ministerial Statement issued by Secretary of State for Communities and Local Government on 18 June 2015 and the subsequent updates to the National Planning Policy that local planning authorities should only grant planning permission for wind energy developments if:

- The development site is in an area identified as suitable for wind energy development in a local or neighbourhood plan; and
- Following consultation, it can be demonstrated that the planning impacts identified

**11.90** Whether a proposal has the backing of the affected

local community is a planning for the local planning authority. It is considered that the criteria in the policy will enable this judgement to be made. As referred to above consideration will be given to identifying areas suitable for wind energy and if it is considered to be appropriate to take this approach a Development Plan Document will be prepared to identify such areas.

## Policy 66

### Onshore wind energy

In plan-making and assessing development proposals, the development of single wind turbines or groupings of turbines will be supported where: ~~the applicant can demonstrate that the social, environmental and economic benefits of the proposal clearly outweigh any adverse impacts, both individually and cumulatively~~ *[Stet – This approach required per the Pickles statement]*

- I. ~~[the applicant can demonstrate that the planning impacts of the proposal, both individually and cumulatively, are acceptable or can be made acceptable;~~
- II. ~~the development site is in area identified as suitable for wind energy development, where these are set out in the Local Plan or a Neighbourhood Plan; and~~
- III. ~~following consultation, it can be demonstrated that the planning impacts identified by affected local communities have been fully addressed and therefore the proposal has their backing.]~~ *[Delete 1. 11. & 111. – the earlier articulation is required to accord with Ministerial Statements]-*

Through the development management process, ~~the~~

planning impacts will be assessed against the following criteria and applicants will be required to demonstrate applications will be supported where it has been demonstrated that [Reverse the suggested change – earlier articulation more appropriate]:

a. Whether, following consultation, it can be demonstrated that the planning impacts identified by affected local communities have been fully addressed and therefore the proposal has their backing [This is an essential criterion]

a.b. There is sufficient separation from the proposed wind turbines to protect residential amenity as a result of noise, shadow flicker and visual intrusion. To protect visual amenity, there will be a presumption against development within a distance of six times the turbine blade tip height of residential properties unless it can be demonstrated that the presence of turbines would not have an unacceptable impact upon living conditions;

b.c. The proposals have fully addressed any potential adverse effects on the safety of aviation operations and navigational systems;

c.d. Potential interference to television and/or radio reception and information and telecommunications systems will be avoided and/or mitigated;

d.e. The proposed site access arrangements and access routes will be suitable for the construction phase, including the delivery of turbine components and construction materials, the operational phase, and the decommissioning of the proposed wind farm;

e.f. The proposed wind turbines are located appropriate distances from highways, and railway lines to provide a safe topple distance. A minimum topple distance of the turbine height plus 10% is recommended as a starting point;

- f.g. Provision has been made for the satisfactory decommissioning of the turbines and associated infrastructure once the operations have ceased and the site can be restored to a quality of at least its original condition;
- g.h. The proposal will not result in unacceptable harm to the character of the landscape and the landscape has capacity to accommodate the proposed development;
- h.i. There are no unacceptable adverse effects on long and medium range views to and from sensitive landscapes, such as the Cheviot Hills, Northumberland Sandstone Hills, Northumberland Coast AONB, North Pennines AONB, the Northumberland National Park and the Hadrian's Wall World Heritage Site, and lines of sight between iconic landscape and heritage sites and features, particularly where one or more feature is within the Northumberland Coast AONB, the North Pennines AONB or the adjoining Northumberland National Park;
- i.j. There are no unacceptable adverse effects on sensitive or well used viewpoints; and
- j.k. There are no unacceptable adverse effects on important recognised outlooks and views from or to heritage assets where these are predominantly unaffected by harmful visual intrusion., [taking into account the significance of the heritage asset and its setting] *[Delete – an unnecessary gloss].*

~~Within the Northumberland Coast AONB and the North Pennines AONB there will be a presumption against proposals involving more than one turbine or proposals involving turbines with a hub height of over 25 metres.~~ *[Stet – without that constraint, the robustness of the policy is in effect mortgaged to the possible future outcome of a highly controversial capacity study ]*

All proposals need to consider cumulative impact. When identifying cumulative landscape and visual impacts, considerations include: direct and indirect effects as well as temporary and permanent impacts. When assessing the **significance scale** of impacts a number of criteria should be considered, including: the sensitivity of the landscape and visual receptor and the magnitude or size of the predicted change.

## **Solar photovoltaic farms**

**11.91** Solar farms are large-scale arrays of photovoltaic cells that convert sunlight into electricity. They are differentiated from micro-generation, the small-scale generation of energy by individuals or businesses to meet their own needs. Solar farms can cover large areas of land, typically between one hectare and 100 hectares, and are usually developed in rural locations or on large brownfield sites. They can also be mounted on the roofs of existing buildings.

