

Rosefield Solar Farm

Environmental Statement

Volume 4
Appendix 10:5: Residential Visual Amenity
Assessment

EN010158/APP/6.4
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Rosefield Energyfarm Limited

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1. Introduction

1.1. Purpose of the Report

- 1.1.1. This Residential Visual Amenity Assessment (RVAA) has been prepared on behalf of Rosefield Energyfarm Limited ('the Applicant') to describe the change in views from private residential properties in relation to the Development Consent Order (DCO) application for the operation (including maintenance) of Rosefield Solar Farm (hereafter referred to as the 'Proposed Development').

1.2. The Order Limits

- 1.2.1. The extent of the Order Limits are shown in **Location, Order Limits and Grid Coordinate Plans [EN010158/APP/2.1]** and the Proposed Development is described in full in **ES Volume 1, Chapter 3: Proposed Development Description [EN010158/APP/6.1]** and shown spatially on the **Works Plans [EN010158/APP/2.3]**.

1.3. The Proposed Development

- 1.3.1. The Proposed Development comprises the construction, operation (including maintenance), and decommissioning of solar photovoltaic ('PV') development and energy storage, together with associated infrastructure and an underground cable connection to the National Grid East Claydon Substation.
- 1.3.2. The Proposed Development would include a generating station with a total exporting capacity exceeding 50 megawatts ('MW').
- 1.3.3. The location of the Proposed Development is shown on **ES Volume 3, Figure 1.1: Site Location Plan [EN010158/APP/6.3]**. The Proposed Development would be located within the Order Limits (the land shown on the **Works Plans [EN010158/APP/2.3]** within which the Proposed Development can be carried out). The Order Limits plan is provided as **ES Volume 3, Figure 1.2: Order Limits [EN010158/APP/6.3]**. Land within the Order Limits is known as the 'Site'.
- 1.3.4. The principal components of the Proposed Development include:
- Solar PV development consisting of:
 - Ground mounted Solar PV generating station. The generating station would include Solar PV modules and mounting structures; and
 - Balance of Solar System (BoSS) which comprises: Inverters; Transformers; Switchgear; Combiner Boxes; acoustic barriers and cabling.

- A project substation (the 'Rosefield Substation') compound comprising: Transformers; Switchgear; reactive power compensation bays; disconnectors; circuit breakers; busbars; control equipment; lightning surge arrestors; building(s) including office, control, functions, material storage, material laydown areas and welfare facilities; firewalls; fencing and acoustic fencing; a security cabin; parking as well as wider monitoring, maintenance and emergency equipment;
- A Main Collector Compound and two Satellite Collector Compounds comprising: Switchgear; Transformers; ancillary equipment; operation and maintenance and welfare facilities; material storage; material laydown areas; fencing and acoustic fencing; and security cabins;
- Battery Energy Storage System (BESS) compound comprising: batteries and associated Inverters; Transformers; Switchgear, ancillary equipment and their containers; office, control and welfare buildings; fencing and acoustic fencing; monitoring, maintenance and emergency systems; air conditioning; electrical cables; fire safety infrastructure; operation (including maintenance) security facilities; material storage; and material laydown areas;
- Interconnecting Cabling Corridor(s) to connect the Solar PV modules and the BESS to the Satellite and Main Collector Compounds to the Rosefield Substation;
- A Grid Connection Cable Corridor to connect the Rosefield Substation to the National Grid East Claydon Substation via 400kV cabling;
- Ancillary infrastructure works comprising: boundary treatment; security equipment; lighting; fencing; landscaping; internal access tracks; works to facilitate vehicular access; earthing devices; earthworks; surface water management; utility connections and diversions; and any other works identified as necessary to enable the Proposed Development;
- Green and blue infrastructure, recreation and amenity works comprising: landscaping; habitat management; biodiversity enhancement; the creation of three permissive footpaths; and works to permanently divert four PRow Footpaths in five instances;
- Site-wide operational monitoring and security equipment; and
- Highways infrastructure improvements and safety works comprising: minor junction improvement works; road widening; passing places; and works to facilitate vehicular access to the Site.

1.4. Context

1.4.1. This appendix presents an 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 1]**.

- 1.4.2. As described 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"

- 1.4.3. With respect to visual impact, the focus of the Landscape and Visual Impact Assessment (LVIA) presented in **ES Volume 2, Chapter 10: Landscape and Visual [EN010158/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.

- 1.4.4. 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'."

- 1.4.5. 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."

- 1.4.6. 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’.

1.4.7. 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. It is for decision makers to weigh all these aspects, and documents/assessments relating to them, in determining the acceptability of the Proposed Development.

1.4.8. Paragraph 4.25 of TGN 2/19 notes that matters regarding cumulative impacts should most usually addressed in the LVIA and not the RVAA:

“As a rule, future cumulative visual effects are not assessed in RVAA, the focus of which concerns effects on existing visual amenity.”

1.4.9. The detailed cumulative assessment for relevant properties is therefore presented in **Chapter 17: Cumulative Effects [EN010158/APP/6.2]**. However, TGN 2/19 goes on to state that, where two developments are proposed simultaneously, it may be appropriate to consider their effects together in the RVAA. In this instance, as the development of the Proposed Development is requisite on the development of the National Grid East Claydon Substation Extension, it has been deemed appropriate that the cumulative effects of these two schemes be considered for those properties where there is potential for significant effects.

1.5. Overarching Approach

1.5.1. TGN 2/19 advocates a four-step process to RVAA with the first three falling broadly within the scope of LVIA where the significance of visual effects is assessed.

1.5.2. 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.

1.5.3. The RVAA presented in this appendix firstly identifies the potential visual effects at each property within a defined study area (detailed below). For those properties where a ‘significant visual effect’ is anticipated, a more detailed assessment of residential visual amenity is undertaken to establish if the Residential Visual Amenity Threshold is reached or exceeded.

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

1.6. Methodology

Preliminary residential property visits

- 1.6.1. Residential amenity has been considered from the outset of the project and throughout the detailed design process of the Proposed Development.
- 1.6.2. In October 2023, prior to production of the Preliminary Environmental Information Report (PEIR), all properties within the buffers as outlined in para. 1.6.7 below were contacted by letter offering a visit by the applicant's landscape architect to understand the outlook from their dwellings. The majority of property visits were then undertaken in December 2023 through to March 2024 with all properties which responded 'yes' to the offer visited by January 2025. Where the response was 'no' or no response was received, the properties were viewed from publicly accessible locations only.
- 1.6.3. **Table A10.5.1** below sets out the residential properties contacted and whether property visits were undertaken. For those residential properties that were visited, views towards the site were observed from inside and outside the property. Where residents did not respond, visual analysis was undertaken from externally accessible parts only, as noted below. The properties referred to in **Table A10.5.1** are identified on **ES Volume 3, Figure 10.13: Residential Property Location Plan [EN010158/APP/6.3]**.

Table A10.5.1 Preliminary residential property visits

Property Grouping No.	Property Contacted	Visited by Landscape Architect	Comment
1	1 Calvert Cottage, Calvert Road, Steeple Claydon, MK18 2HD	No	No response received but outlook established during visit to adjoining properties
1	2 Calvert Cottage, Calvert Road, Steeple Claydon, MK18 2HD	Yes	Viewed internally and externally
1	3 Calvert Cottage, Calvert Road, Steeple Claydon, MK18 2HD	Yes	Viewed internally and externally
1	4 Calvert Cottage, Calvert Road, Steeple Claydon, MK18 2HD	No	No response received but outlook established during visit to adjoining properties

Property Grouping No.	Property Contacted	Visited by Landscape Architect	Comment
1	5 Calvert Cottage Calvert Road, Steeple Claydon, MK18 2HD	Yes	Viewed internally and externally
2	Pond Farm, Calvert Road, Steeple Claydon, MK18 2HD	Yes	Viewed internally and externally
3	The Old Dairy, Pond Farm, Calvert Road, Steeple Claydon, MK18 2HD	Yes	Viewed from the exterior only
4	Granary Cottage, Pond Farm, Calvert Road, Steeple Claydon, MK18 2HD	Yes	Viewed from the exterior only
5	4 Catherine Cottages, Calvert Road, Middle Claydon, MK18 2HA	Yes	Viewed internally and externally
5	5 Catherine Cottages, Calvert Road, Middle Claydon, MK18 2HA	No	No response received but outlook established during visit to adjoining property
5	6 Catherine Cottages, Calvert Road, Middle Claydon, MK18 2HA	No	No response received but outlook established during visit to adjoining property
5	7 Catherine Cottages, Calvert Road, Middle Claydon, MK18 2HA	Yes	Viewed internally and externally
6	1 Blackmorehill Cottages, Calvert Road, Middle Claydon, MK18 2HA	No	No response received but outlook established during visit to adjoining property
6	2 Blackmorehill Cottages, Calvert Road, Middle Claydon, MK18 2HA	No	No response received but outlook established during visit to adjoining property
6	Blackmorehill Farm, Calvert Road, Middle Claydon, MK18 2HA	No	No residential property associated with the farm
7	Knowlhill Farm, Calvert Road, Steeple Claydon, MK18 2HD	Yes	Viewed internally and externally

