Mallard Pass
Solar Farm

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Environmental Statement Volume 2 Appendix 6.4: Landscape and Visual - Residential Visual Amenity Assessment

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Appendix 6.4 - Residential Visual Amenity Assessment (RVAA)

1.1. Introduction

1.1.1. This Residential Visual Amenity Assessment (RVAA) relates to the visual effects upon private residents potentially arising from the Proposed Development. RVAA is concerned with *"the overall quality, experience and nature of views and outlook available to occupants of residential properties, including views from gardens and domestic curtilage"* (Landscape Institute (LI) 2019) [**Ref 1**].

1.1.2. The Landscape Institute Technical Guidance Note for Residential Visual Amenity Assessment (2019) records that: "*The planning system is designed to act in the public interest when making planning decisions. Nevertheless, effects on private interests are considered by planners in the 'planning balance'. This includes weighing effects on Residential Amenity which is distinct to Residential Visual Amenity.*" The topic of residential amenity forms part of the considerations and assessment set out in the Planning Statement which accompanies the DCO Application.

1.1.3. Judgements formed in respect of Residential Visual Amenity should not be confused with the judgement regarding Residential Amenity. Nor should the judgement be seen as a 'test' with a simple 'pass' or 'fail'.

1.1.4. It is not uncommon for significant adverse effects on views and visual amenity to be experienced by people at their place of residence as a result of introducing a new development into the landscape. In itself, this does not necessarily cause particular planning concern. However, there are situations where the effect on the outlook / visual amenity of a residential property is so great that it is not generally considered to be in the public interest to permit such conditions to occur where they did not exist before.

1.1.5. The Proposed Development has the potential to affect the Residential Visual Amenity of private residents in close proximity to the Order limits. In

essence, the RVAA seeks to answer the question *"is the effect of the development on Residential Visual Amenity of such nature and / or magnitude that it potentially affects 'living conditions' or Residential Amenity?"* In LI guidance this is referred to as the Residential Visual Amenity Threshold.

1.1.6. The factors which might contribute to the threshold being reached, or the way in which these are expressed, may be different for different types of development (for example, one might use terms such as 'overwhelming/overbearing' for tall structures, or 'overly intrusive' for a development overlooking a garden or principal room). Determining whether the threshold has been reached requires informed professional judgement.

1.2. Methodology

1.2.1. The RVAA methodology including the assignment of the threshold of significance effects follows the Landscape and Visual Impact Assessment (LVIA) methodology presented in ***Appendix 6.1*** of the Environmental Statement (ES) [**EN010127/APP/6.2]** and is in accordance with best practice guidance produced by the LI (2019). The RVAA's terminology, hierarchy and definition of judgements and thresholds of impact follow that of the LVIA as set out in ***Appendix 6.1*** **[EN010127/APP/6.2].**

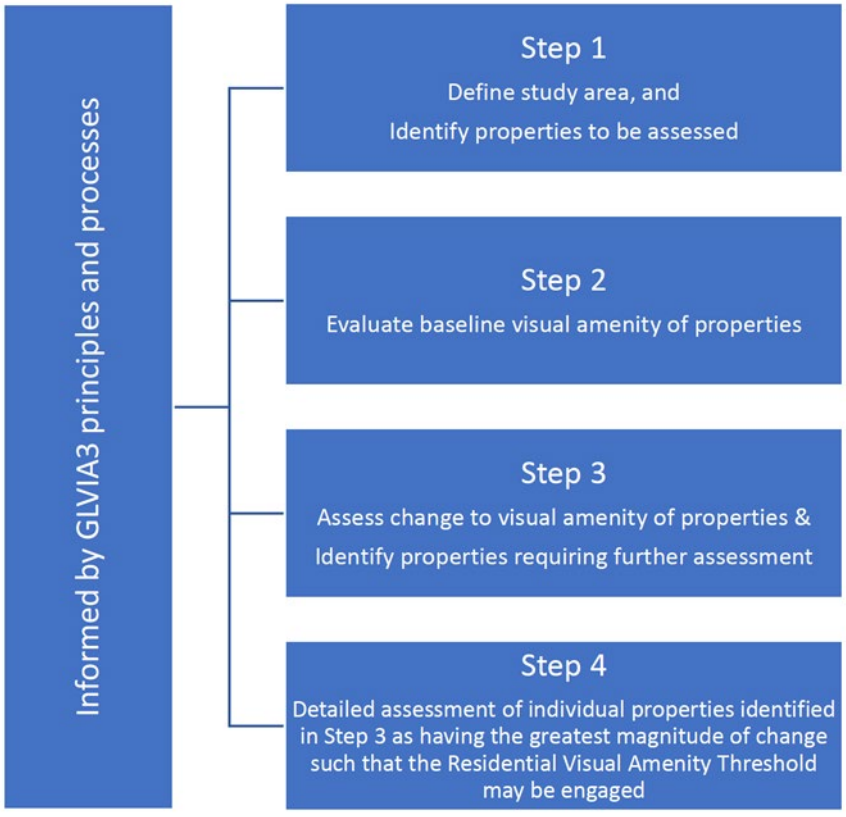
1.2.2. In addition, an accompanied site visit with officers and their representatives was undertaken on 5th October 2022 where the approach to RVAA and potential effects to residential dwellings was discussed.

