



EAST PARK ENERGY

East Park Energy

EN010141

Environmental Statement

Volume 2 – Technical Appendices

Appendix 5-7: Residential Visual Amenity Assessment

Document Reference: EN010141/DR/6.2

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

September 2025

Version P01

EAST PARK ENERGY

Planning Act 2008

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

Environmental Statement Volume 2 – Technical Appendices

Appendix 5-7: Residential Visual Amenity Assessment

APFP Regulation Reference:	Regulation 5(2)(a)
Planning Inspectorate Scheme Reference:	EN010141
Application Document Number:	EN010141/DR/6.2
Author:	Axis PED Ltd

Version	Date	Status
P01	September 2025	DCO Submission

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1. INTRODUCTION

1.1. Introduction

- 1.1.1. This Appendix of the Landscape and Visual Impact Assessment (LVIA) (ES Chapter 5) reports the method and findings of the Residential Visual Amenity Assessment (RVAA) for the Scheme.
- 1.1.2. This RVAA has been prepared in accordance with ‘Technical Guidance Note (TGN) 2/19: Residential Visual Amenity Assessment’¹ prepared and published by the Landscape Institute in March 2019.
- 1.1.3. The foreword of TGN 2/19 identifies that “*Residential Visual Amenity Assessment (RVAA) is a stage beyond LVIA and focusses exclusively on private views and private visual amenity.*”
- 1.1.4. Paragraph 1.2 of TGN 2/19 states that, for the purpose of this guidance “*Residential Visual Amenity means: ‘the overall quality, experience and nature of views and outlook available to occupants of residential properties, including views from gardens and domestic curtilage.’*”
- 1.1.5. Paragraph 1.6 of TGN 2/19 also states that:
- “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.”*
- 1.1.6. In accordance with paragraph 2.1 of TGN 2/19, the purpose of this RVAA is to identify if the effect of the Scheme on residential visual amenity is of such a nature and/or magnitude that it potentially affects ‘living conditions’ or ‘Residential Amenity’.
- 1.1.7. This RVAA is supported by the following Figures and relevant photography provided in Sections 4 and 5 of this Appendix:
- i) **Figures 1-1:** RVAA Western Panel Areas.
 - ii) **Figures 1-2:** RVAA Central Panel Areas.
 - iii) **Figures 1-3:** RVAA Eastern Panel Areas.

1 The Landscape Institute (2019). *Technical Guidance Note 2/19: Residential Visual Amenity Assessment*. Available at: <https://landscapewpstorage01.blob.core.windows.net/www-landscapeinstitute-org/2019/03/tgn-02-2019-rvaa.pdf>

2. SCOPE OF THE ASSESSMENT

2.1. Study Area

- 2.1.1. TGN 2/19 states that there is no standard criteria for defining a RVAA study area. Instead, an appropriate and proportionate study area is determined on a case-by-case basis.
- 2.1.2. TGN 2/19 also states that development types including “*potentially very large but lower profile structures and developments such as road schemes and housing are unlikely to require RVAA, except potentially of properties in very close proximity (50-250 m) to the development.*”
- 2.1.3. Most of the Scheme comprises relatively low-profile structures, comprising ground mounted solar PV panels, which would have a maximum height of 3 metres (m) above existing ground levels. The tallest components of the Scheme would be in the proposed substation compound in Site D, referring to substation electrical equipment with a maximum height of 13.6 m above ground level, and the substation control building which would have a maximum height of 6 m above ground level.
- 2.1.4. With consideration to proposed development heights, and following a review of residential properties surrounding the Scheme, it has been determined that a 100 m offset from the proposed fence line around proposed Panel Areas in Sites A to D would provide an appropriate study area within which to consider the effect of the Scheme on residential visual amenity. The 100 m study area is shown on **Figures 1-1 to 1-3**, included in **Section 4** of this RVAA.

2.2. Scope

- 2.2.1. All residential properties within the 100 m study area referred to above have been identified on **Figures 1-1 to 1-3** with reference to the residential receptor references used in the LVIA (ES Chapter 5). An initial assessment of the effects on views experienced by residents at these properties (including the house, garden and/or curtilage of the residential property) has been undertaken and is presented in **Section 4, Table 4.1** of this RVAA. The initial assessment identifies those residential properties which warrant further detailed assessment, which is presented in **Section 5** of this RVAA.
- 2.2.2. The initial assessment considers the potential for effects of the Scheme on identified resident's views at all stages of the Scheme:
- During the construction stage of the Scheme, involving the introduction of temporary construction activity, including the presence of plant, temporary buildings, materials storage, and construction traffic parking and movements onto the Site;

- ii) At Year 0 of operation: the opening year of the Scheme prior to the maturing of proposed mitigation planting, shown on ES Volume 3 Figure 2-1: Illustrative Environmental Masterplan [EN010141/DR/6.3];
- iii) At Year 10 of operation: once proposed planting has established and increased in maturity; and
- iv) During the decommissioning stage of the Scheme.

2.2.3. The visual assessment considers both winter and summer effects and the description of each effect includes reference to key differences in seasonal effects where applicable. However, the judgement with regards the level and significance of effect on each visual receptor refers to winter. Visual effects experienced during winter months are considered to be the 'worst-case' in assessment terms as trees are without leaf and visibility tends to be more open.

