

Tween Bridge Solar Farm

Environmental Statement Appendix 6.2: Residential Visual Amenity Assessment Criteria

Planning Act 2008
Infrastructure Planning (Applications: Prescribed Forms
and Procedure) Regulations 2009

APFP Regulation 5(2)(a)

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1 RESIDENTIAL VISUAL AMENITY ASSESSMENT

1.1. Introduction

1.1.1. Residential visual amenity is defined as *“the overall quality, experience and nature of views and outlook available to occupants of residential properties, including views from gardens and domestic curtilage”*

1.1.2. It is a widely established planning principle that no one has a private ‘right to a view’ including where a development may have a significant effect upon private views.

1.1.3. The purpose of Residential Visual Amenity Assessment (RVAA) is to identify if any significant changes in private views would be so great that they would breach the Residential Visual Amenity Threshold (RVAT) defined as:

“The threshold at which the visual amenity of a residential property is changed and adversely affected to the extent that it may become a matter of Residential Amenity and which, if such is the case, competent, appropriately experienced planners will weigh this effect in their planning balance.”

1.1.4. The scale of change in views that would be experienced by residents includes consideration of whether a Scheme could be legitimately perceived as ‘overbearing’ which is defined as:

“the impact of a development or building on its surroundings, particularly a neighbouring property, in terms of its scale, massing and general dominating effect”

1.1.5. The professional judgement on whether the RVAT would be breached or not is based on transparent and well-reasoned assessment techniques set out in best practice guidance and described below in this Appendix.

1.1.6. The relationship between LVIA and RVAA is described as:

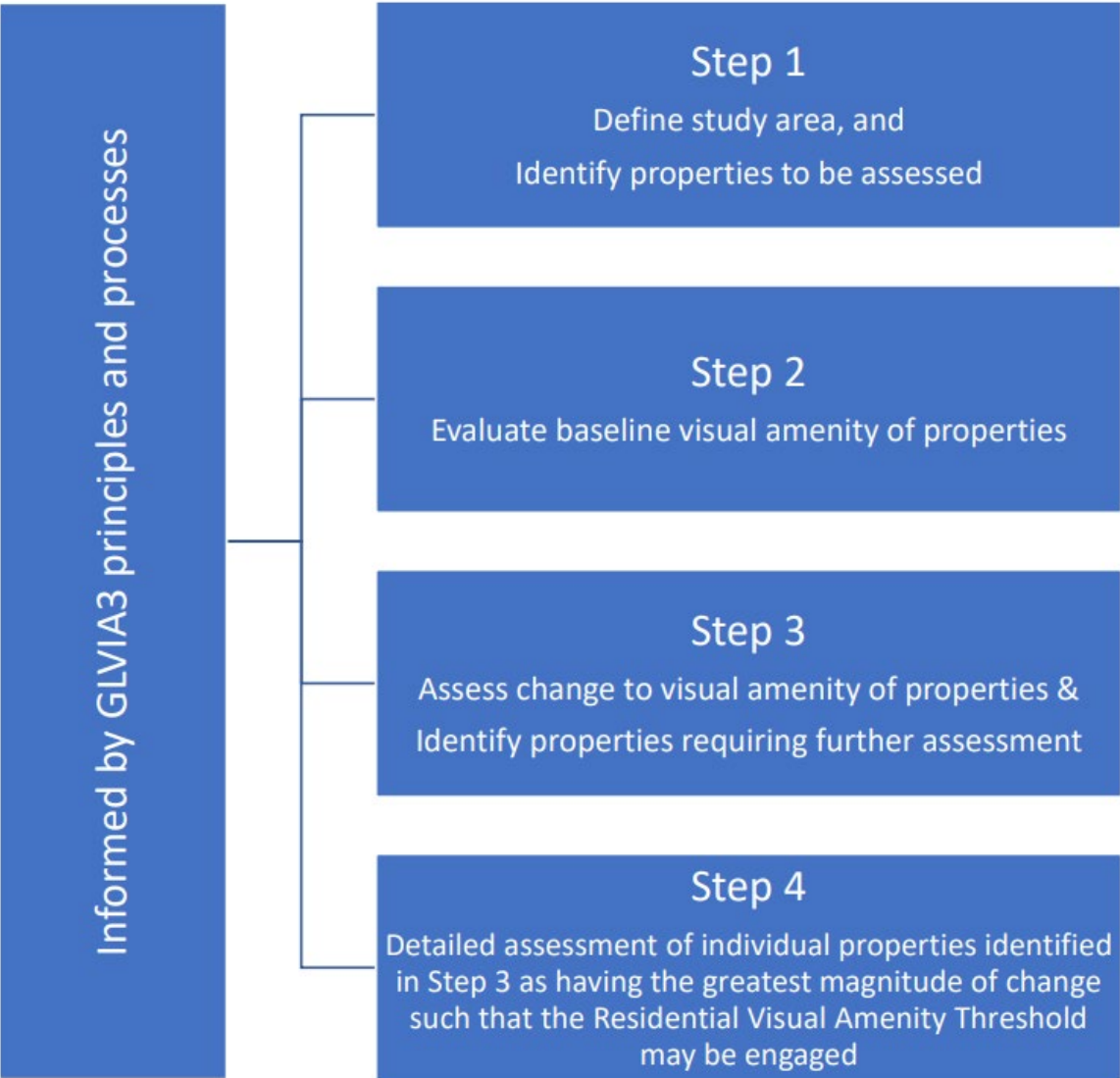
“Effects of development on private property are frequently dealt with mainly through ‘residential amenity assessments.’ These are separate from LVIA although visual effects assessment may sometimes be carried out as part of a residential amenity assessment, in which case this will supplement and form part of the normal LVIA for a project. Some of the principles set out (in GLVIA3) for dealing with visual effects may help in such assessments, but there are specific requirements in residential amenity assessment.”

- 1.1.7. It is important to differentiate residential visual amenity from a range of other potential environmental effects that could impact living conditions close to proposed energy developments, including noise and air quality. Together these effects are considered as part of the 'planning balance' .

1.2. **Assessment Methodology**

- 1.2.1. This Technical Appendix comprises a RVAA of the Scheme that follows the staged approach outlined in the Landscape Institute Technical Guidance Note 02/19, with Figure 1 of the RVAA process reproduced as **Plate 1** below.

Plate 1: RVAA Process (TGN 02/19)



Step 1: Definition of the Study Area and Scope of the Assessment

- 1.2.2. This RVAA defines a preliminary study area as a radius of 500 m from the built elements of the Scheme, with the distance confirmed through the EIA Scoping process. Within this 500m study area, the properties or groups of properties that are located within **ES Figure 6.3 – Screened Zone of Theoretical Visibility with Viewpoints and Photomontage Locations [Document Reference 6.4.6.3]**, are scoped into the evaluation of baseline amenity as Step 2 below. The properties included are shown on **ES Figure 6.5 – Residential Properties [Document Reference 6.4.6.5]**. The only property or group of properties not covered by theoretical visibility within a radius of 500m is Property 59. The Flat, The Lincolnshire Golf Club, which is surrounded by tree belts associated with the golf course and therefore, excluded from the assessment.
- 1.2.3. The settlements of Thorne, Crowle, Moorends, Sandtoft and Hatfield Woodhouse are also assessed within **ES Chapter 6 – Landscape and Visual [Document Reference 6.2.6]**.
- 1.2.4. The RVAA seeks to identify, under Step 2 and 3 of the process described below, if any of the residents scoped into the assessment would experience a significant effect on views from their property (from the dwelling or its curtilage) during the operational period of the Scheme.