Property Grouping No.	Property Contacted	Visited by Landscape Architect	Comment
8	Bernwood Farm, Weir Lane, Botolph Claydon, MK18 2NF	Yes	Viewed internally and externally
9	Weir Cottage, Weir Lane, Botolph Claydon, MK18 2NF	No	No response received but outlook established during visit to adjoining property. Over 200m from any part of Solar PV modules and not considered further
10	Touchwood, Weir Lane, Botolph Claydon, MK18 2NF	No	No response received but outlook established during visit to adjoining property. Over 200m from any part of Solar PV modules and not considered further
11	33 Weir Lane, Botolph Claydon, MK18 2NF	Yes	Viewed internally and externally. Over 200m from any part of Solar PV modules and not considered further
12	Corner House, Weir Lane, Botolph Claydon, MK18 2NF	Yes	Viewed internally and externally. Over 200m from any part of Solar PV modules and not considered further
13	Borshaw Farm, Claydon Road, MK18 3LA	No	Viewed externally from nearby road. Over 350m to BESS with views predominantly screened by intervening buildings and mature vegetation and not considered further
14	Hogshaw Farm Bungalow, Hogshaw Farm, Claydon Road, MK18 3LA	No	No response received but outlook established during visit to adjoining property. Over 400m from any part of Solar PV modules and not considered further
14	The Annex, Hogshaw Farm, Claydon Road, MK18 3LA	Yes	Viewed externally. Over 200m from any part of Solar

Property Grouping No.	Property Contacted	Visited by Landscape Architect	Comment
			PV modules and not considered further
14	Piglets Place, Hogshaw Farm, Claydon Road, MK18 3LA	No	No response received but outlook established during visit to adjoining property. Over 400m from any part of Solar PV modules and not considered further
14	Wagtail Cottage, Hogshaw Farm, Claydon Road, MK18 3LA	Yes	Viewed externally. Over 400m from any part of Solar PV modules and not considered further
14	The Barn House, Hogshaw Farm, Claydon Road, MK18 3LA	No	No response received but outlook established during visit to adjoining property. Over 400m from any part of Solar PV modules and not considered further
15	Berry Leys Farm, East Claydon Road, Winslow, MK18 3ND	No	No response received but outlook established from public footpath to rear of property. Over 400m from any part of Solar PV modules and not considered further
16	Tuckey Farm Cottage, East Claydon Road, Winslow, MK18 3ND	No	No response received but outlook established from public footpath to rear of property. Over 400m from any part of Solar PV modules and not considered further
17	Station House, East Claydon Road, Winslow, MK18 3NF	Yes	Viewed internally and externally
18	Sion Hill Farm, off Church Way, MK18 2NE	Yes	Viewed internally and externally

Preliminary residential property visits

- 1.6.4. The residential property visits outlined in **Table A10.5.1** above influenced the layout and refinement of the Proposed Development. A number of the properties listed above are now located further away from any potential development and it is not necessary to consider all of the above properties in the RVAA (**Design Approach Document [EN010158/APP/5.8]**).
- 1.6.5. There are 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 (50-250m) to the development. For example, when assessing effects of overhead transmissions lines, generally only those properties within 100 – 150 metres of the finalised route are potentially considered for inclusion in a RVAA.”*
- 1.6.6. 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, whilst overhead transmission lines are a minimum height of 36m. By comparison, the majority of the Proposed Development, namely the ground mounted Solar PV generating station, would have a maximum height of 3.5m (up to 4.5m in the flood zone) and the satellite collector compounds and BESS would have a maximum height of 6m. Whilst the Rosefield Substation would have a maximum height of 15m it still fits comfortably within the height range referred to in TGN 2/19.
- 1.6.7. For this RVAA, the following study area has been used for the purposes of identifying properties for inclusion in the RVAA; an offset buffer is shown on **ES Volume 3, Figure 10.13: Residential Property Location Plan [EN010158/APP/6.3]** to illustrate this study area:
- 200m of any Solar PV modules;
 - 400m of any siting zones for structures up to 6m (i.e. Satellite Collector Compounds, Main Collector Compound and BESS); and
 - 800m from any siting zones for structures up to 15m (i.e. Rosefield Substation).
- 1.6.8. Properties where the dwelling itself lies beyond the distances outlined above but where its primary garden space extends to within the same distances are included in the RVAA.

Initial assessment of properties within the study area

- 1.6.9. Within the RVAA study area, as defined above, all residential properties have been identified. An initial appraisal has been undertaken and is presented below in **Table A10.5.2**. The initial appraisal identifies those properties which are likely to experience the greatest visual effects and therefore warrant further assessment in the RVAA.

Detailed assessment

- 1.6.10. For the properties that are identified in the initial 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.
- 1.6.11. Most properties are assessed individually but some are considered in groups where their outlook or views are essentially the same; for example a row of houses that all share an open outlook towards the Proposed Development. Where properties are grouped for assessment this is clearly identified and reasons for grouping described.
- 1.6.12. The existing baseline visual amenity is described for each property, informed by desk study and field work (including property visits undertaken). 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.
- 1.6.13. 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.
- 1.6.14. The assessment focusses only on the operational (including maintenance) phase of effects as it is not considered that the short-term nature of construction effects would reach the threshold to become a matter for Residential Amenity.
- 1.6.15. The assessment of visual effects on properties considered in the detailed assessment is supported by a range of visual aids, photography and visualisations.
- 1.6.16. 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

- 1.6.17. Where distances and directions are given within the RVAA, these are distances between the nearest part of the property itself and the nearest siting zone for development as shown on **ES Volume 3, Figure 3.1: Height Parameters [EN010158/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).

1.7. Initial Assessment

- 1.7.1. The initial assessment presented in **Table A10.5.2** below has been undertaken in order to identify those residential properties with the highest magnitude of effect where there is potential for the Residential Visual Amenity Threshold to be reached.
- 1.7.2. Where it is identified that effects at properties have the potential to reach the Residential Visual Amenity Threshold this is identified and further detailed assessment is provided in this appendix.
- 1.7.3. Residential properties referred to in **Table A10.5.2** are identified on **ES Volume 3, Figure 10.13: Residential Property Location Plan [EN010158/APP/6.3]**.

- 1.7.4. The assessment in **Table A10.5.2** below 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 10.1: Landscape and Visual Methodology and Assessment Criteria [EN010158/APP/6.4]**.

Table A10.5.2: Initial assessment of residential properties within RVAA study area

Property/Group of Properties	Distance to nearest siting zone for above ground infrastructure	Initial Assessment	Potentially Significant Effect on Views	Detailed RVAA Undertaken?
No. 1-2 Calvert Cottages	50m (Oblique views to the east)	Properties orientated south south west across a field in which no development is proposed. Primarily upper storey views of Solar PV modules set back beyond the foreground field to the south and obliquely to the east and west.	Yes	Yes (Refer to Table A10.5.4)
No. 3 Calvert Cottages	100m (Oblique views to the east)	The property is orientated south south west across a field in which no development is proposed. Upper storey views above a tall hedgerow to property frontage of Solar PV modules set back beyond the foreground field to the south and obliquely to the east and west.	Yes	Yes (Refer to Table A10.5.5)
No. 4-5 Calvert Cottages	110m (Oblique views to the west)	Properties orientated south south west across a field in which no development is proposed. Primarily upper storey views of Solar PV modules set back beyond the foreground field to the south and obliquely to the east and west.	Yes	Yes (Refer to Table A10.5.6)
Granary Cottage	90m	The front elevation is oriented eastwards towards the Proposed Development, nearest field would be viewed obliquely to the north-east and predominantly screened by	Yes	Yes (Refer to Table A10.5.7)

Property/Group of Properties	Distance to nearest siting zone for above ground infrastructure	Initial Assessment	Potentially Significant Effect on Views	Detailed RVAA Undertaken?
(Part of Pond Farm Complex)		strong hedgerow boundaries. Any views from the upper storey rear rooflights in the field to the west would be at least partially filtered by boundary hedgerow/vegetation.		
Pond Farm (Part of Pond Farm Complex, currently unoccupied and under renovation)	70m	The front elevation is oriented eastwards towards the Proposed Development with views predominantly screened by vegetation, outbuildings and neighbouring properties. The rear elevation is orientated westwards with ground floor views predominantly screened by mature vegetation to the property curtilage. Views would be possible above and between this vegetation from the upper storey rear windows. The ground floor north facing side elevation would have oblique views of Solar PV modules above boundary hedgerows, which would increase from the upper floor rooms. Ground floor south facing side elevation would have oblique views above boundary hedgerows, which would increase from the upper floor rooms.	Yes	Yes (Refer to Table A10.5.8)
The Old Dairy (Part of Pond Farm Complex)	70m	The front elevation is oriented westwards towards the Proposed Development and would have some lower storey views above the field boundary hedgerow. Views from north and east facing elevations appear to be	Yes	Yes (Refer to Table A10.5.9)

