

## **Byers Gill Solar EN010139**

# **6.4.7.6 Environmental Statement Appendix 7.6 Residential Visual Amenity Assessment**

Planning Act 2008

APFP Regulation 5(2)(a)

Infrastructure Planning (Applications: Prescribed Forms  
and Procedure) Regulations 2009

Volume 6

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Revision 2



# APPENDIX 7.6: RESIDENTIAL VISUAL AMENITY

## Introduction

This version of the RVAA was updated in January 2025 at the request of the ExA. to correct the misnaming of Harefield Grange as Hawthorn House. A second error identified in paragraph 22 whereby the correct references (P6 and P8), but incorrect names were used has also been corrected.

## Background

1. This Residential Visual Amenity Assessment (RVAA) for Byers Gill Solar Farm has been prepared in accordance with Landscape Institute Technical Guidance Note 2/19: Residential Visual Amenity Assessment (15 March 2019). The Technical Guidance Note (TGN) identifies that:  
  
*“The purpose of carrying out a Residential Visual Amenity Assessment (RVAA) is to form a judgement, to assist decision makers, on whether a proposed development is likely to change the visual amenity of a residential property to such an extent that it becomes a matter of ‘Residential Amenity’.”*
2. It further notes that:  
  
*“Changes in views and visual amenity are considered in the planning process. In respect of private views and visual amenity, it is widely known that, no one has ‘a right to a view.’ ...*  
  
*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.”*
3. This assessment considers only what the resident may see from a property. Views or ‘visual amenity’ are just one component of residential amenity and the two should not be confused. The latter is a planning matter and may also include aspects such as noise, air quality, traffic, etc., in addition to residential visual amenity. This RVAA considers the visual amenity aspects of residential amenity. Where necessary, other aspects are considered in the relevant chapters of this EIA Report and it is for decision makers to weigh all these aspects, and documents/assessments relating to them, in determining the acceptability of a proposal.
4. Overall residential amenity will be discussed within the planning statement accompanying the DCO application for the Proposed Development.
5. This assessment, and the process of RVAA, seeks to identify where effects on residential visual amenity are of such a nature or magnitude that they may need to be considered in the overall balance of ‘Residential Amenity’ or ‘Living Conditions’. The point at which this happens is referred to as the Residential Visual Amenity Threshold.

## A. Approach

6. TGN 2/19 advocates a four-step process to RVAA with the first three falling broadly within the scope of LVIA where the magnitude and significance of visual effects is assessed.
7. The fourth step involves a further assessment of the change to visual amenity of individual properties identified as *“having the greatest magnitude of change”* and identifying whether the RVA Threshold is reached.

8. The assessment for the PEIR stage identified the potential effects at each property and the likely requirement for detailed consideration but did not provide that detailed assessment. The initial assessment has been updated to take account of changes between the PEIR and ES stages.

## Methodology

### Study Area and Initial Assessment

9. There are no standard criteria for defining the RVAA study area and this is determined on a case by case basis. The guidance note identifies that for large structures, such as wind turbines, a preliminary study area of 1.5-2km radius may be appropriate to begin identifying properties for inclusion within RVAA, but for other developments the study area would be much reduced in proportion to their size. In this case, a study area of 100m from the Panel Areas and other above ground infrastructure has been agreed with statutory consultees via the scoping process.
10. Within the RVAA study area all residential properties are identified (including those consented or proposed). An initial appraisal is undertaken to identify those properties likely to experience the greatest effects, therefore requiring further detailed assessment, and those where effects would be less and unlikely to approach the RVA Threshold. This process may draw on the findings of the LVIA as a starting point and be supplemented by other tools including ZTV maps, wireframes and field work.

### Further Detailed Assessment

11. For those properties that were identified in the initial assessment as requiring further detailed assessment the process is as follows:
  - Evaluation of baseline visual amenity;
  - Assessment of likely change to the visual amenity of properties; and
  - Forming the RVAA judgement.
12. Properties are usually assessed individually but may be considered in groups where their outlook or views are essentially the same; for example a row of houses that all share an open outlook towards the Proposed Development. Where properties are grouped for assessment this will be clearly identified and reasons for grouping described.

### Baseline Visual Amenity

13. The existing baseline visual amenity is described for each property and is informed by desk study and field work. In line with guidance, site visits are only undertaken where effects cannot be adequately assessed from nearby public locations and there is potential for the RVA Threshold to be exceeded. Visual amenity is described ‘in the round’ and considers both views from the dwelling itself, the domestic curtilage and views experienced when arriving or leaving the property.
14. It has been noted where the owners of a dwelling have land that forms part of the project and therefore have a commercial interest in the Proposed Development.

### Likely Change to Visual Amenity

15. The change to baseline views and visual amenity as a result of the Proposed Development is described for each property and a judgement on the magnitude of effects likely to be experienced is provided. This may involve consideration of the following factors:
  - Distance between the property and proposed development and their relative locations (e.g. up/down hill)
  - Nature of available views (e.g. panoramic, enclosed) and the effect of daily or seasonal variations
  - Direction of view or aspect of property affected;
  - Extent to which the proposed development may be visible from various parts of the property (e.g. dwelling, rooms, access, garden);

- Scale of change to views, including the proportion of view occupied by the Proposed Development;
  - Compositional changes (e.g. loss/addition of landscape features such as woodland);
  - Contrast or integration of new features with the existing views
  - Duration and nature of changes (e.g. temporary/permanent, intermittent/continuous);and
  - Visualisation and understanding localised mitigating factors.
16. This stage may be supported by a range of visual aids as required including maps, ZTV studies, photography and visualisations. The choice of visual aids is determined on a case by case basis and may be informed by consultation. In line with best practice guidance, the type of visualisation should be proportionate to the nature of the Proposed Development and assessment stage.

#### **RVAA Judgement**

17. This final stage is concerned with identifying “*whether the predicted effects on visual amenity and views at the property are such that it has reached the Residential Visual Amenity Threshold, therefore potentially becoming a matter of Residential Amenity*”. This is the key concern of RVAA and judgements on the RVA Threshold are set out clearly and unambiguously.

#### **Distances**

18. Distances are provided to the nearest 10m between the house and fenceline around the nearest Panel Area unless stated otherwise.

#### **Cumulative**

19. RVAA is undertaken against the baseline, as described in the accompanying LVIA. As stated in the TGN, future cumulative visual effects are not assessed within the RVAA, as the focus of the RVAA is on the existing visual amenity and no developments are located sufficiently close that cumulative effects on residential amenity would be likely to arise.

Introduction

20. Appendix 7.5 Figures A-F below illustrate properties within the RVAA study area. In total there are 14 uninvolved properties located within the RVAA study area.

Initial Assessment

21. An initial assessment was undertaken at the PEIR stage in order to identify those properties with the highest magnitude of change where there is potential for the RVA threshold to be reached. This is provided in Table 1 below and has been updated at the EIA stage to take account of the following changes:
- Two properties located within the RVAA study area are financially involved as shown by Appendix 7.5 Figures A and C and are not considered further.
  - An additional property which was not included in the PEIR data has been identified within the RVAA study area at Great Stainton (~~P6 Hawthorn House~~ **Harefield Grange**).
  - Design changes to the panel areas have been made which set the panels back further from P2 Oat Hill Farm, P4 Stainton Hill Farm, P6 **Harefield Grange**~~Carr House~~, P8 **Hilltop House**~~Hawthorn House~~, P10 Cobby Castle Forge, P11 Gorann and properties at Downland Farm. Preston Lodge and the three properties at Downland farm would be more than 100m from the nearest panel areas and are no longer within the RVAA study area.
  - Nos 49 and 51A The Green were identified as having shorter gardens which did not fall within the RVAA study area and have been excluded from G1.
22. The assessment is informed by the ZTV studies within the main LVIA figures and site visits undertaken to assess views from individual properties. Where it is identified that effects at properties have the potential to reach the RVA threshold this is identified and further detailed assessment is provided on individual property assessment sheets in the following section. The initial assessment is provided in Table 1 below.

