

# Heckington Fen Solar Park

EN010123

**Environmental Statement | Volume 3: Technical Appendices**

**Appendix 7.2: RVAA Assessment Table**

Applicant: Ecotricity (Heck Fen Solar) Limited

Document Reference: 6.3.7.2

Pursuant to: APFP Regulation 5(2)(a)

February 2023



**APPENDIX 7.2 RESIDENTIAL VISUAL AMENITY ASSESSMENT – ASSESSMENT TABLE**

Document Properties		
<b>Regulation Reference</b>	Regulation 5(2)(a)	
<b>Planning Inspectorate Scheme Reference</b>	EN010123	
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Property ID/ Cluster ID	Property Address	Approximate Distance to the Energy Park (metres)	Orientation of Front Elevation	Direction of Primary Views towards Site	Relevant Figure	Baseline Visual Amenity / Visual Sensitivity	Magnitude of Change	Significance of Visual Effect	Acceptability Threshold for Residential Visual Amenity and Living Conditions in the Public Interest
ID 1	Mill Green Farm	590	South	South	<p>Figure 7.2 RVAA Aerial Images and Site Photography pages 2-3 (document reference 6.2.7)</p> <p>Figure 7.3 RVAA Photomontages Viewpoint 1 (document reference 6.2.7)</p>	<p>Detached two storey dwelling located to the north of the site. Front elevation is orientated south, towards the Energy Park. Residential curtilage extends west with a neatly clipped hedge (approx. 1.5m height maximum) enclosing the garden. An orchard lies to the west with an avenue of mature and tall trees forming its southern edge and marking the access road to the property.</p> <p>The view is characterised by the great sense of openness, big skies, level topography, and strongly horizontal pattern of the landscape. Views are distant. The Bicker Fen Wind Farm, seen on the horizon, and electricity poles introduce vertical features. Small blocks of woodland and groups of trees interrupt the horizon, to a degree, and help screen and assimilate into the landscape various large scale farm buildings dispersed across the fen.</p>	<p>Lines of sight between the southern front elevation / wider curtilage and the Energy Park have been identified. Views from the side west and east elevations would be very oblique.</p> <p>In views from the southern front elevation and the immediate amenity area to the west and orchard, the proposed Energy Park would be seen across the majority of the panorama in direct to slight oblique views. The introduced infrastructure, however, would be partially screened by the man-made bank that encloses the Head Dike. The top of the bank reaches approximately 2.3m -3.9m AOD. Views would include the upper part of the 3.5m high solar modules seen across the northern part of the Energy Park, which would screen the remaining areas of the solar modules.</p> <p>Receptors would be looking at the back of the panels, which would appear dark and recessive, being perceived en masse. Their geometry would be lost given the distance and direction of view. The distant horizon: trees and built form in East Heckington and along the A17 would be considerably screened.</p> <p>The upper part of the proposed substation and central energy storage compound would be visible some 1.7km away at their closest point, and over the intervening 3.5m high solar modules. This particular infrastructure would screen the existing large scale barn at Six Hundreds Farm (7.5m high to the eaves) and nearby tree line.</p> <p>For views from the ground floor on the principal elevation, the magnitude of change is assessed as low with views affected by the intervening man made bank associated with Head Dike, and extending to the northern edge of the Energy Park only. The proposed substation would form a very small element in the view with the central energy storage compound screened by the intervening solar modules.</p> <p>For views from the upper floor, the magnitude of change is assessed as medium anticipating that the views would be slightly elevated, but the bank would visually curtail the Energy Park, and the foreground would remain largely unchanged.</p> <p>For views from the side elevation ground and upper floor windows (present on the western elevation), the magnitude of change is predicted to be negligible.</p>	<p>For views from the ground and first floor windows on the principal elevation the effects would be moderate.</p> <p>For views from the ground and upper floor on the side elevations, the effects would be negligible.</p>	<p>Effects not significant. Not taken for further assessment as the overbearing effects are unlikely to occur.</p>
ID 2 (cluster)	Five Willow Wath & Five Willow Wathe Bungalow	638	South	South East	<p>Figure 7.2 RVAA Aerial Images and Site Photography pages 4-5 (document reference 6.2.7)</p> <p>Figure 7.3 RVAA Photomontages Viewpoint 2 (document reference 6.2.7)</p>	<p><u>Clarifications:</u> Post code data suggests the presence of two dwellings. Only one dwelling - Five Willow Wathe Bungalow, however, has been identified on site.</p> <p>Small scale bungalow with the front entrance and windows on the southern elevation. Front garden comprises amenity lawn and decking area, enclosed by approx. 1.2m high post and rail fence, and low deciduous hedge. No windows on the side eastern elevation. Rear garden enclosed by hedge with views largely internal.</p> <p>The view is characterised by the movement along the B1395/ Sidebar Lane and the Head Dike with its man-made banks. Electricity poles disrupt the horizontal pattern of the landscape with blocks of woodland interrupting the vast panorama.</p>	<p>Primary views from the dwelling would be south east, slight oblique to very oblique, towards the northern part of the Energy Park. Garden vegetation and trees immediately to the south of the dwelling screen views directly south. In addition, a small scale triangular block of woodland would partially screen views towards the western edge and north western part of the Energy Park.</p> <p>The 3.5m high solar modules in the north western part of the Energy Park would form the edge of the Proposed Development. The upper part of the proposed substation and central energy storage compound would be visible some 2km away and would</p>	<p>For views from the bungalow and front garden on the principal elevation the effects would be moderate.</p> <p>For views from the rear garden, the effects would be minor to negligible.</p>	<p>Effects not significant. Not taken for further assessment as the overbearing effects are unlikely to occur.</p>

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						The distant horizon is marked by the built form and vegetation along the A17. The Bicker Fen Wind Farm is seen in the distance.	<p>screen the barn at Six Hundreds Farm (7.5m high to the eaves) and nearby tree line.</p> <p>Receptors would be looking at the back of the panels, which would appear dark and recessive, being perceived en masse. Their geometry would be lost given the distance and direction of view. The distant horizon: trees and built form in East Heckington and along the A17 would be considerably screened.</p> <p>For views on the principal south elevation and front garden, the magnitude of change is assessed as low with views partially restricted by the intervening features and Head Dike, and including the northern edge of the Energy Park. The proposed substation would form a very small element in the view with the central energy storage compound screened by the intervening solar modules.</p> <p>Views from the rear garden largely negligible, except for views from the eastern edge of the garden, next to the road: low magnitude of change.</p>		
ID 3	Glebe Farm	505	Not confirmed – likely to be north and south	Not confirmed – no lines of sight but theoretically would be south east.	Figure 7.2 RVAA Aerial Images and Site Photography pages 6-7 (document reference 6.2.7)	<p>Residential property associated with a farmstead, consisting of a number of large scale sheds/ barns located to the north and east of the dwelling. Belt of mature evergreen trees with dense canopies surround the dwelling to the west, south, and east creating tight and heavily enclosed curtilage. Immediately to the east lies a series of small scale field enclosures with tree vegetation. This appears to be associated with the farmstead and equestrian use rather than residential curtilage.</p> <p>The dwelling is not visible from within the Energy Park or nearby publicly accessible locations.</p>	<p>The on-site survey did not identify any inter-visibility or lines of sight between this dwelling and any part of the Energy Park. Trees and hedgerow along Crab Lane reinforce this visual segregation.</p> <p>Excluded from further assessment.</p>	Excluded from further assessment.	
ID 4 (cluster)	The Barns, The Granaries, Whitehouse Farm, Bridge Farm House, and Car Dyke Farm	1020	South to South East	East	<p>Figure 7.2 RVAA Aerial Images and Site Photography pages 8-9 (document reference 6.2.7)</p> <p>Figure 6.6 Context Baseline Views and Photoviews Viewpoint 3 (document reference 6.2.6)</p>	<p><u>Clarifications:</u> Post code data suggests the presence of five dwellings. Three dwellings - Whitehouse Farm, Bridge Farm House, and Car Dyke Farm, however, have been identified during the site visit. The Barns appear to be an agricultural building rather than a dwelling, and does not have any side windows orientated towards the Energy Park. Views from The Barns are partially screened by an evergreen hedge and solid fence that marks the eastern edge of the plot adjacent to the south.</p> <p>With regard to the remaining dwellings, their front elevations are orientated to the south or south east (Car Dyke Farm) and away from the Energy Park. The rear north elevations of all three dwellings are orientated towards Littleworth Drove and away from the Energy Park. All three dwellings are detached and two storey high. Evergreen clipped hedge (approx. 1.5-18m in height) encloses the front gardens of Whitehouse Farm and Bridge Farm House. There are no windows on their east facing gable ends, except for a very small window at Bridge Farm House. Residential curtilage is enclosed by evergreen hedger or close boarded fence of approx. 1.8m height.</p> <p>With regard to Car Dyke Farm, the eastern gable end of the main house is also blank, but windows are present on the ground and first floor of its rear extension. Front garden of Car Dyke Farm is delineated by a very low stone wall, occasionally marked by ornamental shrub planting.</p>	<p>Views from the front south facing elevations would be oblique (towards the south western part of the Energy Park) to very oblique and right angle (towards the north western part of the Energy Park). Views from the side windows would be direct.</p> <p>The vegetation associated with Glebe Farm, Crab Lane and Sidebar Lane (around Chapel House &amp; Chapel Cottage and The Bungalow), would substantially screen the north western and western edge of the Energy Park. Oblique views towards the south western part of the Energy Park would be gained through the gap in the roadside vegetation – between Chapel House &amp; Chapel Cottage and The Bungalow, and between The Bungalow and No.1-No.4 The Cottages, further south along Sidebar Lane.</p> <p>Views are influenced by the level and open landscape to the south of the dwellings. The vegetation along Sidebar Lane curtails views to the east and the eye is naturally drawn towards the distant landscape to the south, and away from the proposed Energy Park.</p> <p>The magnitude of change upon the views from the ground floors would be negligible. Views from the upper floors and side windows would be subject to a low magnitude of change.</p> <p>Within the front gardens, the residents would be subject to a low degree of change.</p>	<p>For views from the ground floor windows the effects would be negligible.</p> <p>For views from the upper floors and side elevations the effects would be minor.</p> <p>For views from the front garden the effects would be minor.</p>	Effects not significant. Not taken for further assessment as the overbearing effects are unlikely to occur.

