



Pearmtree Hill Solar Farm

Environmental Statement

Volume 4

Appendix 11.5: Residential Visual Amenity Assessment

Revision 2

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Infrastructure Planning
(Applications: Prescribed Forms
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Regulation 5(2)(a)

Appendix 11.5: Residential Visual Amenity Assessment

Introduction

- 1.1.1 This appendix presents a Residential Visual Amenity Assessment (RVAA) for the Proposed Development and has been prepared in accordance with:
- Landscape Institute Technical Guidance Note 2/19: *Residential Visual Amenity Assessment* (TGN 2/19) [Ref. A11.5-1].

- 1.1.2 As defined in paragraph 1.2 of TGN 2/19 ‘residential visual amenity’ is taken to mean:

“the overall quality, experience and nature of views and outlook available to occupants of residential properties, including views from gardens and domestic curtilage.”

Background

- 1.1.3 With respect to visual impact, the focus of the Landscape and Visual Impact Assessment (LVIA) presented in **ES Volume 2, Chapter 11: Landscape and Visual [EN010157/APP/6.2]** is on public views and public visual amenity. RVAA is a stage beyond LVIA and focusses exclusively on private visual amenity at individual residential properties and may be used by the decision maker when weighing potential effects on residential amenity more broadly in the planning balance.

- 1.1.4 Paragraph 5.1 of TGN 2/19 explains that:

“The purpose of carrying out a Residential Visual Amenity Assessment (RVAA) is to form a judgement, to assist decision makers, on whether a proposed development is likely to change the visual amenity of a residential property to such an extent that it becomes a matter of ‘Residential Amenity’.”

- 1.1.5 Paragraphs 1.5 and 1.6 of TGN 2/19 also note that:

“Changes in views and visual amenity are considered in the planning process. In respect of private views and visual amenity, it is widely known that no one has ‘a right to a view’. This includes situations where a residential property’s outlook / visual amenity is judged to be ‘significantly’ affected by a proposed development [...]”

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

- 1.1.6 RVAA is therefore not principally concerned with identifying ‘significant’ visual effects on residential receptors in EIA terms (although this is part of the process and helps to inform the LVIA) but with a higher test, namely, whether the Proposed Development would be so ‘over bearing’ or ‘dominating’ at any residential property that the resulting visual effect would widely be regarded to render the property an ‘unpleasant’ or ‘unattractive’ place to live. The RVAA, seeks to identify where effects on residential visual amenity are of such a nature or magnitude that they may need to be considered in the overall balance of ‘residential amenity’ or ‘living conditions’. The point at which this happens is referred to in TGN 2/19 as the ‘Residential Visual Amenity Threshold’.
- 1.1.7 RVAA considers only what the resident may see from their residential property and curtilage. Views or visual amenity are just one component of the wider consideration of residential amenity and the two should not be confused. The latter is a planning matter and may also include aspects such as noise, air quality, traffic, glint and glare etc. The RVAA presented in this appendix considers only the visual aspects of residential amenity. Where necessary, other aspects of residential amenity are considered in the relevant chapters of the ES and it is for decision makers to weigh all these aspects, and documents/assessments relating to them, in determining the acceptability of the Proposed Development.

Approach

- 1.1.8 TGN 2/19 advocates a four-step process to RVAA with the first three falling broadly within the scope of LVIA where the magnitude and significance of visual effects is assessed.
- 1.1.9 The fourth step, forming the RVAA judgement, involves a further assessment of the change to visual amenity of individual properties identified as “*having the greatest magnitude of change*” and identifying whether the Residential Visual Amenity Threshold is reached.
- 1.1.10 The RVAA presented in this appendix firstly identifies the potential for significant visual effects at each property within a defined study area (detailed below). For those properties where a ‘significant visual effect’ is a possibility, a more detailed assessment of residential visual amenity is undertaken to establish if the Residential Visual Amenity Threshold is reached or exceeded.

- 1.1.11 In this RVAA, all residential properties are considered to be of high sensitivity to a change in the view.

Methodology

- 1.1.12 Residential amenity has been considered from the outset of the Proposed Development and throughout the design process. At the initial design stage the area was surveyed to identify properties that would be potentially impacted by a solar PV development, and fields were identified so as to be excluded from the final design or as requiring design measures which would reduce potential impacts on residential properties. In late 2023 all the properties identified in these appendices were visited, from the closest publicly accessible location, to ascertain their relationship with the surrounding fields and landscape.

- 1.1.13 There is no standard criteria for defining a RVAA study area and this is determined on a case-by-case basis. TGN 02/19 suggests that for large structures, such as wind turbines, a preliminary study area of 1.5-2km radius may be appropriate to begin identifying properties for inclusion within RVAA. However, it goes on to state that:

“other development types including potentially very large but lower profile structures and developments such as road schemes and housing are unlikely to require RVAA, except potentially of properties in very close proximity (50-250 m) to the development.”

- 1.1.14 Residential development would typically be at least 6m in height and gantries or lighting associated with road schemes would typically be of a similar height again. By comparison, the majority of the Proposed Development, namely the ground-mounted solar PV modules, would have a maximum height of 3m and the two on-site substations would have a maximum height of 8m for the electrical equipment and 15m for the communication towers. This fits comfortably within the height range referred to in TGN 2/19.

- 1.1.15 A preliminary study was undertaken to identify residential properties for inclusion within the RVAA, and this study was presented in the Preliminary Environmental Information Report (PEIR). The findings of the preliminary study identified which properties were taken forward for inclusion in this assessment.

Preliminary identification of residential properties

- 1.1.16 Address databases held by the Land Registry were interrogated and all residential properties within 200m of above-ground infrastructure have been identified. In this instance, ‘above-ground infrastructure’ most commonly means the security fencing located around the fields where solar PV modules would be

located. These properties are presented in **ES Volume 3, Figure 11.7: Residential Property Location Plan [EN010157/APP/6.3]**. Properties close to but just beyond 200m were also identified and mapped on this plan as are properties which lie beyond 200m from any above-ground infrastructure but which may potentially have relatively close (up to 500m) views of the Proposed Development in more than one direction.