1.2.3. The LI guidance recommends four 'steps' and in situations where all four are engaged this will typically involve some iteration of the third and fourth steps. The first three steps fall broadly within the normal scope of LVIA consisting of an assessment of the magnitude and significance of visual effect and change to visual amenity likely to be experienced by occupants

at those individual residential properties which were identified while scoping the RVAA.

1.2.4. The fourth and final step of RVAA requires a further assessment of change to visual amenity examining whether the Residential Visual Amenity Threshold is likely to be, or has been, reached. Whether or not this final step is engaged depends on the circumstances specific to the case. In any event, RVAA should be considered supplementary to LVIA following on from, and informed by, the latter's findings and conclusions.

1.2.5. The stages of the RVAA are summarised graphically below:



Step 1 – Define Study Area:

1.2.6. The first stage of the RVAA is to define the study area and identify residential properties to be assessed. The initial starting point for identification of the RVAA study area is the LVIA study area, which uses a

radius of 2km from the Order limits. Based on findings of the LVIA and given the nature of solar development in that it is unlikely to result in 'overbearing' or 'overwhelming' visual effects it is only residential properties in near proximity to the Proposed Development where the Residential Visual Amenity Threshold may be engaged. In light of this a 100m RVAA study area from the Order limits has been identified based on the characteristics of the Proposed Development and receiving baseline environment. The extent of the RVAA study area is shown in Figure 1. For robustness, the RVAA study area has been based upon the Order limits (which includes both Solar PV Site and the Mitigation and Enhancement Areas (***Figure 3.1*** of the ES **[EN010127/APP/6.3]** to ensure that all properties within close proximity are identified and considered as part of the RVAA. It should therefore be noted that not all residential properties are located within 100m of the Solar PV Site which contains Solar PV Arrays or built form associated with the Proposed Development but have also been included even where they are located within 100m of the Mitigation and Enhancement area boundary where no built development is proposed.

1.2.7. The RVAA has not considered properties located within 100m of those areas of the Order limits which only relate to where potential highway works (***Figure 3.1*** of the ES) may be required to facilitate construction access as such works are not considered to materially affect visual residential given their nature in that overwhelming, overbearing or overly visually intrusive effects are highly unlikely to occur.

1.2.8. In terms of lighting the only components of the Proposed Development that would be lit is the Onsite Substation, the lighting of which would be controlled and in accordance with best practice guidance in relation to minimising light spill/intrusion. Full detail of control of light during the operation is provided in Section 1.8 of the ***outline Operational Environmental Management Plan (oOEMP)*** [**EN010127/APP/7.7**].

Lighting during construction would also be subject to the same controls. The impact of lighting at night time is therefore not considered to represent an impact to residential visual amenity.

Step 2 – Evaluate baseline visual amenity:

1.2.9. Having established the study area and identified the residential properties that fall within the study area, an initial analysis of the visual amenity of the residential properties (including gardens) was undertaken based on aerial photography and Google Street view. A Site visit (22nd January 2022) was then undertaken to verify and confirm desktop analysis.

1.2.10. Additional site visits were also undertaken to specific properties at the behest of their residents to further understand the potential impacts to these properties. These visits were:

- Newstead Hall, Newstead Lane, Stamford – 1st July 2022 (within the RVAA study area).
- Heath House, The Drift, Ryhall Heath, Stamford – 29th July 2022 (outside the RVAA study area).
- Heath Cottage, The Drift, Ryhall Heath, Stamford – 2 August 2022 (within the RVAA study area).

1.2.11. In light of Stage 2 Statutory Consultation feedback and the visits to properties listed above, the following properties that sit outside of the study area have also been included within the RVAA given their close proximity and potential views of the Proposed Development:

- Church Farm, Bourne Road, Essendine (approximately 120m from Order limits).
- Heath House, The Drift, Ryhall Heath (approximately 140m from Order limits).

1.2.12. RVAA was also discussed as part of the October site visit with the LPAs and their representatives.

1.2.13. A detailed description of the current visual amenity for each residential visual amenity receptor is provided in Table 1 along with a commentary on how that view may change in light of the Proposed Development.

Step 3 – Assess change to visual amenity:

1.2.14. Effects on Residential Visual Amenity are potentially most likely during operation of the Proposed Development where residential properties are in close proximity to the Proposed Development. Effects during construction and decommissioning are considered to be less than those of operation given that construction and decommissioning would be on a phased basis and for decommissioning would be reducing in size.

1.2.15. Potential effects may include being surrounded by the Proposed Development to the extent that there is a visual 'overwhelming' of the visual amenity from a residential dwelling, or that the Proposed Development is so visually prominent that is 'overly intrusive'. It is considered that potential effects are unlikely to be 'overbearing' given the relatively low height of the Solar PV Arrays.