Step 2: Evaluation of Baseline Visual Amenity

- 1.2.5. The existing visual amenity of each residential property or groups of dwellings scoped into the RVAA under Step 1 is described in terms of the type, nature, extent, and quality of views that may be experienced 'in the round' from the dwelling itself, including its 'domestic curtilage' (domestic gardens and access drives).
- 1.2.6. In some cases, properties have extensive access drives, crossing large sections of land and even across motorways in some cases. In these cases, the RVAA has not considered the entirety of these access drives, instead only considering the access within the immediate domestic curtilage or property boundaries.
- 1.2.7. A number of properties have financial involvement with the project and due to their understanding of the Scheme, despite the proximity of the Scheme to their curtilage, they have not been considered within the RVAA. Those financially involved properties within 500m of the Scheme are specifically shown on **ES**

Figure 6.5 – Residential Properties [Document Reference 6.4.6.5] and listed in Table 1-1 below.

Table 1-1: Financially Involved Properties within 500m of the Scheme

RVAA Cluster ID	Property Name
7.	Dairy Farm and Dairy Farm Bungalow
12.	Nunmoor Farm
13.	Four Winds Farm
22.	Sandhill Farm
24.	Orchard House
25.	Grove House Farm
33.	Brier Hills Farm
39.	Elder House
45.	Bank House Farm
51.	The Grove
53.	Dirtness Farm/Dirtness Farm Bungalow
58.	Belton Grange
67.	Crook O'Moor Farm

Step 3: Assessment of likely change to visual amenity of properties

- 1.2.8. As part of Step 3, the sensitivity of the receptor (in all cases considered high from a combination of high susceptibility and medium to high value) is combined with

the assessed magnitude of change at each receptor to determine the significance of effect.

- 1.2.9. As set out in TGN 2/19, this step involves both desk study and detailed fieldwork but has not required visits to individual properties which, for the purposes of this step, can generally be assessed from the nearest publicly available vantage/access point. However, a number of select properties were visited as part of the ongoing consultation process, with the findings used to help to inform the ongoing design process.
- 1.2.10. The assessment of magnitude of change was undertaken from appraisal in the field. Judgement of the magnitude of change in Step 3 considered a range of factors where relevant, as listed below, with seasonal variation also considered:
- Distance between the property and the Scheme accounting for size/scale and location relative to dwelling e.g. on higher or lower ground;
 - Type and nature of views e.g. open or enclosed;
 - Direction of views accounting for primary and secondary views from the property;
 - Extent of the Scheme visible from the property including likely principal rooms, domestic curtilage and private access route;
 - Scale of change in the views from introduction of the Scheme; and
 - Degree of contrast the Scheme would introduce into views compared with the baseline e.g. presence of other vertical structures already in the view;
- 1.2.11. Step 3 concludes by identifying if any properties or groups of properties should be assessed further in a final Step 4, forming the RVAA Judgement.

Step 4: Forming the RVAA Judgement

- 1.2.12. In line with best practice guidance Step 4 is only considered for those properties where the largest magnitude of effect has been identified i.e., a Very High Magnitude of Change. It is stated at footnote 7 linked to paragraph 4.18 of TGN 02/19 that:

“In line with GLVIA3 best practice (page 38, paragraph 3.27, point 2), visual impact magnitude is expressed on a sliding scale from minimum to maximum, typically using descriptors such as negligible, small, medium and large. Being a continuum, each of these has its upper and lower limits. It is important for assessors to keep in mind that RVAA is only concerned with those properties in the highest magnitude category”.

1.2.13. With reference to **ES Appendix 6.1 – Landscape and Visual Impact Assessment Criteria [Document Reference 6.3.6.1]**, the definitions for the visual magnitude of change that could result in Significant visual effects is reproduced below:

- Medium Magnitude of Change – Some change in the view that is clearly notable in the view and forms an easily identifiable component in the view;
- High Magnitude of Change – A change in the view that is highly prominent and has a strong influence on the overall view; and
- Very High Magnitude of Change – A change in the view that has a dominating or overbearing influence on the overall view.

1.3. Assessment of Effects

1.3.1. **Table 1-2** below contains the survey information gathered through desktop study and field appraisal and concludes with an assessment of the level of effect and significance for each receptor.

1.3.2. Isolated residential properties were assessed individually. Where dwellings occur in clusters, the following approach was adopted at the discretion of the assessor, in line with best practice guidance:

- Large clusters of properties: a proxy dwelling was selected and assessed that would experience the greatest magnitude of change of the dwellings in the cluster; and
- Smaller clusters of properties: consideration of all the dwellings was undertaken with a focus on the ‘worse case’ magnitude of change experienced, that may occur from one or more properties.

- 1.3.3. Where a distance between a residential property and the Scheme is provided, the figure given is an approximate measurement between the nearest built element of the Scheme and the corner of the nearest façade of the residential property.
- 1.3.4. Where a property is set back from the public road along an access track that extends beyond the curtilage of the property, views on approach and departure from the property are also assessed.
- 1.3.5. In this assessment no 'Very High' magnitude of change was assessed for any receptor at Step 3 set out in **Table 1-2** below. Consequently, no further detailed assessment is required because none of the assessed effects would be of a scale that could reach the RVAT. This is due to the design process including minimising the visual effects that would be experienced by residents of the closest dwellings, i.e., to avoid overbearing visual effects.

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Table 2-2: Assessment of Residential Properties

RVAA Cluster ID and Property/ Cluster Name	Approx. Distance to nearest built element of the Scheme and direction (from nearest property)	Baseline description	Magnitude of Change, Level of Effect and Significance (Worst-Case)
1. Properties along Barnsley Road, Locarno Road, Auckland Grove, Vermuyden Road, South Road, Wembley Road, Orchard Lane, High Hazel Road, Silkstone Oval, Eldon Grove,	316m to the south-east	<p>The properties are located to the north-west of Thorne, to the east of Marshland Road. The properties are mostly semi-detached or are set out in short terraces and are two storey with front and back gardens, including areas of sporadic vegetation.</p> <p>The pattern of the streets is orientated such that those properties closest face towards the Order Limits.</p>	<p>Year 1 – Very Low – Minor (not significant)</p> <p>Views towards the Scheme would be mostly obscured by intervening vegetation within gardens, within the allotment and adjacent to the public right of way, at a distance of over 250m.</p> <p>Very limited or no views towards the Scheme beyond the first row of properties.</p>
			<p>Year 15 (Residual) – Very Low – Minor (not significant)</p>

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Shildon Grove, Kents Gardens, Dunelm Crescent and Wembley Road		The Order Limits is separated by allotment gardens with associated linear vegetation and vegetation aligning a public right of way.	Views towards the Scheme would be further filtered by proposed hedgerow planting with scattered trees.
2. Properties along Kingsmede, Mulberry Avenue, Laburnum Avenue, Ferndale Drive and Marshland Road	363m to the south-east	The properties are located along both sides of Marshland Road and consist of mostly detached two storey houses or detached bungalows, with front and rear gardens. Most direct views towards the Order Limits are obscured by vegetation surrounding the adjacent Marshland Primary Academy and by properties further to the south-east.	Year 1 – Very Low – Minor (not significant) Views towards the Scheme mostly obscured by intervening vegetation and buildings.
			Year 15 (Residual) – Very Low – Minor (not significant) Views towards the Scheme would be further filtered by proposed hedgerow planting with scattered trees.
3. Newfield Avenue,	240m to the south-east	The properties are located to the east of Marshland Road to the	Year 1 – Medium/Low – Moderate/Minor (not-significant)