Table 1 Initial Assessment

Ref	Property	Comments	Requires detailed assessment.
G1	47, 49A, 51, 53A The Green, Brafferton	These bungalows at the northeast edge of Brafferton have rear gardens which extend to within 100m of the proposed solar panel locations. Panels within the nearest field are likely to be seen from rear windows and gardens of these homes which have varied degrees of screening from garden vegetation.	Yes
P2	Oat Hill Farm	This bungalow would have open views of the panels from its rear garden and windows.	Yes
P3	Stainton Hill Farm	(See viewpoint 12 in LVIA). This two-storey property which fronts directly onto the road will have close views of solar panels above the hedge across the road from front facing windows and the front garden. Views from the side garden will be screened by a conifer hedge.	Yes
P4	Mount Pleasant Farm	This property is surrounded by woodland and outbuildings which would screen views towards the solar panels.	No
P5	Carr House	This two-storey property has main facades which face north and south. Changes to the design since the PEIR stage mean that there are unlikely to be views of the panels or substation from this property as views to the east from the house and garden are screened by outbuildings and garden vegetation and there is just one small upstairs window in the west-facing gable end.	No

Ref	Property	Comments	Requires detailed assessment.
P6	Harefield Grange <del>Hawthorn House</del>	The main outlook from this property is to the south and would have elevated views over Panel Area D to the south and close views of panel Area D over field hedges to the east and southeast.	Yes
P7	Hambleton View	The main outlook from this property is to the southeast and it is surrounded to the north and east by vegetation and outbuildings which would screen the nearest solar panels from view.	No
P8	Hilltop House	The recently built property would have views from south and east facing windows and from the large garden towards solar panels in the adjacent field. Some screening would be provided by garden vegetation and the garage.	Yes
P9	Cobby Castle Forge	This property fronts onto Cobby Castle Lane and is surrounded by outbuildings and vegetation which focus the views eastwards. Solar panels would be seen beyond the hedgerow on the far side of the lane.	Yes
P10	Gorann	(See viewpoint 24 in LVIA). This property fronts onto Cobby Castle Lane and the recreation ground, beyond which the solar panels would be visible from the front windows and small garden area. There would be some screening by nearby hedgerows and garden trees.	Yes

Summary and Conclusions

23. In summary, further detailed assessment is provided below for the following properties:
- G1 The Green, Brafferton
  - P2 Oat Hill Farm
  - P4 Stainton Hill Farm
  - P6 Harefield Grange ~~Hawthorn House~~
  - P8 Hilltop House
  - P9 Cobby Castle Forge
  - P10 Gorann

PROPERTY NAME:	47, 49A, 51, 53A The Green, Brafferton
PROPERTY REFERENCE:	G1
DISTANCE TO NEAREST PANEL AREA	Gardens within 40-100m of Panel Area A. Closest houses at 110m.
ORIENTATION OF FRONTAGE	South
DIRECTION TO NEAREST PANEL AREA	North
RESIDENT DETAILS:	Not financially involved
SURVEY DETAILS:	Surveyed from nearby street, footpath to northeast and garden of No. 47

Baseline Visual Amenity:

The properties are accessed via the main street within the village. Each of these four properties have long back gardens which slope gently uphill away from the houses. The main outlook from the end of the gardens is to the northwest, where the land slopes down to the small beck valley and the eye is directed by the lines of the hedges, as shown by Illustrative Viewpoint C in Appendix 7.2. The orientation of the windows in the rear facades is more to the north. Most of the homes have some degree of screening of views to the north by garden vegetation, with the exception of no 49A which has more open views. Several also have garden seating areas placed towards the end of the gardens take advantage of views out to the northwest.

Construction and Decommissioning:

Construction and decommissioning traffic would pass through the western end of the village but not along the road in front of these houses. Construction and decommissioning activity within Panel Area A would be visible from the houses and gardens as described for the operational development below. The activity on both phases would be Short-term and the scale of change would not be greater than for the operational development.

Likely Change to Visual Amenity during operation:

As shown by Illustrative Viewpoint C in Appendix 7.2 and the insets on this page, the Proposed Development would be seen beyond the hedge seen to the right in the main views out from the gardens to the northwest. It would be seen more directly in views from upstairs windows of houses, though in some cases, particularly the nearer houses (51, 51A, 53A), filtered through trees (so more openly in winter). Views from downstairs windows would be more restricted by the combination of rising ground and vegetation.

Magnitude of Change and Level of Effects:

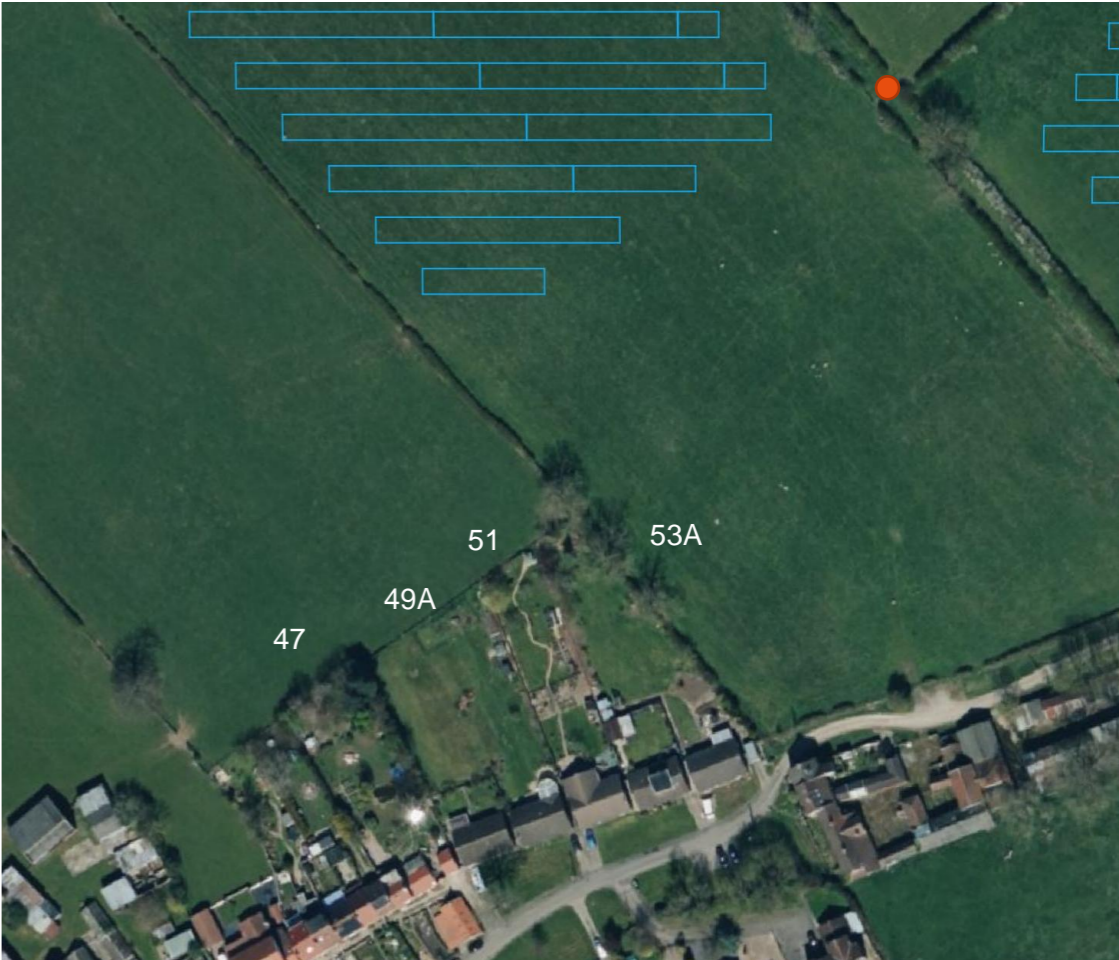
Changes to views from gardens would be Medium scale in the Medium-term before planting matures, reducing to Small scale once hedges have grown. Changes to views from upstairs windows would be Medium/small scale throughout the operational periods. These changes would affect a Wide extent of each property (the garden and views from rear facing windows).