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ID 5 (cluster)	Chapel House & Chapel Cottage	505	North	East	<p>Figure 7.2 RVAA Aerial Images and Site Photography pages 10-11 (document reference 6.2.7)</p> <p>Figure 7.3 RVAA Photomontages Viewpoint 3 (document reference 6.2.7)</p>	<p><b>Clarifications:</b> Post code data suggests the presence of two dwellings. Only one dwelling, however, has been identified on site.</p> <p>Detached single storey dwelling with the curtilage extending north and south. Close boarded fence and gate enclose the driveway, circulation area, and garage, all located to the north to the dwelling. The amenity space appears to be largely located to the south of the dwelling. Two narrow and elongated field enclosures are attached to the north and south, enclosed by an approx. 2m high hedgerow. The purpose of these two plots has not been determined but are assumed to form part of the extended curtilage. A small caravan is located in the southern field enclosure.</p> <p>The side south facing elevation is screened by the boundary hedge and no lines of sight have been identified.</p>	<p>Due to tall windows located on the east of the property, lines of sight from within the dwelling to the Energy Park can be observed, and would extend across the solar modules located in the north western and western parts of the Energy Park.</p> <p>The tall garden hedge, that separates the garden from the road, screens views to the south east. Views from the dwelling are direct and east to north east. Oblique views to the south east, towards the southern part of the Energy Park would be restricted by the intervening roadside trees.</p> <p>The closest edge of the Energy Park would be located two fields apart formed by the 3m high solar modules. The taller 3.5m solar modules, located behind, would not be seen protruding above the western edge formed by the 3m high solar modules.</p> <p>The proposed substation and central energy storage compound would be located approx. 1.9km away, being partially screened by the intervening blocks of woodland within the Energy Park. This infrastructure would be seen as a relatively minor element in the view.</p> <p>No lines of sights have been identified between the amenity garden / adjacent field enclosures and the Energy Park – due to existing boundary vegetation.</p> <p>The magnitude of change upon the views from the eastern elevation would be high.</p>	<p>For views from the windows on the eastern elevation the effects would be <b>major</b>.</p>	<p>Views include the movement along Sidebar Lane. The distance and openness of the landscape, coupled with the level landform, would help diminish the scale of the Energy Park. Views in other direction would not be affected. The nearby trees and block of woodlands provide verticality to the view. The solar modules would reflect the linear and horizontal pattern of the landscape, with no undue vertical contrast. They would not be seen in very close proximity where they would block the views out.</p> <p>The solar modules, fencing, CCTV and associated infrastructure would not appear overbearing, overwhelming, or oppressive.</p>
ID 6	The Bungalow	445	East	East	<p>Figure 7.2 RVAA Aerial Images and Site Photography pages 12-13 (document reference 6.2.7)</p> <p>Figure 7.3 RVAA Photomontages Viewpoint 3 (document reference 6.2.7)</p>	<p>Detached bungalow. Front elevation is orientated to the east. Access, driveway, and parking area form the foreground, being located between the dwelling and the road. Vegetable garden and amenity garden are located to the north of the dwelling. The amenity garden is enclosed by a mature and relatively tall native hedgerow, and is screened from external views.</p>	<p>Views from within the dwelling would be direct looking east with slight oblique views to the north east. The dwelling is set back from the road with the curtilage enclosed by a relatively tall and mature hedge that follows the road, north and south of the dwelling, its front garden and driveway. Therefore, views from the dwelling looking south east are screened by the aforementioned hedge.</p> <p>The views would include the proposed 3m high solar modules, seen across the majority of the view with the taller 3.5m solar modules to the north east not visible.</p> <p>The proposed substation and central energy storage compound would be located approx. 1.8km away, being partially screened by the intervening blocks of woodland within the Energy Park. This infrastructure would be seen as a relatively minor element in the view.</p> <p>No lines of sights have been identified between the amenity garden adjacent to the north and the Energy Park – due to existing boundary vegetation.</p> <p>The magnitude of change upon the views from the eastern elevation would be high.</p> <p>With regard to the kitchen garden, the magnitude of change would be medium given the presence of greenhouses and fencing, and likely focus of the receptors.</p> <p>Within the front garden, the residents would be subject to a medium degree of change.</p>	<p>For views from the windows on the eastern elevation the effects would be <b>major</b>.</p> <p>For views from the kitchen garden the effects would be minor.</p> <p>For views from the front garden the effects would be moderate.</p>	<p>Views include the movement along Sidebar Lane. The large scale field, located on the opposite side of the dwelling and across the road would help retain the sense of openness and the immediate area would continue to be perceived as being rural in character. The distance and openness of the landscape, coupled with the level landform, would help diminish the scale of the Energy Park.</p> <p>The solar modules would sit low against the landscape, reflecting its linear and horizontal pattern, with no undue vertical contrast. They would not be seen in very close proximity where they would block the views out.</p> <p>The solar modules, fencing, CCTV and associated infrastructure would not appear overbearing, overwhelming, or oppressive.</p>
ID 7	No. 4 New Cottage (visited property)	338	West	East	<p>Figure 7.2 RVAA Aerial Images and Site</p>	<p>Two storey semi-detached dwelling. The front façade is orientated west towards the B1395. Driveway and modest scale front garden to the west, enclosed by a neatly clipped hedge, separate the dwelling from the</p>	<p>Views directly east are screened by the evergreen and tall trees that mark the eastern edge of the property. Gaps in the lower part of the canopies allow for heavily restricted views towards the Energy Park. Views from</p>	<p>For views from the windows on the eastern elevation the effects would be <b>major</b>.</p>	<p>The outlook is affected by a number of outbuildings, garden paraphernalia, and mature tall trees that partially block the</p>