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Newfields Drive, Wilkinson Avenue, Marshland Road, Moor Lane and Newfields Close		<p>north-east of Thorne. The properties consist of mostly detached bungalows with some two storey semi-detached properties along Wilkinson Avenue and Newfield Avenue.</p> <p>The Order Limits is visually separated by vegetation aligning Moor Lane, partly by vegetation aligning a public right of way and an intervening pumping station with associated landscape. Views further to the south are limited by a band of mature trees south of Wilkinson Avenue.</p>	<p>Most properties would have filtered views by vegetation aligning a nearby public right of way, with other having filtered view due to intervening vegetation along Moor Lane. Views of the Scheme, mostly from upper floors of properties and beyond 240m.</p> <p>Limited views towards the Scheme beyond the first row of properties and very limited from bungalows.</p>
			<p>Year 15 (Residual) – Low – Moderate/Minor (not-significant)</p> <p>Views towards the Scheme would be further filtered by proposed hedgerow planting with scattered trees.</p>
4. Broadgate Farm and Valetta Farm, Broadbent Gate Road	218m to the east	<p>Two isolated properties located to the north-east of Thorne, located along a narrow single lane road.</p> <p>Valetta Farm is a two storey property with a single storey</p>	<p>Year 1 – Medium – Moderate (not-significant)</p> <p>Some noticeable views towards the Scheme possible located over 200m from the properties and limited by intervening garden vegetation and agricultural buildings.</p>

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		<p>extension, orientated to face south-east with an oblique angle of view towards the Order Limits. The garden to the north of the property is surrounded by mature vegetation, with agricultural buildings within Broadgate Farm obscuring some views to the south-east.</p> <p>Broadgate Farm is a single storey property with roof lights with main facades orientated to face north and east, towards the Order Limits. Some direct views towards the Order Limits obscured by agricultural buildings. Mature hedgerow and scattered trees around the periphery also serve to limit outward views from the property.</p>	<p>Year 15 (Residual) – Medium/Low – Moderate/Minor (not-significant)</p> <p>Views towards the Scheme would be further filtered by proposed hedgerow planting with scattered trees.</p>
			Year 1 – Medium – Moderate (not-significant)

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5. Properties along Broadbent Gate Road and Bryson Close	430m to the north-east	<p>The properties are located to the east of Marshland Road and Coulman Street to the north-east of Thorne, which consist of mostly detached two storey properties with front and rear gardens.</p> <p>The rear elevations of a number of properties face north-east towards the Order Limits, limited in part by close board fencing and garden vegetation within back gardens.</p>	<p>Some noticeable views towards the Scheme possible located over 400m from the properties and limited in part by intervening garden fencing and vegetation. Seen in context of intervening pylons with associated overhead lines and wind turbines seen on the skyline.</p> <p>Limited views towards the Scheme beyond the first row of properties along Bryson Close.</p>
			<p>Year 15 (Residual) – Medium/Low – Moderate/Minor (not-significant)</p> <p>Views towards the Scheme would be further filtered by proposed hedgerow planting with scattered trees.</p>
6. Properties along Garratt Way	448m to the north-east	The properties are located to the east of Coulman Street to the north-east of Thorne, which consist of mostly two-storey	<p>Year 1 – Very Low – Minor (not significant)</p> <p>Views towards the Scheme would be mostly obscured by the industrial estate and adjacent tree belt, at a distance of nearly 450m.</p>

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		<p>semi-detached properties with front and rear gardens.</p> <p>The properties are located adjacent to Coulman Road Industrial Estate, separated from the estate by a maturing tree belt.</p>	<p>Year 15 (Residual) – Very Low – Minor (not significant)</p> <p>Any views of the Scheme would be further filtered by the proposed mitigation planting.</p>
8. Beckendale Farm and Moorland House Farm	386m to the east	<p>Two isolated properties located to the east of Thorne and accessed from Moor Edges Road via private access roads.</p> <p>The properties are set within agricultural buildings, with main facades assumed to be facing south-west away from the Order Limits. Views from the properties towards the Order Limits limited by intervening agricultural buildings. Mature vegetation along field boundaries serve to further limit outward views from the properties.</p>	<p>Year 1 – Low – Moderate/Minor (not significant)</p> <p>Views towards the Scheme from properties and their immediate curtilage obscured by intervening agricultural buildings and by field boundary vegetation. Some limited oblique glimpses possible towards the Scheme beyond intervening buildings.</p>
			<p>Year 15 (Residual) – Low – Moderate/Minor (not significant)</p> <p>Views towards the Scheme would be further filtered by proposed hedgerow planting with scattered trees.</p>

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9. Meaburns and The Chantreys	484m to the east	<p>Two isolated properties located to the east of Thorne and accessed from Moor Edges Road via private driveways.</p> <p>Meaburns is a two storey detached property with a single storey building to the rear, set within mature gardens.</p> <p>The Chantreys is a single storey property with single storey buildings to the rear and set within mature gardens.</p> <p>Mature tree boundaries are located either side and between the properties, extending well beyond the properties to the north-east.</p>	<p>Year 1 – Low – Moderate/Minor (not-significant)</p> <p>Views towards the Scheme filtered by boundary vegetation surrounding both properties.</p>
			<p>Year 15 (Residual) – Low – Moderate/Minor (not-significant)</p> <p>Views towards the Scheme would be further filtered by proposed hedgerow planting with scattered trees.</p>
10. Sandmoor Farm	359m to the east	This isolated two-storey property to the east of Thorne is accessed	Year 1 – Medium/Low – Moderate/Minor (not-significant)

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		<p>via a private driveway from Moor Edges Road and is set within a large garden with mature hedgerow boundaries.</p> <p>The property appears to have facades to the north, south and west, however, has intervening agricultural buildings to the east, which obscures views towards the Order Limits.</p>	<p>The agricultural buildings to the east of the property would serve to obscure some direct views towards the Scheme. The vegetation around the periphery of the property would also limit views towards the Scheme. However, some glimpses may be possible from upper floors of the property.</p>
			<p>Year 15 (Residual) – Low – Moderate/Minor (not-significant)</p> <p>Views towards the Scheme would be further filtered by proposed hedgerow planting with scattered trees.</p>
11. Long Meadows Farm	447m to the east	<p>The single storey property is located along Moor Edges Road at the junction with Moor Road. The property is accessed via a driveway from Moor Edges Road, however, has a separate access to the north associated with a pet</p>	<p>Year 1 – Low – Moderate/Minor (not-significant)</p> <p>Due to the intervening pet hotel, views towards the Scheme from the property would be limited to oblique glimpses, seen in context of the wind turbines on the skyline.</p>

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		hotel, where the access track also forms a public right of way. The pet hotel building to the east of the property limits most outward views towards the Order Limits.	<p>Year 15 (Residual) – Low – Moderate/Minor (not-significant)</p> <p>Views towards the Scheme would be further filtered by proposed hedgerow planting with scattered trees.</p>
14. The Laurels	341m to the east	The bungalow is accessed off High Bridge Road via a private drive. The property has some outbuildings to the east, which limit views towards the Order Limits, however, has no boundary vegetation to the east. Other outward views are restricted by adjacent properties and their associated agricultural buildings, as well as vegetation surrounding the adjacent caravan storage area.	<p>Year 1 – Medium/Low – Moderate/Minor (not-significant)</p> <p>Views towards the Scheme would be possible, limited in part by adjacent buildings and vegetation and seen in context of wind turbines on the skyline.</p>
			<p>Year 15 (Residual) – Low – Moderate/Minor (not-significant)</p> <p>Views towards the Scheme would be further filtered by proposed hedgerow planting with scattered trees.</p>
	221m to the east		Year 1 – Very Low – Minor (not-significant)