- 1.1.17 A search was undertaken for any additional properties that are located within 500m of the proposed on-site substations. This search identified no additional properties.
- 1.1.18 All the properties presented in **ES Volume 3, Figure 11.7: Residential Property Location Plan [EN010157/APP/6.3]** are detailed below in **Table A11.5-1**.
- 1.1.19 The following properties were referred to in the PEIR, but have been removed from the RVAA following the change to the design of the Proposed Development which removed Land Area A:
- Low Baswick Farm;
 - Three Jolly Tars Farm;
 - House boats on River Hull (near Three Jolly Tars Farm);
 - High Baswick;
 - Baswick Steer; and
 - Linley Baswick.
- 1.1.20 A preliminary assessment presented in **Table A11.5-1** has been undertaken in order to identify those residential properties with the highest magnitude of effect where there is potential for significant visual effects to occur. Where it is identified that significant visual effects at properties may occur, further detailed assessment is provided in this appendix. Residents of those properties identified as likely to experience the largest visual impact were contacted and a visit from the Applicant's Landscape and Visual consultants was offered to ascertain effects on visual amenity. Those properties which responded and accepted the invitation were:
- Springdale Farm; and
 - Manor House Farm.

- 1.1.21 The judgements made in this appendix concerning all other properties are based upon observations made from publicly accessible locations surrounding them as well as analysis of maps and aerial photography.
- 1.1.22 The preliminary assessment in **Table A11.5-1** adopts the same methodology, assessment criteria and terminology as adopted for the main assessment of landscape and visual effects as set out in **ES Volume 4, Appendix 11.1: Landscape and Visual Impact Assessment Methodology [EN010157/APP/6.4]**.

Table A11.5-1 Preliminary Assessment of Residential Properties within RVAA Study Area

Property	Viewed externally	Reason for consideration	Location information and initial assessment	Possible significant effects on views	Detailed RVAA undertaken
Roslyn House, Catwick Lane	Viewed from Catwick Lane only – path to property stated private and no access	<200m from above-ground infrastructure	180m from south-east corner of Field B6. Property is orientated away from the solar PV development and enclosed by vegetation. Despite proximity, the orientation of the property and level of existing screening means any effects are unlikely to be significant and therefore detailed assessment is not undertaken for this property.	No	No
Carr House Farm (near Long Riston)	Yes	<200m from above-ground infrastructure	140m east of solar PV modules in Field B7 but also with solar PV modules to the north (Field B4) and south (Field B8). Existing vegetation around the property and adjacent outbuildings provide some screening of the surrounding landscape.	Yes	Yes
Arnold Carr Farm	Yes	<200m from above-ground infrastructure	150m east of solar PV modules in Field C9 and 170m south-east of solar PV modules in Field C6. Property is on a slightly raised mound in the landscape which therefore provides wider views. Some intervening vegetation between the property and the closest fields proposed to host solar PV modules.	Yes	Yes

Property	Viewed externally	Reason for consideration	Location information and initial assessment	Possible significant effects on views	Detailed RVAA undertaken
Farm Cottage, Meaux Abbey	Yes	<200m from above-ground infrastructure	<p>120m south-west of solar PV modules in Field D10. Property is orientated to the south-east away from the solar PV modules. Mature vegetation separates the property and the closest fields proposed to host solar PV modules.</p> <p>Despite proximity, the orientation of the property and level of existing screening means any effects are unlikely to be significant and therefore detailed assessment is not undertaken for this property.</p>	No	No
Meaux Abbey Farm	Yes	<200m from above-ground infrastructure	<p>Closest host field is Field D10 but closest proposed solar PV modules are 170m west of the property in Field D17. Woodland separates the property and Field D17. With respect to Field D10 there is intervening built form and mature vegetation.</p> <p>Despite proximity, the orientation of the property and level of existing screening means any effects are unlikely to be significant and therefore detailed assessment is not undertaken for this property.</p>	No	No

RWE

Property	Viewed externally	Reason for consideration	Location information and initial assessment	Possible significant effects on views	Detailed RVAA undertaken
Woodhouse	Yes	<200m from above-ground infrastructure	50m west of solar PV modules in Field D14 and 100m south of solar PV modules in Field E3. Property is enclosed on all sides by mature woodland with limited views out. However, property to be included in detailed assessment due to approach to property passing between fields hosting solar PV modules and potential views of Field E3.	Yes	Yes
Meaux Decoy Farm	Yes	<200m from above-ground infrastructure	150m south-west of solar PV modules in Field D14. Further solar PV modules are located to the north and north-west (Fields E3-E5) and south and south-east (Fields E7-E8). Due to the proximity some open views of solar PV modules are possible, however there is also mature vegetation and outbuildings in close proximity to the residence which provides some screening.	Yes	Yes
The Homestead	Yes	<200m from above-ground infrastructure	115m west of solar PV modules in Field E15. Property is orientated to the north, away from the solar PV modules, and there is a large farm shed and mature hedgerow separating the property from Field E15; although there may be partially screened views into field E15 in a south easterly direction.	No	No

Property	Viewed externally	Reason for consideration	Location information and initial assessment	Possible significant effects on views	Detailed RVAA undertaken
			Despite proximity, the orientation of the property and level of existing screening means any effects are unlikely to be significant and therefore detailed assessment is not undertaken for this property.		
Springdale Farm	Yes	<200m from above-ground infrastructure	120m south of solar PV modules in Field E16. Property is orientated to the north towards the solar PV modules, however existing mature trees partially screen views into Field E16.	Yes	Yes
The Bungalow	Yes	<200m from above-ground infrastructure	120m east of solar PV modules in Field F15, but property is orientated to the east (480m west of solar arrays in Field F13). The property is single storey and heavily enclosed by mature vegetation in the curtilage of the property with views out from the residence well screened. Despite proximity, the orientation of the property and level of existing screening means any effects are unlikely to be significant and therefore detailed assessment is not undertaken for this property.	No	No
White Cross Cottage	Yes	<200m from Order Limits	360m east of solar arrays in Field B1. Included because 200m from northern boundary of Land Area B. Property is entirely enclosed by mature vegetation with views towards the closest fields proposed to host solar PV modules heavily screened.	No	No

Property	Viewed externally	Reason for consideration	Location information and initial assessment	Possible significant effects on views	Detailed RVAA undertaken
Riston Grange	Yes	Potential for solar PV development on more than one side at >200m	<p>460m north-east of solar PV modules in Field B4. Included because located between separate areas proposed for solar PV modules, to the west (Fields B1 and B4) and east (Fields B5 and B6).</p> <p>Property is well enclosed by mature vegetation in the curtilage of the property. The neighbouring property screens views from the property eastwards. Views of the solar PV modules are likely but the visual effects would not be significant.</p>	No	No
The Cottage (also known as Staal Smokehouse, not clear if business only)	Yes	Potential for solar PV development on more than one side at >200m	<p>450m west of solar PV modules in Field B5 and 490m north-east of solar PV modules in Field B4. Included because located between these separate fields.</p> <p>Property is well enclosed to the north and west by mature vegetation and Riston Grange. There are more open views eastwards towards Field B5, but Field B5 is located 450m from the property, is likely to be the only field visible (along with Field B6 which sits beyond Field B5) and is heavily screened from the ground floor by intervening hedgerows.</p>	No	No