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					<p>Photography pages 14-15 (document reference 6.2.7)</p> <p>Figure 7.3 RVAA Photomontages Viewpoint 4 (document reference 6.2.7)</p> <p>Figure 6.6 Context Baseline Views and Photoviews Viewpoint 4 (document reference 6.2.6)</p>	<p>road. Rear garden, to the east of the dwelling, is segregated from the adjacent dwelling No. 3 by a relatively tall and dense hedge, which screens view at eye level. The northern and eastern edge of the curtilage is marked by a low post and rail fence. Mature tall evergreen trees are present along its eastern edge. Rear extension protrudes from the main building line, and coupled with a metal shed, splits the garden into the less enclosed northern part, which overlooks the fields to the north; and strongly enclosed southern part that is bound by the dwelling, perimeter hedge to the south, and evergreen trees to the east. Garage restricts views from the ground floor.</p> <p>No windows on the northern side elevation.</p> <p>No views predicted from the front garden.</p>	<p>within the dwelling, through the French door, would be very restricted and of negligible magnitude of change as the focus is on the immediate garden with views terminating on the perimeter garden trees.</p> <p>Views from the northern edge of the garden/ north of the rear extension and east facing windows would include the north western and western parts of the Energy Park. The 3m high solar modules would be seen in a relatively close proximity and as part of the level and open landscape. The panels would be seen side on.</p> <p>Views from the upper floor would be elevated and partially restricted by the garden trees, and would extend across the south western part of the Energy Park as well.</p> <p>The proposed substation and central energy storage compound would be located approx. 1.75km away, being partially screened by a block of woodland and line of trees located near the large scale farm at Six Hundreds Farm. This infrastructure would be seen as a relatively modest element in the view, partially screened by the solar modules.</p> <p>The magnitude of change upon the views gained from the open part of the garden and rear windows (ground and first floor) would be high.</p> <p>The magnitude of change upon the views gained from the enclosed part of the garden and through the ground floor French door – likely to be associated with the lounge, would be negligible.</p>	<p>For views from the enclosed part of the garden and through the French door (likely to be the lounge) the effects would be negligible.</p>	<p>views out. These features create a somewhat busy environment seen in the context of the simple and level landscape beyond. Whilst the proximity to the solar modules would be relatively modest, the level topography and big skies would diminish the scale of the proposed Energy Park. The outlook directly north and in other direction would not be affected with views of the Energy Park largely gained in one particular direction – to the north east.</p> <p>The solar modules, fencing, CCTV and associated infrastructure would not appear overbearing, overwhelming, or oppressive.</p>
ID 8	No. 1 – 3 New Cottages & Fen Farm/ Fen Farm Annexe, Broad Green, Meadow View, The Bungalow, Derwent Cottage, No. 3 The Bungalow, No. 2 The Bungalow, Terrinton House, First Cottage	285-360	East and West (occasional South)	East	<p>Figure 7.2 RVAA Aerial Images and Site Photography pages 16-21 (document reference 6.2.7)</p> <p>Figure 7.3 RVAA Photomontages Viewpoint 4 (document reference 6.2.7)</p>	<p>A cluster of properties located along and facing the B1395. Main elevations (front and rear) are orientated west or east, depending on the location of the dwellings. Front and rear gardens, orientated towards the Energy Park are characterised by a variety of enclosure and presence of screening features such as boundary hedges, close boarded fencing, and vegetation. Some of the boundaries, however, are exceptionally open and lack screening features.</p> <p>The nature and character of the views gained from this cluster would be similar, hence the properties have been grouped together. It is acknowledged that some of the properties, located on the western side of the B1395, would have their views screened or heavily restricted by the neighbouring dwellings located on the eastern side of the road.</p> <p>Fen Farm is orientated north to south with its east side elevation facing the B1395 and orientated towards the proposed Energy Park. Its front elevation is enclosed by a close boarded fence and tree/ scrub vegetation along the eastern edge of the garden. Windows facing east are present on the single storey extension, attached to the southern elevation and overlook the garden. Garden perimeter enclosed by chain link fencing. Entrance and two windows on the front north elevation; ground floor views terminate on the boundary hedge; views from the upper small window are restricted by the ground floor extension. Two small windows on the east side elevation.</p> <p>Other properties have their front elevations orientated either west or east.</p>	<p>Views from the ground floor windows on the eastern rear elevation and curtilage of <u>No. 2 – No. 3 New Cottages</u> appear to be internal only, and would be heavily restricted and largely screened due to the presence of the boundary hedgerows and outbuildings present in the rear gardens and between the two properties. Views from the upper floor would be open and direct. No windows on the side elevations. The magnitude of change on views from the ground floor eastern elevation and garden is predicted to be negligible with views from the upper floor (eastern elevation) subject to a high degree of change.</p> <p>The curtilage of <u>No. 1 New Cottages</u> is largely open with a low post and rail fence marking the boundary. The existing garden tree does not offer any meaningful screening. The magnitude of change on views from the eastern elevation and rear garden would be high.</p> <p>Views from the ground floor windows on the front and south elevation of Fen Farm/ Fen Farm Annexe would be heavily restricted and screened by the hedge and fencing that encloses the dwelling. The magnitude of change would be negligible. Views from the upper floor windows on the southern elevation would be oblique towards the south western part of the Energy Park and heavily filtered by the garden trees, the magnitude of change is assessed as low. Views from the side extension would be partially screened by the close boarded fence and heavily filtered by the garden trees. The magnitude of change is considered to be low. Views from the garden would be subject to a medium magnitude of change.</p> <p><u>Broad Green, Meadow View, The Bungalow</u> share the same orientation and aspect with the front elevation</p>	<p><u>No. 2 – No. 3 New Cottages:</u></p> <p>For views from the windows on the ground floor eastern elevation and garden the effects would be negligible.</p> <p>For views from the upstairs windows on the eastern elevation the effects would be <b>major</b>.</p> <p><u>No. 4 New Cottages:</u></p> <p>For views from the windows on the eastern elevation (ground and first floor) and the garden the effects would be <b>major</b>.</p> <p><u>Fen Farm/ Fen Farm Annexe:</u></p> <p>For views from the windows on the ground floor the effects would be negligible.</p> <p>For views from the windows on the upper floor south elevation and ground floor side extension the effects would be minor.</p> <p>For views from the garden the effects would be <b>major</b>.</p> <p><u>Broad Green, Meadow View, The Bungalow:</u></p> <p>For views from the windows on the east elevation the effects would be <b>major</b>.</p>	<p>Similarly to the above assessed No. 4 New Cottage, residents associated with these dwellings would be able to gain a variety of views in other direction without any involuntary channelled view towards the Energy Park. In the majority of cases, their views already include other built form, such as the neighbouring dwellings or garden vegetation. Views also include various garden paraphernalia and fencing. Properties located on the western side of Sidebar Lane would have their views affected by the vehicle movement with noise audible from all of the gardens.</p> <p>The solar modules, fencing, CCTV and associated infrastructure would not appear overbearing, overwhelming, or oppressive.</p>

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							<p>facing east. Broad Green includes windows on the side elevations with the rear and side garden enclosed by close boarded fence. Meadow View is a two storey dwelling and has no windows on the south facing elevation with windows on the ground floor only on the north side elevation. Views for ground floor would include Derwent Cottage immediately to the east and a nearby mature tree. The magnitude of change would be high for views from the eastern elevation with negligible views from the enclosed parts of the gardens, and medium change to views from the front gardens/ driveways.</p> <p><u>Derwent Cottage &amp; No. 2 and No. 3 Bungalow</u> appear to have relatively open boundary to the east with views from the rear garden and dwellings (ground floor only) extending towards the western edge of the Energy Park. Views from windows on the side elevations are restricted and terminate on the boundary vegetation or other built form. Views from the upper floor on side elevations of Derwent Cottage would, be less restricted and oblique to the north and very oblique to the south. The magnitude of change would be high for views from the eastern elevation and rear gardens but low to negligible for views from the side windows for Derwent Cottage and No. 2 and No. 3 Bungalow respectively.</p> <p><u>Terrinton House</u> are two storey semi-detached dwellings. Views from the front east facing elevation include the nearby dwellings and associated garden vegetation located on the eastern side of Sidebar Lane: First Cottage, Saona, No. 2 and No. 3 Bungalow and Derwent Cottage. Mature trees in the front garden and along the road further interrupt the views. Both dwellings are set back from the road with the northern perimeter enclosed by a mature approx. 2m high hedge, further screening views from the ground floor. The rear garden is enclosed by a mature approx. 2m high hedge. The magnitude of change for views from the ground floor would be negligible with views from the first floor windows subject to a low magnitude of change. No views from the north side elevation. Windows on the south side elevation are present, both ground and first floor. Views towards the south western part of the Energy Park would be very oblique and include the intervening built form and trees along Sidebar Lane. The magnitude of change would be negligible.</p> <p><u>First Cottage</u> is a two storey detached dwelling addressing Sidebar Lane with windows on the eastern elevation limited to ground floor only. Bay window on the south side elevation; single storey extension to the north. The rear east facing garden is enclosed by a lattice fence, mature and tall trees, including evergreens, and understorey vegetation with views further restricted by outbuildings and brick / close boarded fence segregating it from there adjacent Saona. The magnitude of change would be negligible. Views from the side south elevation are heavily restricted by the vegetation and extension/ outbuilding on the south eastern corner of the dwelling. The magnitude of change would be negligible.</p>	<p>For views from the rear and enclosed side gardens the effects would be negligible.</p> <p>For views from the front gardens the effects would be moderate.</p> <p><u>Derwent Cottage &amp; No. 2 and No. 3 Bungalow:</u></p> <p>For views from the windows on the east elevation and rear gardens the effects would be <b>major</b>.</p> <p>For views from the side elevations the effects would be minor for Derwent Cottage and negligible No. 2 and No. 3 Bungalow.</p> <p><u>Terrinton House:</u></p> <p>For views from the ground floor windows on the east elevation and front garden the effects would be negligible.</p> <p>For views from the first floor windows on the east elevation the effects would be minor.</p> <p>For views from the side elevation (southern dwelling only) the effects would be negligible.</p> <p><u>First Cottage:</u></p> <p>For views from the east elevation and rear garden the effects would be negligible.</p> <p>For views from the south side elevation the effects would be negligible.</p>	