**11.92** A number of solar farms have recently been permitted in Northumberland and a number of further schemes are expected to come forward. Solar farms have therefore been identified as a technology where there is likely to be future development pressure. A criteria-based policy has been therefore been prepared to consider any proposals for solar farms in Northumberland that may come forward over the plan period.

**11.93** ~~Feedback on the Full Draft Plan (2014) consultation was generally supportive of the approach set out in the policy. In summary the feedback highlighted:~~

- ~~• Concern about whether the policy provides a positive strategy for the development of renewable energy as required by the NPPF;~~

- The need to ensure the balancing of impacts and benefits is reflected in the policy;
- The importance of ensuring that the criteria for assessing cumulative impacts are robust; and
- The potential to give a stronger steer to using previously developed land and non-agricultural land.

**11.94** In line with the overarching approach to renewable and low carbon energy in Northumberland, the policy is supportive of the development of this renewable technology where it can be demonstrated that the proposals, whether individually or cumulatively, do not have an unacceptable adverse impact on the natural and historic environment of Northumberland and local amenity.

**11.95** Key environmental considerations for solar photovoltaic farms relate to whether the use is an effective use of the land, landscape and visual impacts, which includes the impact of glint and glare on the landscape. In addition there could also be impacts on drainage, and archaeology. The sensitive siting of these developments and the use of well-planned screening as a means of mitigation are important in addressing these concerns. The use of previously developed sites, non-agricultural land that is not of high environmental value or poor quality land is encouraged. The nature of ~~the proposals~~ **this development type means** that proposals can allow for continued agricultural use where applicable and also provide opportunities for biodiversity improvements, which are encouraged.

## **Policy 67**

### **Solar photovoltaic farms**

In plan-making and assessing development proposals, the

development of solar photovoltaic farms will be supported where the applicant can demonstrate that the proposal is an effective use of land and that the social, environmental and economic ~~[effects benefits~~ of the proposal ~~clearly outweigh any adverse impacts~~, both individually and cumulatively., are acceptable or can be made acceptable.] [Reverse the change – the earlier articulation is to be preferred]

Through the development management process, ~~[the planning impacts will be assessed against the following criteria and applicants will be required to demonstrate applicants will need to provide evidence to demonstrate that:~~ ] [Reverse the change – the earlier articulation is to be preferred]

- a. Where a proposal involves greenfield land, ~~whether:~~
  - i. 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; and
  - ii. The proposal allows for continued agricultural use where applicable and/ or encourages biodiversity improvements around solar arrays;
- b. Where a proposal is sited on the roof of an existing building, it will have no unacceptable adverse effects on the character and appearance of the host building and the character of the surrounding area or listed buildings;
- ~~b.~~ c. The proposal, including the impact of security measures such as lights and fencing, will not result in harm to the character of the landscape and the landscape has capacity to accommodate the proposal;
- ~~e.~~ d. The extent to which there may be additional impacts if

solar arrays follow the daily movement of the sun; ~~d.~~ ~~e.~~ The proposal includes measures to screen the site to mitigate any landscape and visual impacts;

~~e.~~ ~~f.~~ There are no unacceptable adverse effects on long and medium range views to and from sensitive landscapes, such as the Cheviot Hills, the Northumberland Sandstone Hills, Northumberland Coast AONB, North Pennines AONB, the Northumberland National Park and the Hadrian's Wall World Heritage Site, and lines of sight between iconic landscape and heritage sites and features, particularly where one or more feature is within the Northumberland Coast AONB, the North Pennines AONB or the adjoining Northumberland National Park;

~~f.~~ ~~g.~~ There are no unacceptable adverse effects on sensitive or well used viewpoints;

~~g.~~ ~~h.~~ There are no unacceptable adverse effects on important recognised outlooks and views to and from heritage assets where these are predominantly unaffected by harmful visual intrusion, [taking into account the significance of the heritage asset and its setting] [An unnecessary gloss – delete];

~~h.~~ ~~i.~~ The proposed site access arrangements and access routes are suitable for both the construction, the operational phase and the decommissioning of the proposal;

~~i.~~ ~~j.~~ The proposals have addressed any potential adverse effects on the safety of aviation operations and navigational systems; and

~~j.~~ ~~k.~~ Provision has been made for the decommissioning of the solar farm once the operations have ceased and the site can be restored to a quality of at least its original condition.

All proposals will need to consider cumulative impact. When identifying cumulative landscape and visual impacts, considerations include: direct and indirect effects as well as temporary and permanent impacts. When assessing the **significance scale** of impacts a number of criteria should be considered, including: the sensitivity of the landscape and visual receptor and the magnitude or size of the predicted change.