The magnitude of change would be Moderate/slight and taking into account the high sensitivity of residential receptors, effects would be Moderate and Adverse.

RVAA Judgement:

During all stages of the Proposed Development the magnitude of effects would be below the highest level of magnitude and effects would not reach the RVA threshold.

 Photo Location



PROPERTY NAME:	Oat Hill Farm
PROPERTY REFERENCE:	P2
DISTANCE TO NEAREST PANEL AREA	135m (to east, 90m to south but not visible beyond kennels)
ORIENTATION OF FRONTAGE	West
DIRECTION TO NEAREST PANEL AREA	East
RESIDENT DETAILS:	Not financially involved
SURVEY DETAILS:	Surveyed from rear garden and adjacent street

Baseline Visual Amenity:

This bungalow has a small front garden and parking area and a rear garden which includes an orchard. Beyond the garden and orchard there is a paddock seen from the rear garden and windows which forms part of the property, but which for the purposes of this assessment is not considered as part of the garden. Views from the front of the property look out across the rural lane to a hedgerow beyond, when hedges are cut lower, wider views to the west are available. The main outlooks from the home and rear garden are to the east and are open across the paddock and into the site as shown by Appendix 7.5 Figure P2. The hedgerow which marks the boundary between the paddock and the site has a number of young trees along it which were planted by the property owners, of which some are suffering from ash die-back. As shown by the inset photo, windows of the conservatory, downstairs bedroom the dining room, living room, and roof windows including that of the main bedroom all face east.

Construction and Decommissioning:

Construction activity within Panel Area B would be visible from the house and garden as described for the operational development operation below. The construction activity would be Short-term and the scale of change would not be greater than for the operational development.

Decommissioning activity would only be visible for the solar PV modules on higher ground which would be seen above the mature hedges.

Likely Change to Visual Amenity during operation:

As shown by Appendix 7.6 Figure P2 and the insets on this page, the Proposed Development would be seen in the main outlook set beyond the paddock boundary and further back into the field. The panels would initially be openly visible and then would be increasingly screened by proposed planting as it matures, creating a more enclosed vegetated outlook to the east of the property. As the Site is on slightly rising ground, more distant panels would continue to be visible above the hedging in the longer term.

Magnitude of Change and Level of Effects:

Changes to views would be Large scale throughout the operational period and would affect a Wide extent of the views available from the property.

The magnitude of change would be Substantial and taking into account the high sensitivity of residential receptors, effects would be Major and Adverse.

RVAA Judgement:

The changes to the visual amenity of the property during operation would be of the highest magnitude. The nearest visible solar panels would be set more than 125m from the garden and would not be intimidating, or in the longer term particularly visible. The changes would arise primarily as a result of the enclosure of presently open views by vegetation beyond the open paddock, which would change the outlook markedly but not in a manner which would be detrimental to living conditions and effects would not exceed the RVAA threshold.

● Photo Location



PROPERTY NAME:	Stainton Hill Farm
PROPERTY REFERENCE:	P4
DISTANCE TO NEAREST PANEL AREA	70m
ORIENTATION OF FRONTAGE	South
DIRECTION TO NEAREST PANEL AREA	South
RESIDENT DETAILS:	Not financially involved
SURVEY DETAILS:	Surveyed from rear garden and adjacent street

Baseline Visual Amenity:

This two-storey farmhouse fronts onto the road with the farmyard and barns to the rear. The larger main garden lies to the west of the house and has a 2-2.5m high hedge along the southern boundary. The small front garden has a low hedge and there are upstairs and downstairs windows facing south towards the site. The front door and driveway also face south towards the road and the site. The hedge on the south side of the road and trees within the hedgeline prevents views into the site from being entirely open from the garden and downstairs windows, although the house also partly aligns with a field gate which allows a more open view.

Construction and Decommissioning:

There will be a minor increase in traffic movements along the road at the front of the house during the construction of Panel Areas D, E and F. Construction activity within Panel Area B would be visible from the house and garden as described for the operational development operation below. The construction activity would be Short-term and the scale of change would not be greater than for the operational development.

Decommissioning activity would be largely screened by mature hedges and trees along northern boundary of the Proposed Development.

Likely Change to Visual Amenity during operation:

As shown by viewpoint 12 and the insets on this page, the Proposed Development would be seen in the main outlook set back into the field beyond the existing hedges. The panels would initially be openly visible through the gate and over the hedges and then would be increasingly screened by proposed hedgerow and tree planting as it matures, creating a more enclosed vegetated outlook to the south of the property as illustrated by the Year 15 photomontage for viewpoint 12. More open views over the solar farm would be available from the upstairs front windows throughout the operational stage, although tree planting would increasingly filter views, particularly in summer. The proposed development would also be seen on entering and leaving the property via the driveway but would not be seen from the main garden space to the west of the house.

Magnitude of Change and Level of Effects:

Changes to views from front windows and garden would be Large scale until planting matures, reducing to Medium scale from the ground floor windows, drive and front garden once planting matures, affecting an Intermediate extent of the property. Changes to views from upstairs front windows would remain Large scale throughout the operational period, affecting a Localised extent of the property.

The magnitude of change would be Substantial/moderate and taking into account the high sensitivity of residential receptors, effects would be Major/moderate and Adverse.