1.3. Baseline Conditions

1.3.1. The properties identified within the RVAA study area comprise of farmsteads, individual properties and 13 residential properties on Glen Crescent, Essendine, as shown on Figure 1 at the end of this report and set out in Table 1. A total of 19 residential visual receptors comprising individual properties and groups of properties have been identified for this RVAA assessment.

1.3.2. Informed by site visits, it is considered that the current visual amenity of residential properties generally comprises views over rolling agricultural

land. Open, longer distance views are possible from more elevated properties. Views are characterised by arable fields, woodland blocks and network of hedgerow boundaries and vegetation of the West Glen River. Views of built form, including other dwellings, the industrial estate at Essendine and the East Coast Mainline railway are also characteristic features in views.

1.3.3. Views from more elevated properties in the northwest adjacent to the Order limits such as Lodge Farm, Barbers Hill House and Heath House allow views over undulating agricultural land, woodland blocks and field boundaries. Properties along Carlby Road (including Grange Farm and Grange Farm Cottages) are also relatively elevated with longer views possible southward over the Order limits although views northward are screened by Braceborough Wood.

1.3.4. Properties on Stanford Road (including those on Glen Crescent) have middle distance views over the undulating West Glen River valley where a patchwork of agricultural fields, woodland blocks and hedgerows, the East Coast Main Line railway and the industrial estate at Essendine can be seen. Views of the Solar PV Site from properties further south on Essendine Road are generally screened by woodland blocks and hedgerows.

1.3.5. Properties near the central area of the Order limits such as North Lodge Farm, North Lodge Farm Bungalow and Wood Farm generally have views northward over the West Glen River valley where the vegetation in the valley and along the East Coast Main Line railway form an effective filter and screen to views.

1.3.6. Properties to the south of the Order limits such as Cobbs Nook Farm, Folly Farm and Green Lane Farm are set within relatively large grounds and

benefit from mature boundary vegetation which forms a dense visual screen.

1.4. Embedded Mitigation

1.4.1. The Proposed Development has incorporated a number of embedded mitigation measures as part of the design in relation to residential amenity. These are set out in detail within the ***Design and Access Statement*** [**EN010127/APP/7.3**] and are reflected spatially in the Green Infrastructure Strategy Plan contained within the ***oLEMP*** [**EN010127/APP/7.9**]. A summary of these is listed below:

- The avoidance of the Solar PV Site area close to residential properties and settlements. The extent of this removal is based on an individual, bespoke design response informed on the circumstances of the property in question and feedback as part of the consultation process, providing additional reduction of the Solar PV Site area. In each case the following general approach has been used:
  - Removal of Solar PV Site area back to an existing above ground physical boundary (e.g. existing woodland or hedgerow).
  - Removal of Solar PV Site area back to a former historic hedgerow that has been removed (with its reinstatement proposed) or to a below ground feature (e.g. buried utility) with new planting proposed to provide visual screening.
  - Removal of Solar PV Site area to a newly created above ground physical boundary (e.g. newly planted woodland or hedgerow).
- Retention of existing boundary vegetation and allowing it to grow out more fully to provide greater visual screening to properties.
- New vegetation planting and gapping up of existing hedgerows providing additional visual screening.

1.4.2. In addition to those measures already embedded within the design of the Proposed Development, the following measures will be deployed to further reduce any potential adverse Residential Visual Amenity impacts:

- New / infill structural planting to filter and screen views as illustrated on the Green Infrastructure Strategy Plan set out in the oLEMP; and
- The production and adherence to an ***outline Construction Environmental Management Plan (oCEMP)*** and ***outline Landscape and Ecology Management Plan (oLEMP)***. ***oCEMP*** mitigation measures include precautionary ways of working and the temporary installation of existing vegetation protection for sensitive areas during construction. ***oLEMP*** measures include the management of existing and new planting for screening purposes and biodiversity benefits. For DCO submission, these ***oCEMP*** and ***oLEMP*** provide a general framework and a detailed CEMP and LEMP providing further detail and specific management prescriptions will be agreed with the local planning authority should consent be granted.

1.5. Potential Effects

1.5.1. **Table 1** sets of the potential visual effects to residential properties within the study area, along with the existing baseline visual description for ease of comparison. Effects are assessed for year 1 of the operation development, when construction is complete but new planting has yet to mature. It is considered this scenario represents when potential impacts to residential visual amenity will be at their greatest.

1.5.2. As acknowledged in **Section 1.1**, it is recognised that the Proposed Development would be visible from some residential properties and this is to be reasonably expected of any development proposal. It is also acknowledged that the character of the visual amenity from a residential property may also change as a result of proposed planting, even if the Proposed Development itself is, or would not, be visible. This change in

character, whilst potentially foreshortening some views from some residential properties would not, given the design principles outlined in **Section 1.4** result in 'overwhelming', 'overbearing' effects or create an 'effect on the outlook / visual amenity of a residential property so great that it is not generally considered to be in the public interest to permit such conditions to occur where they did not exist before' and nor would it exceed the Residential Visual Amenity Threshold.

1.6. Additional Mitigation and Residual Effects

1.6.1. No additional mitigation or residual effects beyond those embedded in the design and identified in **Table 1** have been identified.

