

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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Table of Contents:

1 RESIDENTIAL VISUAL AMENITY ASSESSMENT.....1

1.1. Introduction.....1

1.2. Assessment Methodology2

1.3. Assessment of Effects 6

1.4. Summary and Conclusions.....61

List of Tables:

Table 1-1: Financially Involved Properties within 500m of the Scheme4

Table 1-2: Assessment of Residential Properties.....8

Table 1-3: Assessment of Tenanted Properties.....54

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.”

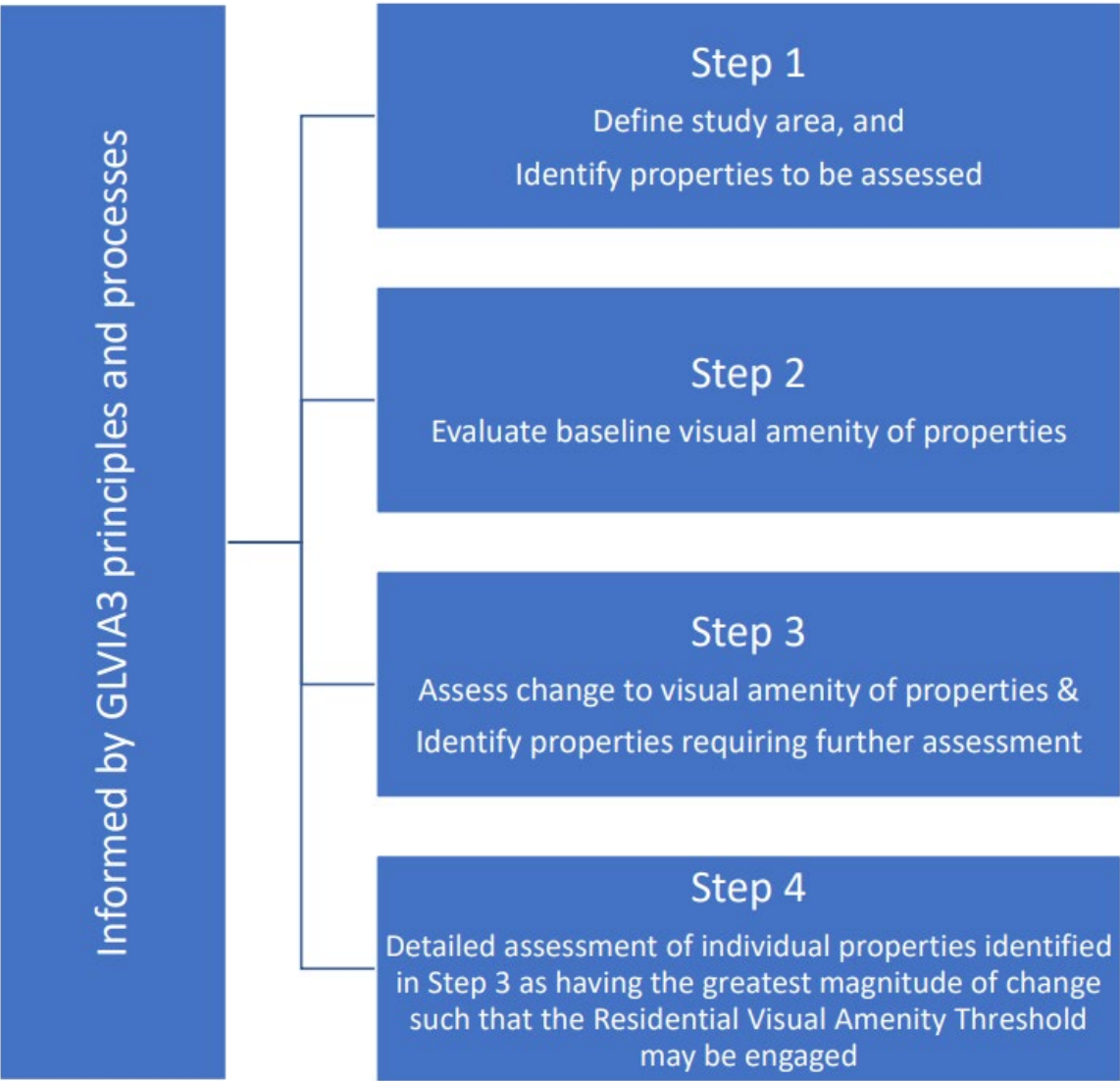
1.1.7. It is important to differentiate residential visual amenity from a range of other potential environmental effects that could impact living conditions close to proposed energy

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 O2/19, with Figure 1 of the RVAA process reproduced as **Plate 1** below.

Plate 1: RVAA Process (TGN O2/19)



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 Revision 2]**, 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 Revision 2]**. 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 Revision 4]**.
- 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. Financially involved properties within 500m of the Scheme are specifically shown on **ES Figure 6.5 – Residential Properties [Document Reference 6.4.6.5 Revision 2]** and listed in **Table 1-1** below. Further analysis of these properties has been undertaken and those that are occupied by a tenant have been identified in Table 1-1 below. A subsequent assessment has been undertaken for the five properties identified as being occupied by a tenant and these are set out in additional Table 1-3.