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ID 9	Saona (visited property)	289	West	East	Figure 7.2 RVAA Aerial Images and Site Photography pages 22-24 (document reference 6.2.7)	Detached bungalow addressing the B1395 with modest front garden and parking area located to the west. The front garden is enclosed and separated from the adjacent properties by a relatively tall evergreen hedge (to the north) and brick / timer lattice fence (to the south). Conservatory adjacent to the southern gable end elevation. Rear garden is enclosed by a hit-and-miss timber fence of approx. 1.8m height, relatively tall, clipped evergreen hedge along the eastern edge, close boarded fence and brick wall (largely along the northern boundary). Various outbuildings are present in the rear garden. A small summer house with decking is located near the north eastern corner of the property.	Views from the east facing elevation and rear garden are internal only with no visual connectivity with the landscape to the east. Excluded from further assessment.	Excluded from further assessment.	Excluded from further assessment.
ID 10	Poplars Farm	395	West (not confirmed)	North East	Figure 7.2 RVAA Aerial Images and Site Photography pages 26-27 (document reference 6.2.7)	Two storey detached dwelling associated with a farmstead. Farm buildings are located to the south. A small rectangular block of woodland encloses the dwelling to the east and south east. Side elevation / gable end faces towards the A17, with windows present on the ground floor only and partially screened by close boarded fence, which marks the northern perimeter.	Views from this property would be gained from the side / gable end elevation which overlooks the A17. Theoretically views would extend north and be direct, including the western edge of the Energy Park. In reality, however, views are very restricted by the close boarded fence. The movement along the A17 influences the view. The magnitude of change is assessed as low.	For views from the north side/ gable end elevation the effects would be minor.	Effects not significant. Not taken for further assessment as the overbearing effects are unlikely to occur.
ID 11	Elm Grange (visited property)	335	West	North East	Figure 7.2 RVAA Aerial Images and Site Photography pages 28-30 (document reference 6.2.7)	Substantial detached two storey property set within its own large amenity garden. Heavily vegetated front garden to the west. The norther part of the curtilage includes driveway, garage with accessible roof space with skylight windows present on the south facing roof slope. The northern curtilage is enclosed by close boarded fence of approx. 1.8m height, which segregates the property from the adjacent Elm Grange School. Relatively tall evergreen trees are present to the north, in the adjacent school grounds. <u>Clarification:</u> The linear belt of trees aligned north to south, along the eastern edge of the school ground and large scale shed visible on an aerial image were recently removed to accommodate future staff car park. Large amenity garden with lawn and ornamental planting present to the east. Brick wall separates, in part, the eastern rear garden from the driveway and garage. Low evergreen hedge encloses the lawn with shrubs and mature deciduous trees marking the northern and eastern edge of the curtilage.	From the windows on the ground and first floor it is predicted that views would be heavily filtered or screened by the intervening garden trees along the driveway, northern perimeter, and the eastern edge of the garden. The magnitude of change would be negligible. Views from the less enclosed eastern part of the rear garden would include the south western part of the Energy Park seen between the school ground to the north and Home Farm to the east. The magnitude of change would be high.	For views from the dwelling and enclosed part of the garden the effects would be negligible. For views from the eastern most edge of the rear garden the effects would be <b>major</b> .	Views of the Energy Park would only be gained from the eastern most edge of the garden. The remaining part of the garden, the dwelling itself, and its driveway / garage do not offer any views of the Energy Park. Views would be gained in a relatively narrow angle of view, being curtailed by the garden vegetation associated with this property and the nearby Home Farm and its large scale barns. The immediate adjacent field would continue to provide an attractive outlook. The solar modules, fencing, CCTV and associated infrastructure would not appear overbearing, overwhelming, or oppressive.
ID 12	Drifters Cottage & Fern Cottage	436	North	North East	Figure 7.2 RVAA Aerial Images and Site Photography pages 32-33 (document reference 6.2.7) Figure 7.3 RVAA Photomontages Viewpoint 5 (document reference 6.2.7)	Two semi-detached two storey dwellings with front elevations orientated towards the A17 road and the site. Private lane immediately to the north of the dwellings. Both dwellings sit lower than the adjacent private lane and A17. Northern perimeter enclosed by a combination of brick wall (approx. 1.5m high) and lower close boarded fence, which partially screen the ground floor windows. Amenity garden with a conservatory and glasshouse to the east of Fern Cottage. Driveway and garage are located to the east.	Views towards the Energy Park are screened by the vegetation associated with Elm Grange and built form of Rose Cottage & Rainbow Cottage located on the northern side of the A17. Views from the north front elevations and side east elevation (Fern Cottage only) would be heavily restricted and focused on the immediate environs; the magnitude of change would be negligible. Views from the side garden of Fern Cottage are predicted to be also negligible, given the difference in levels, close boarded fence restricting views, and the surrounding built form.	For views from the dwellings and gardens the effects would be negligible.	Effects not significant. Not taken for further assessment as the overbearing effects are unlikely to occur.
ID 13	The Cottage	456			Figure 7.2 RVAA Aerial Images and Site Photography pages 34-35	Two storey detached dwelling. Front elevation, orientated to the west, is enclosed by deciduous garden vegetation. Lattice panel fencing encloses the garden, which is set lower than the adjacent A17 road. The northern gable elevation includes two small windows, one on each floor. The east facing rear elevation is partially screened by a tall evergreen hedge that marks	Views from the dwelling include the busy A17 and are framed to the left/ west by the neighbouring Rose Cottage & Rainbow Cottage located on the northern side of the A17 and Home Farm to the right/ east. Views from the side north elevation would be direct and would extend towards the south western edge of the Energy Park with the 3m high modules creating a	For views from the east elevation and the garden the effects would be negligible. For views from the north side elevation the effects would be minor.	Effects not significant. Not taken for further assessment as the overbearing effects are unlikely to occur.



Property ID/ Cluster ID	Property Address	Approximate Distance to the Energy Park (metres)	Orientation of Front Elevation	Direction of Primary Views towards Site	Relevant Figure	Baseline Visual Amenity / Visual Sensitivity	Magnitude of Change	Significance of Visual Effect	Acceptability Threshold for Residential Visual Amenity and Living Conditions in the Public Interest
					(document reference 6.2.7) Figure 7.3 RVAA Photomontages Viewpoint 5 (document reference 6.2.7)	the edge of the property. Single ground floor window offers views towards the road. The presence of windows on the first floor has not been confirmed due to lack of views, with this part of the dwelling screened by the aforementioned tall evergreen hedge.	simple and uniform element seen against the distant and level horizon. Views from the garden would be very restricted, given the vegetation, perimeter fencing, and change in ground levels. In terms of views from the rear east facing elevation views are expected to be considerably affected by the difference in levels with views focused on the immediately adjacent lawn /road grass verge, and not the landscape to the north  In terms of views from the garden and very oblique views from the rear east elevation the magnitude of change would be negligible. Views from the side north elevation would experience a low magnitude of change.		
ID 14	Rose Cottage & Rainbow Cottage	385	South	North	Figure 7.2 RVAA Aerial Images and Site Photography pages 36-37 (document reference 6.2.7) Figure 7.3 RVAA Photomontages Viewpoint 5 (document reference 6.2.7)	Two semi-detached dwellings, 1.5 – 2 storey in height, with dormer windows on the southern elevation only. Windows present on the eastern gable end elevation (first floor level) with side entrance to Rose Cottage. Side entrance to Rainbow Cottage on the side western gable end elevation with windows at first floor level. Large garage immediately to the west. Front gardens to the south, includes driveway and car parking, enclosed by a combination of evergreen hedge and close boarded fence (both at approx. 1.2m high). Rear, north facing gardens are enclosed by a solid fence between approx. 1.2m - 1.8m high close boarded fence. Garage to rear of Rose Cottage.	The perimeter fence and various outbuildings would affect the views, but the residents would be able to gain direct views of the south western edge of the Energy Park. Views from the ground floor windows on the northern elevation are likely to be restricted, particularly for Rainbow Cottage – where the perimeter fencing appears to be taller. Views from the upper floor would be direct and open, only partially enclosed by the nearby tree canopies located to the west. Front gardens appear to be used for car parking and circulation and are not considered to offer any visual amenity.  The magnitude of change upon the views from the ground floor windows on the northern elevation would be medium and high for views from the upper floor.	For views from the north rear elevation and the rear gardens the effects would be <b>major</b> .	Views from these two properties would include the nearby Elm Grange and Home Farm, which would be seen in close proximity. The proposed Energy Park would be seen further away, and in the context of the large scale barns associated with Home Farm. the immediately adjacent field would continue to provide an attractive outlook and help retain the sense of openness.  The solar modules, fencing, CCTV and associated infrastructure would not appear overbearing, overwhelming, or oppressive.
ID 15	Blacksmiths Cottage	470	South	North	Figure 7.2 RVAA Aerial Images and Site Photography pages 38-39 (document reference 6.2.7) Figure 7.3 RVAA Photomontages Viewpoint 5 (document reference 6.2.7)	Front elevation is orientated to the south towards the A17. Amenity lawn separates the dwelling from the public highway. Various outbuildings to the west and east of the dwelling. Amenity garden to the west, enclosed by evergreen hedge at approx. 2m high. Rear north facing elevation is orientated towards the Energy Park. Driveway and car parking area for multiple cars are located immediately to the north of the dwelling. Clipped hedge marks the northern edge of the driveway.  No windows on the upper floor of the site west elevation. The presence of windows on the ground floor has not been confirmed by views would be screened by an outbuilding which blocks any lines of sight.	The property is characterised by a relatively strong sense of enclosure provided by mature trees associated with the neighbouring Home Farm and which block direct views from the dwelling. Oblique to very oblique views to the east would be screened by the aforementioned trees and nearby Beech House and its garden vegetation. The slight to oblique views north west would extend towards the south western corner of the Energy Park near the Elm Grange School. Views of the ground floor windows would be restricted and affected by the boundary hedgerow and vehicles parked in front of the dwelling. Views from the upper floor would not be restricted except for direct views due north.  It is expected that views for the ground floor and garden would be very restricted, and the magnitude of change would be negligible. For views from the first floor windows the magnitude of change would be medium with views including the south western corner of the Energy Park only.	For views from the ground floor windows on the north elevation and the rear garden the effects would be negligible.  For views from the upper floor windows on the north rear elevation the effects would be moderate.	Effects not significant. Not taken for further assessment as the overbearing effects are unlikely to occur.
ID 16	Home Farm	340	South	North east	Figure 7.2 RVAA Aerial Images and Site Photography pages 40-42 (document reference 6.2.7)	Detached bungalow associated with Home Farm. Main front elevation is orientated to the south towards the driveway and elongated garden which comprises amenity lawn and trees. Multiple windows and entrance door on the southern elevation. Eastern side elevation incorporates two small windows. Low clipped hedge below the window sill. The adjacent agricultural large scale barns are separated by a clipped hedge, approx. 2m in height, in parts evergreen.	The front elevation is orientated south thus away from the Energy Park. Views from the eastern side elevation and front garden / main amenity area would be open and close to long range. Direct views looking east would extend across the southern edge of the Energy Park – rectangular block of woodland north of Six Hundreds Farm House is identifiable in the distance. In oblique views from the dwelling the solar modules would form the southern edge of the Energy Park, seen in close proximity, and would screen its interior. The	For views from the ground floor windows on the eastern elevation and the garden the effects would be <b>major</b> .	Views towards the Energy Park would be affected by the large scale barns associated with this property. Views directly east and south east would include other built form. The fields visible in direct eastward views fall outside of the Energy Park boundary, thus would remain undeveloped. They would continue to provide