1.7. Monitoring Requirements

1.7.1. No monitoring requirements beyond those set out within the ***outline Landscape and Ecological Management Plan (oLEMP)*** are required in relation to the residential amenity.

Table 1: Residential Visual Amenity Assessment

Residential Visual Receptor	Baseline Description	Sensitivity of Receptor (as per LVIA Methodology)	Potential Visual Effect	Magnitude of Change (as per LVIA Methodology)	Significance of Effect (as per LVIA Methodology)	Mitigation Measures
The Cottage, The Drift	Detached two storey cottage with barn outbuildings set within mature gardens. Principal aspect is aspect is north (rear) south (front). Private gardens lie adjacent to west of the house and abut Field 3 of the Order limits.	High	PV Arrays in Field 3 **[EN010127/APP/6.3]** ***Figure 3.2*****]** are unlikely to seen. Filtered views to PV Arrays across the valley in Field 2, approximately 620m to the north, may be possible from upper storeys but would be filtered by intervening hedgerows and would not restrict potential longer views north.	Low/Negligible	Minimal	Removal of PV Arrays from the eastern part of Field 3 and within the southern part of Field 1 for provision of Mitigation and Enhancement areas as wildflower grassland with calcareous species. New planting along the Drift and eastern

Residential Visual Receptor	Baseline Description	Sensitivity of Receptor (as per LVIA Methodology)	Potential Visual Effect	Magnitude of Change (as per LVIA Methodology)	Significance of Effect (as per LVIA Methodology)	Mitigation Measures
						boundary of Field 3.
Heath House, The Drift	Large, 2 storey house with outbuildings arranged in double courtyard set back to the north from the Drift within a large plot with mature vegetation. The principal aspect of the house is west (front) / east (rear). Mature vegetation limits views in all directions although heavily filtered views eastward to Field 3 are possible.	High	Views northward are heavily screened by existing vegetation both within and at the boundary of the property. Filtered views eastward to Field 3 and the Mitigation and Enhancement area would be possible. Heavily filtered views to the Solar PV Site in Field 3, approximately 500m to the west, from the southern annex of the property would be possible but over time are likely to become obscured by vegetation.	Low/Negligible	Minimal	Removal of PV Arrays from the eastern part of Field 3 and within the southern part of Field 1 for provision of Mitigation and Enhancement areas as wildflower grassland with calcareous species. New planting along the Drift and eastern

Residential Visual Receptor	Baseline Description	Sensitivity of Receptor (as per LVIA Methodology)	Potential Visual Effect	Magnitude of Change (as per LVIA Methodology)	Significance of Effect (as per LVIA Methodology)	Mitigation Measures
						boundary of Field 3 and southern boundary of Field 2.
Lodge Farm	Two storey farmhouse and outbuildings in courtyard arrangement set in large mature vegetated plot at crest of Barbers Hill. Principal aspect is north (front) / south (rear). Views from upper storeys on eastern wing over Field 4 are possible. Filtered views south and east over agricultural landscape are also possible.	High	PV Arrays in Field 4 may be visible from upper storeys of buildings with southern aspect but are likely to be tucked within the view given topography and not be overly prominent. Longer distance views southward would remain. New hedge planting would mature over time screening any potential views of PV Arrays.	Low/Negligible	Slight	Removal of PV Arrays in Field 4 back to the southwest corner and provision of Mitigation and Enhancement area as retained arable land with skylark plots. Planting of new hedgerow along northern boundary of

Residential Visual Receptor	Baseline Description	Sensitivity of Receptor (as per LVIA Methodology)	Potential Visual Effect	Magnitude of Change (as per LVIA Methodology)	Significance of Effect (as per LVIA Methodology)	Mitigation Measures
						Solar PV Site area. Routing of access track to east of Solar PV site area.
Vale Farm	Detached 2 storey farmhouse and outbuildings just to the west of the B1176 crossroads with High Street. The principal aspect of the dwelling is north (front) / south (rear). The property is sited in the shallow valley between the Drift and Barbers Hill and set within an established vegetated plot. The hedgerow along the lane forms a dense screen although the rising topography and upper	High	Oblique views northwest of PV Arrays in the southwest corner of Field 4 would be possible from the upper storeys of the northern aspect of the main house. Ground floor views would be screened by the existing hedgerow. Uninterrupted views directly northward from the property would remain as would views southward and eastward. PV Arrays in Field 1 to the east would be screened by	Low/Negligible	Slight	Removal of PV Arrays back to the southwestern corner of Field 4 to the east. Removal of PV Arrays from eastern part of Field 3 to the south. New planting along southern