APPENDIX 6.2 : RESIDENTIAL VISUAL AMENITY ASSESSMENT

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

RVAA Cluster ID	Property Name	Status if not owner occupied
7.	Dairy Farm and Dairy Farm Bungalow	
12.	Nunmoor Farm	
13.	Four Winds Farm	
22.	Sandhill Farm	Tenanted – refer to Table 1-3
24.	Orchard House	
25.	Grove House Farm	
33.	Brier Hills Farm	
39.	Elder House	Vacant or occupied by Farm worker – refer to table 1-3
45.	Bank House Farm	Occupied by Farm worker – refer to Table 1-3
51.	The Grove	
53.	Dirtness Farm/Dirtness Farm Bungalow	
58.	Belton Grange	Tenanted – refer to Table 1-3
67.	Crook O'Moor Farm	Tenanted – refer to Table 1-3

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 [APP-061]**, 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

APPENDIX 6.2 : RESIDENTIAL VISUAL AMENITY ASSESSMENT

be experienced by residents of the closest dwellings, i.e., to avoid overbearing visual effects.

APPENDIX 6.2 : RESIDENTIAL VISUAL AMENITY ASSESSMENT

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	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. The pattern of the streets is orientated such that those properties closest face towards the Order Limits.	Year 1 – Very Low – Minor (not significant) 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. Very limited or no views towards the Scheme beyond the first row of properties.
			Year 15 (Residual) – Very Low – Minor (not significant)

APPENDIX 6.2 : RESIDENTIAL VISUAL AMENITY ASSESSMENT

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. The proposed planting is in addition to existing intervening vegetation along the trackway to the south and therefore would not present additional adverse visual effects.
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 in addition to existing notable intervening vegetation to the south and east of the property cluster and to the south of the trackway and therefore would not present additional adverse visual effects.

APPENDIX 6.2 : RESIDENTIAL VISUAL AMENITY ASSESSMENT

3. Newfield Avenue, Newfields Drive, Wilkinson Avenue, Marshland Road, Moor Lane and Newfields Close	240m to the south-east	The properties are located to the east of Marshland Road to the north-east of Thorne. The properties consist of mostly detached bungalows with some two storey semi-detached properties along Wilkinson Avenue and Newfield Avenue. 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.	Year 1 – Medium/Low – Moderate/Minor (not-significant) 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. Limited views towards the Scheme beyond the first row of properties and very limited from bungalows. Year 15 (Residual) – Low – Moderate/Minor (not-significant) Views towards the Scheme would be further filtered by proposed hedgerow planting with scattered trees in addition to the existing vegetation to the east along Moor Lane and therefore would not contribute to an additional visual effect.
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APPENDIX 6.2 : RESIDENTIAL VISUAL AMENITY ASSESSMENT

4. Broadgate Farm and Valetta Farm, Broadbent Gate Road	218m to the east	Two isolated properties located to the north-east of Thorne, located along a narrow single lane road. Valetta Farm is a two storey property with a single storey 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. 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	Year 1 – Medium – Moderate (not-significant) Some noticeable views towards the Scheme possible located over 200m from the properties and limited by intervening garden vegetation and agricultural buildings. Year 15 (Residual) – Medium/Low – Moderate/Minor (not-significant) Views towards the Scheme would be further filtered by proposed hedgerow planting with scattered trees The proposed hedgerows form a rectilinear pattern extending north and south from existing garden vegetation on the eastern boundary and would not contribute to an additional visual effect.
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APPENDIX 6.2 : RESIDENTIAL VISUAL AMENITY ASSESSMENT

		around the periphery also serve to limit outward views from the property.	
5. Properties along Broadbent Gate Road and Bryson Close	430m to the north-east	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. 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.	Year 1 – Medium – Moderate (not-significant) 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. Limited views towards the Scheme beyond the first row of properties along Bryson Close.
			Year 15 (Residual) – Medium/Low – Moderate/Minor (not-significant) Views towards the Scheme would be further filtered by proposed hedgerow planting with scattered trees. This is in addition to an existing intervening hedgerow to the east and therefore

APPENDIX 6.2 : RESIDENTIAL VISUAL AMENITY ASSESSMENT

			would provide additional layering that would not result in an additional visual effect.
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 semi-detached properties with front and rear gardens. The properties are located adjacent to Coulman Road Industrial Estate, separated from the estate by a maturing tree belt.	Year 1 – Very Low – Minor (not significant) Views towards the Scheme would be mostly obscured by the industrial estate and adjacent tree belt, at a distance of nearly 450m.
			Year 15 (Residual) – Very Low – Minor (not significant) Any views of the Scheme would be further filtered by the proposed mitigation planting in addition to the intervening tree belt and field boundary vegetation to the east and would not result in an additional adverse visual effect.
8. Beckendale Farm and Moorland House Farm	386m to the east	Two isolated properties located to the east of Thorne and accessed from Moor Edges Road via private access roads.	Year 1 – Low – Moderate/Minor (not significant) Views towards the Scheme from properties and their immediate curtilage obscured by intervening agricultural buildings and by field

APPENDIX 6.2 : RESIDENTIAL VISUAL AMENITY ASSESSMENT

		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.	boundary vegetation. Some limited oblique glimpses possible towards the Scheme beyond 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 which would be in addition to the surrounding hedgerow bound linear plots which would fit with the existing landscape pattern and would not present an additional visual effect.
9. Meaburns and The Chantreys	484m to the east	Two isolated properties located to the east of Thorne and accessed from Moor Edges Road via private driveways. Meaburns is a two storey detached property with a single	Year 1 – Low – Moderate/Minor (not-significant) Views towards the Scheme filtered by boundary vegetation surrounding both properties.
			Year 15 (Residual) – Low – Moderate/Minor (not-significant)