Property/Group of Properties	Distance to nearest siting zone for above ground infrastructure	Initial Assessment	Potentially Significant Effect on Views	Detailed RVAA Undertaken?
		screened by mature vegetation and/or outbuildings, albeit the upper storey window and rooflights may afford views of Solar PV modules to the east. Views from the south facing side elevation would be oblique to the south-west and partially screened by strong hedgerow boundaries and the established orchard; potential views from the upper storey of the Solar PV modules in the field to the south-west filtered by intervening vegetation.		
Knowlhill Farm	Solar PV modules 20m from access road	The front elevation is oriented northwards towards the Proposed Development with Solar PV modules set back from the house and largely screened by intervening built form. There would be limited upper storey views from the front of the house to Solar PV modules at distances over 0.5km to the north. The property is accessed via Three Points Lane from Calvert Road from where Solar PV modules and the Satellite Collector Compound would be visible above and between the field boundary hedgerows.	Yes	Yes (Refer to Table A10.5.10)
No. 1-2 Blackmorehill Cottages	60m	The front elevation is oriented southwards towards the Proposed Development. Ground and upper floor views largely screened by the tall hedgerow with hedgerow trees to the site boundary. Views in winter would increase	Yes	Yes (Refer to Table A10.5.11)

Property/Group of Properties	Distance to nearest siting zone for above ground infrastructure	Initial Assessment	Potentially Significant Effect on Views	Detailed RVAA Undertaken?
		following leaf fall. Views from other aspects of the house and gardens would not be orientated towards the Proposed Development.		
No. 4-5 Catherine Cottages	50m	There would be views of Solar PV modules offset to the south east and south west to the rear of properties and from the driveway and front gardens. The front elevation of these properties is orientated north with no views of the Proposed Development.	Yes	Yes (Refer to Table A10.5.12)
No. 6-7 Catherine Cottages	70m	There would be views of solar PV modules offset to the south east and south west to the rear of properties and from the driveway and front gardens. The front elevation of these properties is orientated north with no views of the Proposed Development.	Yes	Yes (Refer to Table A10.5.13)
Corner House, 33 Weir Lane, Weir Cottage and Touchwood	200m	These four properties in Botolph Claydon are surrounded by mature vegetation and/or farm sheds, as is Weir Lane which provides their access. Whilst the Solar PV modules may just be visible the proposed offsets and intervening vegetation and built form around these properties would greatly limit the extent of views.	No	No – there would be no or minimal views the Proposed Development

Property/Group of Properties	Distance to nearest siting zone for above ground infrastructure	Initial Assessment	Potentially Significant Effect on Views	Detailed RVAA Undertaken?
				from these properties
Bernwood Farm	180m	Limited views of the Proposed Development southwards above the hedgerow to the rear of the property which would increase considerably from the upper storey. The front elevation and garden of this property is orientated north with no views of the Proposed Development.	Yes	Yes (Refer to Table A10.5.14)
The Annex, Hogshaw Farm	230m	This property has a gable end window which is orientated across an animal enclosure towards the site with intervening hedgerows in between. There would be views of the Solar PV modules 220m to the west.	No	No - there would be minimal views of the Proposed Development from this property
Borshaw Farm	350m	Potential views from this property to the north of the BESS would be screened by mature vegetation and agricultural outbuildings. Whilst there may be mid-distance upper storey views of the Solar PV modules 350m to the west, the scale of effect would be small.	No	No - there would be minimal views of the Proposed

Property/Group of Properties	Distance to nearest siting zone for above ground infrastructure	Initial Assessment	Potentially Significant Effect on Views	Detailed RVAA Undertaken?
				Development from this property
Sion Hill Farm	190m	Property is orientated south across a field in which no development is proposed. This property's principal elevations and garden face south and east with views of the Rosefield Substation and Main Collector Compound from an elevated location. The property is approached by an access road that would also experience views of the Proposed Development in Parcels 1 and 2.	Yes	Yes (Refer to Table A10.5.16)
Station House	540m (curtilage of garden extends to 100m)	The front elevation of this property faces north west with no views of the Proposed Development. The rear aspect faces south east and together with the rear garden would have potential views of the Rosefield Substation, albeit these would be at least partially screened by the existing dog kennels within the garden, National Grid East Claydon substation and intervening mature vegetation.	Yes	Yes (Refer to Table A10.5.17)
Berry Leys	440m	The front elevation of this property faces north west with no views of the Proposed Development. The rear aspect faces south-east with oblique views of the Solar PV	No	No - there would be minimal views

Property/Group of Properties	Distance to nearest siting zone for above ground infrastructure	Initial Assessment	Potentially Significant Effect on Views	Detailed RVAA Undertaken?
		modules and Rosefield Substation, albeit the National Grid East Claydon Substation and mature intervening vegetation would largely screen views; the south west facing side aspect and garden curtilage would have similar views.		of the Proposed Development from this property
Tuckey Cottage	500m	The front elevation of this property faces south east with potential oblique views of the Proposed Development screened by intervening vegetation, built form and the National Grid East Claydon Substation.	No	No – there would be no view of the Proposed Development from these properties.

1.8. Detailed property assessments

- 1.8.1. This section of the RVAA presents a detailed assessment of visual effects at the properties identified in **Table A10.5.2** above as requiring further assessment.
- 1.8.2. Each property is addressed in a separate table and is accompanied by a context plan presented in **ES Volume 3, Figures 10.14 to 10.26 [EN010158/APP/6.3]**.
- 1.8.3. Where it was possible (with the residents' permission) to capture photographs of a property and photographs looking towards the Proposed Development from within the curtilage of the property, these have been included in the relevant tables.
- 1.8.4. For certain properties, where it was possible to do so and where it adds value to the discussion, one or more viewpoint photosheets have been prepared to illustrate the view in the direction of the Proposed Development. These are presented in **ES Volume 4, Appendix 10.6: Viewpoints and Visualisations [EN010158/APP/6.4]** alongside the main LVIA visualisations. The RVAA viewpoint photosheets have been prepared in accordance with the methodology outlined in **ES Volume 4, Appendix 10.1: Landscape and Visual Methodology and Assessment Criteria [EN010158/APP/6.4]**.
- 1.8.5. **Table A10.5.3** below summarises the relevant table number, figure number and RVAA viewpoint photosheets for each property considered in detail.

Table A10.5.3: Summary of detailed information relating to residential properties

Property(ies)	Table Number	ES Volume 3, Figure Number [EN010158/APP/6.3]	ES Volume 4, Appendix 10.6: LVIA Visualisations [EN010158/APP/6.4]
1-2 Calvert Cottage, Steeple Claydon,	A10.5.4	10.14	RVAA 1 (house frontage)
3 Calvert Cottage, Steeple Claydon	A10.5.5	10.15	n/a
4-5 Calvert Cottage,	A10.5.6	10.16	RVAA 2 (front garden)

Property(ies)	Table Number	ES Volume 3, Figure Number [EN010158/APP/6.3]	ES Volume 4, Appendix 10.6: LVIA Visualisations [EN010158/APP/6.4]
Steeple Claydon			
Granary Cottage, Steeple Claydon,	A10.5.7	10.17	RVAA 3 (access track) and RVAA 4 (house frontage)
Pond Farm, Steeple Claydon	A10.5.8	10.18	RVAA 3 (access track) and RVAA 5 (garden)
The Old Dairy, Steeple Claydon	A10.5.9	10.19	RVAA 3 (access track) and RVAA 6 (curtilage)
Knowlhill Farm, Steeple Claydon	A10.5.1 0	10.20	RVAA 7 (house frontage)
1-2 Blackmorehill Cottages, Middle Claydon	A10.5.1 1	10.21	RVAA 8 (house frontage)
4-5 Catherine Cottages, Middle Claydon	A10.5.1 2	10.22	RVAA 9 (rear garden)
6-7 Catherine Cottages, Middle Claydon	A10.5.1 3	10.23	RVAA 10 (rear garden)
Bernwood Farm, Botolph Claydon	A10.5.1 4	10.24	RVAA 11 (garden south), RVAA 12 (garden east) and RVAA 13 (garden west)
Sion Hill Farm, off Church Way,	A10.5.1 6	10.26	RVAA 14 (garden) and RVAA 15 (access track)

Property(ies)	Table Number	ES Volume 3, Figure Number [EN010158/APP/6.3]	ES Volume 4, Appendix 10.6: LVIA Visualisations [EN010158/APP/6.4]
Station House, East Claydon Road, Winslow	A10.5.1 7	10.27	RVAA 16 (rear garden)

1.9. References

Ref. 1: Landscape Institute Technical Guidance Note 2/19: Residential Visual Amenity Assessment (TGN 2/19). Landscape Institute (2019). Available online here: <https://www.landscapeinstitute.org/technical-resource/rvaa/>

2. Residential Visual Amenity Assessment

Table A10.5.4: Detailed residential visual amenity assessment for 1-2 Calvert Cottages

Property Name: 1-2 Calvert Cottages **Address:** Calvert Road, Steeple Claydon, MK18 2HD **OSGR:** SP 69664 25093

ES Volume 3, Figure Number:
Figure 10.14

ES Volume 4, Appendix 10.6: LVIA Visualisations:
RVAA Viewpoint 1 (House Frontage)

Distance and Direction to Nearest Above Ground Infrastructure: 50m (south east) to Solar PV modules in Field B13, 190m (west south-west to Solar PV modules in Field B1 and 220 m (south south west) to Solar PV modules in Field B4.