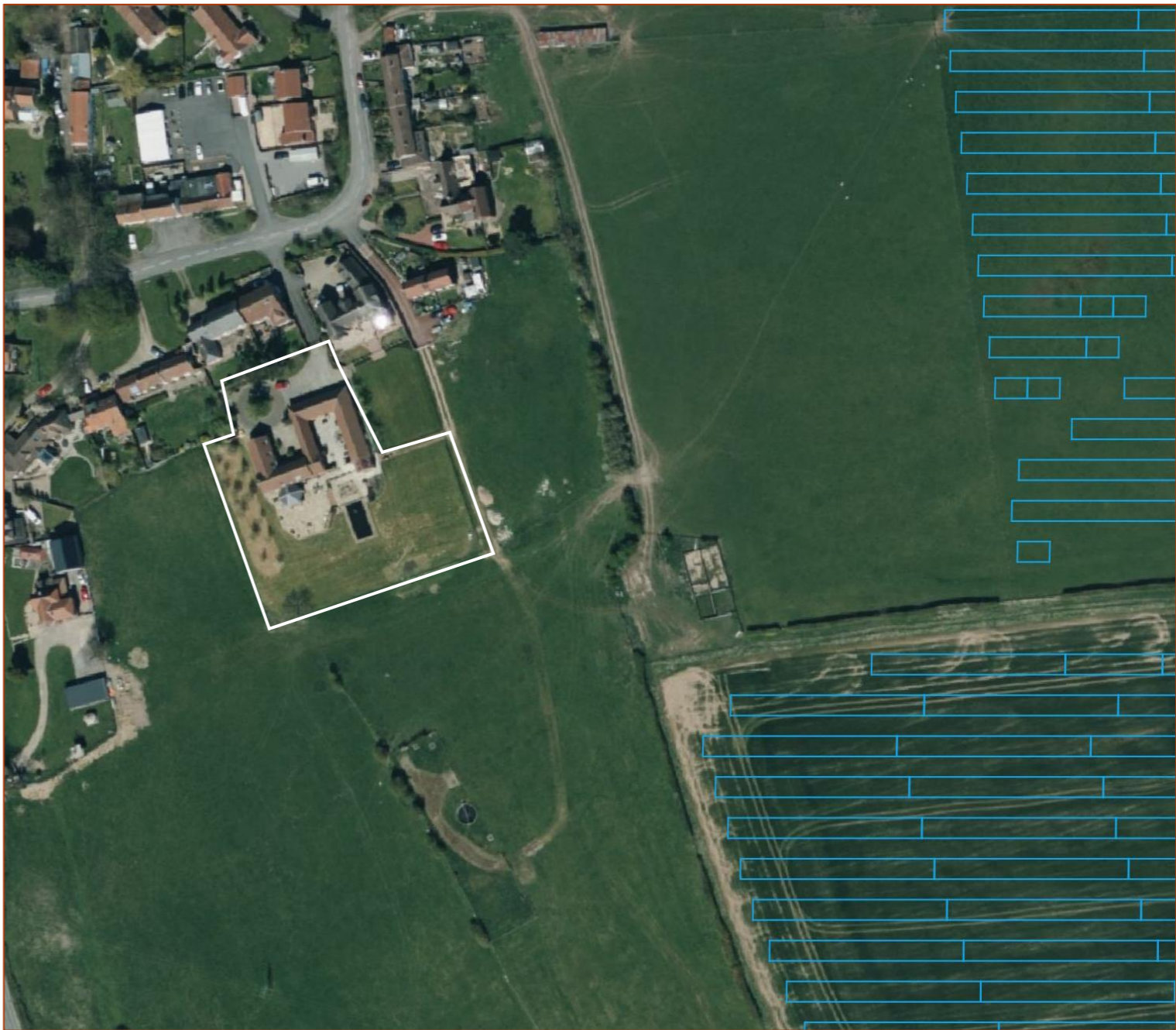
RVAA Judgement:

During all stages of the Proposed Development the magnitude of effects would be below the highest level of magnitude and effects would not reach the RVA threshold.

 Photo Location



PROPERTY NAME:	Hawthorn House Harefield Grange
PROPERTY REFERENCE:	P6
DISTANCE TO NEAREST PANEL AREA	120m
ORIENTATION OF FRONTAGE	North-northwest
DIRECTION TO NEAREST PANEL AREA	Southeast
RESIDENT DETAILS:	Not financially involved
SURVEY DETAILS:	Surveyed from rear garden and adjacent street
<div>Baseline Visual Amenity:</div> <p>This is a substantial property with a small front garden and parking area and large, open main garden to the south. The patio area, conservatory and main garden are oriented and designed to take advantage of the elevated outlook to the south and southeast. The windows of the house face in a range of directions around the S-shape of the building and include a large window on the south-facing gable end. There are also views from the garden looking east though these are more incidental to the amenity and look out over grassland towards a gappy hedge and through into the field beyond.</p>	
<div>Construction and Decommissioning :</div> <p>Construction activity within Panel Area D would be visible from the house and garden as described for the operational development operation below. The construction activity would be Short-term and the scale of change would not be greater than for the operational development.</p> <p>Nearby decommissioning activity would mostly be screened by mature hedgerows around the Proposed Development, although work in more distant parts of Panel Area D would be openly visible to the southeast.</p>	
<div>Likely Change to Visual Amenity during operation:</div> <p>As shown by Appendix 7.6 Figure P8 and the inset on this page, the Proposed Development would be seen in the main outlook to the south and southeast set below the distant skyline and the position of the property. Panel Area D would occupy part of the middle ground of the outlook to the south, but would be seen more nearby beyond a hedge looking to the southeast and at a slightly greater distance to the east. Maturing hedges would reduce the visibility of the panels to the south and immediate southeast, but two more distant fields would remain openly visible where they occupy a gentle ridgeline to the southeast, These changes would mostly affect the views from the garden and conservatory with the closer and more openly visible panel areas to the southeast being seen obliquely from windows.</p>	
<div>Magnitude of Change and Level of Effects:</div> <p>Changes to views would be Large scale until planting matures when there will be close views of panels in the nearby field to the southeast and open views of panels to the south. Taking account of the limited visibility from the house, and the degree to which it draws its amenity from the open outlook, these changes would affect an Intermediate extent of the property. Once planting is mature the most nearby panels and those to the east and south would be mostly screened by planting, leaving an open view of more distant panel fields in the middle ground to the southeast. Effects would be Medium scale for and Intermediate extent of the property during this stage.</p> <p>The magnitude of change would be Moderate and taking into account the high sensitivity of residential receptors, effects would be Major/moderate and Adverse.</p>	
<div>RVAA Judgement:</div> <p>During all stages of the Proposed Development the magnitude of effects would be below the highest level of magnitude and effects would not reach the RVA threshold.</p>	



PROPERTY NAME:	Hilltop House
PROPERTY REFERENCE:	P8
DISTANCE TO NEAREST PANEL AREA	110m
ORIENTATION OF FRONTAGE	North
DIRECTION TO NEAREST PANEL AREA	West
RESIDENT DETAILS:	Not financially involved
SURVEY DETAILS:	Surveyed from panel field to south and adjacent street

Baseline Visual Amenity:

This is a substantial 3-storey detached house set in a large open garden in a locally elevated position (the ground rises behind the position of the photograph inset to be on a similar level to the house). The larger windows and garden are designed to take advantage of the outlook over an open field to the south as illustrated by the inset images and Appendix 7.6 Figure P9. Some smaller windows and one side of the conservatory face west, where there are also open views over the low garden hedge to the fields beyond.

Construction and Decommissioning:

There will be a minor increase in traffic movements along the road at the front of the house during the construction of Panel Areas E and F and if the on-road cable route is used through Bishopton there would also be temporary roadworks on the road during construction of that cable route. Construction activity within Panel Area E would be visible from the house and garden as described for the operational development operation below. The construction activity would be Short-term and the scale of change would not be greater than for the operational development.

Decommissioning activity would be partly screened by mature planting around the Panel Area, but some or the decommissioning work in more elevated parts of the Panel Area would be visible above the hedges.

Likely Change to Visual Amenity during operation:

Panel Area E would be located to the south and west and until planting matures would be openly visible from both the house and garden. Once planting matures it would create hedge and tree-lined garden boundary which would separate the garden from the open space, and a second hedge tree-lined boundary alongside the panel area. The degree of visibility would reduce as time goes on, but the panels would be set on higher ground as they move away from the property and these more distant panels would remain visible above hedges, particularly from upstairs windows.