APPENDIX 6.2 : RESIDENTIAL VISUAL AMENITY ASSESSMENT

		storey building to the rear, set within mature gardens. The Chantreys is a single storey property with single storey buildings to the rear and set within mature gardens. Mature tree boundaries are located either side and between the properties, extending well beyond the properties to the north-east.	Views towards the Scheme would be further filtered by proposed hedgerow planting with scattered trees compatible with the local landscape pattern around the linear plots.
10. Sandmoor Farm	359m to the east	This isolated two-storey property to the east of Thorne is accessed via a private driveway from Moor Edges Road and is set within a large garden with mature hedgerow boundaries. The property appears to have facades to the north, south and west, however, has intervening	Year 1 – Medium/Low – Moderate/Minor (not-significant) 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.

APPENDIX 6.2 : RESIDENTIAL VISUAL AMENITY ASSESSMENT

		agricultural buildings to the east, which obscures views towards 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, following the local rectilinear pattern and would not contribute to additional visual effects.
11. Long Meadows Farm	447m to the east	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 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.	Year 1 – Low – Moderate/Minor (not-significant) 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.
			Year 15 (Residual) – Low – Moderate/Minor (not-significant) Views towards the Scheme would be further filtered by proposed hedgerow planting with scattered trees, creating additional perpendicular hedgerows across the plots to

APPENDIX 6.2 : RESIDENTIAL VISUAL AMENITY ASSESSMENT

			the east which would be compatible with the local landscape pattern.
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.	Year 1 – Medium/Low – Moderate/Minor (not-significant) 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.
			Year 15 (Residual) – Low – Moderate/Minor (not-significant) Views towards the Scheme would be further filtered by proposed hedgerow planting with scattered trees creating additional perpendicular hedgerows across the plots to the east which would be compatible with the local landscape pattern.
	221m to the east		Year 1 – Very Low – Minor (not-significant)

APPENDIX 6.2 : RESIDENTIAL VISUAL AMENITY ASSESSMENT

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.
			Year 15 (Residual) – Very Low – Minor (not-significant) Any views of the Scheme would be further filtered by the proposed mitigation planting creating additional perpendicular hedgerows across the plots to the east which would be compatible with the local landscape pattern.
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	Year 1 – Low – Moderate/Minor (not-significant) 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.

APPENDIX 6.2 : RESIDENTIAL VISUAL AMENITY ASSESSMENT

		towards the Order Limits to the north-east, with vegetation aligning the railway line limiting views towards the Order Limits to the south-west.	Year 15 (Residual) – Low – Moderate/Minor (not-significant) Views towards the Scheme would be further filtered by proposed hedgerow planting with scattered trees, reinforcing existing vegetation along the railway line that would be compatible with the local landscape pattern and existing views.
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, reinforcing and not at odds with

APPENDIX 6.2 : RESIDENTIAL VISUAL AMENITY ASSESSMENT

			existing roadside, canalside and field boundary vegetation.
18. Gramercie, Ivy Cottage Farm, Orchard Farm and Inglemoor	93m to the north-east	These properties are located off High Bridge Farm and lie between the railway line and Stainforth and Keadby Canal. All properties are surrounded either by mature garden vegetation, located adjacent to agricultural buildings or a combination of both, limiting outward views. Views towards the Order Limits are limited by vegetation aligning the railway line, mounds adjacent to the canal and vegetation along surrounding field boundaries.	Year 1 – Medium/Low – Moderate/Minor (not-significant) Despite the proximity of the Scheme to the north-east and south-west, direct views would be filtered by the pattern of surrounding vegetation, filtered by vegetation surrounding the properties and partly obscured by intervening mounding and adjacent agricultural buildings.
			Year 15 (Residual) – Medium/Low – Moderate/Minor (not-significant) Views towards the Scheme would be further filtered by proposed hedgerow planting with scattered trees and by the retention of existing vegetation, reinforcing existing vegetation along the canal that would be compatible with the local landscape pattern and existing views.

APPENDIX 6.2 : RESIDENTIAL VISUAL AMENITY ASSESSMENT

19. Double Bridges Farm and Moor Bridge House	353m to the east	Double Bridge Farm is a two-storey property located adjacent to Moor Road, with its two main façades facing away from the Order Limits.	Year 1 – Medium/Low – Moderate/Minor (not-significant) Vegetation surrounding the properties, along with vegetation aligning intervening field boundary hedgerows would limit views towards the Scheme.
		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.	Year 15 (Residual) – Low – Moderate/Minor (not-significant) Views towards the Scheme would be further filtered by proposed hedgerow planting and retention of existing field boundary vegetation which would provide additional layering in line with the existing landscape pattern.
20. Buildings Farm	68m to the east	This isolated property is located off Clay Bank Road with a short driveway and front and rear garden. The properties main façade faces south-west away from the Order	Year 1 – High – Major (significant) 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