Survey Details: Property No. 2 visited on 13 December 2023 - inspected internally and externally including driveway and garden.

Baseline Visual Amenity: These two semi-detached properties are accessed via Calvert Road. They are two storey dwellings which are set back a small distance from Calvert Road. The front elevation of the dwellings is south facing and the gardens wrap to the side of the house providing views both north and south. South facing views are across Calvert Road to agricultural fields, albeit views southwards from the gardens and ground floor windows are largely contained by the mature roadside hedgerow (see RVAA Viewpoint 1). Views from first floor southern facing windows are focussed directly southwards across the open field. Views from first floor eastern and western facing windows are filtered and partially screened by mature garden vegetation.

The main entrance/exit into/out of property No. 1 is via a door on the eastern elevation and this opens out onto an area of hardstanding/parking which leads to the garden. From the parking area there are views southwards across Calvert Road and of more agricultural fields to the north west (see RVAA Viewpoint 1). The main entrance into/out of property No. 2 is via a door on the southern elevation which opens out onto the front garden from where there are views southwards across Calvert Road similar to No. 1. Views from the northern elevations of the dwellings are across the rear gardens to neighbouring agricultural fields which are filtered and partially screened by mature garden vegetation and out buildings.

Approaching and leaving the property, views are largely channelled along Calvert Road to the east and west by mature roadside hedgerows, although the undulating farmland affords views to locally elevated fields to the east. In addition, framed views to the

Property Name: 1-2 Calvert Cottages **Address:** Calvert Road, Steeple Claydon, MK18 2HD **OSGR:** SP 69664 25093

agricultural fields to the south are afforded via the entrance leading to the Pond Farm complex which lies approximately 250m to the south.

Effect of Proposed Development on Visual Amenity: Views from ground floor windows and the rear gardens would be largely unaffected by the Proposed Development. An intervening hedgerow along the northern boundary of the Field B5 would screen any view of the Proposed Development from these locations with the exception of framed views through the entrance to Pond Farm from No. 1. Views from first floor, south facing windows are directly southwards into Field B5 and no development is proposed in this field. More distant views to Solar PV modules would be had to Field B4. Some oblique views from these windows and also from west facing first floor windows would be possible of Solar PV modules to the south west in Field B1.

Views from the parking area and main exit from the properties would be largely unaffected although there would be glimpses of the Solar PV modules in Field B4 beyond a foreground field and boundary hedgerows. On approach and leaving the properties along Calvert Road, there would initially be some views of the Solar PV modules in fields over 400m to the east on rising land. New hedgerow planting and management of existing hedgerows is proposed in mitigation and, by Year 10, the effect on views along Calvert Road would be much reduced.

Scale of change: Medium (from upper floor windows) in Year 1 reducing to Medium/Small in Year 10; Small (from dwelling and garden) and Small (on approach along Calvert Road) 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), Moderate (Not Significant) (Year 10)

RVAA Judgement: The visual effect at these properties would not reach the Residential Visual Amenity Threshold. Whilst there would initially be a moderate visual effect on views from the front of these dwellings this would not be significant as this would arise from oblique views of Solar PV modules at a distance of over 60m. Mitigation would limit any effect in the long term to first floor windows. The Proposed Development would not have an overbearing effect on the visual amenity experienced by residents of these properties.

Property Name: 1-2 Calvert Cottages **Address:** Calvert Road, Steeple Claydon, MK18 2HD **OSGR:** SP 69664 25093

External photographs of properties:



Above: Southern elevation of property no. 1 and 2



Above: View south from southern elevation of property no. 2

Views from inside property no. 2:



Above: View south east from first floor window on southern elevation



Above: View south from first floor window on southern elevation

Table A10.5.5: Detailed residential visual amenity assessment for 3 Calvert Cottages

Property Name: 3 Calvert Cottages **Address:** Calvert Road, Steeple Claydon, MK18 2HD **OSGR:** SP 69623 25105

ES Volume 3, Figure Number:

Figure 10.15

ES Volume 4, Appendix 10.6: LVIA Visualisations:

No RVAA Viewpoint

Distance and Direction to Nearest Above Ground Infrastructure: 100m (east south east) to Solar PV modules in Field B13, 160m (west south west) to Solar PV modules in Field B1 and 220m (south) to Solar PV modules in Field B4.

Survey Details: Property visited on 5 December 2023 - inspected internally and externally including driveway and garden.

Baseline Visual Amenity: The two storey semi-detached property is set back a small distance by its front garden from Calvert Road, from which its access is derived. The front elevation of the dwelling is south facing and the garden wraps to the eastern side of the house and is primarily to its rear providing views to the north. South facing views are across Calvert Road to agricultural fields, albeit views southwards from the garden are almost completely blocked by a tall evergreen hedge to the house frontage. Only the entrance itself provides views out from the driveway and views from ground floor windows are contained by the mature hedgerow. Views from first floor southern facing windows are focussed over the hedgerow southwards across the open field. Views from first floor eastern facing windows are filtered and largely screened by mature garden vegetation.

The main entrance/exit into/out of property No. 3 is via a door on the southern elevation and this opens out onto an area of hardstanding/parking which continues to the east of the house and to the rear garden. Views from the entrance are framed by the tall evergreen hedgerows of the house and the mature roadside hedgerows to Calvert Road (see RVAA Viewpoint 1).

Views from the northern elevations of the dwellings are across the rear gardens to neighbouring agricultural fields which are filtered and partially screened by mature garden vegetation.

Approaching and leaving the property, views are largely channelled along Calvert Road to the east and west by mature roadside hedgerows, although the undulating farmland affords views to locally elevated fields to the east. In addition, framed views to the agricultural fields to the south are afforded via the entrance leading to the Pond Farm complex which lies approximately 250m to the south.

Property Name: 3 Calvert Cottages **Address:** Calvert Road, Steeple Claydon, MK18 2HD **OSGR:** SP 69623 25105

Effect of Proposed Development on Visual Amenity: Views from ground floor windows and the rear gardens would be largely unaffected by the Proposed Development. The tall evergreen garden hedgerow and intervening hedgerow along the northern boundary of the Field B5 would screen any view of the Proposed Development from these locations. Views from first floor, south facing windows are directly southwards into Field B5 and no development is proposed in this field. More distant views to Solar PV modules would be had to Field B4. Some oblique views from these windows would be possible of Solar PV modules to the south east in Field B13 and south west in Field B1 but this would result in small scale change to these views.

Views from the parking area and main exit from the property would be largely unaffected although there would be glimpses of the Solar PV modules in Field B4 beyond a foreground field and boundary hedgerows. On approach and leaving the property along Calvert Road, there would initially be some views of the Solar PV modules in fields over 400m to the east on rising land. New hedgerow planting and management of existing hedgerows is proposed in mitigation and, by Year 10, the effect on views along Calvert Road would be further reduced.

Scale of change: Small (from upper floor windows); Negligible (from ground floor of dwelling and garden) and Small (on approach along Calvert Road) in Year 1 reducing to Negligible in Year 10.

Magnitude of overall visual effect on residents: Slight Year 1 and Slight/Negligible in Year 10

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

RVA Judgement: The visual effect at this property would not reach the Residential Visual Amenity Threshold. The principal effect on views experienced by residents of this property would be from the first floor of the property, where views of the Proposed Development would be limited. The offset and limited extent in which views of the Proposed Development would be gained means that it would not have an overbearing effect on the visual amenity experienced by residents of this property.