2.3. Consultation

2.3.1. Preliminary scoping of the LVIA was undertaken as part of a wider EIA scoping exercise, the findings of which were recorded in the Scoping Report. A Scoping Opinion was issued by the Planning Inspectorate (PINS) in December 2023. **Table 3.1** summarises the issues relevant to RVAA which have been identified by PINS and indicates how these issues have been addressed within this assessment.

Table 2.1 – Summary of Consultation relevant to the RVAA

Consultee	Key issues raised	Response provided in Chapter 5 of the ES
The Planning Inspectorate Scoping Opinion, December 2023		
PINS	The Scoping Report notes that a RVAA is proposed to be scoped into the ES at this stage on the basis that the layout of the Proposed Development and proposed mitigation is not yet fixed. The RVAA may be subsequently scoped out following consultation with stakeholders, and an evidence-based appraisal will be provided to justify this. The Inspectorate welcomes this approach.	The Scheme has been designed to provide suitable offsets and/or visual screening from the properties located in close proximity to the Site. There are no residential receptors where the threshold of acceptability for residential visual amenity as outlined in the Landscape Institute's TGN 02/2019 would be exceeded. ES Vol 2 Appendix 5-7 [EN010141/DR/6.2] comprises a residential visual amenity assessment.
PINS	PINS note that the Scoping Report refers to the Landscape Institute's Technical Guidance Note TGN 2/19: 'Residential Visual Amenity Assessment'. The Inspectorate understands that in this guidance the requirement for an RVAA is generally dependent on the outcome of a LVIA. In the absence of an LVIA for the construction and decommissioning phases, the Inspectorate does not have sufficient evidence to agree to scope this matter out of further assessment. Construction and decommissioning effects should therefore be assessed within any subsequent RVAA, or justification should be provided why significant effects would not occur, supported by evidence of agreement with the relevant consultation bodies.	The Applicant notes the comment with regards construction and decommissioning effects and has considered these stages of the Scheme within the RVAA at ES Vol 2 Appendix 5-7 [EN010141/DR/6.2].

3. METHOD OF ASSESSMENT

3.1. Assessment Approach

3.1.1. In accordance with TGN 2/19, this RVAA comprises four stages:

- i) **Stage 1:** Definition of the assessment study area and scope and identification of the residential properties to be assessed, previously provided in **Section 2**.
- ii) **Stage 2:** Evaluation of the baseline (existing) visual amenity of residential properties within the RVAA study area, provided in **Section 4** subsequently.
- iii) **Stage 3:** Assessment of the potential change to the visual amenity of the identified residential properties in accordance with GLVIA3 principles and processes, and identification of the residential properties requiring further detailed assessment, provided in **Section 4** subsequently.
- iv) **Stage 4:** Detailed assessment of residential properties which have been identified as part of the initial assessment in Stage 3, to determine whether the Scheme would result in the Residential Visual Amenity Threshold being reached at these properties. This is subsequently provided in **Section 5**.

3.2. Field Assessment

3.2.1. This RVAA has involved desktop study and field assessment. Field assessment was undertaken by the author of the LVIA (ES Chapter 5), a Chartered Landscape Architect experienced in assessing the effect of solar development on people's views and in undertaking RVAA for renewable energy developments.

3.2.2. The final RVAA site visit was undertaken in July 2025, following the Scheme design freeze. However, consideration was also given to the RVAA during field assessment undertaken during the preparation of the LVIA (ES Chapter 5), prior to July 2025 and during winter months when the trees and hedgerow had shed their leaves. This represented greater visibility across the landscape and allowed a reasonable 'worst-case' appraisal of effects to be undertaken.

3.2.3. Field assessment was carried out from publicly accessible locations, including roads and public rights of way, as close to the residential properties in the RVAA study area as possible. In some instances where there was no public access close to a property, access was gained onto farmland in the Site in the vicinity of the residential property being assessed.

3.2.4. Where it was not possible to view all elevations of a property during the field assessment, reasonable assumptions were made about the likelihood of window views being available from the elevations of the property not seen and about the magnitude of visual change likely to occur on those receptors.

Reasonable assumptions also were made about the nature of views from upper storey windows.

- 3.2.5. The assessments presented in this RVAA reflect the best estimate of effects on private resident's views and no limitations to the RVAA were identified during the field assessment.

3.3. Method of the Initial Assessment

- 3.3.1. Visual assessment typically is based on detailed analysis of visual effects on receptors at throughout the LVIA study area, including from representative viewpoints. The visual amenity of a property is however derived from a more thorough analysis of a specific residential property, and the main views out from the property, which are orientated in different directions and from different levels within a property as well as from the property garden, curtilage and/or private driveway to the property.

- 3.3.2. The initial assessment included in **Section 4** of this RVAA comprises **Stages 2 and 3** of the RVAA referred to previously in **sub-section 3.1**. The initial assessment therefore includes:

- i) Evaluation of the existing visual amenity of the residential property which considers the direction, distance and nature of views towards the Scheme (from front, rear, side, ground and first floor property windows, and from the property garden/s, curtilage and/or private approach);
- 2) An assessment of the magnitude of visual change on the receptor including a description of potential visibility of the Scheme in the view and the predicted change to residential visual amenity;
- 3) Identification of whether further detailed assessment is required in relation each assessed residential receptor.