APPENDIX 6.2 : RESIDENTIAL VISUAL AMENITY ASSESSMENT

		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 and east from the ground floor windows.	towards the Scheme to the west would be obscured by the intervening agricultural buildings.
			Year 15 (Residual) – Medium – Moderate (not-significant) The proposed hedgerow planting with scattered trees to the north, west and east of the property would filter some direct views towards the Scheme. Whilst the Scheme would limit open views to the north, east and west, the proposed hedgerow planting defining the offset around the property is considered to be an appropriate landscape intervention to screen views of the Scheme. This would fit with the local rectilinear landscape pattern and not give rise to additional visual effects.
21. Mauds Bridge	53m to the south	The property lies adjacent to Green Bank between the Stainforth and Keadby Canal and Sheffield and South Yorkshire Navigation.	Year 1 – Medium/High – Moderate/Major (significant) Due to the locally elevated location of the property, the Scheme would be clearly

APPENDIX 6.2 : RESIDENTIAL VISUAL AMENITY ASSESSMENT

		The property is locally elevated in comparison to the surrounding land, particularly to the south. 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.	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.
			Year 15 (Residual) – Medium – Moderate (not-significant) 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 possible through proposed mitigation to the south. The proposed planting is reflective of existing boundary planting along the canal and woodland blocks within the surrounding landscape and would not contribute to additional visual effects.

APPENDIX 6.2 : RESIDENTIAL VISUAL AMENITY ASSESSMENT

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, established along an existing field boundary containing a remnant hedgerow tree, (potentially replacing a lost landscape feature) and would be reflective of the local landscape pattern.
26. Rose House Bungalow and	449m to the south-east	The properties are located either side of High Levels Bank (A18), set within gardens with mature	Year 1 – Very Low – Minor (not-significant) Views towards the Scheme would be obscured by vegetation surrounding properties and

APPENDIX 6.2 : RESIDENTIAL VISUAL AMENITY ASSESSMENT

Tithe House Farm		vegetation, however, with relatively open aspects to the road.	aligning field boundaries, both to the south-east and north-east.
		Views towards the Order Limits are obscured by vegetation surrounding properties and aligning field boundaries, both to the south-east and north-east.	Year 15 (Residual) – Very Low – Minor (not-significant) Any views of the Scheme would be further filtered by the proposed mitigation planting along existing field boundaries.
27. Drake Hall, Black Bull Inn and Grove House Cottages	298m to the south-east	The properties are located either side of High Levels Bank (A18) close to the junction of Crow Tree Bank. 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.	Year 1 – Medium/Low – Moderate/Minor (not significant) 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.
			Year 15 (Residual) – Medium/Low – Moderate/Minor (not significant)

APPENDIX 6.2 : RESIDENTIAL VISUAL AMENITY ASSESSMENT

		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.	Views towards the Scheme would be further filtered by hedgerow planting along existing field boundaries, in line with the existing landscape pattern.
28. Cherry Tree Farm, Swallows Nest and Cherry Tree Lodge	254m to the south-west	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. 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.	Year 1 – Medium/Low – Moderate/Minor (not significant) Glimpses of the Scheme seen over vegetation surrounding the properties, as well as by existing field boundary vegetation and vegetation along Crown Tree Bank.
			Year 15 (Residual) – Medium/Low – Moderate/Minor (not significant) Views towards the Scheme would be further filtered by hedgerow planting, established along an existing field boundary containing a remnant hedgerow tree, and would be reflective of the local landscape pattern (and potentially replacing a lost landscape feature).

APPENDIX 6.2 : RESIDENTIAL VISUAL AMENITY ASSESSMENT

29. Crow Tree Farm and Crowtree Hall	131m to the south-west	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.	Year 1 – Medium – Moderate (not-significant) 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.
			Year 15 (Residual) – Medium/Low – Moderate/Minor (not significant) Views towards the Scheme would be further filtered by proposed hedgerow planting along existing field boundaries reinforcing the existing landscape pattern of planting along the roadsides and surrounding fields.
30. Duignan House and	263m to the south	These properties are located between High levels Bank (A18) and the M180 motorway, accessed	Year 1 – Medium – Moderate (not-significant) Vegetation surrounding the property boundaries would filter some direct views

APPENDIX 6.2 : RESIDENTIAL VISUAL AMENITY ASSESSMENT

Drain House Farm		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.	towards the Scheme, however, it is predicted that it would be clearly noticeable.
			Year 15 (Residual) – Medium/Low – Moderate/Minor (not significant) Views towards the Scheme would be further obscured by proposed hedgerow planting with scattered trees.
31. Dale Mount Farm	178m to the south-east	This isolated property is located between High levels Bank (A18) and the M180 motorway, accessed from a private track, include a road bridge over the motorway from Low Levels Bank to the south. 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	Year 1 – Medium/Low – Moderate/Minor (not significant) It is predicted that despite the proximity of the Scheme, the mature vegetation surrounding the property would filter most direct views.
			Year 15 (Residual) – Low – Moderate/Minor (not significant) Views towards the Scheme would be further obscured by proposed hedgerow planting with scattered trees planted to the east along existing field boundaries and to the west in a

APPENDIX 6.2 : RESIDENTIAL VISUAL AMENITY ASSESSMENT

		filtered by the surrounding vegetation.	largely rectilinear pattern springing off the existing strong planting along the access track and reflective of the local landscape pattern and as such would not create additional visual effects.
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. 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	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) Views towards the Scheme would be further obscured by proposed woodland, scrub and hedgerow planting with scattered trees. The proposed woodland and scrub would build on the existing vegetation on the flanks of the over bridge and would not be at odds with the local context. Whilst the Scheme would foreshorten long views particularly to the west the proposed