Property Name: 3 Calvert Cottages **Address:** Calvert Road, Steeple Claydon, MK18 2HD **OSGR:** SP 69623 25105

External photographs of property



Above: View south from eastern elevation of property



Above: View north from northern elevation of property

Views from inside property:



Above: View south from ground floor window on southern elevation



Above: View south from first floor window on southern elevation

Table A10.5.6: Detailed residential visual amenity assessment for 4-5 Calvert Cottages

Property Name: 4-5 Calvert Cottages		Address: Calvert Road, Steeple Claydon, MK18 2HD	OSGR: SP 69614 25110
ES Volume 3, Figure Number: Figure 10.16		ES Volume 4, Appendix 10.6: LVIA Visualisations: RVAA Viewpoint 2 (Front Garden No. 5)	
Distance and Direction to Nearest Above Ground Infrastructure: 110m (east southeast) to Solar PV modules in Field B13, 140m (west south west) to Solar PV modules in Field B1 and 220m (south) to Solar PV modules in Field B4.			
Survey Details: Properties visited on 10 February 2025 – No. 5 inspected internally and externally including driveway and garden.			
Baseline Visual Amenity: These two properties are accessed via Calvert Road. They are two storey dwellings which are set back a small distance from Calvert Road by their front gardens. The front elevation of the dwellings is south facing and the garden of No. 5 wraps to the side of the house providing views both north and south. South facing views are across Calvert Road to agricultural fields, albeit views southwards from the gardens and ground floor windows are largely contained by the mature roadside hedgerow. (see RVAA Viewpoint 2). Views from first floor southern facing windows are focussed directly southwards across the open field. Views from first floor western facing windows of No. 5 are filtered and partially screened by mature garden vegetation. The main entrance/exit into/out of both properties is via a door on the southern elevation which opens out onto an area of hardstanding/parking for No. 4 and the garden of no. 5. From the frontage of both there are views southwards across Calvert Road and of more agricultural fields beyond the roadside hedgerows (see RVAA Viewpoint 2). Views from the northern elevations of the dwellings are across the rear gardens to neighbouring agricultural fields which are filtered and partially screened by mature garden vegetation and out buildings. Approaching and leaving the property, views are largely channelled along Calvert Road to the east and west by mature roadside hedgerows, although the undulating farmland affords views to locally elevated fields to the east. In addition, framed views to the			

Property Name: 4-5 Calvert Cottages **Address:** Calvert Road, Steeple Claydon, MK18 2HD **OSGR:** SP 69614 25110

agricultural fields to the south are afforded via the entrance leading to the Pond Farm complex which lies approximately 250m to the south.

Effect of Proposed Development on Visual Amenity: Views from ground floor windows and the rear gardens would be largely unaffected by the Proposed Development. An intervening hedgerow along the northern boundary of the Field B5 would screen any view of the Proposed Development from these locations. Views from first floor, south facing windows are directly southwards into Field B5 and no development is proposed in this field. More distant views to Solar PV modules would be had to Field B4. Some oblique views from these windows and also from west facing first floor windows would be possible of Solar PV modules to the south west in Field B1 but this would result in small scale change to these views.

Views from the parking area and main exit from the properties would be largely unaffected although there would be glimpses of the Solar PV modules in Field B4 beyond a foreground field and boundary hedgerows and more open but glimpsed framed views through the entrance to Pond Farm. On approach and leaving the properties along Calvert Road, there would initially be some views of the Solar PV modules in fields over 400m to the east on rising land. New hedgerow planting and management of existing hedgerows is proposed in mitigation and, by Year 10, the effect on views along Calvert Road would be much reduced.

Scale of change: Medium (from upper floor windows) in Year 1 reducing to Medium/Small in Year 10; Small (from dwelling and garden) and Small (on approach along Calvert Road) 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), Moderate (Not Significant) (Year 10)

RVAA Judgement: The visual effect at these properties would not reach the Residential Visual Amenity Threshold. Whilst there would initially be a moderate visual effect on views from the front of these dwellings it would not be significant as this would arise from direct views of Solar PV modules at a distance of over 210m. Mitigation would limit any effect in the long term to first floor windows. The Proposed Development would not have an overbearing effect on the visual amenity experienced by residents of these properties.

Property Name: 4-5 Calvert Cottages **Address:** Calvert Road, Steeple Claydon, MK18 2HD **OSGR:** SP 69614 25110

External photograph of property:



Above: Southern elevation of property no. 4 and 5

Views from inside property no. 5:



Above: View south from ground floor on southern elevation of property no. 5

Views from inside property no. 5:



Above: View south from first floor window on southern elevation



Above: View west from first floor window on western elevation

Table A10.5.7: Detailed residential visual amenity assessment for Granary Cottage

Property Name:	Granary Cottage	Address:	Calvert Road, Steeple Claydon, MK18 2HD	OSGR:	SP 69693 24802
ES Volume 3, Figure Number:	ES Volume 4, Appendix 10.6: LVIA Visualisations:				
Figure 10.17	RVAA Viewpoint 3 (Access Track) and Viewpoint 4 (House Frontage)				
Distance and Direction to Nearest Above Ground Infrastructure: 90m (west) to Solar PV modules in Field B4; 70m (north east) to Solar PV modules in Field B13; and 300m (east) to Solar PV modules in Field B14.					
Survey Details: Property visited on 6 December 2023 - inspected externally including driveway and garden.					
Baseline Visual Amenity: This detached property is part of the Pond Farm Complex accessed by a driveway (see RVAA Viewpoint 3) which is also partially a public right of way leading off Calvert Road, south west of Calvert Cottages. It is a single storey barn conversion with rooflights to the rear. The primary orientation is east (front elevation) and west (rear elevation) with the primary garden space to the west which is generally well enclosed by close boarded timber fencing and hedgerows. East facing views to the front of the property are across an open grassed area to surrounding field boundary hedgerows which screen views to neighbouring fields and it is assumed that residents also use this land immediately east of the property for amenity purposes (see RVAA Viewpoint 4).					
Views from the northern elevation from the ground floor of the dwelling are across a fenced oil storage compound and along the access track to Calvert Road which is also the route of wooden telegraph poles. Calvert Road Cottages are visible above various field hedgerows which screen views to the intervening fields. Views from the southern elevation are from a single narrow first floor window towards mature vegetation and an outbuilding belonging to the neighbouring Pond Farm residence which block views further south.					
Approaching and leaving the property, views are largely channelled along Calvert Road by mature roadside hedgerows. The private driveway has a tall hedgerow to the east but is open to the west providing clear views into the adjoining Field B5 and Field B4 to the north.					

Property Name: Granary Cottage **Address:** Calvert Road, Steeple Claydon, MK18 2HD **OSGR:** SP 69693 24802

Effect of Proposed Development on Visual Amenity: Views from ground floor windows and the rear gardens would be largely unaffected by the Proposed Development. At most there may be glimpsed views of the Solar PV modules above the intervening hedgerow along the southern boundary of Field B13. Views from first floor south facing windows are blocked by mature vegetation and outbuildings. Views from the two small rooflights to the western elevation appear relatively high up in the roof and would likely offer only limited views to Solar PV modules in Field B4 some 100m to the west resulting in only small scale change to these views.

From the private access track (see RVAA Viewpoint 3) there would be clear views across the open Field B5 to Solar PV modules on rising land in Field B4 and over intervening hedgerows to Field B1 albeit this would be well set back from the track and there would remain open views across the adjoining field. Views eastwards to Solar PV modules in Field B14 would be blocked by the existing mature hedgerow. New hedgerow planting and management of existing hedgerows is proposed in mitigation and, by Year 10, the effect on users of the private driveway views would be much reduced.

Scale of change: Small (from dwelling and garden); Medium (on approach along private track) in Years 1 reducing to Negligible in Year 10.

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

Significance of effect: Moderate (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 initially be a visual impact on the experience approaching and leaving the property, views from the dwelling itself 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.