Property	Viewed externally	Reason for consideration	Location information and initial assessment	Possible significant effects on views	Detailed RVAA undertaken
Stud Farm	No (private access track to property)	Potential for solar PV development on more than one side at >200m	<p>480m west of solar PV modules in Field C7. Included because located within the central area encircled by Land Areas C, D, E and F, with potential middle to long distance views of the Proposed Development in multiple directions.</p> <p>Property is well enclosed by mature vegetation and farm buildings. Whilst there are occasional views towards the Proposed Development, these would be filtered and at a distance of at least 480m and would not create a significant visual effect.</p>	No	No
Manor House Farm	Yes	Potential for solar PV development on more than one side at >200m	<p>210m north-east of solar PV modules in Field D6. Included because 180m from Site boundary and also proposed host fields to the south-east. Property is orientated east-west away from Field D6, but there are still potentially open views southwards towards Field D6.</p>	Yes	Yes
North Grange (Meaux Livery)	Yes	Potential for solar PV development on more than one side at >200m	<p>390m east of solar PV modules in Field D17. Included because located within the central area encircled by Land Areas C, D, E and F, with potential longer distance views of the Proposed Development in multiple directions. In addition, the property is located 50m from the Site boundary of Field D18, however this field would not host any long-term operational infrastructure.</p>	No	No

RWE

Property	Viewed externally	Reason for consideration	Location information and initial assessment	Possible significant effects on views	Detailed RVAA undertaken
			The property is orientated to the south-west where the closest proposed solar PV modules are 1.5km from the residence. It is well enclosed in other directions by mature vegetation and large farm buildings. There would not be significant visual effects and therefore detailed assessment is not undertaken for this property.		
1 Stud Farm Cottages & Melsa	Yes	Potential for solar PV development on more than one side at >200m	<p>Neighbouring properties 560m south of solar arrays in Field D17. Included because located within the central area encircled by Land Areas C, D, E and F, with potential longer distance views of the Proposed Development in multiple directions. In addition, the properties are located 30m from the Site boundary of Field D18, though this field will not host any long-term operational infrastructure.</p> <p>The properties are orientated to the north where the closest proposed solar PV modules are in Field D17. The properties are well enclosed by mature vegetation to west, east and south. There would not be significant visual effects and therefore detailed assessment is not undertaken for these properties.</p>	No	No

Property	Viewed externally	Reason for consideration	Location information and initial assessment	Possible significant effects on views	Detailed RVAA undertaken
Crown Farm	No (private access track to property)	On 200m buffer	220m north-east of solar arrays in Field E12. Included due to proximity to 200m buffer. Also potentially views of Land Areas D and E to the north and Land Area F to the south. Property partially enclosed by mature vegetation and outbuildings, but not in all directions.	Unlikely	Yes – to ensure all potential RVAA properties included
Carr House Farm (near Weel)	Yes	Potential for solar PV development on more than one side at >200m	410m north of solar arrays in Field E17. Included because potential longer distance views to the north-east, east and south towards Land Area E. Property orientated away from the closest fields within the Site, and enclosed by mature vegetation and farm buildings to the north, east and south. Only likely to have middle distance, oblique and partially filtered views of the Proposed Development and therefore unlikely to experience significant visual effects.	No	No
Lakefield Grange & Bridge Farm	No (private access track to properties)	Potential for solar PV development on more than one side at >200m	Neighbouring properties 420m north-east of solar PV modules in Field F6. Included because located within the central area surrounded by Land Areas C, D, E and F, with potential views of solar PV modules in multiple directions. Properties are well enclosed by mature vegetation although there are more open views possible to the south.	No	No

RWE

Property	Viewed externally	Reason for consideration	Location information and initial assessment	Possible significant effects on views	Detailed RVAA undertaken
			Overall, it is considered the level of existing vegetation enclosing the properties, together with the distance from the closest proposed host fields mean that it is unlikely there would be significant impacts on views.		
Bridge Cottage	Yes	On 200m buffer	205m north of solar arrays in Field F6. Included due to proximity to 200m buffer. Property is orientated towards the south but views are heavily screened (in the summer) and partially screened (in the winter) by mature vegetation in the curtilage of the property and along the embankment of Holderness Dyke. It is acknowledged that there would be some partially screened views of solar PV development during winter months from upper floor windows only; there would not, however, be visibility from ground floor windows or the garden area. Views to the west and east are heavily screened.	No	No
Wawne Hill Farm (Derelict)	Yes	On 200m buffer	160m south of solar PV modules in Field F11 Property is derelict. East Riding of Yorkshire Council planning portal accessed to see if there are any proposals to renovate the property and none were found. Last accessed on 10 October 2024.	Not Assessed	No, property is derelict and therefore has not been included in the RVAA.

RWE

Property	Viewed externally	Reason for consideration	Location information and initial assessment	Possible significant effects on views	Detailed RVAA undertaken
Lumbercote & Wawne Common Farm Cottage	Yes	Potential for solar PV development on more than one side at >200m	Neighbouring properties 230 and 270m north-east of solar PV modules in Field F11. Properties included because located between Land Areas C and F with potential multiple views of solar PV modules. The properties are orientated north-west to south-east away from the closest solar PV modules. There is only minimal vegetation separating the properties and the closest solar PV modules.	Yes	Yes
Wawne Grange	Yes	On 200m buffer	Southern range is residential and northern range appears to be a commercial garage. The southern range is 210m south of solar arrays in Field F11. Included due to proximity to 200m buffer and fields in Land Area F. All views out from residential property are heavily screened by intervening built form (including the northern range of the building) and vegetation.	No	No
Oriana Lodge	Yes	On 200m buffer	215m north-east of solar arrays in Field F15. Included due to proximity to 200m buffer and fields in Land Area F. All views out heavily screened by mature vegetation in the curtilage of the property.	No	No