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15. South View and Moor Farm		The two properties are accessed off High Bridge Road via private drives. Although both properties are set within private gardens, they are surrounded by external buildings and the adjacent caravan storage limits outward views, including towards the Order Limits.	Views towards the Scheme would be restricted by the intervening buildings surrounding the properties as well as the area of caravan storage.
			<p>Year 15 (Residual) – Very Low – Minor (not-significant)</p> <p>Any views of the Scheme would be further filtered by the proposed mitigation planting.</p>
16. Nunmoor Cottage	170m to the north-east	The two-storey property is set amongst a garden with mature planting, accessed off High Bridge Road and adjacent to the railway line. A number of intervening buildings to the east of the property limit outward views towards the Order Limits to the north-east, with vegetation aligning the railway line limiting views towards the Order Limits to the south-west.	<p>Year 1 – Low – Moderate/Minor (not-significant)</p> <p>Views towards the Scheme would be limited by intervening buildings to the east of the property, vegetation surrounding the property and by vegetation aligning the railway.</p>
			Year 15 (Residual) – Low – Moderate/Minor (not-significant)

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			Views towards the Scheme would be further filtered by proposed hedgerow planting with scattered trees.
17. Crossings Cottage	412m to the south-east	Crossings Cottage is a bungalow with small garden, accessed from Moor Road adjacent to the railway line, with the main façade facing the Order Limits.	Year 1 – Low – Moderate/Minor (not-significant) Existing vegetation along Moor Road, along the canal and along other intervening field boundaries, would serve to filter views towards the Scheme from the property.
			Year 15 (Residual) – Low – Moderate/Minor (not-significant) Views towards the Scheme would be further filtered by proposed hedgerow planting with scattered trees.
18. Gramercie, Ivy Cottage Farm, Orchard	93m to the north-east	These properties are located off High Bridge Farm and lie between the railway line and Stainforth and Keadby Canal.	Year 1 – Medium/Low – Moderate/Minor (not-significant) Despite the proximity of the Scheme to the north-east and south-west, direct views would

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Farm and Inglemoor		<p>All properties are surrounded either by mature garden vegetation, located adjacent to agricultural buildings or a combination of both, limiting outward views.</p> <p>Views towards the Order Limits are limited by vegetation aligning the railway line, mounds adjacent to the canal and vegetation along surrounding field boundaries.</p>	<p>be filtered by the pattern of surrounding vegetation, filtered by vegetation surrounding the properties and partly obscured by intervening mounding and adjacent agricultural buildings.</p>
			<p>Year 15 (Residual) – Medium/Low – Moderate/Minor (not-significant)</p> <p>Views towards the Scheme would be further filtered by proposed hedgerow planting with scattered trees and by the retention of existing vegetation.</p>
19. Double Bridges Farm and Moor Bridge House	353m to the east	<p>Double Bridge Farm is a two-storey property located adjacent to Moor Road, with its two main façades facing away from the Order Limits.</p>	<p>Year 1 – Medium/Low – Moderate/Minor (not-significant)</p> <p>Vegetation surrounding the properties, along with vegetation aligning intervening field boundary hedgerows would limit views towards the Scheme.</p>

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		Moor Bridge House is a two-storey property between the Stainforth and Keadby Canal and the Sheffield and South Yorkshire Navigation, with some outward views limited by field boundary vegetation.	<p>Year 15 (Residual) – Low – Moderate/Minor (not-significant)</p> <p>Views towards the Scheme would be further filtered by proposed hedgerow planting and retention of existing field boundary vegetation.</p>
20. Buildings Farm	68m to the east	<p>This isolated property is located off Clay Bank Road with a short driveway and front and rear garden.</p> <p>The properties main façade faces south-west away from the Order Limits, with limited outlook to the south-east to north-west, however, views are possible to the north-east from the rear. Agricultural buildings obscure views towards the west and north-west. Mature hedgerows surrounding the property partly limit outward views to the north</p>	<p>Year 1 – High – Major (significant)</p> <p>Although views from the property towards the Scheme would be oblique in nature and limited by garden vegetation from the ground floor, prominent views would be possible from upper floors, particularly to the north and east. Views towards the Scheme to the west would be obscured by the intervening agricultural buildings.</p>
			<p>Year 15 (Residual) – Medium – Moderate (not-significant)</p> <p>The proposed hedgerow planting with scattered trees to the north, west and east of the</p>

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		and east from the ground floor windows.	property would filter some direct views towards the Scheme.
21. Mauds Bridge	53m to the south	<p>The property lies adjacent to Green Bank between the Stainforth and Keadby Canal and Sheffield and South Yorkshire Navigation. The property is locally elevated in comparison to the surrounding land, particularly to the south.</p> <p>The main façade of the property faces north, with clear views towards the Order Limits over the canal, in context of wind turbines on the skyline. The outlook from other facades is partly restricted by garden vegetation, with views to the east seen in context of adjacent agricultural buildings.</p>	<p>Year 1 – Medium/High – Moderate/Major (significant)</p> <p>Due to the locally elevated location of the property, the Scheme would be clearly noticeable to the south, limited in part by surrounding garden vegetation. The Scheme would also be visible to the north beyond the canal, however, set back from the edge of the canal and seen in context of the wind turbines on the skyline.</p>
			<p>Year 15 (Residual) – Medium – Moderate (not-significant)</p> <p>Views towards the Scheme to the north would be filtered by the proposed woodland planting. To the south, views towards the Scheme would be filtered by proposed hedgerow planting with scattered tree planting. However, some views towards the Scheme are predicted to be</p>

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			possible through proposed mitigation to the south.
23. Black Bull Farm	253m to the east	This isolated bungalow is located off Crow Tree Bank set within a rectangular garden space with agricultural and outbuildings to the north-east and with mature hedgerows on all sides limiting outward views, including towards the Order Limits.	Year 1 – Medium/Low – Moderate/Minor (not significant) Glimpses of the Scheme seen over vegetation surrounding the property, as well as by existing field boundary vegetation along the edge of the Order Limits.
			Year 15 (Residual) – Medium/Low – Moderate/Minor (not significant) Views towards the Scheme would be further filtered by hedgerow planting.
26. Rose House Bungalow and Tithe House Farm	449m to the south-east	The properties are located either side of High Levels Bank (A18), set within gardens with mature vegetation, however, with relatively open aspects to the road.	Year 1 – Very Low – Minor (not-significant) Views towards the Scheme would be obscured by vegetation surrounding properties and aligning field boundaries, both to the south-east and north-east.