- 3.3.3. The magnitude of visual change judgement is determined with consideration to the following criteria, which is based on the scale of visual change criteria presented in the LVIA Methodology (ES Appendix 5-1):

- i) **High:** The Scheme would form a dominant or highly prominent element within views from the property (including main windows, gardens, and curtilage) and/or would result in a substantial change to the quality and character of the residential visual amenity.
- ii) **Medium:** The Scheme would form a reasonably conspicuous element in views from the property and/or result in a noticeable change to the overall quality and character of residential visual amenity.
- iii) **Low:** The Scheme would form a visible but only minor element in views from the property, without materially affecting the overall quality or character of residential visual amenity.
- iv) **Negligible:** The Scheme would be barely discernible in views from the property and would not noticeably affect the overall residential visual amenity.

3.4. Assessing the Residential Visual Amenity Threshold

- 3.4.1. Paragraph 3.3 of TGN 2/19 states that, “*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.*”
- 3.4.2. It is considered that the RVA Threshold is likely to be, or has been, reached when a development leads to an overwhelming or overbearing effect on a property (house, garden and/or curtilage) to the extent that it becomes an unattractive place in which to live.
- 3.4.3. The assessment of whether the RVA Threshold is likely to be, or has been reached at a residential property is based on reasoned professional judgement and includes consideration of:
- i) **Principal rooms and views:** Views from the principal frontage (or aspects) of a property or from what is considered likely to be the location of its principal rooms, generally are afforded greater weight than views from side and rear property windows.
 - ii) **Level:** Ground floor views generally are afforded greater weight than first floor views, based on the amount of time likely to be spent within them whilst awake.
 - iii) **Gardens:** Views from inside a property, particular from principal rooms, generally are afforded greater weight than those from a property garden, curtilage and/or approach, unless it is evident that the garden, curtilage or approach has been designed to take advantage of a particular view.
 - iv) **Private approaches:** Views from a private approach to a property are afforded greater weight only where they clearly are a designed approach or one which is likely to be of special value to the resident.
 - v) **Nature of the existing view:** Greater weight is afforded where the existing view makes a positive contribution to the residential amenity of the property (for example, attractive open countryside, notable landscape features, or valued garden outlooks). Lesser weight is given where existing views are already limited, compromised or degraded (for example, by nearby infrastructure, industrial buildings, or major roads).
 - vi) **Visibility of the Scheme:** The assessment considers the degree to which the Scheme would be visible, the proportion of the view affected, and whether the Scheme would be seen as a dominant, conspicuous or minor element. Consideration is given to seasonal variation in visibility (e.g. leaf-on / leaf-off), the potential for mitigation planting, and changes in visibility over time (e.g. as screening matures).

4. INITIAL ASSESSMENT

4.1. Initial Assessment

4.1.1. **Figures 1-1 to 1-3** show six residential receptors within 100 m of proposed Panel Area fencelines.

4.1.2. Five of these residential receptors are within 100 m of the proposed fence line around the proposed Panel Area in Site B and one residential receptor is within 100 m of the proposed fence line in Site D. No residential properties are within 100 m of the proposed fence line around Site A and Site C.

4.1.3. Residential receptors are identified on **Figures 1-1 to 1-3** by the same receptor reference used in the LVIA (ES Chapter 5). Residential receptors within the 100 m study area comprise:

- i) R12 - Row of properties off the B660 (Pertenhall Road) northeast of Keysoe;
- ii) R19 - Lodge Farm, off Green End;
- iii) R20 - Rectory Farm, off Green End;
- iv) R21 - Home Close and Little Hollow Cottage (semi-detached property), off Green End;
- v) R22 – The Kangaroo, off Little Staughton Road; and
- vi) R31 – Pastures Farm, off the B645.

4.1.4. Properties at R20 and R31 in the RVAA study area are financially involved with the Scheme. In the absence of definitive published guidance on whether residents living in properties which are financially involved with a proposed development should or should not be subject to a RVAA, a precautionary approach has been taken and receptors R20 and R31 have been included in this RVAA.