Detailed assessment

- 1.1.23 For the properties that are identified in the preliminary assessment as requiring further detailed assessment, the process is as follows:
- Evaluation of baseline visual amenity of properties;
 - Assessment of likely change to the visual amenity of properties; and
 - Forming the RVAA judgement.
- 1.1.24 The detailed assessment is provided below in **Table A11.5-2 Detailed residential visual amenity assessment for properties identified as possibly having significant effects**.
- 1.1.25 The existing baseline visual amenity is described for each property, informed by desk study and field work (including property visits undertaken if applicable). Visual amenity is described in the round and considers both views from the dwelling itself, the domestic curtilage and views experienced when arriving or leaving the property.
- 1.1.26 The change to baseline views and visual amenity as a result of the Proposed Development is described for each property and a judgement on the magnitude of effects likely to be experienced is provided. This involves consideration of the following factors:
- Distance between the property and Proposed Development and their relative locations (e.g. up/down hill);
 - Nature of available views (e.g. panoramic, enclosed) and the effect of daily or seasonal variations;
 - Direction of view or aspect of property affected;
 - Extent to which the Proposed Development may be visible from various parts of the property (e.g. dwelling, rooms, access, garden);
 - Scale of change to views, including the proportion of view occupied by the Proposed Development;
 - Compositional changes (e.g. loss/addition of landscape features);
 - Contrast or integration of new features with the existing views;
 - Duration and nature of changes (e.g. temporary/permanent, intermittent/continuous);
 - Localised mitigating factors (e.g. screening from existing vegetation); and
 - Proposed mitigation measures.

- 1.1.27 The assessment focusses only on operational (including maintenance) phase effects, as it not considered that the short-term nature of construction effects would reach the threshold to become a matter for Residential Amenity.
- 1.1.28 The assessment of visual effects on properties considered in the detailed assessment is supported by photography when feasible.
- 1.1.29 Following assessment, a residential visual amenity judgement has been made for each property or group of properties assessed. This final stage is concerned with identifying “*whether the predicted effects on visual amenity and views at the property are such that it has reached the Residential Visual Amenity Threshold, therefore potentially becoming a matter of Residential Amenity*”. All judgements regarding the Residential Visual Amenity Threshold are set out clearly and unambiguously.

Distances and directions

- 1.1.30 Where distances and directions are given within the RVAA, these are distances between the nearest part of the property itself and the nearest indicative siting zone for above ground infrastructure as shown on **ES Volume 3, Figure 3.1: Indicative Operational Layout Plan [EN010157/APP/6.3]**, unless explicitly stated otherwise. Distances given are rounded to the nearest 10m to account for the level of accuracy available in techniques used for measurement in this assessment (based on aerial photography within a GIS).

Table A11.5-2 Detailed residential visual amenity assessment for properties identified as possibly having significant effects

Residential Visual Amenity Assessment		
Property Name – Carr House Farm	Address – Carr Lane, Carr House Farm, Riston, Long Riston, HU11 5JU	Grid Reference – TA 10789 42374
Distance and Direction to Nearest Above Ground Infrastructure: 140m west to solar PV development in Field B7, 217m north-east to solar PV development in Field B4 and 210m south-east to solar PV development in B8.		
Survey Details: External visit only from end of access road close to the property on 12 July 2023 and 14 May 2024; and from the public right of way Riston footpath no. 2, 90m west of the property on Wednesday 28 August 2024. Residents contacted via letter sent first class on 26 April 2024 offering a visit from the Applicant's Landscape and Visual consultants to ascertain likely views from the property. No response was received.		
Baseline Visual Amenity: The property is a two-storey house with out-buildings and gardens. The property is accessed by Carr Lane, a 1.4km lane which has the appearance of a private track, off the A165. The property is located at the western end of Carr Lane and there is no through road. The access track is bordered to both sides by hedgerows which screen views into the adjacent fields, although there are occasional gaps in the hedgerows through which wider views are possible. The property has a small nursey business, 'Riston Plants', on its eastern edge and a growing area for the nursery to the immediate north. The nursery area is largely enclosed by tall evergreen hedgerows. The primary orientation of the property is to the south over a low fence towards Fields B8 and B7. The small field adjacent to the south of the property, which is outside the development, has a mature hedgerow along its southern and eastern boundary. The garden is to the east of the property and enclosed by a hedgerow and the property itself, views out from the garden are heavily filtered. To the north (rear) of the property		

Residential Visual Amenity Assessment

are two banks of leylandii hedgerows which filter views in that direction. The property has a large shed to the immediate west which screens views in that direction. Monk Dike runs north to south 90m west of the property.

The property is relatively isolated at the centre of a level landscape with potentially wide and panoramic views. However, views to the north, west and east are all heavily screened by buildings and/or mature vegetation in close proximity to the property. The most open views out from the property are to the south from the first floor windows and partially screened views to the south-west from the garden area. There are single wind turbines visible to the north and south in relatively close proximity to the property.

Effect of Proposed Development on Visual Amenity:

Views of the Proposed Development from ground floor windows and the garden to the east would be very well screening by existing vegetation and other built form, although there may be partially screened views of some solar PV development, particularly to the south-west in in Fields B7 and B8. Existing vegetation and farm sheds around the property would screen views of the development to the west, north and east. The rear (north) facing upper floor windows may have some longer distance views of solar PV development above the sheds and leylandii hedges. Views of Fields B7 and B8 would be possible from first floor south facing windows, and potentially longer distance views of the development across Land Areas C and D which would result in large scale change to these views.

There would be heavily screened views from the approach, nursery area and parking area of the Proposed Development which would result in a small scale change to these views.

Proposed mitigation measures around the boundary of the solar fields, particularly Fields B7 and B8 would soften impacts of the Proposed Development, though some views from the property are likely to remain.

Scale of change: Large (from first floor south facing windows only) in Year 1 reducing to Large/Medium in Year 10; Medium/Small (remainder of property, garden, nursery and approach along Carr Lane) in Year 1 reducing to Small in Year 10.

Magnitude of overall visual effect on residents: Moderate (Year 1); Moderate/Slight (Year 10)

Significance of effect: Major/Moderate (Significant) (Year 1), Moderate (Significant) (Year 10)

Residential Visual Amenity Assessment

RVAA Judgement:

The visual effect at this property would not reach the Residential Visual Amenity Threshold. Whilst there would initially be a significant visual impact on views from upper floor south facing windows, views from the remainder of the house and the curtilage would be heavily screened. The Proposed Development would not have an overbearing effect on the visual amenity experienced by residents of the property.

Photographs:



Left:
South
facing
façade of
the
property.



Left:
Garden at
east of
property
and two
banks
evergreen
hedgerow
to north of
the
property.