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					Figure 7.3 RVAA Photomontages Viewpoint 6 (document reference 6.2.7)		more distant modules along the southern edge would be less apparent. The proposed substation and central energy storage compound would be theoretically visible but in reality, the intervening solar modules would screen this particular element of the Energy Park.  Direct views from the garden would be available.  The magnitude of change would be high for views from the eastern elevation and the garden.		an attractive outlook and help retain the sense of openness.  The solar modules, fencing, CCTV and associated infrastructure would not appear overbearing, overwhelming, or oppressive.
ID 17	Beech House	282	South west	North	Figure 7.2 RVAA Aerial Images and Site Photography pages 44-45 (document reference 6.2.7)  Figure 7.3 RVAA Photomontages Viewpoint 6 (document reference 6.2.7)	Substantial detached two storey dwelling set within its own large plot. Front elevation is orientated south west towards Rectory Lane that connects the existing farm to the A17. The rear elevation appears to be orientated to the north west and north east with a small scale single storey extension on the northern edge, offering views to the north. Amenity garden located in the southern part of the property and extending along its eastern perimeter. Low brick wall and close boarded fence enclose the perimeter. Mature trees and tall boundary hedgerow enclose the garden. The eastern part of the garden is more open. Garage in the northern part of the property.	The fencing and vegetation along the perimeter of the property would restrict views for the ground floor windows and back garden to a degree. There are, however, gaps in the vegetation where reciprocal views towards the dwelling can be gained from within the site of the proposed Energy Park and it is expected that direct to oblique views will be available. Views from the upper floors are unrestricted and are available in direct to oblique direction of view. Views from the front and main garden would be heavily screened. There appears to be a small area of open space near the north eastern corner of the property, between the garage and the boundary. Its purpose has not been confirmed but is assumed to be an amenity area.  With regard to views from the ground and first floor windows on the north western and north eastern and northern elevations, the magnitude of change would be high. In terms of views from the main southern garden the magnitude of change would be low to negligible, depending on the exact location with part of the area used as kitchen garden. The open space in the north eastern part of the property would be subject to a high degree of change.	For views from the ground and first floor windows and the open space in the north eastern part of the property the effects would be <b>major</b> .  For views from the enclosed part of the main garden the effects would be negligible.  For views from the less enclosed area associated with the kitchen garden the effects would be minor.	Similarly to the above assessed bungalow at Home Farm, the adjacent fields fall outside of the Energy Park boundary, thus would remain undeveloped and would continue to provide an attractive outlook to the property. The property benefits from views in other directions, away from the Energy Park. Views north and north west towards the Energy Park are affected, to a degree, by the built form within the property itself.  The solar modules, fencing, CCTV and associated infrastructure would not appear overbearing, overwhelming, or oppressive.
ID 18	The Oat Sheaf & Oatsheaf Cottage & Rectory Farm House	354-399	South west	North	Figure 7.2 RVAA Aerial Images and Site Photography pages 46-47 (document reference 6.2.7)  Figure 7.3 RVAA Photomontages Viewpoint 7 (document reference 6.2.7)	The Oat Sheaf is a 1.5 storey property with dormer windows on the southern elevation only, adjacent to 2 storey Oatsheaf Cottage, both having their front façades orientated to the south west towards the adjacent A17.  A 1.5 storey extension to Oat Sheaf protrudes north from the building line with a single dormer window on the western side. The extension steps down to form a slightly lower section. The presence of windows on the north facing gable end elevation has not been confirmed. Side and rear gardens enclosed by hedges and outbuildings.  Rectory Farm House is a substantial two storey detached property. No windows on the first floor level at gable end east and west elevations. Rear extension has a side window facing east. Rear north facing elevation is orientated towards the Energy Park with windows on the first floor.	Direct views from <u>The Oat Sheaf and Oatsheaf Cottage</u> would be interrupted by the tree canopies that mark the northern edge of the two properties. Slight oblique to oblique views would be theoretically available but views from the ground floor and immediate garden areas would be heavily restricted and influenced by the intervening sheds/ outbuildings. Where lines of sight do exist, the magnitude of change would be low. For views from the upper floor of Oatsheaf Cottage views would be distant and partially filtered by the aforementioned tree canopies. Views, however, would be elevated and extent across the southern and central part of the Energy Park. The magnitude of change would be high.  With regard to <u>Rectory Farm House</u> reciprocal view towards the rear ground floor windows have been gained from within the south western part of the proposed Energy Park. Direct to oblique views would be gained over the residential boundary hedge and similar would be true for views from the rear curtilage – assumed to be amenity area. The magnitude of change would be high.	<u>The Oat Sheaf and Oatsheaf Cottage:</u> For views from the ground floor windows and rear gardens the effects would be moderate.  For views from the first floor windows ( <u>Oatsheaf Cottage</u> only) the effects would be <b>major</b> .  <u>Rectory Farm House:</u> For views from the ground floor windows and rear garden the effects would be <b>major</b> .	The presence of trees in the gardens and intervening fields, and various outbuildings/ perimeter fencing would partially affect the views out. Various garden features interrupt the views out. The distance and level landform would also help diminishing the views of the Energy Park. Views in other direction are available, and the properties benefit from their own well defined environment whereby views are focused on the immediate environs and the adjacent undeveloped fields, which fall outside of the Energy Park boundary.  The solar modules, fencing, CCTV and associated infrastructure would not appear overbearing, overwhelming, or oppressive.
ID 19	The Heathers & Rosena & The Bungalow	334	North east	North east	Figure 7.2 RVAA Aerial Images and Site Photography pages 48-49	The Heathers is a detached single storey dwelling with a single dormer window on the northern elevation. Side elevations have windows on the ground and first floor. Amenity garden sits lower than the adjacent road,	Views from <u>The Heathers</u> would be direct but extremely enclosed and channelled by the built form and boundary vegetation of Oatsheaf Cottage to the left and Rectory Farm House to the right. The view would be channelled along the approx. 6m wide	<u>The Heathers:</u> For views from the ground and first floor windows on the	Effects not significant. Not taken for further assessment as the overbearing effects are unlikely to occur.