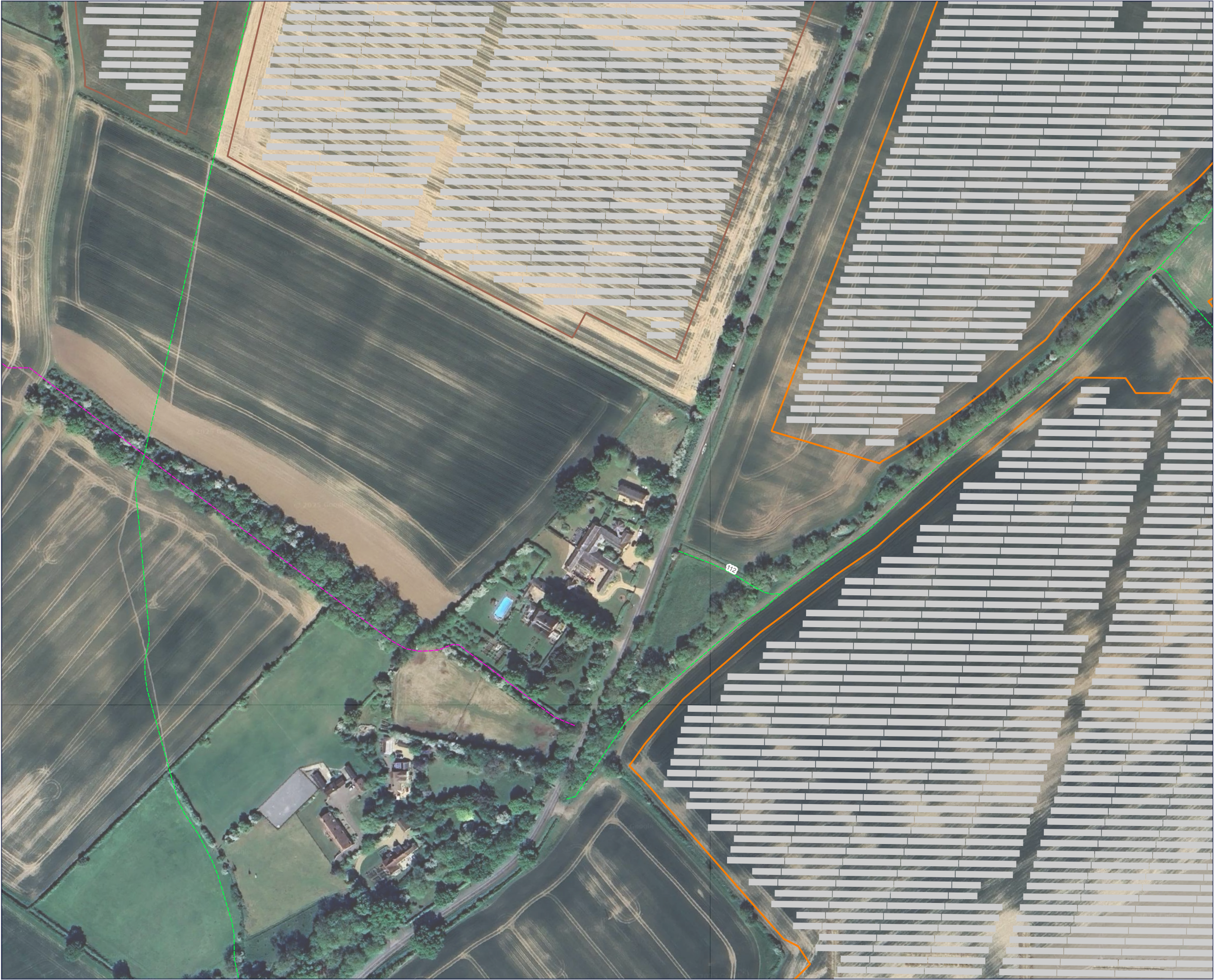
4.1.5. An initial assessment of the effect of the Scheme on residential visual amenity within 100 m of the nearest proposed panel area fence line is presented in **Table 4.1 to Table 4.6** subsequently.

4.1.6. As part of the initial assessment, a decision has been made as to whether further detailed assessment is required in relation to each residential property assessed.

4.1.7. The magnitude of change and level of effect judgements presented in subsequent tables are consistent with the assessment in ES Appendix 5-5 Visual Receptors, however whilst Appendix 5-5 considers the general amenity of visual receptors, this Appendix provides a more detailed analysis of the views experienced from a property. The LVIA (ES Chapter 5) identifies that residents at each of the residential properties identified in subsequent tables have high sensitivity to the change proposed.