Property Name: Granary Cottage **Address:** Calvert Road, Steeple Claydon, MK18 2HD **OSGR:** SP 69693 24802

External photographs of property:



Above: Eastern elevation of property



Above: Western elevation of property

Views from outside the property:



Above: View north west from northern elevation



Above: View north east from northern elevation

Table A10.5.8: Detailed residential visual amenity assessment for Pond Farm

Property Name:	Pond Farm	Address:	Calvert Road, Steeple Claydon, MK18 2HD	OSGR:	SP 69678 24779
ES Volume 3, Figure Number:	ES Volume 4, Appendix 10.6: LVIA Visualisations:				
Figure 10.18	RVAA Viewpoint 3 (Access Track) and Viewpoint 5 (Garden)				
Distance and Direction to Nearest Above Ground Infrastructure: 70m (west) to Solar PV modules in Field B4 and 100m (north east) to Solar PV modules in Field B13.					
Survey Details: Property visited on 10 February 2025 - inspected internally and externally including driveway and garden.					
Baseline Visual Amenity: This detached property, part of the Pond Farm Complex, was unoccupied and under renovation at the time of visit with internal access somewhat restricted due to health and safety requirements. It is a large two storey farmhouse with substantial outbuildings accessed by a driveway which is also partially a public right of way leading off Calvert Road, south of Calvert Cottages. The primary elevation of the dwelling is to the north and south but views from ground floor windows and the garden are largely contained by a hedgerow (see RVAA Viewpoint 5). Views from first floor southern facing windows are focussed directly southwards across the rising of Field B6 which is partially screened by a mature orchard to the curtilage of the neighbouring property (The Old Dairy). Views from first floor western facing windows towards Field B4, are screened and filtered by garden vegetation. First floor views north are into a paddock which contains the north western extents of the complex and then across Field B5 to Calvert Cottages. The second floor of the property was inaccessible at the time of visit but would presumably afford more substantial elevated views to the south and west.					
Approaching and leaving the property, views are largely channelled along Calvert Road by mature roadside hedgerows. The private driveway has a tall hedgerow to the east but is open to the west providing clear views into the adjoining Field B5 and Field B4 to the north west.					
Effect of Proposed Development on Visual Amenity: Views from ground floor windows and the rear gardens would be largely unaffected by the Proposed Development. Existing vegetation around the perimeter of the garden would screen any view of the Proposed Development from these locations with at most heavily filtered views through the intervening hedgerow along the eastern boundary of Field B4. Views from first floor, west facing windows would be to Solar PV modules heavily filtered by					

Property Name: Pond Farm **Address:** Calvert Road, Steeple Claydon, MK18 2HD **OSGR:** SP 69678 24779

intervening garden vegetation and set back into Field B4. Views from first floor south facing windows are channelled by vegetation and landform along the length of Field B6 and would result in a small change in view of distant panels towards the southernmost extents of B6. Some oblique views from these windows, and from north facing first floor windows, would be possible of Solar PV modules to Fields B4 and B13 respectively which would result in small scale change to these views.

From the private access track (see RVAA Viewpoint 3) there would be clear views across the open Field B5 to Solar PV modules on rising land in Field B4 and over intervening hedgerows to Field B1 albeit this would be well set back from the track and there would remain open views across the adjoining field. Views eastwards to Solar PV modules in Field B14 would be blocked by the existing mature hedgerow. New hedgerow planting and management of existing hedgerows is proposed in mitigation and, by Year 10, the effect on users of the private driveway views would be much reduced.

Scale of change: Medium/Small (from upper floor windows), Negligible (at ground level); Medium (on approach along private track) in Years 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), Moderate (Not Significant) (Year 10)

RVAA Judgement: The visual effect at this property would not reach the Residential Visual Amenity Threshold. Whilst there would initially be a visual impact on the experience approaching and leaving the property, views from the dwelling itself 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.

Property Name: Pond Farm **Address:** Calvert Road, Steeple Claydon, MK18 2HD **OSGR:** SP 69678 24779

External photographs of property:



Left: Southern elevation of property



Left: Northern and western elevations of property

Views from inside property:



Left: View west from ground floor window on western elevation



Left: View north from ground floor window on northern elevation

Table A10.5.9: Detailed residential visual amenity assessment for The Old Dairy

Property Name:	The Old Dairy	Address:	Calvert Road, Steeple Claydon, MK18 2HD	OSGR:	SP 69710 24743
ES Volume 3, Figure Number:	ES Volume 4, Appendix 10.6: LVIA Visualisations:				
Figure 10.19	RVAA Viewpoint 3 (Access Track) and Viewpoint 6 (Curtilage)				
Distance and Direction to Nearest Above Ground Infrastructure: 70m (west) to Solar PV modules in Field B4 and 100m (north west) to Solar PV modules in Field B13.					
Survey Details: Property visited on 10 February 2025 - inspected externally including driveway and garden.					
Baseline Visual Amenity: This detached property, part of the Pond Farm Complex, is accessed via a driveway which is also partially a public right of way leading off Calvert Road, south of Calvert Cottages. It is a single storey building with first floor dormer windows. There are substantial outbuildings/barns and curtilage/gardens to the east, south and west. The primary orientations of the property are south and east, with views to surrounding fields screened and filtered by tall intervening garden vegetation and field boundary hedgerows. Day-to-day access is from the western frontal elevation which faces Field B4but with views largely contained by garden and field boundary hedgerows. A large barn and disused outbuildings block views to the northern side of the house. Primary garden space is to the south and east of the property (see RVAA Viewpoint 6), although it is assumed that residents also use the land immediately north and west of the property for amenity purposes as well (see RVAA Viewpoint 4). Views from first floor southern facing windows are southwards across the rising Field B6 which is partially screened by a mature orchard to the curtilage of the property. Views from first floor, northern facing rooflights appear blocked by the adjoining barn. First floor views west are from a single narrow window across the property curtilage and boundary hedgerows into neighbouring Fields B6 and B4, whilst to the east further small windows/rooflights would have potential views above and between substantial garden vegetation across a large paddock towards Field B14.					

Property Name: The Old Dairy **Address:** Calvert Road, Steeple Claydon, MK18 2HD **OSGR:** SP 69710 24743

Approaching and leaving the property, views are largely channelled along Calvert Road by mature roadside hedgerows. The private driveway has a tall hedgerow to the east but is open to the west providing clear views into the adjoining Field B5 and Field B4.

Effect of Proposed Development on Visual Amenity: Views from ground floor windows and the rear gardens would be largely unaffected by the Proposed Development. Existing vegetation around the perimeter of the garden would screen any view of the Proposed Development from these locations with at most heavily filtered views above and between the intervening hedgerow along the eastern boundary of Field B4 (see RVAA Viewpoint 6). Views from the narrow first floor, west facing window would be to Solar PV modules set back into Field B4. Views from first floor south facing windows are channelled by vegetation and landform along the length of Field B6 and would result in a small change in view of distant panels towards the southernmost extents of B6. Some views from east facing first floor windows of Solar PV modules to Field B14 and oblique views to Field B13 may be possible, which would result in small scale change to these views.

From the private access track (see RVAA Viewpoint 3) there would be clear views across the open Field B5 to Solar PV modules on rising land in Field B4 and over intervening hedgerows to Field B1 albeit this would be well set back from the track and there would remain open views across the adjoining field. Views eastwards to Solar PV modules in Field B14 would be blocked by the existing mature hedgerow. New hedgerow planting and management of existing hedgerows is proposed in mitigation and, by Year 10, the effect on users of the private driveway views would be much reduced.

Scale of change: Small (from upper floor windows), Small/Negligible (at ground level); Medium (on approach along private track) in Years 1 reducing to Negligible in Year 10.

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

Significance of effect: Moderate (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 initially be a visual impact on the experience approaching and leaving the property, views from the dwelling itself and the

Property Name: The Old Dairy **Address:** Calvert Road, Steeple Claydon, MK18 2HD **OSGR:** SP 69710 24743

curtilage would be largely unaffected. The Proposed Development would not have an overbearing effect on the visual amenity experienced by residents of the property.

External photographs of property:



Above: Southern elevation of property



Above: Eastern elevation of property

External photographs:



Above: View west from western elevation



Above: View east from first floor window on eastern elevation

Table A10.5.10: Detailed residential visual amenity assessment for Knowlhill Farm

Property Name:	Knowlhill Farm	Address:	Calvert Road, Steeple Claydon, MK18 2HD	OSGR:	SP 70852 23657
ES Volume 3, Figure Number:	ES Volume 4, Appendix 10.6: LVIA Visualisations:				
Figure 10.20	RVAA Viewpoint 7 (House Frontage)				
Distance and Direction to Nearest Above Ground Infrastructure: 320m (north west) to Solar PV modules in Field B18 and 20m to Solar PV modules along the access road (Three Points Lane).					
Survey Details: Property visited on 13 December 2023 - inspected internally and externally including garden and access via Three Points Lane.					
Baseline Visual Amenity: This detached property is accessed via Three points Lane which also provides public access from Calvert Road to public rights of way that extend from the vicinity of the farmhouse to the south. It is a two storey building set within a working farm with substantial outbuildings/barns and curtilage/gardens. The primary orientations of the property are north and south, with open views to surrounding fields filtered by intervening garden vegetation and field boundary hedgerows to the south, which includes views to the Calvert EfW plant. Day-to-day access is from the western elevation which faces towards various sheds and outbuildings that block further outward views. Views northwards are channelled north by farm outbuildings and sheds, garden vegetation and more distant woodland blocks towards Three Points Lane, criss-crossed by telegraph poles and wires. Large barns and outbuildings block views to the western side of the house. Primary garden space is to the south of the property although residents also have access to the property curtilage to the north and east of the property. Views from first floor southern facing windows are framed by Sheepphouse and Romer Woods across open fields to Calvert EfW and more distant views beyond to the south. Views from the first floor northern facing windows are partially channelled by farm outbuildings and sheds, garden vegetation and Home Wood directly north, albeit oblique views take in views of Fields B9 and 18 above the roofs of various sheds and outbuildings to the north west.					