APPENDIX 6.2 : RESIDENTIAL VISUAL AMENITY ASSESSMENT

		Order Limits are possible, both to the north-east and north-west.	planting would not present additional adverse visual effects.
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 supplementing existing boundary vegetation to the east and in line with the rectilinear landscape pattern to the north.
35. Green Tree Stables, Coldstream	216m to the north	The properties are located on Stainforth Moor Road, an informal	Year 1 – Medium – Moderate (not-significant) With the exception of Coldstream Cottage, the Scheme would be clearly noticeable from most

APPENDIX 6.2 : RESIDENTIAL VISUAL AMENITY ASSESSMENT

Cottage, Birch View Stud, Hope Cottage, Coldstream Cottage and Woodside		track adjacent to the Hatfield Waste Drain. 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.	of the properties through mature garden vegetation.
			Year 15 (Residual) – Medium/Low – Moderate/Minor (not significant) Views towards the Scheme would be further obscured by proposed hedgerow planting along existing field boundaries, in line with the existing landscape pattern.
36. Severals Cottage	104m in all directions	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	Year 1 – High – Major (significant) 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.
			Year 15 (Residual) – Medium – Moderate (significant)

APPENDIX 6.2 : RESIDENTIAL VISUAL AMENITY ASSESSMENT

		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. Whilst the Scheme would limit open views to the north, east and west, the proposed hedgerow planting defining the offset around the property is considered to be an appropriate landscape intervention to screen views of the panels, this would fit with the local rectilinear landscape pattern and not give rise to additional visual effects.
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,	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. The proposed hedgerow

APPENDIX 6.2 : RESIDENTIAL VISUAL AMENITY ASSESSMENT

		limiting views towards the Order Limits in these directions.	planting in part follows existing boundaries or is reflective of the existing liner landscape pattern and would not give rise to additional visual effects.
38. Elder Glen Farm and Eldergates Farm	98m to the north	The properties form an isolated cluster, in combination with the nearby Elder Gates Farm, access via a private track from Crow Tree Bank to the north-west. Elder Glen Farm is located amongst numerous agricultural buildings which serve to restrict views towards the Order Limits to the north. 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.	Year 1 – Medium – Moderate (not-significant) The Scheme would be noticeable from Elder House within the nearby fields adjacent to the private access track, however, would not likely be visible from Elder Glen Farm.
			Year 15 (Residual) – Medium/Low – Moderate/Minor (not-significant) Views towards the Scheme would be further filtered by proposed hedgerow planting, with scattered trees. This proposed planting follows existing field boundaries, supplementing existing vegetation and providing additional screen in along an easement corridor but would not be at odds with existing vegetation in the vicinity of the properties.

APPENDIX 6.2 : RESIDENTIAL VISUAL AMENITY ASSESSMENT

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 towards the Order Limits are further filtered by vegetation aligning nearby field boundaries.	Year 1 – Low – Moderate/Minor (not-significant) Views towards the Scheme would be filtered by intervening vegetation at a distance of over 450m.
			Year 15 (Residual) – Very Low – Minor (not-significant) Views towards the Scheme would be further obscured by proposed hedgerow planting along existing boundaries and in part supplementing existing hedgerow vegetation to the north and south of parcel D16.
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	Year 1 – Low – Moderate/Minor (not-significant) Views towards the Scheme would be filtered by intervening vegetation surrounding the property.

APPENDIX 6.2 : RESIDENTIAL VISUAL AMENITY ASSESSMENT

		Order Limits are filtered by dense and mature vegetation surrounding the property on all sides.	Year 15 (Residual) – Low – Moderate/Minor (not-significant) No additional landscape mitigation proposed over and above the retention of existing vegetation within the Order Limits.
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. The property benefits from mature planting around its periphery, particularly to the north and west.	Year 1 – Very Low – Minor (not-significant) Views towards the Scheme would be mostly obscured by intervening vegetation surrounding 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.	Year 15 (Residual) – Very Low – Minor (not-significant) No additional landscape mitigation proposed over and above the retention of existing vegetation within the Order Limits.
			Year 1 – Very Low – Minor (not-significant)

APPENDIX 6.2 : RESIDENTIAL VISUAL AMENITY ASSESSMENT

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. Views towards the Order Limits are limited by garden vegetation, vegetation along the M180 and by field boundary hedgerows surrounding the Order Limits.	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.
			Year 15 (Residual) – Very Low – Minor (not-significant) 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	Year 1 – Medium – Moderate (not significant) Due to the proximity of the Scheme, it would appear clearly noticeable from the properties, filtered in part by mature vegetation surrounding property boundaries. Panels to the

APPENDIX 6.2 : RESIDENTIAL VISUAL AMENITY ASSESSMENT

		Levels Bank further to the south. Mature vegetation is located along property boundaries, with agricultural buildings located to the north.	south in parcel E20 have been removed from the Scheme so will no longer be visible from the property or on the approach along the drive. Views towards the Scheme to the north would be obscured by intervening agricultural buildings. The Scheme would also be visible to the east (though panels have also been removed from the northern section of Parcel 19) again through intervening vegetation.
			Year 15 (Residual) – Medium – Moderate (not-significant) Views towards the Scheme would be further obscured by proposed hedgerow and additional tree planting to the west, however, would likely be clearly noticeable in select directions noting that the panels to the south in E20 have been removed and would no longer be viewed from the properties in this direction nor from the drive. The proposed planting follows the existing landscape boundaries and offsets around the property and is reflective of existing vegetation around the property and adjacent field

APPENDIX 6.2 : RESIDENTIAL VISUAL AMENITY ASSESSMENT

			boundaries and would not give rise to additional visual effects.
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.	Year 1 – Medium/Low – Moderate/Minor (not-significant) 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.
			Year 15 (Residual) – Medium/Low – Moderate/Minor (not-significant) Views towards the Scheme would be further obscured by proposed hedgerow planting with scattered trees, along existing field boundaries including some remnant boundary vegetation and therefore would be in line with the local landscape pattern.