Table 4.1 – Initial Assessment

Residential property	Approximate distance and direction to the proposed Panel Area/s	Brief Description of the Residential Property and Existing Views	Visual Change due to the Scheme	Requires Further Detailed Assessment?
R12 – Properties off the B660 (Pertenhall Road), northeast of Keysoe.	The Panel Area in Site A is circa. 110m North of this receptor at it's closest point and the Panel Area in Site B is c. 120m to the East and c. 140m to the South of this receptor at it's closest point.	Refer to Figure 2-1 for an aerial plan of this receptor. This residential receptor comprises a group of neighbouring properties, accessed off the B660 (Pertenhall Road). The properties were surveyed from the B660, directly to the east of the properties, and from a bridle-way running along the southern edge of the property named The Grange. There is an operational solar farm at Manor Farm, c. 0.4 km north of the group of properties. This group of properties comprises: Pentland House, which is at the northern end of the group (see Photos 1 and 2) ; Grange Court; Grange Court Barn; The Grange; and The Old Granary. The houses at these properties are set back from the road beyond a wide grass verge, boundary hedgerow and trees, and beyond the property driveway, and front garden. The detached 2-storey house at Pentland House and most of its surrounding land, and the front elevation of Grange Court Barn (a bungalow) are 100 m south of a proposed fenced Panel Area in Site A and south-west of Site B. Part of the driveway and the front garden belonging to Grange Court; Grange Court Barn; The Grange; and The Old Granary are within 100 m of the fenced Panel Area in Site B. Site surveys confirmed that views of the Site from all properties in the group, aside from Pentland House, are largely screened by vegetation on their eastern boundary, beside the B660 (Photo 3). Views of the Site to the east are heavily filtered from Pentland House, however there are potential views north, towards Site A, which is located 100m north. From Pentland House, views south-east, east and north-east, towards the Panel Area in Site B (east of Pertenhall Road, beyond intervening farmland) are screened by mature hedgerow and trees on the boundaries of Pentland House and along an intervening field boundary (See Photo 4). Views north from the front and side elevations of Pentland House towards the Panel Area in Site A located west of Pertenhall Road, are heavily filtered and screened by mature hedgerow and trees along the property boundaries of Pentland House and along the southern edge of the proposed Panel Area in Site A to the north. During the winter months, visibility of the fenced Panel Area in Site A, beyond the northern boundary of Pentland House would be greater in views north, however trees and hedgerow would remain as a filter to views.	The construction, operation and decommissioning of the Scheme would result in potential change to resident's views north from the upper storey windows facing north at Pentland House, which is located at the northern end of this group of residential properties (see Photos 1 and 2). Views east would be largely screened by intervening hedgerow and there is separation provided by an adjacent field (Photo 3). Mature hedgerow and trees located along the northern boundary of this property, and the adjacent field (see Photo 4), would provide filtering of the proposed fenced Panel Area in Site A and would provide good separation between the Scheme and Pentland House, limiting the potential for notable effects on residential visual amenity. The visual changes associated with the construction of the Scheme would form a reasonably conspicuous element within the view at close-distance and would result in noticeable change to the quality and character of the available view. The magnitude of effect would be Medium-High during construction. At Year 0, the introduction of the Scheme would result in some change to resident's views from the upper storey windows facing north at Pentland House. However, this would comprise a reasonably limited change given the intervening hedgerow cover beside the property and the B660, even during winter months. This would comprise a worst-case Low-Medium magnitude of effect and this would be largely experienced by receptors at Pentland House. At Year 10, established mitigation planting located directly adjacent to the solar array would benefit the Scheme and would reduce the change to this view. The worst-case magnitude of effect at Year 10 would reduce to Low. Based on this assessment, residential visual amenity at R12, this residential receptor, does not require further detailed assessment in this RVAA.	No



- Proposed Fenceline - Site A
- Proposed Fenceline - Site B
- Proposed Solar PV Table
- Public Rights of Way
- Footpath
- Bridleway



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Figure Number

Figure 2-1

Figure Title

**Aerial Plan of R12 Properties off the
B660**

Scale

1:2500@A3

Date

September 2025



0 50 100 150 200 250 m



Photo 1: View from the B660 towards the north facing windows on the northern facade of Pentland House



Photo 2: View from the B660 towards the entrance to Pentland House and of boundary vegetation



Photo 3: View north along the B660, illustrating tree and hedgerow cover on the eastern boundaries of R12



Photo 4: View west into the field located to the north of R12, which separates the properties from the Scheme

Table 4.2 – Initial Assessment

Residential property	Approximate distance and direction to the proposed Panel Area/s	Brief Description of the Residential Property and Existing Views	Visual Change due to the Scheme	Requires Further Detailed Assessment?
R19 – Lodge Farm, off Green End	The Panel Area in Site B is circa. 200m to the North, c. 220m to the West, and c. 80m South-East of this receptor at it's closest points.	Refer to Figure 2-2 for an aerial plan of this receptor. Lodge Farm is accessed via a tree lined driveway that runs west off the southern end of Green End road. The property comprises: a 2-storey residential property; a stable building to the rear and west of the residential property; bed and breakfast accommodation (location not known); a farm building to the north; outdoor equestrian menages; an outdoor swimming pool; a tennis court; and garden areas. There also is a detached 2-storey building east of the main residential property. The property was surveyed from footpaths located to the north and south-east, allowing clear views of the property and of tree cover surrounding the property. Photo 5 provides a view from the footpath to the north and Photo 6 provides a view from a footpath to the south-east. The proposed Panel Area in Site B is located within c. 200 m to the north and west from Lodge Farm, separated by intervening farmland bound by hedgerow and trees, however the closest part of Site B is located c. 80 m south-east, which is where this assessment is focused, given that it would be within the 100 m study area. From the main residential property, there likely would be oblique and direct upper storey views of the proposed Panel Area in Site B, from windows facing southeast towards the proposed Panel Area in the adjacent field. From all other aspects, there would be sufficient separation distance, and screening by intervening vegetation, such that views would be limited. Views south-east from upper storey windows in particular, would be partially oblique, and beyond intervening hedgerow and trees, albeit with greater visibility in the winter months.	The construction, operation and decommissioning of the Scheme would introduce solar panels into resident's views, in particular from the upper storey windows which afford views south-east (see Photo 6). There may be glimpsed views of the Scheme from other parts of the property, however there would be sufficient separation and intervening screening, such that visual change would be primarily limited to the south facing windows of the main property. A Medium-High magnitude of effect has been assessed during construction due mainly to activity in the field to the south-east. At Year 0, the Scheme would form a reasonably conspicuous element in views to the south-east from the upper storey windows of the property and the magnitude of effect would likely be Medium, with close-range views to the south-east of the array. Following the establishment of substantial mitigation planting located to the south-east of the property, by Year 10 of operation, the magnitude of effect on this receptor would reduce to Low. Whilst this receptor would be in relative proximity to the Scheme, within c. 80 m, and there potential for views from the main building, it is not subject to further detailed assessment in this RVAA. Views of the Scheme would be oblique from upper storey windows on the southern facade of the main building and the part of the Scheme which would be most visible, to the south-east, would comprise only one view from the wider property, with ground level views likely to be heavily screened.	No