Magnitude of Change and Level of Effects:

Changes to views would be Large scale throughout the construction and early operational stages, and would affect a Wide extent of views from the house and garden. The magnitude of change would be Substantial and taking into account the high sensitivity of residential receptors, effects would be Major and Adverse.

RVAA Judgement:

During operation, the changes to the visual amenity of the property would be of the highest magnitude. The Proposed Development would be set more than 110m from the house, with the nearest panels on slightly lower ground, allowing views beyond and would not be intimidating or overwhelming. In the longer term the main changes would arise primarily as a result of the increased enclosure of presently open views by vegetation and views of panels through this vegetation primarily from upstairs windows, with more limited visibility (if any) from the downstairs windows and garden. Effects would not exceed the RVAA threshold.

 Photo Location



PROPERTY NAME:	Cobby Castle Forge
PROPERTY REFERENCE:	P9
DISTANCE TO NEAREST PANEL AREA	30m
ORIENTATION OF FRONTAGE	East
DIRECTION TO NEAREST PANEL AREA	North
RESIDENT DETAILS:	Not financially involved
SURVEY DETAILS:	Surveyed from panel fields to east and north

Baseline Visual Amenity:

This property consists of residential use as part of the working premises and appears as a barn set within the fields apart from the curtained windows and conservatory. There are small windows in places on the east and west facades within the southern half of the building and a conservatory on the south side. There is no apparent garden space. The property is accessed via a private section of Cobby Castle Lane beyond the public road. This property derives its main purpose from its use as a live/work unit and its amenity centres around that purpose.

Construction and Decommissioning:

Construction activity within Panel Area F would be visible from the house and garden as described for the operational development operation below. The construction activity would be Short-term and the scale of change would not be greater than for the operational development.

Decommissioning activity would be screened from downstairs windows by mature hedges around the Proposed Development, but would remain visible from upstairs windows.

Likely Change to Visual Amenity during operation:

The Proposed Development would be seen directly from the two east facing upstairs windows and obliquely from the west facing windows. There would be no visibility of the solar farm from the conservatory. Once hedges around the panel areas mature, visibility of the solar panels from the downstairs west-facing windows would reduce, although they may remain obliquely visible on the gently rising ground looking beyond the hedges.

Magnitude of Change and Level of Effects:

Changes to views would be Large scale both before and after planting matures in relation to the views from the east facing windows, Visibility of panels in oblique and slightly more distant views to the northwest would result in Medium scale changes. Taking account of the lack of visibility from the conservatory, these changes would affect Wide extent of the property.

The magnitude of change would be Substantial and taking into account the high sensitivity of residential receptors, effects would be Major and Adverse.

RVAA Judgement:

The changes to the visual amenity of the property during operation would be of the highest magnitude. The nature of this property as a live/work unit is an important factor in its amenity value, making it slightly less susceptible to becoming an unattractive place in which to live due to changes to views. The changes to views from the eastern windows would be considerable, looking down over the hedge and panel areas rather than views being blocked by them. West-facing windows would retain open views across the fields and those from the conservatory would be unaffected. Effects would not exceed the RVA threshold.

● Photo Locations



PROPERTY NAME:	Gorann
PROPERTY REFERENCE:	P10
DISTANCE TO NEAREST PANEL AREA	60m
ORIENTATION OF FRONTAGE	Southeast
DIRECTION TO NEAREST PANEL AREA	East
RESIDENT DETAILS:	Not financially involved
SURVEY DETAILS:	Surveyed from Cobby Castle Lane and recreation ground and panel area to east

Baseline Visual Amenity:

This two-storey detached house is located on Cobby Castle Lane, west of the recreation ground. It is surrounded to the north and north-west by outbuildings and there is a parking yard directly west of the house. The small front garden includes a tree and large shrubs and both these and the hedged boundary of the recreation ground along Cobby Castle Lane restrict outward views from the front of the house to the upper floor windows as shown by the inset photo.

Construction and Decommissioning:

Construction activity within Panel Area F would be visible from the house and garden as described for the operational development operation below. The construction activity would be Short-term and the scale of change would not be greater than for the operational development.

Decommissioning activity would be largely screened by the mature planting within the community orchard.

Likely Change to Visual Amenity during operation:

Panel Area F would be visible from the upstairs front windows beyond the recreation ground. Initially these views would be very open, but as the hedges and trees establish in the proposed community orchard adjacent to the recreation ground, the solar panels would increasingly be seen above the hedges and filtered through tree branches.

Magnitude of Change and Level of Effects:

During construction and early operation, the changes to views from the upstairs windows would be Large scale, affecting a Localised extent of the property.

The magnitude of change would be Substantial/moderate and taking into account the high sensitivity of residential receptors, effects would be Major/moderate and Adverse.

RVAA Judgement:

During all stages of the Proposed Development the magnitude of effects would be below the highest level of magnitude and effects would not reach the RVA threshold.

 Photo Location



## Summary and Conclusions

24. The aim of the RVAA seeks to identify where effects on residential visual amenity are of such a nature or magnitude that “*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.*”
25. 14 individual properties have been considered in detail within this assessment with 3 (Oat Hill Farm, Hilltop House and Cobby Castle Forge) being identified as experiencing Substantial effects when considered in detail. In each case, it is not considered that the impact would be sufficient to reach the RVA threshold. The assessment concludes that in no case would the effects be of such nature and / or magnitude that they potentially affect living conditions at any property to the point that it becomes an unattractive place to live, when judged objectively in the public interest.