APPENDIX 6.2 : RESIDENTIAL VISUAL AMENITY ASSESSMENT

47. Poultry Farm	95m to the north-east	The property lies directly adjacent to the M180 motorway, accessed via Plains Lane over a motorway bridge to the south-east. 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.	Year 1 – Medium/Low – Moderate/Minor (not-significant) 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.
			Year 15 (Residual) – Low – Moderate/Minor (not-significant) Views towards the Scheme would be further obscured by proposed hedgerow planting supplementing existing field boundaries and roadside vegetation.
48. Nethercop Fish Farm	405m to the north-west	The bungalow lies north of Low Levels Bank, accessed off Plains Lane. The property benefits from mature planting to the north and	Year 1 – No view – No effect (not-significant) Views towards the Scheme obscured by intervening vegetation surrounding the property and along the M180.

APPENDIX 6.2 : RESIDENTIAL VISUAL AMENITY ASSESSMENT

		west, which obscures views towards the Order Limits.	Year 15 (Residual) – No view – No effect (not-significant)
49. Stone Lodge Farm, Jaques Farm and Charity Farm	71m to the north-west	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. 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. Jaques Farm is well enclosed by mature vegetation along garden boundaries, however, due to the properties proximity to Jaques	Year 1 – Medium/High – Moderate/Major (significant) 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.
			Year 15 (Residual) – Medium – Moderate (not-significant) Views towards the Scheme would be filtered by the proposed area of linear woodland and by a proposed hedgerow planting with scattered trees. Whilst this proposed vegetation would limit long views to the west, (including screening the Scheme) it is considered to be compatible with the existing enclosure and western boundary planting around the properties and would not give rise to additional visual effects.

APPENDIX 6.2 : RESIDENTIAL VISUAL AMENITY ASSESSMENT

		Bank, some views are possible towards the Order Limits. 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.	Some filtered views towards the Scheme are predicted to continue in the longer-term.
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.	Year 1 – Low – Moderate/Minor (not-significant) 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.
			Year 15 – Very Low – Minor (not-significant) Views towards the Scheme would be further filtered by proposed woodland and hedgerow planting with scattered trees along existing

APPENDIX 6.2 : RESIDENTIAL VISUAL AMENITY ASSESSMENT

			boundaries and property offsets, as well as retention of existing vegetation.
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 along the property offsets and would not give rise to additional visual effects.
			Year 1 – Very Low – Minor (not-significant)

APPENDIX 6.2 : RESIDENTIAL VISUAL AMENITY ASSESSMENT

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 vegetation aligning the A18 limits views towards the Order Limits.	Views towards the Scheme are mostly obscured by intervening vegetation surrounding the property and along the A18.
			Year 15 (Residual) – Very Low – Minor (not-significant) Views towards the Scheme would be further obscured by proposed hedgerow planting following and supplementing existing boundaries.
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.	Year 1 –Low – Moderate/Minor (not-significant) Views towards the Scheme are partly obscured by buildings associated with the adjacent pumping station and glimpsed through the mature vegetation surrounding the properties.
			Year 15 (Residual) – Low – Moderate/Minor (not-significant)

APPENDIX 6.2 : RESIDENTIAL VISUAL AMENITY ASSESSMENT

			Views towards the Scheme would be further filtered by proposed hedgerow planting with scattered trees, following and supplementing existing boundaries and property offsets.
56. Woodcarr Farm	99m to the north	The property lies directly to the north of the M180, separated by 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.	Year 1 – Medium/Low – Moderate/Minor (not-significant) Views towards the Scheme are filtered by intervening vegetation surrounding the property, however with some potential for oblique views to the north-west.
			Year 15 (Residual) – Medium/Low – Moderate/Minor (not-significant) Views towards the Scheme would be further filtered by proposed hedgerow planting with scattered trees along existing boundaries some with existing remnant vegetation in line with the local landscape pattern.