Property Name: Knowlhill Farm **Address:** Calvert Road, Steeple Claydon, MK18 2HD **OSGR:** SP 70852 23657

Approaching and leaving the property, views are largely channelled along Calvert Road by mature roadside hedgerows. Three Points Lane has intact hedgerows to its length which minimises views to the adjoining fields approaching the house.

Effect of Proposed Development on Visual Amenity: Views from ground floor windows and the rear gardens would be largely unaffected by the Proposed Development. There would be no views of the Solar PV modules to the south, whilst other views would be screened or at least heavily filtered by farm buildings and hedgerows (see RVAA Viewpoint 7). Views from first floor north facing windows would be primarily limited to oblique views of Solar PV modules set back in Fields B18 and B9 to the north west, although limited views of the Satellite Collector Compound may be visible in Field B20 to the north.

Views from Three Points Lane would generally be of Solar PV modules above and between existing strong hedgerows to the west which would result in a small change. Management of existing hedgerows and planting of new avenue trees is proposed in mitigation and, by Year 10, the effect on views for users of the private driveway would be reduced from large sections of the track. However, the removal of existing mature hedgerows and hedgerow trees to Fields B20 and B23 would open up views to the Solar PV modules and the Satellite Collector Compound and auxiliary Transformer; the Satellite Collector Compound building would take the form of a typical farm shed using local vernacular materials.

Scale of change: Small (from upper floor windows), Small/Negligible (at ground level); Medium (on approach along Three Points Lane) in Year 1 reducing to Small 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), Moderate (Not Significant) (Year 10)

RVAA Judgement: The visual effect at this property would not reach the Residential Visual Amenity Threshold. Whilst there would be a visual impact on the experience approaching and leaving the property, views from the dwelling itself and the curtilage would be limited to oblique upper storey views of Solar PV modules set back in neighbouring fields. The Proposed Development would not have an overbearing effect on the visual amenity experienced by residents of the property.

Property Name: Knowlhill Farm **Address:** Calvert Road, Steeple Claydon, MK18 2HD **OSGR:** SP 70852 23657

External photographs of property:



Above: Northern elevation of property



Above: View north west from northern elevation of property

Internal photographs of property:



Left: View north west from first floor window



Left: View north from first floor window

Table A10.5.11: Detailed residential visual amenity assessment for 1-2 Blackmorehill Cottages

Property Name:	1-2 Blackmorehill Cottages	Address:	Calvert Road, Middle Claydon, MK18 2HA	OSGR: SP 71020 25045
ES Volume 3, Figure Number:		ES Volume 4, Appendix 10.6: LVIA Visualisations:		
Figure 10.21		RVAA Viewpoint 8 (House Frontage)		
Distance and Direction to Nearest Above Ground Infrastructure: 60m (south) to Solar PV modules in Field B23 (north) and 140m (west) to Solar PV modules in Field B22.				
Survey Details: Property visited on 13 December 2023 - inspected externally.				
<p>Baseline Visual Amenity: These two semi-detached properties are accessed via Calvert Road. They are two storey dwellings which are set back a small distance from Calvert Road. The front elevation of the dwellings is south facing and the gardens wrap to the sides of the dwellings. South facing views from the house and gardens to fields beyond Calvert Road are screened by tall roadside hedgerows (see RVAA Viewpoint 8). Views from first floor southern facing windows are focussed southwards with heavily filtered views to Field B23 (north). All other first floor views beyond the gardens appear to be screened by mature woodland belts and roadside hedgerows, although there may be limited oblique views to Field B23 (north) from eastern elevations.</p> <p>The main entrance/exit into/out of the properties appears to be via the northern elevation and this opens out onto an area of hardstanding/parking which leads to the garden.</p> <p>Approaching and leaving the property, views are largely channelled along Calvert Road to the east and west by mature roadside hedgerows, although the front gardens of Catherine Cottages afford glimpsed views of fields to the south.</p>				
Effect of Proposed Development on Visual Amenity: Views from ground floor windows and gardens would be largely unaffected by the Proposed Development. Intervening garden hedgerows and roadside hedgerows along the northern boundary of the Field B23 (north) would screen any view of the Proposed Development from these locations. Views from first floor, south facing windows are directly southwards into Field B23 (north) which would afford filtered views of Solar PV modules setback				

within the field. Potential oblique views from east facing first floor windows would be possible of Solar PV modules to the south, which would result in small scale change to these views.

Views from the parking area and main exit from the property would be largely unaffected although there would be glimpses of the Solar PV modules in Field B22 beyond the front gardens of Catherine Cottages. New hedgerow planting and management of existing hedgerows is proposed in mitigation and, by Year 10, the effect on views along Calvert Road would be much reduced.

Scale of change: Medium in Year 1 (from upper floor windows) reducing to Small in Year 10; Negligible (from dwelling and garden) and Small (on approach along Calvert Road) in Year 1 reducing to Negligible in Year 10.

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

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

RVAA Judgement: The visual effect at these properties would not reach the Residential Visual Amenity Threshold. Whilst there would initially be a moderate visual effect on views from the front of these dwellings this would not be significant as this would arise from first floor filtered views of Solar PV modules at a distance of 60m. The Proposed Development would not have an overbearing effect on the visual amenity experienced by residents of these properties.

External photographs of property:



Above: Southern elevation of property



Above: Southern and eastern elevation of property

External photographs of property:



Above: View west along Calvert Road (towards Catherine Cottages)



Above: View east along Calvert Road

Table A10.5.12: Detailed residential visual amenity assessment for 4-5 Catherine Cottages

Property Name:	4-5 Catherine Cottages	Address:	Calvert Road, Steeple Claydon, MK18 2HD	OSGR:	SP 70981 25000
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ES Volume 3, Figure Number:

Figure 10.22

ES Volume 4, Appendix 10.6: LVIA Visualisations:

RVAA Viewpoint 9 (Rear Garden No. 5)

Distance and Direction to Nearest Above Ground Infrastructure: 50m (east) to Solar PV modules in Field B23 (North); 100m (west) to Solar PV modules in Field B22 and 150m (south) to Solar PV modules in Field B23 (South).

Survey Details: Properties visited on 12 December 2023 – No. 4 inspected internally and externally including driveway and garden.

Baseline Visual Amenity: These two properties are accessed via Calvert Road. They are two storey dwellings which are set back from Calvert Road by their front gardens. The front elevation of the dwellings is north facing with south facing gardens to the rear. Views from the gardens and ground floor windows are across an open agricultural field immediately south and south westwards, with oblique views south eastwards largely contained by the mature field hedgerow and garden vegetation (see RVAA Viewpoint 9). Views from first floor south facing windows are across the open field to the south with oblique views south eastwards to Field B23 (North) above the intervening field hedgerow. Longer distance views are predominantly screened further south by tall field hedgerows and woodland whilst Knowl Hill and Shrubs Wood are visible to the south west.

The main entrance/exit into/out of both properties is via a door on the northern elevation which opens out onto an area of hardstanding/parking and driveway to the front garden. From the frontage of both there are views northwards across Calvert Road with further views blocked by roadside hedgerows.

Approaching and leaving the property, views are largely channelled along Calvert Road to the east and west by mature roadside hedgerows, although, framed views to the agricultural fields to the south are afforded by the gaps created by the front gardens to Catherine Cottages.

Property Name: 4-5 Catherine Cottages **Address:** Calvert Road, Steeple Claydon, MK18 2HD **OSGR:** SP 70981 25000

Effect of Proposed Development on Visual Amenity: Views from ground floor windows and the rear gardens would have glimpses of the Proposed Development through a gap in the field boundary/garden hedgerow to the south east and oblique middle distance views to Solar PV modules to the south west in Field B22. New hedgerow planting and management of existing hedgerows is proposed in mitigation and, by Year 10, the effect on views would be much reduced. Views from first floor south facing windows would have oblique views above hedgerows to Fields B23 (North) and relatively open views across neighbouring properties gardens to Field B22 to the south west. More distant views to Solar PV modules would be had to rising land to the south west, particularly as Solar PV modules wraps around the western slopes of Knowl Hill in Field B11.

Views from the parking area and main exit from the property would be largely unaffected although there would be glimpses of the Solar PV modules in Field B23 (North) beyond the boundary field hedgerows. On approach and leaving the property along Calvert Road, there would initially be views of the Solar PV modules in Field B22 across the post and rail garden fencing to No. 7 Catherine Cottages. New hedgerow planting and management of existing hedgerows is proposed in mitigation and, by Year 10, the effect on views along Calvert Road would be much reduced.