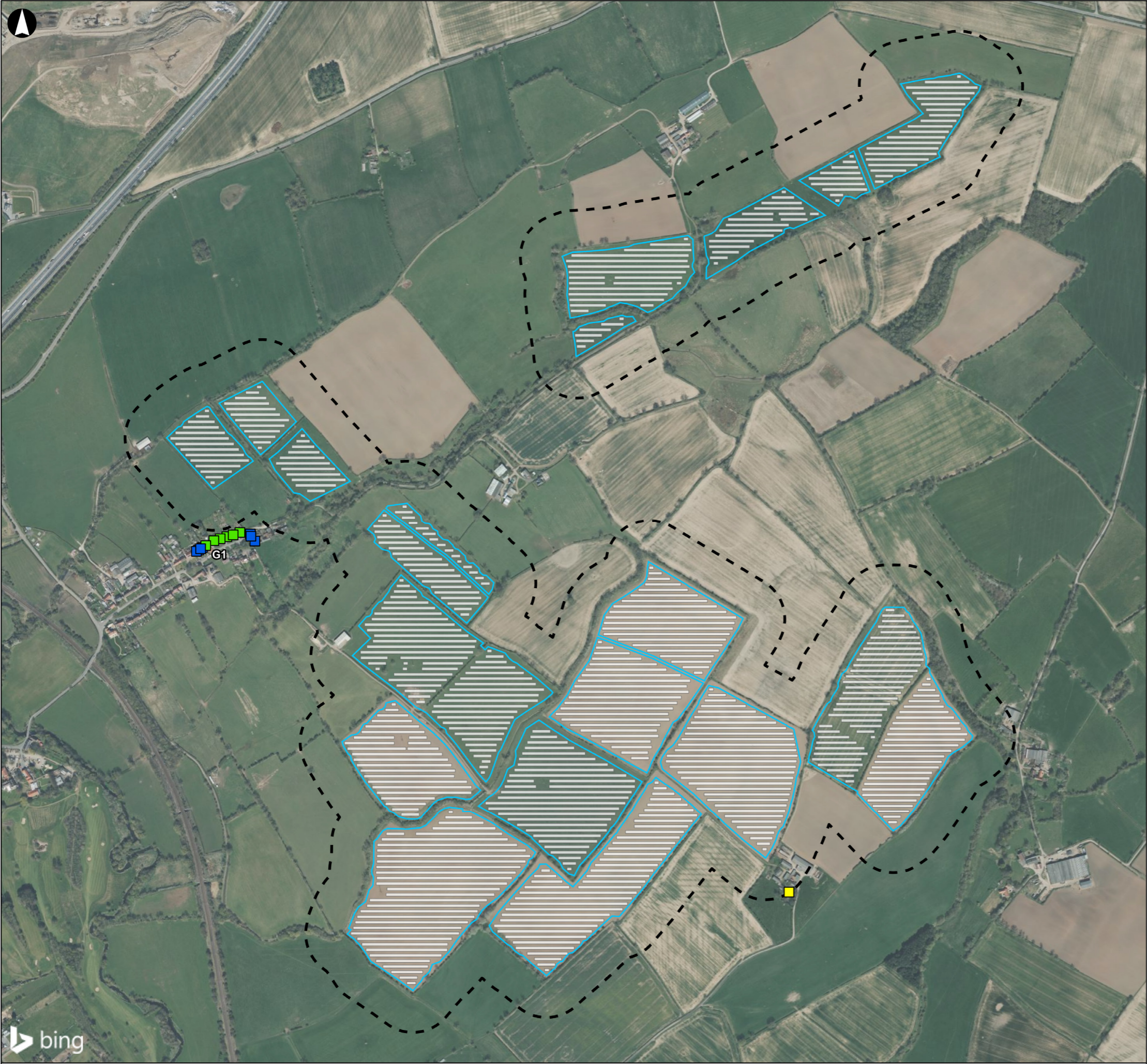
## Figures

Figures A-F – Residential Property Locations

Figure P2 – Annotated photograph from garden of Oat Hill Farm

Figure P6 – Annotated photograph from garden of ~~Hawthorn House~~ **Harefield Grange**

Figure P8 – Photograph from roadside adjacent to Hilltop House



A3

26/01/2024 11:35

Legend

Fence

PV Cases

100m Distance Radius from Panel Areas

Residential Properties

House within 100m of Panel Areas

Garden within 100m of Panel Areas

Beyond 100m from Panel Areas

Financially Involved

Coordinate System: British National Grid

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Distribution Airbus DS

Final	26/01/24	MP	MF	--	--
Rev	Date	By	Chkd	Appd	Authd

Client

RWE

Project Name

Byers Gill Solar

Drawing Title

RVAA - Panel Area A

Scale at A3

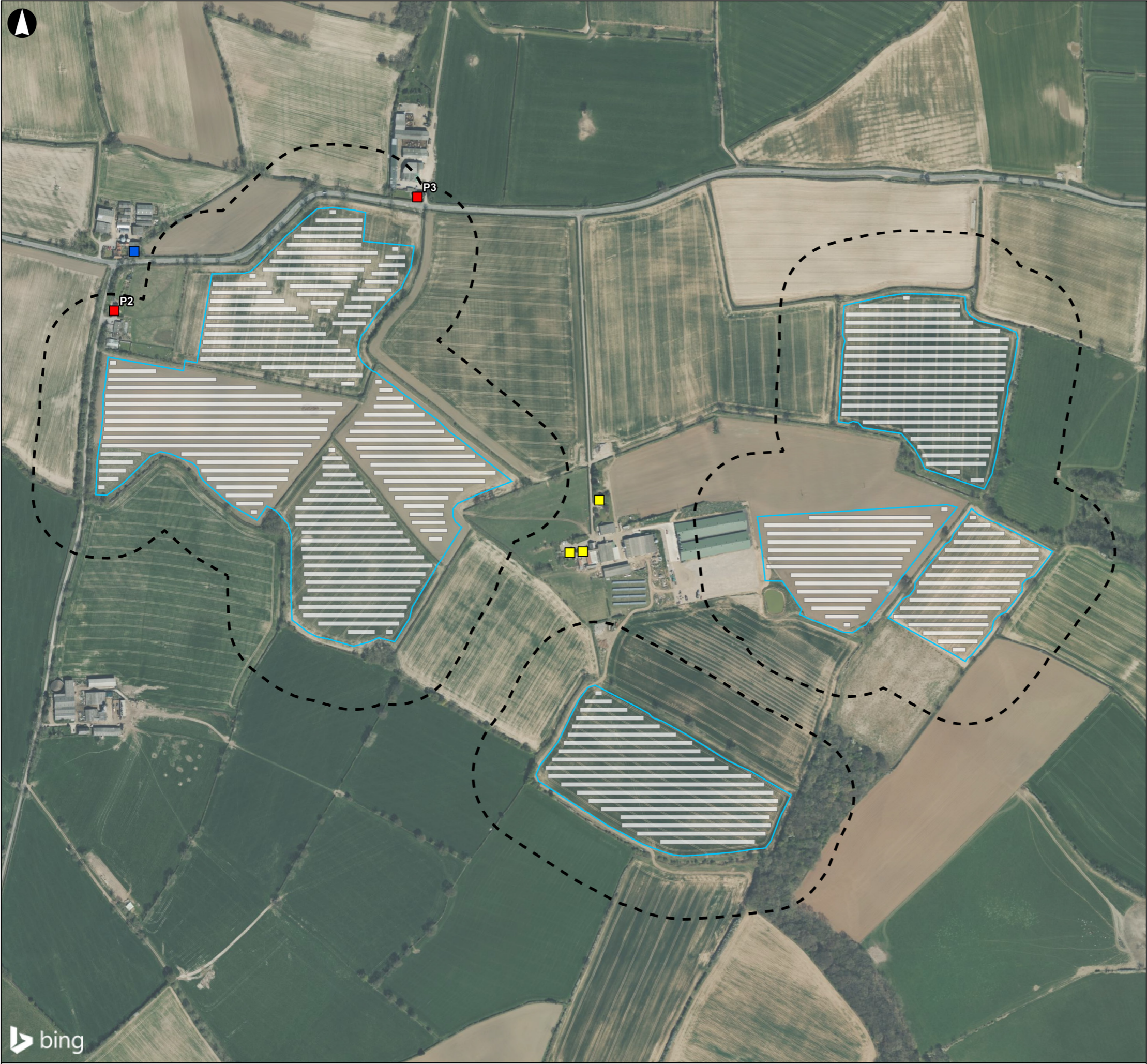
1:9,000

Role

Client Shared

Suitability

Environmental Impact Assessment	
Project Number	Rev
286386-00	P01
Drawing Number	
BGS-ES07-00010	



A3

26/01/2024 11:36

Legend

Fence

PV Cases

100m Distance Radius from Panel Areas

**Residential Properties**

House within 100m of Panel Areas

Garden within 100m of Panel Areas

Beyond 100m from Panel Areas

Financially Involved

Coordinate System: British National Grid

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Final	26/01/24	MP	MF	--	--
Rev	Date	By	Chkd	Appd	Authd