Proposed Fenceline - Site B

Proposed Solar PV Table

Public Rights of Way

Footpath



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Figure Number

Figure 2-2

Figure Title

Aerial Plan of R19 Lodge Farm

Scale

1:2500@A3

Date

September 2025





Photo 5: View from a footpath to the north of R19, illustrating the northern facade of the main building and surrounding tree cover



Photo 6: View from a footpath to the south-east of R19, illustrating the southern facade of the main building and surrounding tree cover

Table 4.3 – Initial Assessment

Residential property	Approximate distance and direction to the proposed Panel Area/s	Brief Description of the Residential Property and Existing Views	Visual Change due to the Scheme	Requires Further Detailed Assessment?
R20 – Rectory Farm, off Green End	The Panel Area in Site B is circa. 50m to the East, and c. 130m to the West of this receptor at it's closest point.	Refer to Figure 2-3 for an aerial plan of this receptor. Residents at Rectory Farm would have garden views, and ground floor and upper storey property views, west and southwest towards the proposed fenced Panel Area in Site B beyond intervening boundary hedgerow and trees and intervening farmland. This property is within 100 m of the proposed Panel Area in Site B. The property was surveyed from Green End road, which is located directly to the east of the property, allowing clear views of the property. Photo 7 illustrates a view of the main, eastern facade of the property. Views east towards the proposed Panel Area in Site B beyond Green End, from ground floor property windows, the driveway and the front garden would be screened by mature garden and roadside hedgerow and trees (see Photo 9). Upper storey views east towards the proposed Panel Area in Site B beyond Green End road would be possible, however they would likely be filtered by roadside trees and hedgerow. Views to the west and south-west of part of Site B which would be c. 120m in that direction, would be oblique from upper storey, side windows. There may be upper storey rear windows on the western facade, however the orientation of the roof pitch suggests that this would not be the focus of views from the property, which are on the eastern facade.	Garden and roadside hedgerow and trees would restrict visibility of the Scheme (construction, operation and decommissioning) in resident's views to the east, particularly from ground floor windows and the primary eastern facade of the property (see Photo 7). Views of the solar panels which would be located to the east of Green End road would be screened from the ground floor, even during winter months when the hedgerow isn't in leaf. Whilst there would be potential upper storey views to the east, the intervening hedgerow and Green End road would create physical separation in the view and therefore reduce the influence of the array. The Scheme would also introduce solar panels onto the western part of a field adjacent to Rectory Farm, which would be glimpsed, in combination with the wider Panel Area, in some garden and property views west and southwest from this property. However, this part of the Scheme would be set away from the main views from the property. The visual changes associated with the construction of the Scheme would form a reasonably conspicuous element within the view at close-distance and would result in noticeable change to the quality and character of the available view. The magnitude of effect would be Medium-High during construction. At Year 0, the introduction of the Scheme would result in some change to resident's views from the upper storey windows facing east. The magnitude of effect would be Medium, with close-range views of the array to the east, however this would be from upper storey windows predominantly, as roadside hedgerow would screen. At Year 10, established mitigation planting located directly adjacent to the east of the solar array would benefit the Scheme and would reduce the change to this view. The worst-case magnitude of effect at Year 10 would reduce to Low. Ground floor views would be largely unaffected and there would be some separation between this residential property and the Scheme by intervening mature hedgerow and trees, therefore this residential receptor is not subject to further detailed assessment in this RVAA.	No



Proposed Fenceline - Site B

Proposed Solar PV Table

Public Rights of Way

Footpath



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Figure Number

Figure 2-3

Figure Title

Aerial Plan of R20 Rectory Farm

Scale

1:2500@A3

Date

September 2025





Photo 7: A panoramic view of eastern facade of R20, boundary vegetation cover and roadside hedgerow