Residential Visual Receptor	Baseline Description	Sensitivity of Receptor (as per LVIA Methodology)	Potential Visual Effect	Magnitude of Change (as per LVIA Methodology)	Significance of Effect (as per LVIA Methodology)	Mitigation Measures
	storeys allow views into the Field 4 to the north.		topography and field boundary vegetation.			boundary of Field 2. Retention and enhancement of existing hedgerow vegetation.
Barbers Hill House	This is a detached, 2 storey property with large one storey annex buildings set in a large plot at an elevated location near the crest of Barbers Hill. The principal aspect of the house is west (front) / east (rear). Open views over rolling agricultural land are possible eastwards.	High	The Solar PV Site would be located approximately 185m to the east of the property within Field 4. The existing hedgerow along the B1176 and internal field hedgerow further west would be retained and manged to provide enhanced screening. Views from upper storeys of the main house would be possible but views from the annex buildings are likely to be limited. Glimpses of PV Arrays in Field	Low	Slight	Removal of PV Arrays back to the southwestern corner of Field 4 to the east. Removal of PV Arrays from eastern part of Field 3 to the south. Retention and enhancement of

Residential Visual Receptor	Baseline Description	Sensitivity of Receptor (as per LVIA Methodology)	Potential Visual Effect	Magnitude of Change (as per LVIA Methodology)	Significance of Effect (as per LVIA Methodology)	Mitigation Measures
			4 may be possible but middle-distance views east and south would remain.			existing hedgerow vegetation.
Crossroads Spinney	This property is located just to the east of the B1176 crossroads at the far western end of Carlby High Street. It is a single storey bungalow set within an enclosed, large yard used for the storage of travelling circus vehicles. The plot is surrounded by a dense hedgerow. Views from the dwelling appear to be limited to the internal curtilage.	High	Views are truncated by the perimeter vegetative boundary and hedgerow aligning the High Street. No views into the Order limits from the property are possible.	Negligible	Minimal	Retention and enhancement of existing hedgerow along High Street.
The Bungalows, Stamford Road	A collection of 3 bungalows and one 2 storey building (westernmost building) to the north of Stamford Road. All properties are set back from	High	PV Arrays in Field would lie approximately 570m to the southeast of this receptor group. Filtered views of panels	Low/ Negligible	Slight	Removal of PV Arrays from Field 26 and its use of as a Mitigation and

Residential Visual Receptor	Baseline Description	Sensitivity of Receptor (as per LVIA Methodology)	Potential Visual Effect	Magnitude of Change (as per LVIA Methodology)	Significance of Effect (as per LVIA Methodology)	Mitigation Measures
	the road with large front gardens bounded by established vegetation. Filtered views of the upper levels of the existing National Grid substation are possible.		and upper views of the Onsite substation would be possible.			Enhancement area as retained arable land with skylark plots. New planting along the northern boundaries of Field 18 and Field 19. Minimisation of the height of the Onsite Substation, to a maximum height of 12.5m (Harmonic filters).
Glen Crescent,	A collection of 13, 2 storey detached properties located on	High	Filtered views to the Solar PV Site (approximately 520m) and	Low/Negligible	Slight	Removal of PV Arrays from

Residential Visual Receptor	Baseline Description	Sensitivity of Receptor (as per LVIA Methodology)	Potential Visual Effect	Magnitude of Change (as per LVIA Methodology)	Significance of Effect (as per LVIA Methodology)	Mitigation Measures
Stamford Road	a cul-de-sac adjacent to the east of Stamford Road and the East Coast Mainline railway. 5 Properties on eastern edge have west (front) / east (rear) aspects. Whilst 8 have north / south. All properties have fairly large rear gardens with established vegetative boundaries. Views over the rolling agricultural landscape to the east and south are possible whilst views north and west are truncated by built form and vegetation. Essendine Industrial Estate and the East Coast Mainline Railway form notable features in views eastward. Filtered views of to the upper levels of the existing		Onsite Substation located approximately 695m southeast on Uffington Lane would be possible. Whilst these elements would be visible they would not be overbearing nor overly obtrusive.			Field 26 and its use as an I Mitigation and Enhancement area as retained arable land with skylark plots. New planting along the northern boundaries of Field 18 and Field 19. Minimisation of the height of the Onsite Substation, to a maximum height of 12.5m

Residential Visual Receptor	Baseline Description	Sensitivity of Receptor (as per LVIA Methodology)	Potential Visual Effect	Magnitude of Change (as per LVIA Methodology)	Significance of Effect (as per LVIA Methodology)	Mitigation Measures
	National Grid substation are also possible.					(Harmonic filters).
Church Farm, Essendine	Farmstead and outbuildings on the eastern edge of Essendine set within large, mature vegetated plot including vineyard beyond. The main farmhouse is 2 storey with a north (front) / south (rear) aspect and large agricultural barns further south. The topography rises steadily to the east to the dismantled railway and beyond. Views eastward are possible but filtered by an established belt of existing vegetation along the West Glen River and the dismantled railway.	High	Given the rising topography, existing vegetation along the dismantled railway and removal of the Solar PV Site area in Field 27 to beyond the topography crest in the east following the alignment of a buried gas main with proposed new hedgerow planting, no views of the Solar PV Site would be possible.	Negligible	Minimal	Removal of Solar PV Arrays to east of utility route in Field 27 and 29 and new hedgerow planting. Removal of PV Arrays from Field 28 to the north. Enhancement planting along the dismantled railway.