Client

RWE

Project Name

**Byers Gill Solar**

Drawing Title

**RVAA - Panel Area B**

Scale at A3

**1:6,000**

Role

**Client Shared**

Suitability

<b>Environmental Impact Assessment</b>	
Project Number	Rev
<b>286386-00</b>	<b>P01</b>
Drawing Number	
<b>BGS-ES07-00010</b>	



A3

26/01/2024 11:36

Legend

Fence

PV Cases

100m Distance Radius from Panel Areas

**Residential Properties**

House within 100m of Panel Areas

Garden within 100m of Panel Areas

Beyond 100m from Panel Areas

Financially Involved

Coordinate System: British National Grid

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Final	26/01/24	MP	MF	--	--
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Rev	Date	By	Chkd	Appd	Authd
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Client

RWE

Project Name

**Byers Gill Solar**

Drawing Title

**RVAA - Panel Area C**

Scale at A3

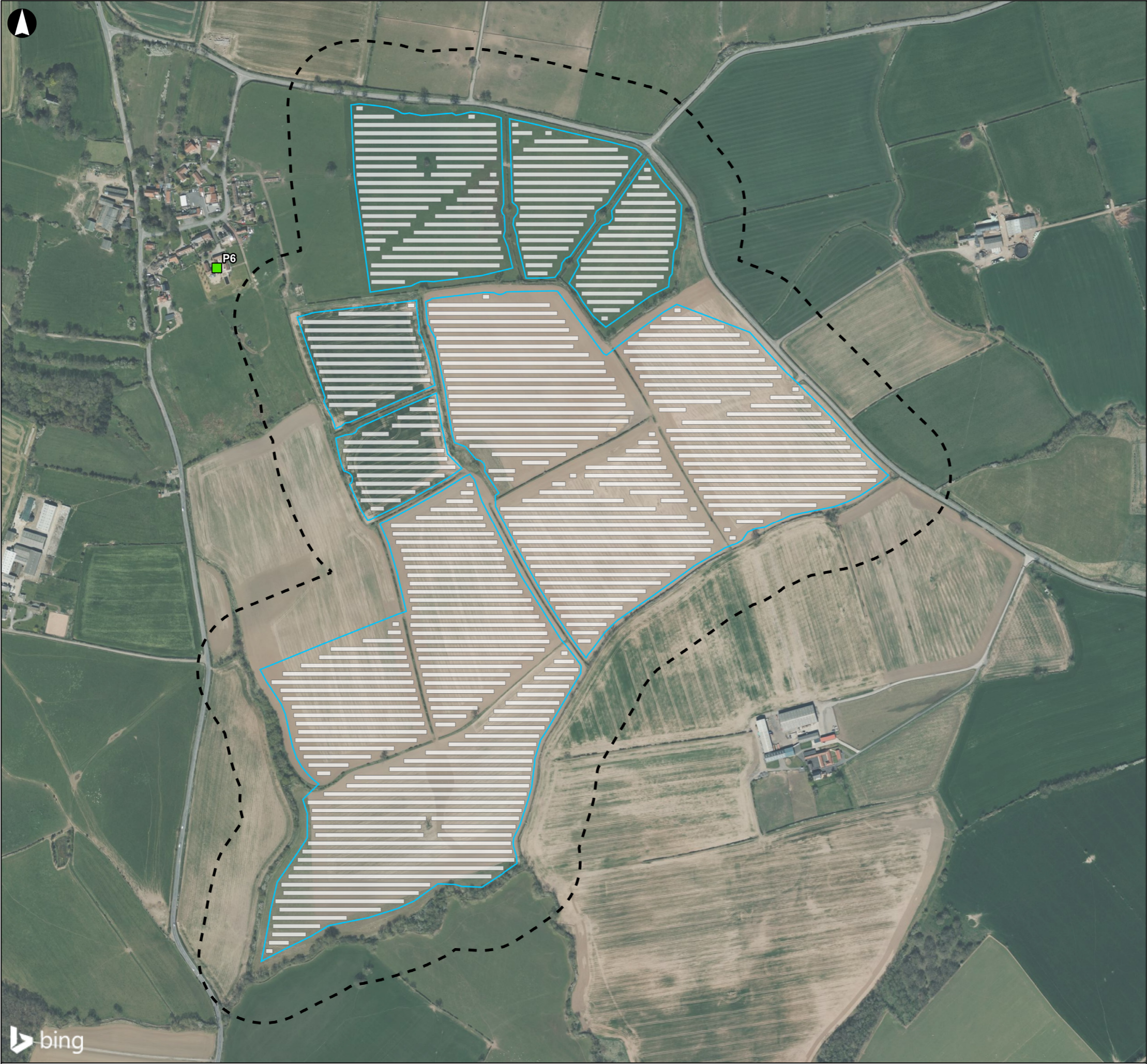
**1:8,000**

Role

**Client Shared**

Suitability

<b>Environmental Impact Assessment</b>	
Project Number	Rev
<b>286386-00</b>	<b>P01</b>
Drawing Number	
<b>BGS-ES07-00010</b>	



A3

26/01/2024 11:36

Legend

Fence

PV Cases

100m Distance Radius from Panel Areas

Residential Properties

House within 100m of Panel Areas

Garden within 100m of Panel Areas

Beyond 100m from Panel Areas

Financially Involved

Coordinate System: British National Grid

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Final	26/01/24	MP	MF	--	--
Rev	Date	By	Chkd	Appd	Authd