Table 4.4 – Initial Assessment

Residential property	Approximate distance and direction to the proposed Panel Area/s	Brief Description of the Residential Property and Existing Views	Visual Change due to the Scheme	Requires Further Detailed Assessment?
R21 – Home Close and Little Hollow Cottage (semi-detached properties), off Green End	The Panel Area in Site B is circa. 110m to the North, and c.50m to the East of this receptor at it's closest point.	Refer to Figure 2-4 for an aerial plan of this receptor. This residential receptor comprises semi-detached properties accessed off Green End. The property to the south is named Home Close and the property to the north is Little Hollow Cottage. These properties are located within 100 m to the south and west of the proposed Panel Area in Site B. The property was surveyed from Green End road, which is located directly to the east of the property, allowing clear views of the property. Refer to Photo 8 which illustrates a view of the east facing, main facade of the property; Photo 9, which illustrates a view of the tree cover on the eastern boundary of the property; and Photo 10 which illustrates the tree cover located to the north of the property. Views east towards the proposed Panel Area in Site B are screened by intervening mature garden and roadside (Green End) hedgerow and trees. However, it is assumed that there would be some upper storey views over the hedgerow towards the Site. Views towards the proposed Panel Area in Site B from the rear of properties and gardens in a north and north-west direction are oblique and restricted by intervening tree cover in close views.	As illustrated in Photos 8, 9 and 10, garden and roadside hedgerow and trees would restrict visibility of the Scheme (construction, operation and decommissioning) in resident's views to the east, particularly from ground floor windows and the primary eastern facade of the property. Views of the solar panels which would be located to the east of Green End road would be screened from the ground floor, even during winter months when the hedgerow isn't in leaf. Whilst there would be potential upper storey views to the east, the intervening garden trees, hedgerow and Green End road would create physical separation in the view and therefore reduce the influence of the array. Views north and north-east would be heavily screened by adjacent tree cover, limiting views out to the north. The visual changes associated with the construction of the Scheme would form a reasonably conspicuous element within the view at close-distance and would result in noticeable change to the quality and character of the available view. The magnitude of effect would be Medium-High during construction. At Year 0, the introduction of the Scheme would result in some change to resident's views from the upper storey windows facing east. The magnitude of effect would be Medium, with close-range views of the array to the east, however this would be from upper storey windows predominantly, as roadside hedgerow would screen, with trees on the boundary of the property also screening. At Year 10, established mitigation planting located directly adjacent to the east of the solar array would benefit the Scheme and would reduce the change to this view. The worst-case magnitude of effect at Year 10 would reduce to Low. Ground floor views would be largely unaffected and there would be some separation between this residential property and the Scheme by intervening mature hedgerow and trees, therefore this residential receptor is not subject to further detailed assessment in this RVAA.	No



Proposed Fenceline - Site B

Proposed Solar PV Table



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Figure 2-4

Figure Title

**Aerial Plan of R21 Home Close and
Little Hollow Cottage**

Scale

1:2500@A3

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Photo 8: A view from Green End road of the eastern facade of the properties and boundary hedgerow



Photo 9: A view from slightly further south along Green End road than in Photo 8, illustrating the boundary vegetation which limits views to the east



Photo 10: A view from Green End road, looking north towards the property

Table 4.5 – Initial Assessment

Residential property	Approximate distance and direction to the proposed Panel Area/s	Brief Description of the Residential Property and Existing Views	Predicted Visual Change due to the Scheme	Requires Further Detailed Assessment?
R22 – The Kangaroo, off Little Staughton Road	The Panel Area in Site B is circa. 130m to the North, c. 90m to the East, c. 130m to the West, and c. 100m to the South of this receptor at it's closest point.	Refer to Figure 2-5 for an aerial plan of this receptor. This residential receptor comprises a detached 2-storey property named The Kangaroo. There is a business named Penhazy Dog Retreat, including buildings and land, to the rear of The Kangaroo property. The residential property is within 100 m of the proposed Panel Area in Site B. It was surveyed from the adjacent roads, Great Staughton Road and Little Staughton Road, with gaps in vegetation beside the roads allowing views to the rear of the property and the tree and hedgerow cover on the eastern and northern boundaries of the property. Photos 11, 12 and 13 illustrate views of the property and the surrounding hedgerow. It was ascertained on site that the residential property is enclosed to the north and east by tree and hedgerow cover, with no views likely from the rear of the property to the north and east. Buildings associated with The Kangaroo and the Penhazy Dog Retreat also enclose views in that direction. Views west are also screened by intervening vegetation. The front elevation of The Kangaroo is orientated southwest, and the property faces a crossroad in the foreground. Whilst ground floor views are heavily restricted by hedgerow cover, this residential property is assumed to have upper storey window views south and south-west towards the proposed Panel Area in Site B beyond the crossroad in the foreground. Continuous mature roadside hedgerow however screens farmland in Site B beyond the crossroad.	The Scheme (construction, operation and decommissioning) would be located in all directions surrounding this residential receptor, however mature hedgerow and trees surrounding this property and alongside adjacent roads west, would screen views effectively. As views of the Scheme to the north and east would be screened by vegetation and adjacent buildings, the potential for visual change would be from the south and south-east facing windows on the main facade of the residential property. This would also comprise views from upper storey windows as the ground floor is set in a low position, with adjacent hedgerow screening views in both summer and winter months. Whilst there would be potential upper storey views to the south and south-west, the intervening roadside hedgerow would create physical separation in the view and therefore reduce the influence of the array. The visual changes associated with the construction of the Scheme would form a reasonably conspicuous element within the view at close-distance and result in change to the character of the available view. The scale of visual effect would be Medium-High. At Year 0, the solar array would likely be partially visible from the upper storey of the property, over existing hedgerows. Sites A, C and D would be screened from view. The scale of visual effect would therefore be Medium. At Year 10, as the existing hedgerow and woodland planting further establishes the Scheme would be screened from view, particularly during summer months. The mitigation planting and management of hedgerows would benefit the Scheme and reduce the change to this view, therefore the worst-case scale of effect at Year 10 would reduce to Low. Ground floor views would be unaffected and there would be some separation between this residential property and the Scheme by intervening mature hedgerow and trees, therefore this residential receptor is not subject to further detailed assessment in this RVAA.	No



Proposed Fenceline - Site B

Proposed Solar PV Table



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Figure 2-5

Figure Title

Aerial Plan of R22 The Kangaroo

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Date

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Photo 11: A view from Great Staughton Road, looking east towards the south-west facing main facade of R22