Residential Visual Receptor	Baseline Description	Sensitivity of Receptor (as per LVIA Methodology)	Potential Visual Effect	Magnitude of Change (as per LVIA Methodology)	Significance of Effect (as per LVIA Methodology)	Mitigation Measures
The Old School House Bourne Road	Two, 2 storey detached buildings set within large plots adjacent to the east of A6121 Bourne Road. The principal aspects of the southern house is west (front) / east (rear) and the northern house is north (rear) / south (front). The topography rises to the east of the properties with boundary vegetation and vegetation along the disused railway in between these properties and the Order limits.	High	Glimpses to the Solar PV Site in Field 29 (approximately 330m to the east) may be possible from upper storeys. These views would diminish as new planting along the boundary of the Solar PV Site matured along with existing vegetation on the disused railway line. Open aspects to the west, north and south would remain.	Low	Slight	Removal of PV Arrays from Field 28 adjacent to the south of these properties and provision of this area as a Mitigation and enhancement area as retained arable land with skylark plots. Removal of PV Arrays from the eastern areas of Fields 27 and 29 to the existing buried utility route and planting of new

Residential Visual Receptor	Baseline Description	Sensitivity of Receptor (as per LVIA Methodology)	Potential Visual Effect	Magnitude of Change (as per LVIA Methodology)	Significance of Effect (as per LVIA Methodology)	Mitigation Measures
						hedgerow along western edge of Solar PV site.
Grange Farm Cottages, Carlby Road	Two, 2 storey cottages set back slightly to the north of Carlby Road. Principal aspect is south (front) / north (rear). Open views southward over rolling agricultural landscape. Land falls away southward to West Glen River corridor and East Coast Mainline Railway. Essendine is visible to the west of view.	High	Fields 33, 36 and 39 immediately to the south of Carlby Road are proposed as a Mitigation and Enhancement area and would be retained as arable with PV Arrays set back approximately 300m from the property in Field 36. New hedgerow planting is proposed both along the southern edge of Carlby Road and also along the northern edge of the Solar PV Site, the latter linking two existing woodland blocks. The southern aspect of topography means that views into the Solar PV Site fall away before rising again to the southern valley	Low	Slight	Removal of the Solar PV area from property and provision of Mitigation and Enhancement area as retained arable land with skylark plots. New hedgerow planting along Carlby Road and Solar PV Site area northern boundary.

Residential Visual Receptor	Baseline Description	Sensitivity of Receptor (as per LVIA Methodology)	Potential Visual Effect	Magnitude of Change (as per LVIA Methodology)	Significance of Effect (as per LVIA Methodology)	Mitigation Measures
			side around Belmesthorpe. Views from upper storeys of PV Arrays would be possible in the short term before planting matures by approximately year 15 providing filtering and screening of views but longer distance views southward would remain.			
Grange Farm, Carlby Road	Two storey farmhouse and outbuildings arranged in courtyard layout set back slightly to the north of Carlby Road. Principal aspect is south (front) / north (rear). Open views southward over rolling agricultural landscape. Land falls away southward to West Glen River corridor and East Coast Mainline Railway.	High	Fields 33, 36 and 39 immediately to the south of Carlby Road are proposed as a Mitigation and enhancement areas and would be retained as arable with PV Arrays set back approximately 230m from the property in Field 36. New hedgerow planting is proposed both along the southern edge of Carlby Road and also along the northern edge of the Solar PV	Low	Slight	Removal of Solar PV Site from property and provision of Mitigation and enhancement area as retained arable land with skylark plots. New hedgerow planting along

Residential Visual Receptor	Baseline Description	Sensitivity of Receptor (as per LVIA Methodology)	Potential Visual Effect	Magnitude of Change (as per LVIA Methodology)	Significance of Effect (as per LVIA Methodology)	Mitigation Measures
	Essendine is visible to the west of view.		Site, the latter linking two existing woodland blocks. The southern aspect of topography means that views into the Solar PV Site fall away before rising again to the southern valley side around Belmesthorpe. Views from upper storeys of PV Arrays would be possible in the short term before planting matures by approximately year 15 and provides filtering and screening of views but longer distance views southward to would remain.			Carlby Road and Solar PV Site northern boundary.
North Lodge Farm Ufffington Lane	Two storey dwelling set back from Uffington Lane with curtilage of farm outbuildings adjacent to the north and mature vegetation. Principal aspect is northwest (rear) /	High	Filtered views southward to Solar PV Arrays in Field 25 would be possible, approximately 140m away. View northward and eastward	Medium	Moderate	Solar PV Arrays removed from Field 23 adjacent to the north. Removal of PV Arrays

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	southwest (front). Land falls eastward toward the West Glen River.		is likely to heavily screened by existing vegetation.			adjacent in Field 24 to the south and additional planting along western boundary.
North Lodge Farm Bungalow, Uffington Lane	Single storey dwelling located adjacent to the east of Uffington Lane set within mature vegetative curtilage. Principal aspect is northwest (front) / southeast (rear). Land falls eastward toward the West Glen River.	High	Filtered views southward to Solar PV Arrays in Field 25, approximately 95m away. View northward and eastward is likely to heavily screened by existing vegetation.	Medium	Moderate	Solar PV Arrays removed from Field 23 adjacent to the north. Offset of Solar PV Arrays in Field 24 to the south and additional planting along western boundary.