Client

RWE

Project Name

Byers Gill Solar

Drawing Title

RVAA - Panel Area D

Scale at A3

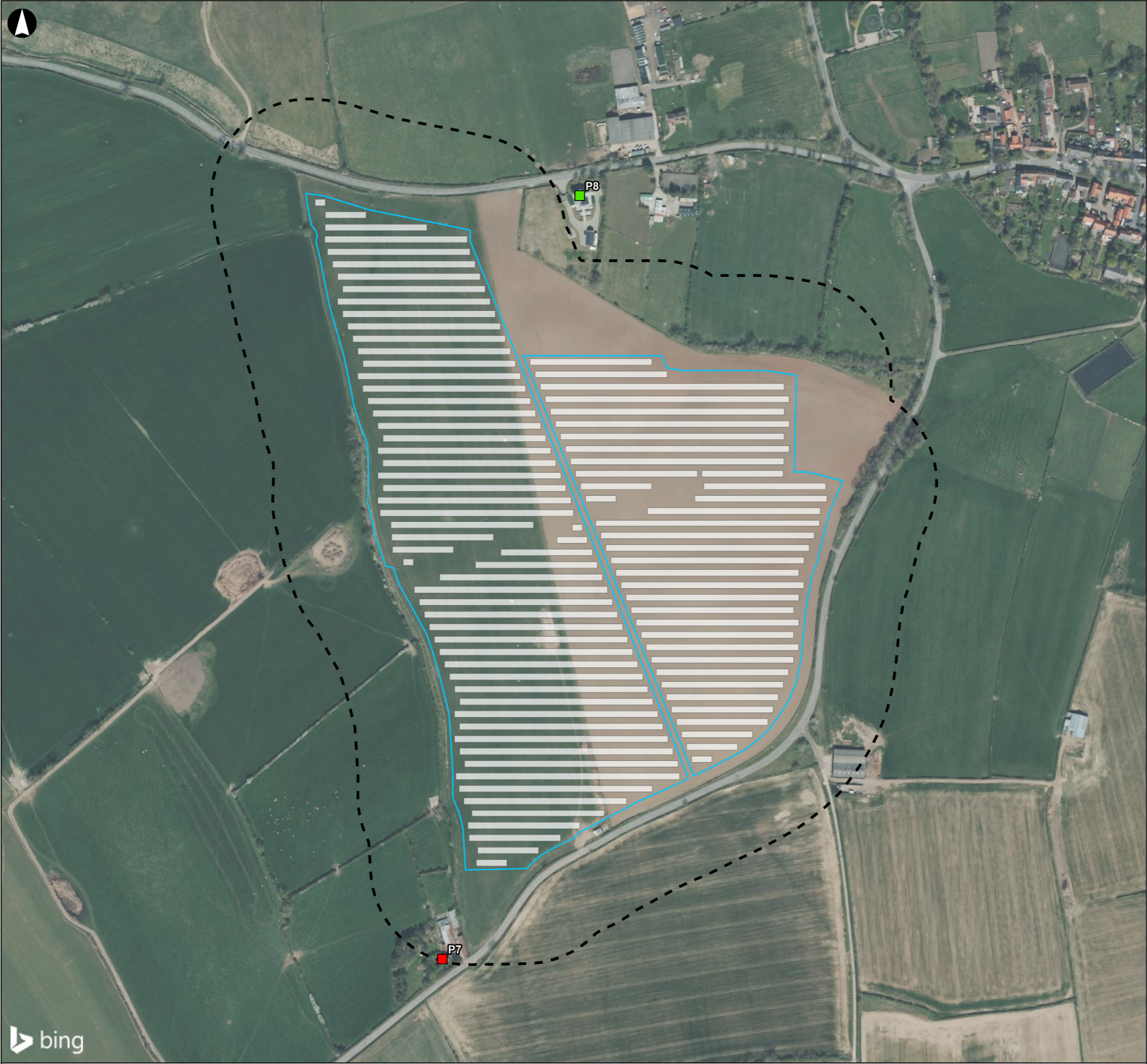
1:6,000

Role

Client Shared

Suitability

Environmental Impact Assessment	
Project Number	Rev
286386-00	P01
Drawing Number	
BGS-ES07-00010	



A3

26/01/2024 11:36

Legend

Fence

PV Cases

100m Distance Radius from Panel Areas

Residential Properties

House within 100m of Panel Areas

Garden within 100m of Panel Areas

Beyond 100m from Panel Areas

Financially Involved

Coordinate System: British National Grid

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Final	26/01/24	MP	MF	--	--
Rev	Date	By	Chkd	Appd	Authd

Client

RWE

Project Name

Byers Gill Solar

Drawing Title

RVAA - Panel Area E

Scale at A3

1:4,000

Role

Client Shared

Suitability

Environmental Impact Assessment	
Project Number	Rev
286386-00	P01
Drawing Number	
BGS-ES07-00010	



Legend

Fence

PV Cases

100m Distance Radius from Panel Areas

Residential Properties

House within 100m of Panel Areas

Garden within 100m of Panel Areas

Beyond 100m from Panel Areas

Financially Involved

Coordinate System: British National Grid

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Final	26/01/24	MP	MF	--	--
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Rev	Date	By	Chkd	Appd	Authd
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Client

RWE

Project Name

Byers Gill Solar

Drawing Title

RVAA - Panel Area F

Scale at A3

1:6,000

Role

Client Shared

Suitability


Environmental Impact Assessment	
Project Number	Rev
286386-00	P01
Drawing Number	
BGS-ES07-00010	





Date December 2023	By DT		<p>Notes:</p> <p>1) This visualisation is a cylindrical projection panorama. View flat at a comfortable arm's length. 2) This data has been output directly from the wireline model. It ignores screening effects of woodland and other intervening objects. 3) All directions given as bearings relative to Grid North (BNG). 4) Location map scale: 1:25,000</p> <p>Contains Ordnance Survey data © Crown copyright and database right 2023 © Crown copyright. All rights reserved. 2023 Licence number 10002565</p>	<p><b>Viewpoint Information:</b></p> <p>Grid Reference: 431782E 522227N Ground Height: 108m AOD Direction of Centre of View: ³ 105° Horizontal Field of View: 90° Vertical Field of View: 24° Viewing Distance: 522mm</p>	<p><b>Photography Information:</b></p> <p>Camera: Sony DSLR-A200 Lens: 35mm Camera Height: 1.5m Photography Date: 13/09/2023 Photography Time: 09:10 Enlargement Factor: approx. 96%</p>	<p><b>Key:</b></p> <ul style="list-style-type: none"><li>Panel Area A</li><li>Panel Area B</li><li>Panel Area C</li><li>Panel Area D</li><li>Panel Area E</li><li>Panel Area F</li><li>Consented Solar Farms</li></ul>
Image Size 820 x 120mm	QA MF					
Paper Size 840 x 297mm	Rev -					
0179-residential-vps						



Date December 2023	By DT		<p>Notes:</p> <p>1) This visualisation is a cylindrical projection panorama. View flat at a comfortable arm's length. 2) This data has been output directly from the wireline model. It ignores screening effects of woodland and other intervening objects. 3) All directions given as bearings relative to Grid North (BN). 4) Location map scale: 1:25,000</p> <p>Contains Ordnance Survey data © Crown copyright and database right 2023 © Crown copyright. All rights reserved. 2023 Licence number 100023665</p>	<p><b>Viewpoint Information:</b></p> <p>Grid Reference: 433824E 521897N Ground Height: 88.3m AOD Direction of Centre of View: 3° Horizontal Field of View: 90° Vertical Field of View: 24° Viewing Distance: 522mm</p>	<p><b>Photography Information:</b></p> <p>Camera: Sony DSLR-A200 Lens: 35mm Camera Height: 1.5m Photography Date: 12/09/2023 Photography Time: 11:12 Enlargement Factor: approx. 96%</p>
Image Size 820 x 120mm	QA MF				
Paper Size 840 x 297mm	Rev -				
0179-residential-vps					



Date December 2023	By DT		<p>Notes:</p> <ol style="list-style-type: none"><li>1) This visualisation is a cylindrical projection panorama. View flat at a comfortable arm's length.</li><li>2) This data has been output directly from the wireline model. It ignores screening effects of woodland and other intervening objects.</li><li>3) All directions given as bearings relative to Grid North (BNM).</li><li>4) Location map scale: 1:25,000</li></ol> <p>Contains Ordnance Survey data © Crown copyright and database right 2023 © Crown copyright. All rights reserved. 2023 Licence number 100023665</p>	<p><b>Viewpoint Information:</b></p> <p>Grid Reference: 433824E 521897N</p> <p>Ground Height: 88.3m AOD</p> <p>Direction of Centre of View: 3°</p> <p>Horizontal Field of View: 90°</p> <p>Vertical Field of View: 24°</p> <p>Viewing Distance: 522mm</p>	<p><b>Photography Information:</b></p> <p>Camera: Sony DSLR-A200</p> <p>Lens: 35mm</p> <p>Camera Height: 1.5m</p> <p>Photography Date: 12/09/2023</p> <p>Photography Time: 11:12</p> <p>Enlargement Factor: approx. 96%</p>	<p><b>Key:</b></p> <ul style="list-style-type: none"><li>Panel Area A</li><li>Panel Area B</li><li>Panel Area C</li><li>Panel Area D</li><li>Panel Area E</li><li>Panel Area F</li><li>Consented Solar Farms</li></ul>
Image Size 820 x 120mm	QA MF					
Paper Size 840 x 297mm	Rev -					
0179-residential-vps						

Figure P8 – Photograph from roadside adjacent to Hilltop House