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					(document reference 6.2.7) Figure 7.3 RVAA Photomontages Viewpoint 8 (document reference 6.2.7)	extends to the west and east along the road, and is enclosed by fencing and hedge.  Rosena & The Bungalow are semi-detached bungalows sat lower than the adjacent A17. A low retaining wall marks the northern edge of the properties. Driveway to Rosena lacks any boundary planting. Driveway and amenity garden to The Bungalow is enclosed by a hedge. No apparent amenity garden at The Bungalow.	agricultural track across the A17. The magnitude of change would be negligible given the context of the busy A17. Views from the ground floor windows on the side elevations and garden would terminate on the vegetation associated with the dwelling and neighbouring The Oat Sheaf & Oatsheaf Cottage & Rectory Farm House; the magnitude of change would be negligible. Oblique views would be gained from the east facing first floor window extending and the magnitude of change would be low with views extending to the south eastern most part of the Energy Park, near Six Hundreds Farm House, and heavily framed by the vegetation at Rectory Farm House.  Residents at Rosena and The Bungalow would gain views towards the southern edge of the Energy Park with no screening along the direct line of sight. The brick perimeter wall along the eastern edge of Rectory Farm House (and farm buildings to the north of it) would prevent from oblique views towards the western part of the Energy Park. The change in levels and busy environment of the A17 reduce the perceived degree of change and the magnitude of change would be low.	north elevation and the garden the effects would be negligible.  For views from the first floor window on the east side elevation the effects would be minor.  <u>Rosena and The Bungalow:</u>  For views from the ground floor windows on the north elevation and the effects would be moderate.  For views from the garden at Rosena the effects would be negligible.	
ID 20	Rectory Cottage	457	South west	North east	Figure 7.2 RVAA Aerial Images and Site Photography pages 50-51 (document reference 6.2.7) Figure 7.3 RVAA Photomontages Viewpoint 8 (document reference 6.2.7)	<u>Clarifications:</u> Post code data suggests the presence of a single dwellings. The property, however, includes two dwellings.  Two semi-detached two storey dwellings with single storey extensions to the west and east. Front elevation faces south west towards the adjacent A17. Modest front gardens largely defined by driveways. Western and northern perimeter enclosed by timber fencing of approx. 1.8m height. Various outbuildings in the northern part of the property. Garage to No. 2 Rectory Cottage immediately to the east of the dwelling. Windows present on the east side elevation of No. 2 Rectory Cottage.	Views from the ground floor and first floor windows, and rear gardens would extend across the southern part of the Energy Park with limited vegetative screening along the northern edge of the properties. Tree vegetation along the intervening ditches, outside and within the Application Site would considerably screen and filter views of the south eastern part of the Energy Park. Direct views towards the close range southern edge of the Energy Park and oblique to very oblique views towards its more distant south western area would be available.  The proposed substation and central energy storage compound would be theoretically seen in the context of the existing large scale barn at Six Hundreds Farm but in reality, would be screened by the solar module with the upper parts of the substation infrastructure seen above.  The magnitude of change would be high. In terms of views from the side windows at No.2 these would be very oblique with the vegetation along the property's perimeter restricting the inter-visibility. The magnitude of change would be low.	For views from the ground and first floor windows on the north elevation and the garden the effects would be <b>major</b> .  For views from the ground floor and first floor windows on the east side elevation the effects would be minor.	Views in other directions include the movement along the busy A17. The medium and large scale fields, located to the north and north east of the dwellings fall, partially, outside of the Energy Park boundary. The undeveloped parts of these two fields would help retain the sense of openness and ruralness. The level landform and relatively wide angle of view available from these two dwellings would help diminish the scale of the proposed Energy Park and reduce the perceived footprint. The solar modules would sit low against the landscape, reflecting its linear and horizontal pattern, with no undue vertical contrast. They would not be seen in very close proximity where they would block the views out.  The solar modules, fencing, CCTV, and associated infrastructure would not appear overbearing, overwhelming, or oppressive.
ID 21	No. 1 Park Farm Cottage (visited property)	428	North west	North east	Figure 7.2 RVAA Aerial Images and Site Photography pages 52-54	Semi-detached two storey dwelling with blank side gable end elevation. Modest front garden laid to lawn and enclosed by a tall hedge and fencing associated with the adjacent dwellings. Rear garden includes a number of outbuildings. South eastern perimeter is enclosed by a timber fence with lattice section on top.	Views towards the Energy Park are screened by the vegetation along the A17 and Labour in Vain drain, and the dwelling adjacent to the north. North of the A17 lies a large cluster of properties associated with East Heckington.  No lines of sights have been identified towards this dwelling from within the Energy Park.  Excluded from further assessment.	Excluded from further assessment.	Excluded from further assessment.

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ID 22	Parks House, Park House Lodge, The Laurels, No. 2 Park Farm Cottage, No. 1 – 4 Hall Farm Cottage	358	North west	North east	Figure 7.2 RVAA Aerial Images and Site Photography pages 52-54 (document reference 6.2.7)	Cluster of properties located south of the A17. Largely two storey in height with front gardens and front elevations orientated to the north west. Rear elevations and rear gardens, orientated to the south east, are enclosed by trees along the A17 with various outbuildings present.	Views towards the Energy Park are screened by the vegetation along the A17 and Labour in Vain drain, and the dwelling adjacent to the north. North of the A17 lies a large cluster of properties associated with East Heckington.  No lines of sights have been identified towards this cluster of properties from within the Energy Park. Excluded from further assessment.	Excluded from further assessment.	Excluded from further assessment.
ID 23	Hall Farm	922	Not confirmed	Not confirmed	Figure 7.2 RVAA Aerial Images and Site Photography page 56 (document reference 6.2.7)	Dwelling appears to be associated with a farmstead. No public access in the immediate area; no views gained from the nearby public highways or Public Rights of Way.	Based on the available aerial images it appears that the dwelling is enclosed by a substantial amount of tree vegetation to the west, north, and east. No lines of sight have been identified from within the Energy Park. Not taken for further assessment.	Excluded from further assessment.	Excluded from further assessment.
ID 24	No. 1 – 12 Council House	238	South west	North	Figure 7.2 RVAA Aerial Images and Site Photography pages 58-60 (document reference 6.2.7) Figure 7.3 RVAA Photomontages Viewpoint 8 (document reference 6.2.7)	A cluster of semi-detached two storey dwellings arranged in a linear form following the old main road, now off the A17. Main front elevation is orientated to the south / south west but the entrance to each dwelling is from its side gable end wall, no fenestration present except for No. 9 – No. 12. Relatively large front gardens are laid to lawn with small scale ornamental shrub planting and occasional hedge. The western edge of the cluster is marked by a tall evergreen hedge, approx. 2.5m high and close boarded fence approx. 1.5m high, which then follows, in part, the northern perimeter of the cluster. Rear gardens to the north / north east include various outbuildings and vegetation with the aforementioned close boarded fence and ornamental evergreen hedge. Some of the boundaries are less enclosed.	In terms of views from the ground floor rear north elevation and rear gardens, there is a varying degree of enclosure. Where views are open the receptors would gain close range views of the southern edge of the Energy Park with the proposed central energy storage compound screened by the panels. The upper parts of the substation infrastructure are predicted to protrude above the panels. In such scenario, the magnitude of change would be high. Where views are enclosed by outbuildings, hedges, and close boarded fence the inter-visibility would be substantially reduced and magnitude of change would be low with oblique views expected to be gained.  Views from the upper floor windows would be elevated and open. Vegetation associated with Ashley House, located to the east, would partially restrict views from No. 12. The magnitude of change would be high for direct to slight oblique views but low (No. 9 only) to negligible (No. 10 – No. 12) for the very oblique views gained from the upper floor side windows.	For views from the ground and first floor windows on the north elevation and the garden the effects would be <b>major</b> .  For views from the first floor window on the side elevations at No. 9 the effects would be minor.  For views from the first floor window on the side elevations at No. 10 – No. 12 the effects would be negligible.	Views to the north include the adjacent large scale field, which would be partially developed. Views include the adjacent dwellings and are affected by fencing, garden paraphernalia, and outbuildings, thus the outlook is disrupted. Whilst the proposed modules, fencing, CCTV, and associated infrastructure would be seen in a relatively close proximity, the level landform and relatively wide angle of view (where views are available) would help diminish the scale of the proposed Energy Park and reduce its perceived horizontal extent. The solar modules would sit low against the landscape, reflecting its linear and horizontal pattern, with no undue vertical contrast.  The solar modules, fencing, CCTV, and associated infrastructure would not appear overbearing, overwhelming, or oppressive.
ID 25	The Lodge	314	North east	North	Figure 7.2 RVAA Aerial Images and Site Photography pages 62-63 (document reference 6.2.7) Figure 7.3 RVAA Photomontages Viewpoint 8 (document reference 6.2.7)	Small scale detached bungalow with its front and side garden enclosed by a relatively tall hedge, approx. 2m in height. No dormer windows.	No lines of sights have been identified between this dwelling and its amenity gardens and the Energy Park – due to its boundary vegetation and the intervening built form of No. 1 – 12 Council Houses. Excluded from further assessment.	Excluded from further assessment.	Excluded from further assessment.
ID 26	East Lea, Evergreen, Field View, No. 1 and	319	North to north east	North	Figure 7.2 RVAA Aerial Images and Site	A linear group of detached and semi-detached, largely two storey dwellings with front elevations addressing an internal street in East Heckington. Some of the small front gardens / driveways to front elevation are enclosed	No lines of sights have been identified between these dwelling and the Energy Park – due to the intervening built form and boundary vegetation associated with No. 1 – 12 Council Houses and Ashleigh House.	Excluded from further assessment.	Excluded from further assessment.