APPENDIX 6.2 : RESIDENTIAL VISUAL AMENITY ASSESSMENT

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 are located to the south-west of the property.	Year 1 – Medium/Low – Moderate/Minor (not-significant)
			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.
			Year 15 (Residual) –Low – Moderate/Minor (not-significant)
			Views towards the Scheme would be further filtered by proposed hedgerow planting with scattered trees offset from the existing boundary but reflective of the local landscape pattern and existing boundary vegetation.
			Year 1 – No view – No effect (not-significant)

APPENDIX 6.2 : RESIDENTIAL VISUAL AMENITY ASSESSMENT

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.	No view of the Scheme due to vegetation surrounding the property and vegetation either side of the A18.
			Year 15 (Residual) – No view – No effect (not-significant) As above.
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 north-east. The properties are situated slightly lower the adjacent drain, canal and railway line beyond them. All properties benefit from some vegetation surrounding their boundaries, which limit views towards the Order Limits. In addition, the scattered vegetation	Year 1 – Low – Moderate/Minor (not-significant) Views towards the Scheme would be limited by intervening landform and filtered by vegetation surrounding the properties, as well as adjacent to the canal and the railway line.
			Year 15 (Residual) – Low – Moderate/Minor (not-significant) Views towards the Scheme would be further filtered by proposed hedgerow planting with

APPENDIX 6.2 : RESIDENTIAL VISUAL AMENITY ASSESSMENT

		surrounding the canal and railway line also serve to filter views towards the Order Limits.	scattered trees along existing field boundaries and adjacent to the railway line.
62. Forbeck Farm	479m to the north-west	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 buildings, frame views towards the Order Limits.	Year 1 – Medium – Moderate (not-significant) 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.
			Year 15 (Residual) – Medium/Low – Moderate/Minor (not-significant) Views towards the Scheme would be further filtered by proposed hedgerow planting along existing field boundaries in line with the local landscape pattern.
63. Marshfields	493m to the south-west	The two-storey property is located along Marsh Road to the east of	Year 1 – Low – Moderate/Minor (not-significant)

APPENDIX 6.2 : RESIDENTIAL VISUAL AMENITY ASSESSMENT

		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.	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 along existing field boundaries and incorporating remnant hedgerow trees. Whilst this portion of the landscape is generally more open, the planting would not be at odds with the landscape pattern and scattered exiting vegetation including that screening the nearby water treatment works and would not give rise to additional visual effects.
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.

APPENDIX 6.2 : RESIDENTIAL VISUAL AMENITY ASSESSMENT

		the property, allowing views towards the Order Limits.	Year 15 (Residual) – Medium/Low – Moderate/Minor (not-significant) Views towards the Scheme would be further filtered by proposed hedgerow planting along an existing field boundary reflective of existing boundary vegetation to a similar boundary to the south west.
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	Year 1 – Medium/Low – Moderate/Minor (not-significant) 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.
			Year 15 (Residual) – Low – Moderate/Minor (not-significant) Views towards the Scheme would be further filtered by proposed hedgerow planting along an

APPENDIX 6.2 : RESIDENTIAL VISUAL AMENITY ASSESSMENT

		direct views towards the Order Limits.	existing field boundary reflective of existing boundary vegetation to a similar boundary to the south west.
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 along existing field and track boundaries.
68. The Mooring and	367m to the north-east	The properties lie to the south-west of the Order Limits at their	Year 1 – Low – Moderate/Minor (not-significant)

APPENDIX 6.2 : RESIDENTIAL VISUAL AMENITY ASSESSMENT

Crook O' Moor Cottages		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 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. 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.	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 along field boundary hedgerows and by agricultural buildings associated with Crook O'Moor Farm. Year 15 (Residual) – Very Low – Minor (not-significant) Views towards the Scheme would be further filtered by proposed hedgerow planting with scattered trees along existing field boundaries and beyond existing intervening vegetation.
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APPENDIX 6.2 : RESIDENTIAL VISUAL AMENITY ASSESSMENT

69. TY Cottage	252m to the north-east	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 to the north of the property. The garden extends along both sides of the property, located in between Chapel Road and a local drain.	Year 1 – Low – Moderate/Minor (not-significant) 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 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 along the railway corridor.
70. Dallam Barn, Meadowview	272m to the north-east	This cluster of properties lie to the south of Chapel Road and adjacent	Year 1 – Medium/Low – Moderate/Minor (not-significant)

APPENDIX 6.2 : RESIDENTIAL VISUAL AMENITY ASSESSMENT

Cottage, Midsummer Barn and Groves Farm		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.	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 Scheme to the west and south-west, filtered by garden vegetation and by intervening buildings.
		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.	Year 15 (Residual) – Low – Moderate/Minor (not-significant) Views towards the Scheme would be further filtered by proposed hedgerow planting with scattered trees along the railway corridor.

APPENDIX 6.2 : RESIDENTIAL VISUAL AMENITY ASSESSMENT

Table 3-3: Assessment of Tenanted 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)
22. Sandhill Farm	77m to the north	The property is located off a private track which links to the A18 approximately 0.85km to the south. The two storey property is surrounded by arable land on all sides, with the building located within a smaller field defined by intermittent vegetation and agricultural ditches. The main	Year 1 – Medium/High – Moderate/Major (Significant) Due to the proximity of the property, the Scheme would be clearly noticeable to the north including a substation to the north east, filtered in part by the pattern of existing vegetation. More distant views towards the Scheme would also be possible to the west and east, seen above the network of existing

APPENDIX 6.2 : RESIDENTIAL VISUAL AMENITY ASSESSMENT

		façade appears to face in a southerly direction, looking away from the closest part of the Order Limits. Although the north facing part of the property faces the Order Limits, it benefits from a garden space to the north, with an area of dense vegetation to the north-west, limiting some direct views.	hedgerows, however, is predicted to be not visible further to the south.
			Year 15 (Residual) – Medium – Moderate (Not Significant) Views towards the Scheme would be filtered to the north of the property by the proposed hedgerows along the length of the Order Limits. A similar treatment of proposed hedgerows would also be located along the edges of the Order Limits to the east and west of the property. However, it is acknowledged that views would be possible towards the Scheme from upper storey windows within the property. The proposed vegetation follows existing field boundaries and supplements existing vegetation along this boundary and therefore would not give rise to additional visual effects.