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		Views towards the Order Limits are obscured by vegetation surrounding properties and aligning field boundaries, both to the south-east and north-east.	<p>Year 15 (Residual) – Very Low – Minor (not-significant)</p> <p>Any views of the Scheme would be further filtered by the proposed mitigation planting.</p>
27. Drake Hall, Black Bull Inn and Grove House Cottages	298m to the south-east	<p>The properties are located either side of High Levels Bank (A18) close to the junction of Crow Tree Bank.</p> <p>Although Black Bull Inn and Grove House Cottages have relatively open facades, views towards the Order Limits are restricted by field boundary vegetation as well as buildings and garden vegetation associated with Drake Hall.</p> <p>Drake Hall is set within mature vegetation limiting outward views from the property and towards the Order Limits. Its main facades face north and south.</p>	<p>Year 1 – Medium/Low – Moderate/Minor (not significant)</p> <p>Some glimpses of the Scheme would be possible, limited by vegetation along the road and surrounding the properties, in particular surrounding Drake Hall. Views towards the Scheme would be further filtered by retained field boundary vegetation.</p>
			<p>Year 15 (Residual) – Medium/Low – Moderate/Minor (not significant)</p> <p>Views towards the Scheme would be further filtered by hedgerow planting.</p>

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28. Cherry Tree Farm, Swallows Nest and Cherry Tree Lodge	254m to the south-west	<p>The properties are located to the west of Crow Tree Bank, all with facades facing the Order Limits to the east and with Swallows Nest with a façade facing towards the Order Limits to the south-west.</p> <p>All the properties are set within mature vegetation, including within gardens, along field boundaries and along Crow Tree Bank, which filters direct views towards the Order Limits.</p>	<p>Year 1 – Medium/Low – Moderate/Minor (not significant)</p> <p>Glimpses of the Scheme seen over vegetation surrounding the properties, as well as by existing field boundary vegetation and vegetation along Crown Tree Bank.</p>
			<p>Year 15 (Residual) – Medium/Low – Moderate/Minor (not significant)</p> <p>Views towards the Scheme would be further filtered by hedgerow planting.</p>
29. Crow Tree Farm and Crowtree Hall	131m to the south-west	<p>The properties are located on both sides of Crow Tree Bank set amongst agricultural buildings and with mature vegetation surrounding property boundaries. The Order Limits is located on three sides of the properties.</p>	<p>Year 1 – Medium – Moderate (not-significant)</p> <p>Although mature vegetation surrounding the properties and along surrounding field boundaries would filter views towards the Scheme, it would be visible in three directions and therefore, considered to be clearly noticeable within the landscape.</p>

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			<p>Year 15 (Residual) – Medium/Low – Moderate/Minor (not significant)</p> <p>Views towards the Scheme would be further filtered by proposed hedgerow planting.</p>
30. Duignan House and Drain House Farm	263m to the south	These properties are located between High levels Bank (A18) and the M180 motorway, accessed from a private track from the A18. The properties are surrounded by agricultural land and set within smaller agricultural plots with mature vegetation around the boundaries.	<p>Year 1 – Medium – Moderate (not-significant)</p> <p>Vegetation surrounding the property boundaries would filter some direct views towards the Scheme, however, it is predicted that it would be clearly noticeable.</p>
			<p>Year 15 (Residual) – Medium/Low – Moderate/Minor (not significant)</p> <p>Views towards the Scheme would be further obscured by proposed hedgerow planting with scattered trees.</p>
31. Dale Mount Farm	178m to the south-east	This isolated property is located between High levels Bank (A18) and	<p>Year 1 – Medium/Low – Moderate/Minor (not significant)</p>

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		the M180 motorway, accessed from a private track, include a road bridge over the motorway from Low Levels Bank to the south.	It is predicted that despite the proximity of the Scheme, the mature vegetation surrounding the property would filter most direct views.
		The property is surrounded by mature vegetation, including along its access track and by a woodland to the south-west. Most views towards the Order Limits are filtered by the surrounding vegetation.	Year 15 (Residual) – Low – Moderate/Minor (not significant) Views towards the Scheme would be further obscured by proposed hedgerow planting with scattered trees.
32. Stoupersgate Farm, Fairview and Stoupersgate Bungalow	106m to the north-east	These properties lie either side of Low Levels Bank. Views to the west of Fairview towards the Order Limits are partly filtered by vegetation surrounding the property, however, open views are possible from the bungalow to the east.	Year 1 – Medium – Moderate (significant) The Scheme would be clearly noticeable in two directions from the properties, although some direct views would be partly filtered by existing vegetation along property boundaries.
			Year 15 (Residual) – Medium – Moderate (not significant)

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		Stoupersgate Farm and bungalow are set within gardens with mature trees and hedgerows, with a complex of agricultural buildings to the south. Views towards the Order Limits are possible, both to the north-east and north-west.	Views towards the Scheme would be further obscured by proposed woodland and hedgerow planting with scattered trees.
34. Cottage on the Moor, Waterdell Farm and Chase Farm	452m to the north-east	The properties lie either side of Stainforth Moor Road, an informal track adjacent to the Hatfield Waste Drain. The properties are surrounded by mature vegetation along their property boundaries, limiting views towards the Order Limits.	Year 1 – Very Low – Minor (not-significant) There would be very limited views towards the Scheme due to intervening vegetation surrounding the properties, as well as being obscured by buildings associated with Brier Hills Farm.
			Year 15 (Residual) – Very Low – Minor (not-significant) Views towards the Scheme would be further obscured by proposed hedgerow planting.
			Year 1 – Medium – Moderate (not-significant)

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35. Green Tree Stables, Coldstream Cottage, Birch View Stud, Hope Cottage, Coldstream Cottage and Woodside	216m to the north	<p>The properties are located on Stainforth Moor Road, an informal track adjacent to the Hatfield Waste Drain.</p> <p>Most of the properties are orientated so their rear facades face the Order Limits to the north, seen through the network of mature garden vegetation.</p>	<p>With the exception of Coldstream Cottage, the Scheme would be clearly noticeable from most of the properties through mature garden vegetation.</p>
			<p>Year 15 (Residual) – Medium/Low – Moderate/Minor (not significant)</p> <p>Views towards the Scheme would be further obscured by proposed hedgerow planting.</p>
36. Severals Cottage	104m in all directions	<p>The isolated property lies to the north of Low Levels Bank. The main façade of the building faces south-west, noting that the Order Limits completely surrounds the property. The primary amenity space is located to the north-west, with the house overlooking the garden, located adjacent to the road. Vegetation surrounding the property is limited, with some mature trees located to the north. Open views are possible across</p>	<p>Year 1 – High – Major (significant)</p> <p>The Scheme would be prominent in all directions surrounding the property, with little or no intervening existing vegetation. The Scheme would be offset from the property in all directions, including an offset from the garden space to the north-west.</p>
			<p>Year 15 (Residual) – Medium – Moderate (significant)</p>

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		the Order Limits due to the lack of field boundary vegetation evident along the boundaries of surrounding agricultural land.	Views towards the Scheme would be further obscured by proposed hedgerow planting with scattered trees, however, would likely be clearly noticeable in all directions.
37. Severals Farm	98m to the west and east	The property lies adjacent to the northern edge of M180, accessed from a private track from Crow Tree Bank to the east. The main facades of the property appear to face to the north-east and south-west. The Order Limits surrounds the property on all sides. Mature garden vegetation is located to the south and west of the property, limiting views towards the Order Limits in these directions.	Year 1 – Medium – Moderate (significant) The Scheme would be noticeable at oblique angles to the main facades, limited in part by the garden vegetation surrounding the property.
			Year 15 (Residual) – Medium – Moderate (not-significant) Views towards the Scheme would be further obscured by proposed hedgerow planting with scattered trees.
38. Elder Glen Farm and	98m to the north	The properties form an isolated cluster, in combination with the nearby Elder Gates Farm, access	Year 1 – Medium – Moderate (not-significant) The Scheme would be noticeable from Elder House within the nearby fields adjacent to the