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	No. 2 The Old Post Office, No. 1a & No. 1b Old Post Office, The Old Cottage, Mons Cottages				Photography pages 64-65 (document reference 6.2.7) Figure 7.3 RVAA Photomontages Viewpoint 8 (document reference 6.2.7)	by low brick walls approx. 1m high. Adjoining side boundaries often delineated by close boarded fence. The Old School and its extensive garden are enclosed by a close boarded fence. Vegetation associated with Ashleigh House and The Old Church screen views in and out. Rear gardens enclosed and not visible.	Excluded from further assessment.		
ID 27	Ashleigh House	260	South	North	Figure 7.2 RVAA Aerial Images and Site Photography pages 66-67 (document reference 6.2.7) Figure 7.3 RVAA Photomontages Viewpoint 8 (document reference 6.2.7)	A substantial detached two storey property set within its own large plot. The amenity garden, laid to lawn with multiple trees, surrounds the dwelling. Curtilage enclosed by trees and hedges.	No lines of sights have been identified between this dwelling and its amenity gardens and the Energy Park – due to the intervening boundary vegetation. Excluded from further assessment.	Excluded from further assessment.	Excluded from further assessment.
ID 28	The Old Church	215	West	North	Figure 7.2 RVAA Aerial Images and Site Photography pages 68-69 (document reference 6.2.7) Figure 7.3 RVAA Photomontages Viewpoint 8 (document reference 6.2.7)	Detached property set on the eastern edge of East Heckington and enclosed by mature trees. Main entrance on the western elevation with the driveway to the west. Limited understorey vegetation along the northern and eastern perimeter. Tall windows along the northern and eastern side elevation. Amenity garden to the east. Close boarded fence encloses the perimeter. Mature trees around the perimeter. Internal layout not determined.	Direct to oblique views from the northern elevation would extend across the south western part of the Energy Park. Vegetation associated with Ashley House, located to the north west, would screen views in that direction. It is predicted that views from the amenity garden would be similar, albeit may be partially filtered by the garden vegetation. The magnitude of change would be medium to high (assuming the presence of upper floor). Views from the eastern elevation would be oblique and filtered by the garden vegetation with views from the garden enclosed by the close boarded fence. The magnitude of change would be negligible. Views from the western elevation would be screened.	For views from the ground and first floor windows on the north side elevation the effects would be <b>major</b> . For views from the east side windows and the garden the effects would be negligible.	Views towards the Energy Park are interrupted by the intervening features that mark the edge of the property. The field adjacent immediately to the north falls outside of the Energy Park would help retain the sense of openness and rural context to the dwelling. The Energy Park would be seen in a relatively close proximity but the proposed infrastructure would not block the view and would form part of the available panorama, with the modules sat low against the horizon. They would not introduce any vertical contrast or be seen in such close proximity to detract from the view. The solar modules, fencing, CCTV and associated infrastructure would not appear overbearing, overwhelming, or oppressive.
ID 29	The Old School & Chambers House	228	North East and South West	North East	Figure 7.2 RVAA Aerial Images and Site Photography pages 70-71 (document reference 6.2.7) Figure 7.3 RVAA Photomontages Viewpoint 8 (document reference 6.2.7)	<u>The Old School</u> is a single storey dwelling with a conservatory attached to its side south eastern elevation. The extensive garden contains a number of outbuildings, glasshouses and garden paraphernalia but lacks any mature tree cover. Close boarded fence screens views out with the vegetation associated with The Old Church blocking views north and east. Views from the garden appear to be internal only and are expected to be screened by the close boarded perimeter fence. <u>Chambers House</u> is a 1.5 storey property with dormer windows on the north eastern elevation, and overlooks the garden of The Old School. The property has a tightly drawn curtilage with a side garden extending to the south east, screened by a close boarded fence.	Lines of sight have been established between the south eastern most part of the proposed Energy Park and the perimeter fence of The School and the dormer windows of Chambers House. Views from the dormer windows are predicted to be direct but heavily filtered by the intervening tree canopies with an extremely small area of solar modules visible on the very edge of the Energy Park – that closest to Six Hundreds Farm House. Views for the ground floor windows and gardens would be screened by the perimeter close boarded fence. The magnitude of change upon the views from the ground floor windows and gardens would be negligible and low upon the views from the dormer windows (as a precautionary approach).	For views from the ground floor windows and garden of The Old School the effects would be negligible. For views from the dormer windows at Chambers House the effects would be minor.	Effects not significant. Not taken for further assessment as the overbearing effects are unlikely to occur.

Property ID/ Cluster ID	Property Address	Approximate Distance to the Energy Park (metres)	Orientation of Front Elevation	Direction of Primary Views towards Site	Relevant Figure	Baseline Visual Amenity / Visual Sensitivity	Magnitude of Change	Significance of Visual Effect	Acceptability Threshold for Residential Visual Amenity and Living Conditions in the Public Interest
ID 30	The Wheel & Park View Cottage	242	North east and South west	North	Figure 7.2 RVAA Aerial Images and Site Photography pages 72-73 (document reference 6.2.7) Figure 7.3 RVAA Photomontages Viewpoint 8 (document reference 6.2.7) Figure 6.6 Context Baseline Views and Photoviews Viewpoint 6 (document reference 6.2.6)	Semi-detached dwellings with their front elevations facing internally towards the street in East Heckington. Lack or very modest front gardens enclosed by low walls. Side and rear gardens are enclosed by fencing including close boarded fence. Various outbuildings in the rear gardens are present.  Side window present on the north western side elevation of The Wheel with very oblique views screened by the outbuildings and trees around The Old Church and The Old School.	Lines of sight have been identified between the south eastern most edge of the Energy Park and the two dwellings. Views largely include the first floor windows; inter-visibility with the ground floor windows is very limited due to various forms of fencing, outbuildings, and vegetation that marks their curtilage.  Views would potentially include the solar modules located in the two south eastern most fields, those closest to Six Hundreds Farm House with the nearby bock of woodland screening views of the more distant modules. For views for the ground floor and rear gardens the magnitude of change would be negligible given the structures and fencing that restrict the line of sight. For views from the upper floor the magnitude of change would be medium with direct and elevated views.	For views from the ground floor windows and gardens the effects would be negligible.  For views from the first floor windows the effects would be moderate.	Effects not significant. Not taken for further assessment as the overbearing effects are unlikely to occur.
ID 31	Maize Farm	279	North west to north	North West.	Figure 7.2 RVAA Aerial Images and Site Photography pages 74-75 (document reference 6.2.7)	Detached 2.5 storey dwelling to the south of the A17 with two dormer windows on the front north western elevation. Access from the A17 to the north. Built form extends south east from the dwelling and appears to be associated with the farmstead. Strong line of mature tall evergreen trees lines the A17 and screens the curtilage with views of the dwelling gained through the entrance gate and over the substantial boundary brick wall.	Views from within the property towards the Energy Park are screened by the vegetation along the A17. No reciprocal views from within the Energy Park have been identified with views from its south eastern part terminating on the aforementioned evergreen trees along the A17.  Not taken for further assessment.	Excluded from further assessment.	Excluded from further assessment.
ID 32	Six Hundreds Farmhouse (visited property)	230	South	North	Figure 7.2 RVAA Aerial Images and Site Photography pages 76-78 (document reference 6.2.7) Figure 7.3 RVAA Photomontages Viewpoint 9 (document reference 6.2.7) Figure 6.6 Context Baseline Views and Photoviews Viewpoint 6 (document reference 6.2.6)	An isolated detached two storey dwelling with the front elevation facing towards the A17. Front garden is enclosed by close boarded fence to the south and bow top railing to the east with tall vegetation screening views out. Rear garden contains deciduous trees and patio with various outbuildings and mobile home restricting/ screening views out. A relatively short section of the northern boundary fence includes trellis panels allowing views out towards the south eastern most part of the Energy Park. Ground floor views to the north are obscured by 1 storey garage and mobile home.	Views from the ground floor windows, patio, and side garden would be extremely enclosed by the single storey extension which protrudes north, garage, sections of close boarded fence, and the mobile home. Views would penetrate the trellis fence but would be heavily obstructed. The magnitude of change would be low. Views from the northern edge of the garden would be more open albeit still seen through the trellis fence. The magnitude of change would be high.  Views from the first floor windows would be partially restricted by the pitch roof of the northern single storey extension but would be distant and include large parts of the Energy Park. The magnitude of change would be high.  Views from the western side elevation towards the closest solar modules would be very oblique with the panels further to the west heavily screened by the intervening field boundary trees. Views from the eastern side elevation would be very oblique. The magnitude of change would be negligible.	For views from the ground floor and first floor windows and enclosed parts of the garden the effects would be moderate.  For views from the northern most part of the garden the effects would be <b>major</b> .  For views from the side windows the effects would be negligible.	Views towards the south eastern part of the Energy Park are interrupted by the lattice fencing and include various outbuildings/ garage and mobile home. The field adjacent immediately to the north falls outside of the Energy Park would help retain the sense of openness and rural context to the dwelling with views in other direction available and not significantly affected by the Energy Park. The Energy Park would be seen in a relatively close proximity, but the proposed infrastructure would not block the view and would form part of the available panorama, with the modules sat low against the horizon. They would not introduce any vertical contrast or be seen in such close proximity to detract from the view.  The solar modules, fencing, CCTV, and associated infrastructure would not appear overbearing, overwhelming, or oppressive.
ID 33	Rakes Farm	134	South	North	Figure 7.2 RVAA Aerial Images and Site	An isolated detached two storey farmland dwelling to the north of the A17. Windows on the south front and north rear elevations. No windows on the west side elevation.	Views from the rear northern elevation would be direct and would extent along the eastern edge of the Energy Park. Due to the relative proximity to the site boundary and reciprocal views from within the Energy Park, the	For views from the ground and first floor windows and the garden the effects would be <b>major</b> .	Views from the dwelling are partially interrupted by the bund that encloses the property and are affected by the associated