Residential Visual Receptor	Baseline Description	Sensitivity of Receptor (as per LVIA Methodology)	Potential Visual Effect	Magnitude of Change (as per LVIA Methodology)	Significance of Effect (as per LVIA Methodology)	Mitigation Measures
Wood Farm Cottages, Uffington Lane	Collection of two 2 storey cottages fronting Uffington Lane adjacent to Field 50. Principal aspect is east (front) / west (rear). Recently planting hedgerow along the Site boundary is dense but immature. Open views eastward are possible.	High	Open views eastward of Solar PV Arrays in Field 50 and 49 would be possible. The aspect to north would also be influenced by Solar PV Arrays in Field 48. Aspects to the west and south would remain predominantly remain agricultural in character.	Medium	Moderate	Planting of woodland copse in Field opposite properties and in Field 48 along southern boundary. Allowing existing vegetative boundary to grow out more fully.
Green Lane Farm, Newstead Road	Small 1 storey property adjacent to the west of Field 45. Principal aspect is southwest (rear) / northeast (front). Property is set to the west of 6 larger industrial units.	High	Any potential views screened by existing industrial units and vegetation along the MacMillan Way.	Negligible	Minimal	Offset of Solar PV Arrays and new planting along eastern edge of Macmillan Way.

Residential Visual Receptor	Baseline Description	Sensitivity of Receptor (as per LVIA Methodology)	Potential Visual Effect	Magnitude of Change (as per LVIA Methodology)	Significance of Effect (as per LVIA Methodology)	Mitigation Measures
	Vegetation along Macmillan Way forms dense screen to views.					Allowing existing vegetative boundary to grow out more fully.
Cobbs Nook Farm Newstead Lane	One storey property set within large plot. Main aspect northwest (front) / southwest (rear). The building lies approximately 80m to the south of the Order limits whilst the paddock area adjacent to the north lies between the property and the Order limits.	High	The Solar PV Site has been set back in Field 45 by an additional 100m (180m in total) from southern Order limits boundary and additional planting is proposed along the public right of way that follows boundary and also along the southern edge of the Solar PV Site.	Low	Slight	Offset of Solar PV Arrays and new planting along footpath. New hedgerow planting along southern boundary of nary of Solar PV Site. Allowing existing vegetative boundary to

Residential Visual Receptor	Baseline Description	Sensitivity of Receptor (as per LVIA Methodology)	Potential Visual Effect	Magnitude of Change (as per LVIA Methodology)	Significance of Effect (as per LVIA Methodology)	Mitigation Measures
						grow out more fully.
Newstead Hall, Newstead Lane	Large 2 storey house with main aspect west (front) / east (rear). Building lies approximately 150m to the south of Field 45. The paddock area to the east of the property lies adjacent to the Order limits and is bordered by dense native hedgerow with occasional trees. Ravencourt industrial units also lie between property and the Order limits.	High	Existing buildings and vegetation would screen and filter views. The Solar PV Site would lie approximately 260m from the dwelling (100m from the northern boundary of the paddock area). Additional planting is proposed along the footpath that follows southern boundary of Field 45. Whilst filtered views to Solar PV Arrays to the east (Field 50) would be possible these lie approximately 1.4km away from the house.	Low	Slight	Offset of Solar PV Arrays and new planting along footpath. New planting along southern boundary of Solar PV Site. Allowing existing vegetative boundary to grow out more fully.
Folly Farm, Essendine Road	Collection of 1 – 3 storey farmhouse and outbuildings set within mature landscape. The	High	Fields 43 and 44 to the east of Folly Farm are proposed as Mitigation and Enhancement	Negligible	Minimal	CEMP / LEMP Allowing existing

Residential Visual Receptor	Baseline Description	Sensitivity of Receptor (as per LVIA Methodology)	Potential Visual Effect	Magnitude of Change (as per LVIA Methodology)	Significance of Effect (as per LVIA Methodology)	Mitigation Measures
	main aspect of house is north south. Substantial vegetation is present within curtilage to the south.		Areas. The closest part of the Solar PV Site is Field 45 approximately 720m to the north.			vegetative boundaries to grow out more fully.

1.8. Conclusion

1.8.1. Residential visual amenity mitigation has been embedded within the Proposed Development. From these, the specific design response to each dwelling has been refined as part of the design iteration and through consultation. Further mitigation is provided by a specific planting response described in the table above and as set out in the ***Design and Access Statement*** [**EN010127/APP/7.3**] and Green Infrastructure Strategy and the management prescriptions detailed within the ***oLEMP***.

1.8.2. Whilst views of the Proposed Development would be possible from a number of dwellings assessed within this RVAA, in light of the analysis presented in Table 1, this RVAA concludes that the Residential Visual Amenity Threshold would not be broken and that "*the effect of the development on Residential Visual Amenity of such nature and / or magnitude that it potentially affects 'living conditions' or Residential Amenity"* would not be reached.