Photo 12: A view from Great Staughton Road, looking west towards the south-west facing main facade of R22



Photo 13: A view from Little Staughton Road, looking south-east towards roadside hedgerow which screen ground floor views from R22 in southerly and south-westerly directions

Table 4.6 – Initial Assessment

Residential property	Approximate distance and direction to the proposed Panel Area/s	Brief Description of the Residential Property and Existing Views	Visual Change due to the Scheme	Requires Further Detailed Assessment?
R31 – Pastures Farm, off the B645	The Panel Area in Site D is circa. 300m to the North, and c. 110m to the West of this receptor at it's closest point.	Refer to Figure 2-6 for an aerial plan of this receptor. This receptor was surveyed from the bridleway that runs through and beyond Pastures Farm. Pastures Farm includes two detached residential properties within its north-eastern extent, Pastures Farmhouse and The Annex. Both these properties are privately rented and are accessed from the south via the same private track. There is a garden adjoining the north-western elevation of Pastures Farmhouse, which is within 100 m of the fence line of the proposed Panel Area in Site D. Pastures Farmhouse adjoins this 100 m boundary whilst The Annex is further to the southeast and faces south away from Site D. Views towards the proposed Panel Area in Site D from Pastures Farmhouse, including its garden, are considered as part of this RVAA. However, screening by adjacent shelterbelts of trees and agricultural buildings restrict views out to the west. Photos 14 and 15 illustrate this. There would be limited views of the Site from the residential buildings.	The residential properties do not have direct views towards Site D. Pastures Farm is located at the eastern extent of the farm, which farm buildings screening views west, and The Cottage is well surrounded by evergreen tree cover. The worst-case assessment is that the Scheme would result in a Medium-High magnitude of effect during construction due to the high level of nearby activity of construction. During Year 0 of operation, there may be views from the upper storey rear of the residential property, looking west. However, views would be largely screened by adjacent farm buildings. There would be a worst-case Low-Medium magnitude of effect at Year 0. Once mitigation planting on the eastern boundary of Site D has established, the array would likely be further screened from view, however the magnitude of effect would remain as Low-Medium. Part of the proposed Panel Area in Site D would be perceptible in limited glimpsed views northwest from Pastures Farmhouse. However, given the level of filtering and screening by existing vegetation and the proposed separation of the Scheme (construction, operation and decommissioning) from Pastures Farmhouse, residential visual amenity at Pastures Farm does not require further detailed assessment in this RVAA.	No



- Proposed Fenceline - Site D
- Proposed Solar PV Table
- Public Rights of Way
- Bridleway



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Figure Number

Figure 2-6

Figure Title

Aerial Plan of R31 Pastures Farm

Scale

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Date

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Photo 14: A view of the eastern facade of R31 and adjacent buildings and trees within the property grounds



Photo 15: A glimpsed view of the western facade of R31, amongst adjacent farm buildings and trees

4.2. Summary

- 4.2.1. The initial assessment identified six residential properties within 100 m of the proposed Panel Area fencelines (Tables 4.1 to 4.6).
- 4.2.2. For all six properties, predicted views of construction activity, the operational Scheme (Year 0), and the maturing Scheme (Year 10) would be limited by a combination of separation distances, existing hedgerows and trees, intervening landform and buildings, and proposed mitigation planting.
- 4.2.3. Ground-floor views would generally be screened by garden and roadside vegetation. Where visibility may occur, it would largely be from upper-storey windows and would be oblique and/or filtered. At Year 10, the magnitude of visual change would reduce further as mitigation planting establishes.
- 4.2.4. Construction and decommissioning effects would be short-term and reversible and are not anticipated to give rise to overbearing change in residential views.
- 4.2.5. On this basis, no residential properties warrant further detailed assessment to reach a Residential Visual Amenity (RVA) Threshold judgement.

5. DETAILED ASSESSMENT

5.1. Detailed Assessment

5.1.1. In line with TGN 2/19, Step 4 is only required where the largest magnitudes of change indicate a realistic potential to approach the RVA Threshold.

5.1.2. The initial assessment (Tables 4.1–4.6) concludes that, for all six properties, predicted changes to views would not approach the RVA Threshold when judged in the round, considering:

- The orientation of principal rooms and the primarily ground-floor screening by boundary vegetation;
- The limited proportion of the view that the Scheme would occupy due to the low profile of solar arrays and intervening features;
- The short-term nature of construction and decommissioning effects; and
- The progressive reduction in visibility as proposed planting matures by Year 10.

5.1.3. Accordingly, no property-specific detailed assessments are provided as Step 4 concludes that the RVA Threshold would not be reached at any residential property within the 100 m study area.

6. SUMMARY AND CONCLUSION

6.1. Summary

6.1.1. Six residential properties were identified within 100 m of the proposed Panel Areas. For each, visibility is limited by existing screening and separation, with any Year 0 operational views reducing as mitigation planting establishes by Year 10.

6.1.2. None of the properties exhibits circumstances where effects would be so great as to render the dwelling an unattractive place in which to live.

6.2. Conclusion

6.2.1. The Scheme would not result in an overbearing effect on residential visual amenity for any assessed property. Effects remain below the RVA Threshold throughout construction, operation, and decommissioning.