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Eldergates Farm		via a private track from Crow Tree Bank to the north-west.	private access track, however, would not likely be visible from Elder Glen Farm.
		<p>Elder Glen Farm is located amongst numerous agricultural buildings which serve to restrict views towards the Order Limits to the north.</p> <p>Elder Glen Farm is a bungalow with some open views in the direction of the Order Limits to the north-west, limited in part by scattered vegetation along the private access track.</p>	<p>Year 15 (Residual) – Medium/Low – Moderate/Minor (not-significant)</p> <p>Views towards the Scheme would be further filtered by proposed hedgerow planting, with scattered trees.</p>
40. Lindholme Cottages	468m to the north-west	These isolated properties are located along Stainforth Moor Road. They benefit from mature vegetation surrounding property boundaries which filter views towards the Order Limits. Views	<p>Year 1 – Low – Moderate/Minor (not-significant)</p> <p>Views towards the Scheme would be filtered by intervening vegetation at a distance of over 450m.</p>

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		towards the Order Limits are further filtered by vegetation aligning nearby field boundaries.	<p>Year 15 (Residual) – Very Low – Minor (not-significant)</p> <p>Views towards the Scheme would be further obscured by proposed hedgerow planting.</p>
41. Willstan Farm	91m to the north-west	The bungalow is located to the north of Low Levels Bank and accessed via a short driveway. Agricultural buildings are located to the east of the building. Despite its proximity, views towards the Order Limits are filtered by dense and mature vegetation surrounding the property on all sides.	<p>Year 1 – Low – Moderate/Minor (not-significant)</p> <p>Views towards the Scheme would be filtered by intervening vegetation surrounding the property.</p>
			<p>Year 15 (Residual) – Low – Moderate/Minor (not-significant)</p> <p>No additional landscape mitigation proposed over and above the retention of existing vegetation within the Order Limits.</p>
42. Holme Farm	264m to the north-west	The property lies south of Low Levels Bank, accessed via a short driveway to a complex of buildings.	<p>Year 1 – Very Low – Minor (not-significant)</p> <p>Views towards the Scheme would be mostly obscured by intervening vegetation surrounding</p>

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		The property benefits from mature planting around its periphery, particularly to the north and west.	the property, vegetation aligning Low Level Bank and that surrounding the Order Limits.
		Views towards the Order Limits are curtailed by field boundary vegetation along Low Levels Bank, as well as field boundaries surrounding the Order Limits.	<p>Year 15 (Residual) – Very Low – Minor (not-significant)</p> <p>No additional landscape mitigation proposed over and above the retention of existing vegetation within the Order Limits.</p>
43. Northcop, The Old Farm House, Briars Farm and Good Cop Cottage	311m to the north-west	These properties lie either side of Low Levels Bank to the south of the M180. Most of the properties benefit from mature vegetation along garden boundaries providing visual enclosure.	<p>Year 1 – Very Low – Minor (not-significant)</p> <p>Vegetation along both sides of the M180 would filter views of the Scheme to the north of the motorway. Views towards the Scheme south of the M180 would be mostly obscured by intervening vegetation surrounding the properties and surrounding the Order Limits.</p>
		Views towards the Order Limits are limited by garden vegetation, vegetation along the M180 and by	<p>Year 15 (Residual) – Very Low – Minor (not-significant)</p>

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		field boundary hedgerows surrounding the Order Limits.	No additional landscape mitigation proposed over and above the retention of existing vegetation within the Order Limits.
44. New Plains House and Plains House Farm	56m to the west	These isolated properties are surrounded by agricultural fields, accessed via a long private track which crosses the M180 to the south-east and links with Low Levels Bank further to the south. Mature vegetation is located along property boundaries, with agricultural buildings located to the north.	<p>Year 1 – Medium – Moderate (significant)</p> <p>Due to the proximity of the Scheme, it would appear clearly noticeable from the properties, filtered in part by mature vegetation surrounding property boundaries. Views towards the Scheme to the north would be obscured by intervening agricultural buildings. The Scheme would also be visible to the east, again through intervening vegetation.</p>
			<p>Year 15 (Residual) – Medium – Moderate (not-significant)</p> <p>Views towards the Scheme would be further obscured by proposed hedgerow planting,</p>

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			however, would likely be clearly noticeable in select directions.
46. Haines Farm	159m to the south-east	This isolated property is surrounded by agricultural fields, accessed via a private track from High Levels Banks (A18) to the south. The property is located adjacent to agricultural buildings and parking/storage for large vehicle and material to the north and west. Some vegetation surrounds the property to the south-east.	<p>Year 1 – Medium/Low – Moderate/Minor (not-significant)</p> <p>Views towards the Scheme would be filtered by existing vegetation to the south-east, however, some views would be possible to the north-east over Boating Dike Drain. Views towards the proposed BESS to the north would be partly obscured by agricultural buildings and storage areas surrounding the property.</p>
			<p>Year 15 (Residual) – Medium/Low – Moderate/Minor (not-significant)</p> <p>Views towards the Scheme would be further obscured by proposed hedgerow planting with scattered trees.</p>
47. Poultry Farm	95m to the north-east	The property lies directly adjacent to the M180 motorway, accessed	Year 1 – Medium/Low – Moderate/Minor (not-significant)

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		<p>via Plains Lane over a motorway bridge to the south-east.</p> <p>The property lies to the west of two large scale poultry farm buildings and is surrounded by mature vegetation to the east and south. The main façade faces north, with filtered views towards the Order Limits through intervening vegetation.</p>	<p>Views towards the Scheme would be possible to the north through existing vegetation in the foreground. Views towards the Scheme to the east and north-east would be largely filtered by intervening vegetation and the embankments associated with the motorway bridge.</p>
			<p>Year 15 (Residual) – Low – Moderate/Minor (not-significant)</p> <p>Views towards the Scheme would be further obscured by proposed hedgerow planting.</p>
48. Nethercop Fish Farm	405m to the north-west	<p>The bungalow lies north of Low Levels Bank, accessed off Plains Lane. The property benefits from mature planting to the north and west, which obscures views towards the Order Limits.</p>	<p>Year 1 – No view – No effect (not-significant)</p> <p>Views towards the Scheme obscured by intervening vegetation surrounding the property and along the M180.</p>
			<p>Year 15 (Residual) – No view – No effect (not-significant)</p>

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49. Stone Lodge Farm, Jaques Farm and Charity Farm	71m to the north-west	<p>The properties are located to the east of Jaques Bank to the north of the A18. Most properties benefit from some visual enclosure through mature vegetation surrounding their garden boundaries, however, some properties have views towards the Order Limits to the north-west.</p> <p>Charity Farm is accessed via a track with tree avenue, with its primary facades facing away from the Order Limits, however, some windows on a gable end do face the Order Limits.</p> <p>Jaques Farm is well enclosed by mature vegetation along garden boundaries, however, due to the properties proximity to Jaques Bank, some views are possible towards the Order Limits.</p>	<p>Year 1 – Medium/High – Moderate/Major (significant)</p> <p>Due to its proximity, the Scheme would be clearly noticeable from the properties, albeit in many cases at oblique angles and partly filtered by existing mature vegetation along property boundaries.</p> <hr/> <p>Year 15 (Residual) – Medium – Moderate (not-significant)</p> <p>Views towards the Scheme would be filtered by the proposed area of linear woodland and by a proposed hedgerow planting with scattered trees. Some filtered views towards the Scheme are predicted to continue in the longer-term.</p>
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		Stone Lodge Farm forms a large building complex associated with the pet hotel, which is partly enclosed by vegetation and partly open, with some oblique views towards the Order Limits.	
50. Hawthorn House	368m to the north-west	This two storey isolated property is located between High Levels Banks and the A18. The property benefits from mature planting to the north and south, with mature woodland located further to the west.	<p>Year 1 – Low – Moderate/Minor (not-significant)</p> <p>Despite the Scheme being located both to the west and south-east, views would be mostly filtered by vegetation surrounding the property, as well as along field boundaries and surrounding other nearby properties and roads.</p>
			<p>Year 15 – Very Low – Minor (not-significant)</p> <p>Views towards the Scheme would be further filtered by proposed woodland and hedgerow planting with scattered trees, as well as retention of existing vegetation.</p>