Property Name – Arnold Carr Farm	Address – Woodhouse Lane, Riston, HU11 5HX	Grid Reference – TA 11325 40022
Distance and Direction to Nearest Above Ground Infrastructure: 90m west to solar PV development in Field C9 and 170m north-west to solar PV development in Field C6.		
Survey Details: External visit only from public footpath directly adjacent to property on 12 July 2023 and 14 May 2024. Residents contacted via letter sent first class on 26 April 2024 offering a visit from the Applicant's Landscape and Visual consultants to ascertain likely views from the property. No response was received.		
Baseline Visual Amenity: The property is a two-storey farmhouse with out-buildings and wall-enclosed gardens, with further gardens enclosed by mature vegetation. The property is accessed by Woodhouse Lane, which becomes a private track approximately 400m from the property; at the same point as the track becomes private for vehicles it becomes accessible as the eastern end of public right of way Riston Footpath No. 1, which runs directly past the property. On approaching the property there are open views from Woodhouse Lane towards Fields C6 and C9. The property is located on a very slight rise in the ground overlooking the flat local landscape. The primary orientation of the property is to the south and slightly eastwards away from the Site, with views heavily filtered by a mature tree belt around the south and west of property. Views towards the Site from the ground floor and garden area appear to be entirely screened. The garden is to the south of the property and enclosed by a mature tree belt which screens views towards the south and west. A further hedgerow and tree belt 40-50m to the west provides further screening. From the garden views east are more open above a garden hedgerow, but away from the Site. There is an additional garden area to the north which is entirely enclosed by a high brick wall and out buildings, with no views out. There is a large farm building directly north of the property which also screens views northwards from the property. A single wind turbine is prominent in view to the north from the lane.		

Effect of Proposed Development on Visual Amenity:

Views from the ground floor and garden area of the property appear to be entirely screened and the Proposed Development would not be visible.

The main area of development is to the west and north-west of the property. However, there is only one small window on the first floor facing west, and three small windows on first floor facing north, from which there would be oblique views of the Proposed Development. The large barn would partially screen views from the first floor north facing windows. Despite the proximity to Fields C6 and C9 the Proposed Development would only result in a small scale change to views from the property. The mitigation planting proposed for the eastern edges of Fields C6 and C9 would reduce this scale of change to small/negligible by Year 10.

Scale of change: Small (from upper floor windows) in Year 1 reducing to Small/Negligible in Year 10. Negligible (at ground level) in Year 1 and Year 10.

Magnitude of overall visual effect on residents: Slight (Year 1); Slight/Negligible (Year 10)

Significance of effect: Moderate/Minor (Not Significant) (Year 1), Minor (Not Significant) (Year 10)

RVAA Judgement:

The visual effect at this property would not reach the Residential Visual Amenity Threshold. Whilst there would be some filtered views from four small first floor windows, there would be no views of the Proposed Development from the ground floor or garden area with existing vegetation and built structures screening views. By Year 10 the proposed planting on the eastern edge of Fields C6 and C9 would further filter views. The Proposed Development would not have an overbearing effect on the visual amenity experienced by residents of this property.

Photographs:



Left: View of north and west faces of the property plus the farm building and garden wall to the north of the property.



Left: East face of property.



Left: Mature tree line (beyond hedge) to north of property.

Property Name – Woodhouse	Address – Meaux, Wawne, HU17 9SS	Grid Reference – TA 08346 40671
Distance and Direction to Nearest Above Ground Infrastructure: 50m east to solar PV development in Field D14 and 100m north-west to solar PV development in Field E3.		
Survey Details: External visit only from end of access track close to property on 12 July 2023 and 13 May 2024. The baseline comments and assessment are based on external viewing from circa ~100m from the property, which was the closest publicly accessible location to the property. Residents contacted via letter sent first class on 26 April 2024 offering a visit from the Applicant's Landscape and Visual consultants to ascertain likely views from the property. No response was received.		
Baseline Visual Amenity: The property is enclosed by mature trees on all sides, with views out from the property limited to the entrance to the property, and adjacent windows, at its north-west corner. Satellite imagery shows a garden to the south of the property, which is also well enclosed by mature trees. The property appears to be a relatively new build in association, or in the former gardens of, Meaux Decoy Farm (75m south-west). Access to the property is along an unmade lane to Meaux Decoy Farm which is approximately 1.8km in length, accessed at its northern end from the A1035. On the approach to the property the lane would pass directly through fields hosting solar PV development for approximately 450m. Due to the level of mature vegetation enclosing the property it is assumed that there are limited views out from the dwelling or the garden to any fields hosting solar PV development, with the exception of glimpsed and oblique views of Fields E3, E4 and E5. It is also assumed that filtered views through the vegetation are likely to be possible during the winter months, in particular of the closest solar PV development in Field D14.		

Effect of Proposed Development on Visual Amenity:

During the summer months there would not be open and direct views of the Proposed Development from either the dwelling or garden, however there are likely to be oblique (and maybe partially filtered) views from the north facing windows and front doorway towards Fields E3 and E4. In addition, fields hosting solar PV development would border both sides of the access track to the property for 450m and be visible in close proximity. During the summer months it is considered there would be a medium scale of change to the existing view in Year 1, which would reduce to medium to small by Year 10 as the proposed hedgerow to the south of Fields E3 and E4 matured.

Following the autumn leaf fall it is considered there would be filtered views through the surrounding vegetation of solar PV development in relatively close proximity in Field E3 to the north, D14 to the east and E8 to the south. Therefore it is considered that the scale of change to views during winter months would be medium in both Year 1 and Year 10.

Scale of change: Medium (from dwelling and garden) during late spring, summer and autumn in Year 1, reducing to medium to small by Year 10; Medium (from dwelling and garden) during winter and early spring in Year 1 and Year 10; and Large (for 450m section of access track) in Year 1 and Year 10.

Magnitude of overall visual effect on residents: Moderate (Year 1 and Year 10)

Significance of effect: Moderate (Significant) (Year 1 and Year 10)

RVAA Judgement:

The visual effect at this property would not reach the Residential Visual Amenity Threshold. Whilst there would be a large scale change of view along the access track approaching and leaving the property, views from the dwelling itself and the garden would be largely unaffected during the majority of the year. The greatest visual effects would occur during the winter months when glimpsed views through the vegetation which encloses the property would be possible. The Proposed Development would not have an overbearing effect on the visual amenity experienced by residents of the property.