1.9. References

Ref 1 Landscape Institute (2019) Residential Visual Amenity Assessment: Technical Guidance Note, Landscape Institute.

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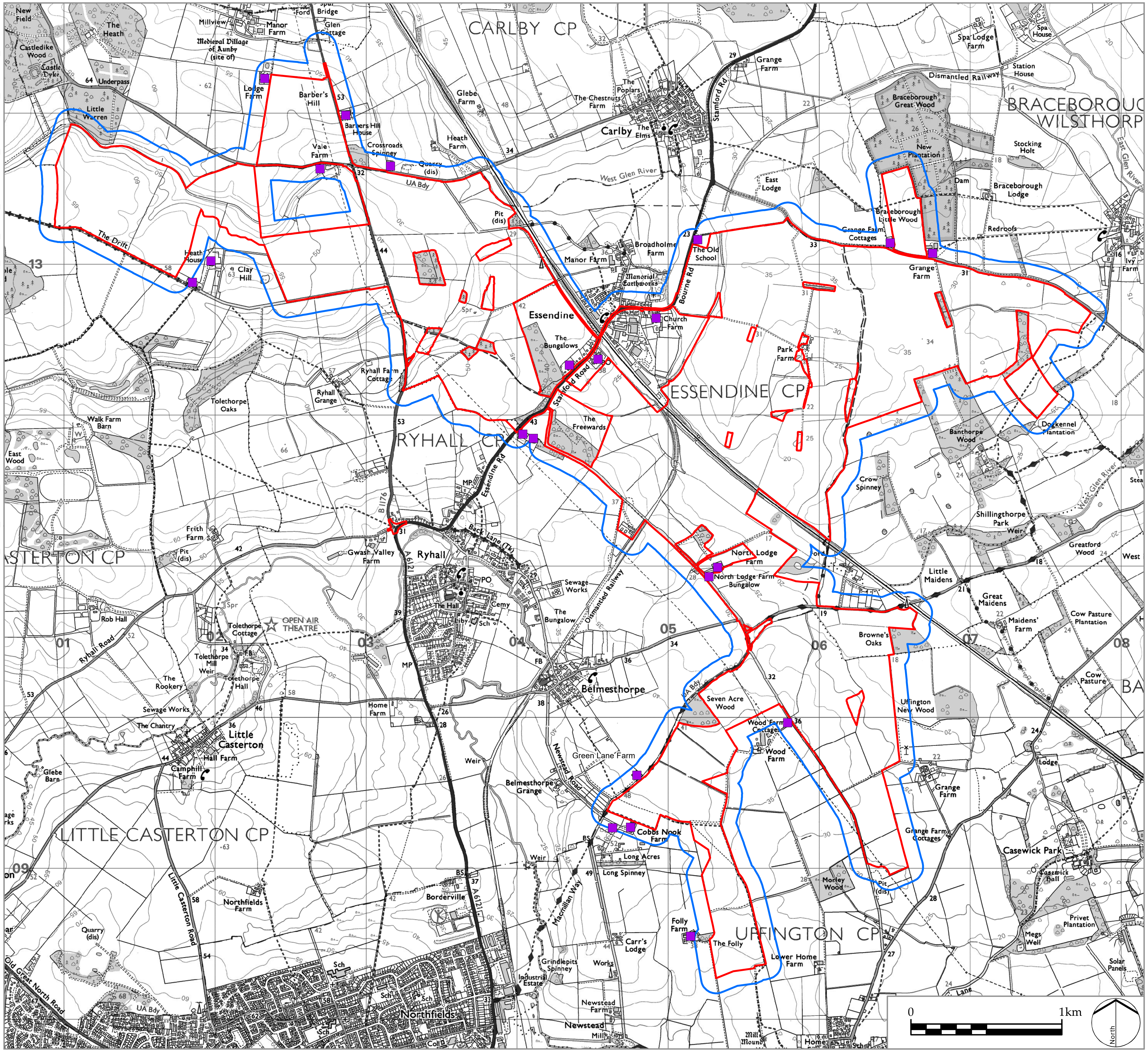

Infrastructure Planning (Applications:
Prescribed Forms and Procedure) Regulations 2009
APFP Regulation: 5(2)(a)

PINS REFERENCE NUMBER

EN010127

LEGEND

Order limits

Residential Visual Amenity Study Area (100m)

Residential property included within RVAA

REV.	DESCRIPTION	APP.	DATE
P0	DCO Submission	RP	22/11/22

Mallard Pass Solar Farm

PROJECT TITLE

MALLARD PASS SOLAR FARM

DRAWING TITLE

Figure 1: Residential Visual Amenity Assessment

ISSUED BY	Oxford	T: 01865 887050	
DATE	November 2022	DRAWN	KPr
SCALE @A3	1:25,000	CHECKED	BCr
STATUS	Final	APPROVED	RP

DWG. NO. **7863_110** **REV: P0**

No dimensions are to be scaled from this drawing.
All dimensions are to be checked on site.
Area measurements for indicative purposes only.

Sources: Ordnance Survey