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52. The Long Barn	235m to the south-east	The two storey property is located to the north of High Levels Bank, offset from the road with parking to the south adjacent to the road. The properties main facades face to the north-west and south-west, with farm buildings being located directly to the south-east and north-east. The property is relatively enclosed to the south and south-east by maturing vegetation, however, has an open outlook to the west, overlooking adjacent horse paddocks.	Year 1 – Low – Moderate/Minor (not-significant) Views towards the Scheme to the south-east would be mostly filtered by vegetation surrounding the property and partly obscured by intervening agricultural buildings. Views towards the Scheme to the north-west would be filtered by vegetation aligning the A18 and High Levels Bank.
			Year 15 – Low – Moderate/Minor (not-significant) Views towards the Scheme would be further filtered by proposed hedgerow planting with scattered trees.
54. Smaque Farm	192m to the south	The property is located to the north of the A18 and set within a network of mature vegetation. The vegetation surrounding the property, combined with	Year 1 – Very Low – Minor (not-significant) Views towards the Scheme are mostly obscured by intervening vegetation surrounding the property and along the A18.

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		vegetation aligning the A18 limits views towards the Order Limits.	<p>Year 15 (Residual) – Very Low – Minor (not-significant)</p> <p>Views towards the Scheme would be further obscured by proposed hedgerow planting.</p>
55. Dirtiness Cottage and Pumping Station House	78m to the south	The properties lie to the south of the A18 and north of a minor road, adjacent to Dirtiness Pumping Station. Both properties are set within mature vegetation on all sides and lie adjacent to Hatfield Waste Drain. Views towards the Order Limits are filtered by the garden vegetation as well as partly obscured by the pumping station building.	<p>Year 1 – Low – Moderate/Minor (not-significant)</p> <p>Views towards the Scheme are partly obscured by buildings associated with the adjacent pumping station and glimpsed through the mature vegetation surrounding the properties.</p>
			<p>Year 15 (Residual) – Low – Moderate/Minor (not-significant)</p> <p>Views towards the Scheme would be further filtered by proposed hedgerow planting with scattered trees.</p>
56. Woodcarr Farm	99m to the north	The property lies directly to the north of the M180, separated by	Year 1 – Medium/Low – Moderate/Minor (not-significant)

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		dense mature woodland. Mature vegetation surrounds all other boundaries of the property. A number of other buildings surround the property to the west, east and north. Views towards the Order Limits are largely filtered by surrounding vegetation.	Views towards the Scheme are filtered by intervening vegetation surrounding the property, however with some potential for oblique views to the north-west.
			<p>Year 15 (Residual) – Medium/Low – Moderate/Minor (not-significant)</p> <p>Views towards the Scheme would be further filtered by proposed hedgerow planting with scattered trees.</p>
57. Common Farm	337m to the north-west	The isolated property lies to the north of the M180, accessed via the A161 further to the north-east. The property benefits from mature linear vegetation to the north-west which serves to limit direct views towards the Order Limits. A number of agricultural buildings	<p>Year 1 – Medium/Low – Moderate/Minor (not-significant)</p> <p>Most views towards the Scheme are filtered by intervening vegetation surrounding the property, however with some potential for oblique views to the north-west. Partly filtered by vegetation and locally elevated land along the River Torne.</p>

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		are located to the south-west of the property.	<p>Year 15 (Residual) –Low – Moderate/Minor (not-significant)</p> <p>Views towards the Scheme would be further filtered by proposed hedgerow planting with scattered trees.</p>
60. Triangle Farm	443m to the south	The property is located to the north of the A18, accessed from the road via a long access track and lies south of the railway line. The property is surrounded by mature garden vegetation, which restricts views towards the Order Limits in combination with vegetation either side of the A18.	<p>Year 1 – No view – No effect (not-significant)</p> <p>No view of the Scheme due to vegetation surrounding the property and vegetation either side of the A18.</p>
			<p>Year 15 (Residual) – No view – No effect (not-significant)</p> <p>As above.</p>
61. Rosedene, Meadow Vale and Kon Tiki	375m to the north-west	The properties are located along Chapel Lane and lie adjacent to the South Soak Drain and the Stainforth and Keadby Canal to the	<p>Year 1 – Low – Moderate/Minor (not-significant)</p> <p>Views towards the Scheme would be limited by intervening landform and filtered by vegetation</p>

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		<p>north-east. The properties are situated slightly lower the adjacent drain, canal and railway line beyond them.</p> <p>All properties benefit from some vegetation surrounding their boundaries, which limit views towards the Order Limits. In addition, the scattered vegetation surrounding the canal and railway line also serve to filter views towards the Order Limits.</p>	<p>surrounding the properties, as well as adjacent to the canal and the railway line.</p>
			<p>Year 15 (Residual) – Low – Moderate/Minor (not-significant)</p> <p>Views towards the Scheme would be further filtered by proposed hedgerow planting with scattered trees.</p>
62. Forbeck Farm	479m to the north-west	<p>The two storey property is located to the north-west of Godnow Road, orientated to face north-west towards the Order Limits. Large scale agricultural are located either side of property which serve to limit outward views. Mature vegetation is also located on either side of the property, which, in combination with the agricultural</p>	<p>Year 1 – Medium – Moderate (not-significant)</p> <p>Framed views are possible towards the Scheme, limited by vegetation and agricultural buildings either side of the property and seen at a distance of over 450m.</p>
			<p>Year 15 (Residual) – Medium/Low – Moderate/Minor (not-significant)</p>

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		buildings, frame views towards the Order Limits.	Views towards the Scheme would be further filtered by proposed hedgerow planting.
63. Marshfields	493m to the south-west	The two-storey property is located along Marsh Road to the east of Crowle. The main façade of the property faces north-west away from the Order Limits and has open views across adjacent agricultural land. A mature hedgerow is located to the south-west of the property, which filters direct views towards the Order Limits.	Year 1 – Low – Moderate/Minor (not-significant) The Scheme would be glimpsed over the intervening hedgerow along the south-western boundary of the property.
			Year 15 (Residual) – Low – Moderate/Minor (not-significant) Views towards the Scheme would be further obscured by proposed hedgerow planting.
64. Middle Moor Farm (currently caravan)	393m to the south-west	The property is currently a caravan with an agricultural shed and earthworks to the south-west. There is no vegetation surrounding	Year 1 – Medium – Moderate (not-significant) Open views are possible towards the Scheme, limited in part by the surrounding earthworks and seen at a distance of nearly 400m.