Photographs:



Left: Property enclosed by mature woodland

Property Name – Meaux Decoy Farm	Address – Meaux Decoy, Wawne, HU17 9SS	Grid Reference – TA 08306 40580
Distance and Direction to Nearest Above Ground Infrastructure: 110m east to solar PV development in Field D14, 150m north to solar PV development in Field E3 and 160m south-east to solar PV development in Field E8.		
Survey Details: External visit only from end of access track close to property on 12 July 2023 and 13 May 2024. The baseline comments and assessment are based on external viewing from circa ~80m from the property, which was the closest publicly accessible location to the property. However, the dwelling was located behind out buildings and mature trees. Residents contacted via letter sent first class on 26 April 2024 offering a visit from the Applicant's Landscape and Visual consultants to ascertain likely views from the property. No response was received.		
Baseline Visual Amenity: The property is located on a very slightly raised landform, overlooking the level landscape around the property. The property is a two-storey farm house with single storey original stables/barns to the immediate north and more modern larger farm buildings to the east. The property is isolated at the centre of agricultural fields, except for Woodhouse (see above) which is a modern addition 75m to the north-east. The property has gardens to the west and east which are enclosed by hedgerows with occasional mature trees, in addition there are trees in the garden to the immediate west and south-east of the dwelling. From satellite imagery the property appears to be orientated to the east, 160m from Field E6 which is enclosed by a mature hedgerow. Access to the property is along an unmade lane to the farm which is approximately 1.8km in length, accessed at its northern end from the A1035. On the approach to the property the lane would pass directly through fields hosting solar arrays for approximately 450m. It is likely that ground level views from the dwelling are screened by the adjacent out buildings, mature vegetation and hedgerows around the curtilage of the property, however there may be occasional partially screened views possible. Views out from the garden area to the north, west and south are possible but partially screened by the boundary hedgerow. From the first floor windows views would be heavily screened to the west and south during the summer months, and more open during the winter months. To the east views would be more open, however existing views include the large farm sheds.		

In existing views to the east and south-east a steel lattice overhead line is in close proximity to the property.

Effect of Proposed Development on Visual Amenity:

Views of the solar PV development from ground floor windows and the rear gardens would be possible, but are likely to be heavily filtered by existing vegetation around the perimeter of the garden, adjacent built form and further hedgerows along the boundary of the host fields for Fields D14, E5, E7 and E8. It is considered that the scale of change to the view from the ground level of the dwelling would be small in Year 1 and Year 10; and medium from the garden area in Year 1 and Year 10.

Views from first floor windows would be partially screened, particularly during the summer months, although it appears likely there may be clear views eastwards towards Field E8 and this would include the Proposed Substation West located approximately 460m east-south-east of the property. It is considered that the scale of change to the view from first floor east facing windows would be large in Year 1, reducing to small in and Year 10. From other first floor windows the scale of change in view would be medium/small during winter months in Year 1 and Year 10, and small in summer months in Year 1 and Year 10.

Scale of change: Large (from first floor east facing windows only) in Year 1 reducing to Medium/Small in Year 10; Medium (from the garden area) in Year 1 and Year 10; Medium/Small to Small (from the remainder of the dwelling) dependent on the specific view and time of year in Year 1 and Year 10; and Large (for 450m section of access track) in Year 1 and Year 10.

Magnitude of overall visual effect on residents: Substantial (Year 1); Moderate/Slight (Year 10)

Significance of effect: Major/Moderate (Significant) (Year 1), Moderate (Significant) (Year 10)

RVAA Judgement:

The visual effect at this property would not reach the Residential Visual Amenity Threshold. Whilst solar arrays and a substation would initially be prominent from first floor east facing windows, the effects would be mitigated by intervening planting overtime. From the remainder of the dwelling and garden area, existing vegetation and built form would largely screen the Proposed Development, although there would be greater visibility during winter months. The level of effect on visual amenity would not have an overbearing effect on the visual amenity experienced by residents of this property.

Photographs:



Left: Meaux Decoy Farm is located behind the foreground stable buildings and the photograph shows the trees to the immediate west and south of the property. The garden area is enclosed by the hedgerow visible in the photograph.

Property Name – Springdale Farm	Address – Springdale Farm, Weel, Tickton	Grid Reference – TA 07071 38953
Distance and Direction to Nearest Above Ground Infrastructure: 140m north to solar PV development in Field E16.		
Survey Details: Property viewed externally on 12 July 2023. Subsequently, visit agreed with property owner (following letter of 26 April 2024), including survey from the garden and views from office/ first floor window overlooking Field E16, on 13 May 2024.		
Baseline Visual Amenity: Property is a two-storey farm house divided between the same family with one residence on the ground floor and one residence on the first floor. The farm office is also located on the first floor. The property is orientated to the north towards Field E16. There are large farm buildings directly to the east and south-east of the property which screen views in those directions. An area to the front and north-east of the property is occupied by farm equipment and several vehicles. A garden is located to the west and south of the property. Small areas of mature trees to the north of the property partially screen views in that direction. Access to the property is via a 1km private access track, connecting to the village of Weel to the north-west of the property.		
Effect of Proposed Development on Visual Amenity: Views from the ground floor of the dwelling and the garden of the Proposed Development would not be possible due to intervening vegetation and structures, with the exception of glimpsed and heavily filtered views. The scale of change to the view from these areas would be negligible. However, the solar arrays in Field E16 would be visible, though partially screened, from the outside area to the front of the dwelling at the outset of the project; proposed mitigation planting would eventually heavily filter these views. The scale of change in these views is considered to be medium, reducing to small over time. Views from the first floor of the dwelling would not include the Proposed Development in views west, south or east. To the north and north-east the solar arrays in Field F16 would be clearly visible and there would be a large scale of change to the view, which would reduce overtime as proposed mitigation planting in the south of Field F16 matured. There would be glimpsed views of the Proposed Development as you approached the property along its access track, but these would be filtered by existing hedgerows and trees and the scale of change to the view would be small.		

Scale of change: Large (from first floor of the dwelling viewing to the north and north-east) in Year 1 reducing to Medium/Small in Year 10; Medium (from outside area to the front of the property) in Year 1 reducing to Small in Year 10; Small to Negligible (from the remainder of the property, garden area and access lane).

Magnitude of overall visual effect on residents: Moderate (Year 1); Moderate/Slight (Year 10)

Significance of effect: Major/Moderate (Significant) (Year 1), Moderate (Not Significant) (Year 10)

Noting that moderate effects may or may not be significant, it is the professional opinion of the assessors that in this instance, the effect would be **not significant**, due to the most open views being from a limited area of the upper floor property.