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					Photography pages 80-81 (document reference 6.2.7) Figure 7.3 RVAA Photomontages Viewpoint 9 (document reference 6.2.7)	The property has limited enclosure but appears to be bound by an earth bund with a group of mature and tall trees near its north western corner.	magnitude of change would be high for views from the ground and first floor windows, and the garden.		farm buildings seen directly to the north, and closer than the proposed Energy Park. The Energy Park would be seen in a relatively close proximity, but the proposed infrastructure would not introduce any vertical contrast or block the views and they would form part of the available panorama. The solar modules, fencing, CCTV, and associated infrastructure would not appear overbearing, overwhelming, or oppressive.
ID 34	Carpenters Cottage	362	East	North	Figure 7.2 RVA Aerial Images and Site Photography pages 82-83 (document reference 6.2.7)	A two-storey dwelling located to the south of the A17 and directly across the vehicular entrance to Rakes Farm. Primary frontage and parking are directed to the east. A side gable end elevation is orientated north with a single window on the ground floor and first floor. The northern edge of the property is enclosed by mature and tall vegetation. The northern side of the A17 is lined with mature and tall vegetation.	No lines of sights have been identified between this dwelling and its amenity gardens and the Energy Park. The intervening vegetation along the perimeter and that along the A17 screens views out towards the Energy Park. Excluded from further assessment.	Excluded from further assessment.	Excluded from further assessment.
ID 35	Swineshead House	441	East	North west	Figure 7.2 RVA Aerial Images and Site Photography pages 84-85 (document reference 6.2.7)	A substantial detached two storey dwelling to the north of the A17. Amenity garden to the west and south. Tall, approx. 2.5m high, brick wall marks the northern perimeter and extends west enclosing the adjacent field enclosure – assumed to be the extended residential curtilage, wrapping around its western edge, and screening views out. The southern edge of the property, along the A17, is also enclosed by a brick wall. Windows are present on the ground and first floor of the front south facing elevation. Windows on the rear north facing and side elevations has not been confirmed but their presence is assumed.	No lines of sights have been identified between this dwelling and its amenity gardens and the Energy Park. The garden vegetation associated with the house and its perimeter brick wall are predicted to screen views out. Excluded from further assessment.	Excluded from further assessment.	Excluded from further assessment.
ID 36	East Cottage & West Cottage	545	North west and south east	North west	Figure 7.2 RVA Aerial Images and Site Photography pages 86-87 (document reference 6.2.7)	A semi-detached two storey dwelling directly to the south of the A17 containing two properties. The properties are enclosed by close boarded fence with shrubs and hedging to their northern boundary. Amenity gardens are located to the east and west of the properties.	No lines of sights have been identified between this dwelling and its amenity gardens and the Energy Park – due to the intervening boundary vegetation and intervening built form. Excluded from further assessment.	Excluded from further assessment.	Excluded from further assessment.
ID 37	No. 1 – 14 Browns Drove including Hydeaway, May Cottage & The Conifers	975	East	North west	Figure 7.2 RVA Aerial Images and Site Photography pages 88-90 (document reference 6.2.7) Figure 7.3 RVA Aerial Images and Site Photography pages 88-90 (document reference 6.2.7)	A row of semi-detached two storey dwellings with front elevations to the east facing towards Brown's Drove. The properties front gardens are largely unenclosed but contain scattered medium sized trees. To the rear, the properties are enclosed by hedges and some scattered mature trees. Some of the dwellings have their eastern perimeter enclosed by close boarded fence. There are instances of relatively open boundaries with views from ground floor and amenity gardens likely to be available towards the adjacent agricultural fields. Views from Brown's Drove include the farm buildings at Rakes Farm and the same is expected for these dwellings.	Views from the rear ground floor windows and amenity rear gardens would offer theoretical views of the proposed Energy Park. In reality, however, any such views would be either completely screened or substantially restricted by the vegetation and built form associated with Rakes Farm, nearby small scale block of woodland and intervening line of trees that mark the adjacent field. Furthermore, at the distance of approx. 1km away the south eastern and eastern edge of the Energy Park would not be evident or easily appreciated in this large scale landscape, and would be inconsequential. Similar nature of views are expected to be available from the upper floor windows. Given the distance, the magnitude of change would be negligible.	For views from the ground and first floor windows and the gardens the effects would be negligible.	Effects not significant. Not taken for further assessment as the overbearing effects are unlikely to occur.
ID 38	Cattle Holme Barn	1670	East	West to north west	Figure 7.2 RVA Aerial Images	<u>Note:</u> as advised by the residents, the post code data is inaccurate and points to Brown's Drove. The property is	No lines of sights have been identified between this dwelling and its amenity gardens and the Energy Park –	For views from the ground and first floor windows and the	Effects not significant. Not taken for further assessment as the

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	(visited property)				and Site Photography pages 92-93 (document reference 6.2.7)	located at the end of a dead end track leading west and then north off Brown's Drove.  A single storey detached dwelling with small windows on the east front elevation addressing the driveway. French doors on the west elevation with small windows towards the rear garden. A brick outbuilding, sheds, and mesh fencing subdivides the property and its rear garden.  Views west and north west terminate on the intervening hedgerow, which marks the neighbouring field.	due to the intervening boundary vegetation and intervening built form.  Excluded from further assessment.	gardens the effects would be negligible.	overbearing effects are unlikely to occur.
ID 39	College Farm, Caton House, Catlins Farm, College Cottage, The Cottage, Cattleholme Farm	776	Varies, east, north, south.	West to north west	Figure 7.2 RVAA Aerial Images and Site Photography pages 94-95 (document reference 6.2.7)  Figure 7.3 RVAA Photomontages Viewpoint 10 (document reference 6.2.7)	A collection of single to two storey detached properties located on the northern end of Brown's Drove. Properties are located on both sides of the Drove, with some of them enclosed by their close boarded perimeter fence, garden vegetation, with views curtailed or affected by the farm buildings associated with individual properties.  The intervening landscape is level with very limited amount of structural vegetation that would provide screening.  <u>College Farm</u> is enclosed by a relatively tall hedge with views from within the Energy Park including the upper floor windows on the west side elevation only.  <u>Caton House</u> is screened by the surrounding farm buildings and field boundary trees with a single window identifiable on the rear elevation (southern lower part of the dwelling).  A bungalow at <u>Catlins Farm</u> , located immediately to the south of Caton House, is enclosed by vegetation along its western edge. No lines of sight have been identified from Brown's Drove.  The nearby <u>College Cottage</u> , located further to the south, is enclosed by trees along Brown's Drove with the canopies largely screening the upper part of the dwelling. Single window on the west side elevation is visible from within the Energy Park. The western edge of the property is enclosed by a hedge and no lines of sight have been identified between the Energy Park and ground floor windows or the garden.  <u>The Cottage</u> , located further south, appears to have its western perimeter relatively open with a single ground floor window detected in the long range view from within the Energy Park. Windows on the side north and south, and front east elevation – directed away from the Energy Park.  The neighbouring <u>Cattleholme Farm</u> is oriented south to north with its west side elevation not containing any windows on the top floor. The western edge and garden is marked by a close boarded fence with no visibility of any ground floor windows.	Lines of sight have been identified between the eastern edge of the Energy Park and some of the dwellings. The distance and level of screening, and presence of intervening features, affect the views. It is predicted that the proposed solar modules would not be apparent or easily identifiable given the distance and their low profile. The central energy storage compound would be located 1.3km at its closest point to the north west. The large scale barn and other buildings associated with Six Hundreds Farm, and the nearby tree canopies would serve to screen or substantially reduce the visibility of this part of the Energy Park.  Any change to the views gained from these properties is considered to be inconsequential and negligible.	For views from the ground and first floor windows and the gardens the effects would be negligible.	Effects not significant. Not taken for further assessment as the overbearing effects are unlikely to occur.