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		the property, allowing views towards the Order Limits.	<p>Year 15 (Residual) – Medium/Low – Moderate/Minor (not-significant)</p> <p>Views towards the Scheme would be further filtered by proposed hedgerow planting.</p>
65. Rose Cottage and Welling House (currently caravan)	223m to the south-west	The properties are located along a private track to the south-west of Dole Road and adjacent to Crowle Moors Nature Reserve. The properties overlook the adjacent open agricultural land with an outlook to the south-east away from the Order Limits. Both properties benefit from mature vegetation surrounding garden boundaries. Rose Cottage, in particular has mature vegetation to the south-west, which obscures direct views towards the Order Limits.	<p>Year 1 – Medium/Low – Moderate/Minor (not-significant)</p> <p>Views towards the Scheme would be oblique in nature and mostly screened by vegetation adjacent to the properties. However, due to the open nature of the adjacent agricultural landscape, views would be possible at a distance of over 200m.</p>
			<p>Year 15 (Residual) – Low – Moderate/Minor (not-significant)</p> <p>Views towards the Scheme would be further filtered by proposed hedgerow planting.</p>

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66. Peatworks Cottage, Moors Edge Cottage and Old Peat Works	292m to the east	This property cluster lies to the north-west of Crook O'Moor Road, accessed from a private track. The properties benefit from vegetation surrounding their boundaries, including a woodland to the north. The Order Limits is glimpsed to the north-east, limited by woodland adjacent to the Order Limits as well as surrounding the properties.	Year 1 – Medium/Low – Moderate/Minor (not-significant)
			Oblique views are possible towards the Scheme, limited by the vegetation surrounding the properties, as well as areas of existing woodland to the south of the Order Limits. Year 15 (Residual) – Low – Moderate/Minor (not-significant) Views towards the Scheme would be further filtered by proposed hedgerow planting with scattered trees.
68. The Mooring and Crook O' Moor Cottages	367m to the north-east	The properties lie to the south-west of the Order Limits at their closest point at the junction of Jaques Bank and Chapel Road. The Stainforth and Keadby Canal, along with other drains either side of the canal and the railway line are located to the north. The	Year 1 – Low – Moderate/Minor (not-significant) Views towards the Scheme to the north-east are mostly filtered by intervening woodland either side of the railway line, as well as vegetation aligning the canal. Some distant glimpsed views possible towards the Scheme to the west and south-west, filtered by vegetation

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		<p>properties have some limited areas of vegetation around their periphery, including some established field boundaries to the south-west. Agricultural buildings associated with the adjacent Crook O'Moor Farm are located to the west.</p> <p>North-eastern areas of the Order Limits are visually separated by intervening areas of woodland either side of the railway line. Parts of the Order Limits are also located to the west and south-west at approximately 1km away.</p>	<p>along field boundary hedgerows and by agricultural buildings associated with Crook O'Moor Farm.</p>
			<p>Year 15 (Residual) – Very Low – Minor (not-significant)</p> <p>Views towards the Scheme would be further filtered by proposed hedgerow planting with scattered trees.</p>
69. TY Cottage	252m to the north-east	<p>The property lies directly adjacent to Chapel Road, with facades facing both north-east and south-west. The Stainforth and Keadby Canal, along with other drains either side of the canal are located</p>	<p>Year 1 – Low – Moderate/Minor (not-significant)</p> <p>Views towards the Scheme to the north-east would be mostly filtered by intervening woodland either side of the railway line, as well as vegetation aligning the canal. Some distant</p>

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		to the north of the property. The garden extends along both sides of the property, located in between Chapel Road and a local drain.	glimpsed views possible towards the Scheme to the west and south-west, filtered by vegetation along Chapel Road and by intervening buildings.
		Views towards the Order Limits to the north-east are curtailed by vegetation along the canal and woodland either side of the railway line. Views towards the Order Limits to the west and south-west are filtered by vegetation aligning Chapel Road.	Year 15 (Residual) – Very Low – Minor (not-significant) Views towards the Scheme would be further filtered by proposed hedgerow planting with scattered trees.
70. Dallam Barn, Meadowview Cottage, Midsummer Barn and Groves Farm	272m to the north-east	This cluster of properties lie to the south of Chapel Road and adjacent to the Stainforth and Keadby Canal, along with other drains either side of the canal. The properties benefit from some visual enclosure by vegetation along the periphery of gardens.	Year 1 – Medium/Low – Moderate/Minor (not-significant) Views towards the Scheme to the north-east would be partly filtered by intervening woodland either side of the railway line, however, with some views over raised levels associated with the drains and canals. Some distant glimpsed views possible towards the

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		Views towards north-eastern areas of the Order Limits are filtered in part by woodland and by raised levels associated with the drains and canals. Views towards the Order Limits to the west and south-west are filtered by garden vegetation and intervening buildings.	Scheme to the west and south-west, filtered by garden vegetation and by intervening buildings.
			Year 15 (Residual) – Low – Moderate/Minor (not-significant) Views towards the Scheme would be further filtered by proposed hedgerow planting with scattered trees.

1.4. Summary and Conclusions

- 1.4.1. The purpose of Residential Visual Amenity Assessment (RVAA) is to identify if any significant changes in private views would be so great that they would breach the Residential Visual Amenity Threshold (RVAT) defined as:

“The threshold at which the visual amenity of a residential property is changed and adversely affected to the extent that it may become a matter of Residential Amenity and which, if such is the case, competent, appropriately experienced planners will weigh this effect in their planning balance.”

- 1.4.2. It is a widely established planning principle that no one has a private ‘right to a view’ including where a development may have a significant effect upon private views.
- 1.4.3. The scale of change in views that would be experienced by residents includes consideration of whether a Scheme could be legitimately perceived as ‘overbearing’.
- 1.4.4. This RVAA of the Scheme follows the staged approach outlined in the Landscape Institute Technical Guidance Note 02/19 (TGN 02/19). Step 1 defined the study area as extending 500 m from the built elements of the Scheme and included all properties at this range that fell within the Zone of Theoretical Visibility (ZTV).
- 1.4.5. Step 2 and 3 of TGN 02/19 included desktop appraisal and field studies to assist in judging the magnitude of change that would be experienced from each residential receptor as a result of the Scheme. The magnitude of change was combined with the sensitivity of the receptor (high in all cases) to establish the overall significance of effect as set out in the LVIA Methodology.
- 1.4.6. The conclusions of the assessment were set out in tabular format and identified that a select number of residential receptors (individual and groups of properties) would experience a significant effect. These are listed out below.
- 1.4.7. Significant effects upon residential receptors at Year 1 include:
- 20. Buildings Farm (Major – Significant);
 - 21. Mauds Bridge (Moderate/Major – Significant);

- 32. Stoupersgate Farm, Fairview and Stoupersgate Bungalow (Moderate – Significant);
- 36. Severals Cottage (Major – Significant);
- 37. Severals Farm (Moderate – Significant);
- 44. New Plains House and Plains House Farm (Moderate – Significant); and
- 49. Stone Lodge Farm, Jaques Farm and Charity Farm (Moderate/Major – Significant).

1.4.8. Significant effects upon residential receptors at Year 15 include:

- 20. Buildings Farm (Moderate – Significant); and
- 36. Severals Cottage (Moderate – Significant).

1.4.9. The layout of the Scheme has followed an iterative process as set out in the **Design Approach Document [Document Reference 5.6]**, which accompanies the application. An important part of the design process included minimising the visual effects that would be experienced by residents of the closest dwellings i.e., to avoid overbearing visual effects. As a consequence of this design approach, the RVAA at Step 3 predicted that there would be no potential for a Very High magnitude of change to be experienced from any dwelling. This approach has ensured that no visual effect would be close to meeting the Residential Amenity Threshold (RVAT). In accordance with best practice guidance TGN 02/19, the Step 3 results indicate that there is no requirement for a more detailed Step 4 study where a judgement is made on whether the Scheme would result in the RVAT being met or not at specific properties.