RVAA Judgement:

The visual effect at this property would not reach the Residential Visual Amenity Threshold. Whilst there would initially be a significant visual impact on views from upper floor north and north-east facing windows, views from the remainder of the house and the curtilage would be largely unaffected. The Proposed Development would not have an overbearing effect on the visual amenity experienced by residents of the property.

Photographs:



Left: Views from first floor window and office over field F16 (most open views possible from the property towards the Site).

Property Name – Manor House Farm	Address – Meaux Lane, Routh, HU17 9SL	Grid Reference – TA 09120 42130
Distance and Direction to Nearest Above Ground Infrastructure: 210m (south west) to solar PV development in Field D6.		
Survey Details: Visit agreed with property owner (following letter of 26 April 2024) and access granted to the gardens around the property. The property owner was on holiday and the property was only surveyed from the outside. Survey took place on 3 June 2024.		
Baseline Visual Amenity: The property is a large farm house, that is primarily two-storey, but there are two small east facing windows at the loft level. The property is orientated to the west away from the Site. The property has a large, enclosed garden to the west, from which ground level views out are not possible. In addition there is a more informal open area/ garden to the east of the property, which is enclosed by mature trees to the east and south-east but does have an open border close to the dwelling with open views to the south. Large farm buildings to the north and north-east fully screen views in that direction. There are open views to the south, from south facing windows, and the ground floor window is a large window designed as a viewing window (see photograph below) and would have oblique views of Field D6 (200m to the south-west) and longer distance views to Fields D5, D7, D8, D11 and D12. However, there is a very low ridge in the landform in the field 100m south of the property, which slightly screens longer distance views from this window. The property is accessed directly from Meaux Lane. A single wind turbine is located 500m south-west of the property and visible in views in this direction including from the garden above the mature hedgerow. In addition, steel lattice pylons are visible to the south in the distance.		
Effect of Proposed Development on Visual Amenity: Views west, north and east from the dwelling, as well as views out from the enclosed garden, of the Proposed Development would not be possible.		

Views from south facing windows and the open area/ garden (east of the property) to the south would be possible, in particular from the large ground floor window. However, the hedgerow along the eastern boundary of Field D6 would heavily filter ground level views of the closest solar PV development, and further hedgerows across the landscape would filter longer distance views of other fields. In addition, the slight rising level of ground approximately 100m south of the property would act as a screen of ground level views. Overall it is considered there would be a medium to small scale change in view to the south, which would remain past year 10 of operation.

Scale of change: In views west, north and east from the dwelling and in all directions from the enclosed garden – None. In views south the scale of change would be Medium/Small in Year 1 reducing to Small in Year 10.

Magnitude of overall visual effect on residents: Moderate/Slight (Year 1); Moderate/Slight (Year 10)

Significance of effect: Moderate (Not Significant) (Year 1), Moderate (Not Significant) (Year 10)

Noting that moderate effects may or may not be significant, it is the professional opinion of the assessors that in this instance, the effect would be not significant, because the Proposed Development would not be visible from the dwelling in views to the east, west and north and would not be visible from the main garden area; and the primary views of the solar PV modules would be oblique and partially filtered.

RVAA Judgement:

The visual effect at this property would not reach the Residential Visual Amenity Threshold. The Proposed Development would not be visible from the dwelling in views to the east, west and north and would not be visible from the main garden area. The primary views of the Proposed Development would be from the south facing windows and open area east of the property, however the majority of these views are ground level and would be heavily filtered by intervening vegetation and slight rises in landform. The Proposed Development would not have an overbearing effect on the visual amenity experienced by residents of the property.

Photographs:



Left: East and south of property and open garden area east of property



Left: Viewing window facing south towards the Site, on the south of the property



Left: Enclosed garden to the west of the property



Left: View south from outside south facing window towards the Site. Includes slightly rising landform and wind turbine.

Property Name – Crown Farm	Address – Tippet Lane, Wawne, HU17 9SS	Grid Reference – TA 08850 39462
Distance and Direction to Nearest Above Ground Infrastructure: 220m south-west to solar PV development in Field E12, also potentially views of Land Areas D and E to the north and Land Area F to the south.		
Survey Details: Property not visited because access is via a private track. The residents were contacted via letter on 26 April 2024, but responded that the property was not to be visited. Therefore assessment of effects has been carried out using satellite imagery only plus an understanding of the local area obtained during the ongoing site survey work.		
Baseline Visual Amenity: From satellite imagery it appears the residence is located on the south-west corner of the property, with farm buildings to the north, north-east and east. There are large farm sheds to the north screening views in that direction and a small well wooded garden directly to the south screening views in that direction. The property is accessed by the private access Tippet Lane, off Meaux Lane, a 620m lane that appears to be enclosed by vegetation and trees for the majority of the track. It is unclear what the main orientation of the property is, but it is assumed that all ground floor views in the direction of the Proposed Development are likely to be screened by boundary hedgerows and vegetation. Potentially there are first floor views from western facing windows towards Fields E12 and E11. A steel pylon is located 90m west of the property and would be in these views. First floor views north (towards Land Area D), east (Land Area C) and south-east (Land Area F) are all likely to be heavily filtered or screened by intervening buildings and/ or vegetation.		
Effect of Proposed Development on Visual Amenity: Views from the ground level of the dwelling, garden and access road are likely to be heavily screened, as are views to the north, east and south-east from the first floor of the dwelling, and the scale of change in view is assessed as Small to Negligible.		

Views west from the first floor of the dwelling are likely to encompass filtered views of solar arrays in Fields E11 and E12, plus some longer distance views of additional fields in Land Area E. The scale of change in the views west is assessed as medium in both Year 1 and Year 10.

Scale of change: Medium (from first floor west facing windows) in Year 1 and Year 10; Small/Negligible (from the remainder of the dwelling, garden and access road) in Year 1 and Year 10.

Magnitude of overall visual effect on residents: Moderate/Slight (Year 1); Moderate/Slight (Year 10)

Significance of effect: Moderate (Not Significant) (Year 1), Moderate (Not Significant) (Year 10)

Noting that moderate effects may or may not be significant, it is the professional opinion of the assessors that in this instance, the effect would be **not significant**, because the Proposed Development is only likely to be visible in views west from first floor windows, with the majority of views from the property remaining largely unchanged.

RVAA Judgement:

The visual effect at this property would not reach the Residential Visual Amenity Threshold. The Proposed Development is only likely to be visible in views west from first floor windows. With the majority of views from the property remaining largely unchanged. The Proposed Development would not have an overbearing effect on the visual amenity experienced by residents of the property.

Photographs: Property not visited at owner's request.