APPENDIX 6.2 : RESIDENTIAL VISUAL AMENITY ASSESSMENT

39. Elder House	254m to the north-west	The property forms part of an isolated cluster with Elder Glen Farm and Eldergates Farm (Property Cluster 38), accessed via the same private track as the other properties from Crow Tree Bank to the north-west. The property sits to the east of a cluster of large scale agricultural buildings, with other scattered buildings to the north, both of which limit views towards the Order Limits to the north-west. The property sits within a large garden area, with scattered trees to the south and east and a woodland 465m to the north-east. Vegetation along field boundaries limit some visibility to the east, with woodland along the M180 limiting views towards the Order Limits beyond the motorway. Earth embankments associated with the	Year 1 – Medium – Moderate (not significant) Views towards the Scheme would be limited from the property to the north-west due to the intervening buildings to the west and north. Vegetation along the M180 would limit views from the property towards the Scheme beyond the motorway to the south. However, views towards the Scheme to the east are likely to be possible, filtered in part by intervening field boundary vegetation. Year 15 (Residual) – Medium/Low – Moderate/Minor (not-significant) Views towards the Scheme would be filtered by existing hedgerow planting along the periphery of the Order Limits, both to the north-west and east of the property. Proposed hedgerow planting along the northern edge of the M180 motorway would further filter views of the
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APPENDIX 6.2 : RESIDENTIAL VISUAL AMENITY ASSESSMENT

		Crow Tree Bank crossing of the M180 would obscure views towards the Order Limits to the south-west.	Scheme to the south and along existing filed boundaries to the east.
45. Bank House Farm	364m to the south-east	This bungalow is located off the A18 along a short stretch of private drive. The property is relatively visually contained by vegetation to the north and south of the property, as well as by a small woodland copse to the north-east. The property is further enclosed by numerous large scale agricultural buildings to the south of the property. Some limited views may be possible towards the Order Limits to the west, however, existing buildings and vegetation limit views in all other directions.	Year 1 – Low – Moderate/Minor (Not Significant) Some limited glimpses towards the Scheme are predicted to the west of the property, limited by vegetation surrounding the bungalow and by field boundary vegetation. However, existing buildings and vegetation would limit views from the property towards the Scheme in all other directions.
			Year 15 (Residual) – Very Low – Minor (Not Significant) Views towards the Scheme would be filtered by existing hedgerow planting maintained at 3m high along the periphery of the Order Limits, particularly to the west.

APPENDIX 6.2 : RESIDENTIAL VISUAL AMENITY ASSESSMENT

58. Belton Grange	60m to the east	The property is located off a private drive from a minor road between the A18 and M180 motorway. The property is located in an isolated location, surrounded by agricultural land on all four sides and benefiting from some visual enclosure in the form of trees and vegetation along peripheral areas. The property consists of a complex of farm buildings including the residential property.	Year 1 – Medium/High – Moderate/Major (Significant) The Scheme would be clearly noticeable on all sides of the property, limited in part by the relatively strong network of surrounding vegetation around the property and in the wider landscape and complex of buildings.
			Year 15 (Residual) – Medium – Moderate (Significant) The Scheme would ensure the retention of all vegetation surrounding the property, with additional proposed hedgerow planting to the south-east providing additional enclosure. However, due to the proximity of the Scheme on all sides of the property, it is deemed to continue to be noticeable within the surrounding landscape and enclose views. The existing vegetation around the property would be supplemented and maintained at 3m and whilst any long views would be lost the

APPENDIX 6.2 : RESIDENTIAL VISUAL AMENITY ASSESSMENT

			proposed planting would not create additional visual effects.
67. Crook O'Moor Farm	465m to the north-east	The property lies to the south-west of the Order Limits forming part of a larger cluster of buildings including The Mooring and Crook O'Moor Cottages (Property Cluster 68). The property is located close to the junction of Jaques Bank and Chapel Road to the south of the Stainforth and Keadby Canal and the railway line. Agricultural land extends to the south, with agricultural buildings to the north-west and west of the property, limiting outward views. 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	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 along field boundary hedgerows and by agricultural buildings associated with the farm.
			Year 15 (Residual) – Very Low – Minor (Not Significant) Views towards the Scheme would be further filtered by proposed hedgerow planting with scattered trees, along existing field boundaries and beyond existing intervening vegetation.

APPENDIX 6.2 : RESIDENTIAL VISUAL AMENITY ASSESSMENT

		to the west and south-west at approximately 1km away.	
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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);
 - 22. Sandhill Farm Moderate/Major Significant
 - 32. Stoupersgate Farm, Fairview and Stoupersgate Bungalow (Moderate – Significant);
 - 36. Severals Cottage (Major – Significant);

- 37. Severals Farm (Moderate – Significant);
- 49. Stone Lodge Farm, Jaques Farm and Charity Farm (Moderate/Major – Significant); and
- 58. Belton Grange (Moderate/Major – Significant).

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

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

1.4.9. The layout of the Scheme has followed an iterative process as set out in the **Design Approach Document [APP-032]**, 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.