Property Name – Lumbercote	Address – Swine Road, Wawne, HU17 9SS	Grid Reference – TA 10265 39024
Distance and Direction to Nearest Above Ground Infrastructure: 270m south-west to solar PV development in Field F11 and 390m north-east to solar PV development in Field C7.		
Survey Details: External visit only from public road adjacent to the property on July 12 2023 and 14 May 2024. Residents contacted via letter sent first class on 26 April 2024 offering a visit from the Applicant's Landscape and Visual consultants to ascertain likely views from the property. No response was received.		
Baseline Visual Amenity: The property is a bungalow located on Swine Road. There are Velux windows in the roof which indicates there may also be first floor living. The Property is orientated to the north-west, away from the Proposed Development and there is a garden area to the south-east of the property, which is enclosed in three directions by built form and vegetation. A large shed and vegetation screen views to the north-east towards Field C7, and Wawne Common Farm Cottage and its farm buildings screen views from the south-west to the south-east. In addition, there are additional hedgerows and vegetation separating the property from Field F11. As well as being a bungalow the property is located in a slight dip in the ground (see photograph below) which further screens ground level views to the west.		
Effect of Proposed Development on Visual Amenity: It is considered that due to the property's location, orientation, adjacent built form and intervening vegetation that the ground level views from the dwelling and garden are likely to be largely unchanged and the scale of change in the view would be negligible. From the first floor north-west facing Velux windows there may be oblique and partially filtered views of solar arrays in Fields F6 and F11 to the south-west and longer distance (1.8km+) views of Land Areas D and E. The scale of change in view would be small. Scale of change: Small (from north-west facing Velux windows only) in Year 1 reducing to Small/Negligible in Year 10. Negligible (from the remainder of the dwelling and garden area) in Year 1 and Year 10.		

Magnitude of overall visual effect on residents: Slight (Year 1); Slight/Negligible (Year 10)

Significance of effect: Moderate (Not Significant) (Year 1), Minor (Not Significant) (Year 10)

Noting that moderate effects may or may not be significant, it is the professional opinion of the assessors that in this instance, the effect in Year 1 would be **not significant**, because the Proposed Development is likely to be heavily screened or not visible from ground floor windows.

RVAA Judgement:

The visual effect at this property would not reach the Residential Visual Amenity Threshold and from the ground level all views from the property would remain largely unchanged. The Proposed Development would not have an overbearing effect on the visual amenity experienced by residents of this property.

Photographs:



Left:
North-
west
facing
façade of
the
property.



Left: View
of property
from 120m
west,
illustrating
its slightly
lower
position in
the
landscape.

Property Names – Wawne Common Farm Cottage	Address – Swine Road, Wawne, HU17 9SS	Grid Reference – TA 10229 38977
Distance and Direction to Nearest Above Ground Infrastructure: 230m south-west to solar PV development in Field F11 and 440m north-east to solar PV development in Field C7.		
Survey Details: External visit only from public road approximately 80m from the property on July 12 2023 and 14 May 2024. Residents contacted via letter sent first class on 26 April 2024 offering a visit from the Applicant's Landscape and Visual consultants to ascertain likely views from the property. No response was received.		
Baseline Visual Amenity: A series of farm buildings including a farm house, from the road (and satellite imagery) it is unclear which is the main dwelling as there is clearly a two storey dwelling with windows orientated to the north-west (see photographs below), but the satellite imagery suggests there is also a dwelling located behind the visible buildings. The property is accessed via a short driveway off Swine Road. Satellite imagery indicates a large garden to the south, enclosed by hedgerows and mature trees, with further mature trees in the garden. Views from the dwelling to the north-east and east are likely to be screened by farm buildings and all ground level views are likely to be heavily screened by vegetation in close proximity to the property. There are more open views possible from the first floor windows across the agricultural landscape. The property is built on a slight low point in the ground and the adjacent western field screens views from the ground level to the west (see photograph below).		
Effect of Proposed Development on Visual Amenity: Views from ground floor windows would be largely unaffected by the Proposed Development. Existing vegetation within and around the perimeter of the garden and intervening field boundary hedgerows would heavily screen any view of the Proposed Development from the garden. Views from first floor, north-west facing windows are orientated away from the closest area of the Proposed Development (Fields F6 and F11), but there are likely to be oblique views of the these fields from the first floor windows and longer distance (1.8km+) views of Land Areas D and E, that would initially result in a medium to small scale change to these views. The proposed mitigation would soften the impact of the Proposed Development on these views by Year 10.		

Scale of change: Medium/Small (from first floor north-west and south-west facing windows only) in Year 1 reducing to Small in Year 10. Small/Negligible (from the remainder of the dwelling and garden area) in Year 1 reducing to Negligible in Year 10.

Magnitude of overall visual effect on residents: Moderate/Slight (Year 1); Slight (Year 10)

Significance of effect: Moderate (Not Significant) (Year 1), Minor (Not Significant) (Year 10)

Noting that moderate effects may or may not be significant, it is the professional opinion of the assessors that in this instance, the effect in Year 1 would be **not significant**, because the Proposed Development is likely to be heavily screened or not visible from ground level.

RVAA Judgement:

The visual effect at this property would not reach the Residential Visual Amenity Threshold and from the ground level all views from the property would remain largely unchanged. The Proposed Development would not have an overbearing effect on the visual amenity experienced by residents of this property.

Photographs:



Left: North-west facing façade of the property. The garden area is behind the property enclosed by the trees in view.



Left: View of property from 120m north-west, illustrating its slightly lower position in the landscape and screening of ground level views.

Summary and Conclusions

- 1.1.31 Having undertaken a detailed RVAA for the Proposed Development, it is concluded that, whilst a small number of residents (at Carr House Farm, Woodhouse, Meaux Decoy Farm and Springdale Farm) would initially experience significant visual effects as a result of the Proposed Development, none of the properties assessed would experience such an overbearing or dominating visual effect that it would render any property an unpleasant or unattractive place to live. As the proposed mitigation measures mature the identified visual effects would lessen to be not significant at Springdale Farm, though significant effects would remain at Year 10 of operation for residents at Carr House Far, Woodhouse and Meaux Decoy Farm. In the case of each property it is the professional opinion of the authors of **ES Volume 2, Chapter 11: Landscape and Visual [EN010157/APP/6.2]** that none of them reach the Residential Visual Amenity Threshold.

References

- **Ref. A11.5-1:** Technical Guidance Note 02/19: Residential Visual Amenity Assessment. Landscape Institute (2019). Available online: <https://www.landscapeinstitute.org/technical-resource/rvaa/>

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