Scale of change: Small (from ground floor and garden) in Year 1 reducing to Small/Negligible in Year 10; Medium (from upper floor windows) in Year 1 reducing to Medium/Small in Year 10; and Small (on approach along Calvert Road) 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 (Significant) (Year 1), Moderate (Not Significant) (Year 10)

RVAA Judgement: The visual effect at these properties would not reach the Residential Visual Amenity Threshold. Whilst there would initially be a significant visual effect on views from the rear of these dwellings, this would arise from oblique views of Solar PV modules at distances of 50m to the south east and 100m to the south west. Mitigation would limit any effect in the long term to primarily first floor windows. The Proposed Development would not have an overbearing effect on the visual amenity experienced by residents of these properties.

Property Name: 4-5 Catherine Cottages **Address:** Calvert Road, Steeple Claydon, MK18 2HD **OSGR:** SP 70981 25000

External photographs of property No.4:



Above: Southern elevation of property



Above: View from ground floor south facing window

Left: View south from first floor window of property No.4



Above: View south from first floor window



Above: View south west from first floor window

Table A10.5.13: Detailed residential visual amenity assessment for 6-7 Catherine Cottages

Property Name: 6-7 Catherine Cottages **Address:** Calvert Road, Steeple Claydon, MK18 2HD **OSGR:** SP 70957 24998

ES Volume 3, Figure Number:

Figure 10.23

ES Volume 4, Appendix 10.6: LVIA Visualisations:

RVAA Viewpoint 10 (Rear Garden No. 7)

Distance and Direction to Nearest Above Ground Infrastructure: 70m (west) to Solar PV modules in Field B22; 70m (east) to Solar PV modules in Field B23 (North) and 150m (south) to Solar PV modules in Field B23 (South).

Survey Details: Properties visited on 6 December 2023 – No. 7 inspected internally and externally including driveway and garden.

Baseline Visual Amenity: These two properties are accessed via Calvert Road. They are two storey dwellings which are set back from Calvert Road by their front gardens. The front elevation of the dwellings is north facing with south facing gardens to the rear. Views from the gardens and ground floor windows are across an open agricultural field immediately south and south westwards, with oblique views south eastwards largely contained by the mature field hedgerow and garden fencing (see RVAA Viewpoint 10). Views from first floor south facing windows are across the open field to the south with oblique views south eastwards to Field B23 (North) above the intervening field hedgerow. Longer distance views are partially screened further south by tall field hedgerows and woodland whilst Knowl Hill and Shrubs Wood are visible to the south west.

The main entrance/exit into/out of both properties is via a door on the northern elevation which opens out onto an area of hardstanding/parking and driveway to the front garden. From the frontage of both there are views northwards across Calvert Road with further views blocked by roadside hedgerows.

Approaching and leaving the property, views are largely channelled along Calvert Road to the east and west by mature roadside hedgerows, although, framed views to the agricultural fields to the south are afforded by the gaps created by the front gardens to Catherine Cottages.

Property Name: 6-7 Catherine Cottages **Address:** Calvert Road, Steeple Claydon, MK18 2HD **OSGR:** SP 70957 24998

Effect of Proposed Development on Visual Amenity: Views from ground floor windows and the rear gardens would be primarily of oblique middle distance views to Solar PV modules to the south west in Field B22. These views would be more open from the front driveway and side entrance that wraps round the western elevation of No. 7. New hedgerow planting and management of existing hedgerows is proposed in mitigation and, by Year 10, the effect on views would be much reduced. Views from first floor south facing windows would have open oblique views above rear gardens to Field B22 to the west and to Fields B23 (North) through gaps in the field boundary hedgerow. New hedgerow planting and management of existing hedgerows is proposed in mitigation and, by Year 10, the effect on views would be reduced. More distant views to Solar PV modules would be had to rising land to the south west, particularly as Solar PV modules wraps around the western slopes of Knowl Hill in Field B11.

Views from the parking area and main exits from the properties would view the Solar PV modules in Field B22 across the post and rail garden fencing to No. 7 Catherine Cottages. On approach and leaving the property along Calvert Road, there would initially be some views of the Solar PV modules in Field B23 (North) beyond the boundary field hedgerows. New hedgerow planting and management of existing hedgerows is proposed in mitigation and, by Year 10, the effect on views along Calvert Road would be much reduced.

Scale of change: Small (from ground floor) in Year 1 reducing to Small/Negligible in Year 10; Large/Medium (from upper floor windows) in Year 1 reducing to Medium in Year 10; Large/Medium (from garden) in Year 1 reducing to Small in Year 10 and Small (on approach along Calvert Road) in Year 1 reducing to Negligible in Year 10.

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

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

RVAA Judgement: The visual effect at these properties would not reach the Residential Visual Amenity Threshold. Whilst there would be clear views of the Proposed Development initially, the Solar PV modules would be set back beyond new and infill hedgerow planting. Once mitigation has established the Proposed Development would not have an overbearing effect on the visual amenity experienced by residents of these properties.

Property Name: 6-7 Catherine Cottages **Address:** Calvert Road, Steeple Claydon, MK18 2HD **OSGR:** SP 70957 24998

External photographs of property No.7:



Above: Northern elevation of property



Left: Southern elevation of property

Views from ground floor of property No.7:



Above: View from ground floor south facing window



Above: View south west from garden

Property Name: 6-7 Catherine Cottages **Address:** Calvert Road, Steeple Claydon, MK18 2HD **OSGR:** SP 70957 24998

Views from first floor windows:



Left: View south west from first floor south facing window



Left: View south east from first floor south facing window

Table A10.5.14: Detailed residential visual amenity assessment for Bernwood Farm

Property Name:	Bernwood Farm	Address:	Weir Lane, Botolph Claydon, MK18 2NF	OSGR:	SP 73250 24311
ES Volume 3, Figure Number:	ES Volume 4, Appendix 10.6: LVIA Visualisations:				
Figure 10.24	RVAA Viewpoint 11 (garden south) Viewpoint 12 (garden east) and Viewpoint 13 (garden west)				
Distance and Direction to Nearest Above Ground Infrastructure: 180m (south) to Solar PV modules in Field D4; 290m (south west) to Solar PV modules in Field D3; and 240m (east) to Solar PV modules in Field D6.					
Survey Details: Property visited on 12 December 2023 - inspected internally and externally including driveway and garden.					
Baseline Visual Amenity: This substantial detached house is accessed off Orchard Way to the southern edge of Botolph Claydon. The access off Orchard Way is shared with other properties along Weir Lane, which is also a public right of way leading to open countryside to the south. It is a two storey building (with a second floor dormer windows to the front) with substantial outbuildings accessed by a private driveway off Weir Lane. The main entrance/exit into/out of the property is via a door on the northern elevation and this opens out onto a small courtyard flanked to either side by single storey buildings and a low wall to the front. The courtyard leads to an area of hardstanding/parking which extends to the gardens. The northern and western aspects of the house and gardens generally have a greater sense of enclosure as a result of more extensive and mature garden vegetation/hedgerows and screening by various outbuildings, barns and sheds to the north east. However, there are open views across farm fields to the west from the boundary of the garden (Viewpoint 13).					
The primary elevation of the dwelling is to the south and east, where there are views from ground floor windows and the garden to the wider countryside over clipped hedgerows (see RVAA Viewpoints 11 and 12). Views from first floor, southern and eastern facing windows offer panoramic views across a grassland plateau to the Claydon Vale to the east and towards Grange Hill/Quainton Hill to the south east. Views extend to Runt’s Wood to the south and continue to the south west across open arable fields although heavily filtered by mature garden vegetation from the western elevation of the house.					
A prominent line of pylons traverses the view in a broadly north to south direction within the Claydon Vale, whilst views of more distant pylons are discernible in the distance to the east.					

Property Name: Bernwood Farm **Address:** Weir Lane, Botolph Claydon, MK18 2NF **OSGR:** SP 73250 24311

Approaching and leaving the property, views are largely channelled along Weir Lane by other built form and mature roadside hedgerows and trees.

Effect of Proposed Development on Visual Amenity: Views from ground floor windows and the gardens to the south would be limited by topography to views primarily of Solar PV modules in Parcel 2. In particular, Field D26 and to a lesser extent Field D16, at least 1km distant, and the northern edge of D28 would be visible in long distance views some 1.7km to the south. Further views of Solar PV modules, the Main Collector Compound and limited views of the Rosefield Substation would be possible above the garden hedgerow in more distant views to Parcel 3 to the east, following the existing line of pylons within the overall view. The open and expansive views across the Claydon Vale to the east would remain and views to the rolling landscape and hills to the south would be largely unaffected by the Proposed Development. Views from ground floor west facing windows and gardens would be largely unaffected due to screening by mature garden vegetation.

Views from first floor, south facing windows would be to Solar PV modules in the middle distance, visible beneath the grassed plateau and extending to Runt's Wood with further views to the northern edge of the Field D26 some 1.7km to the south. Views would also include the BESS in Fields D8 and 9 and the Satellite Collector Compound in Field D17. Views from first floor east facing windows would include Solar PV modules, the Main Collector Compound and limited views of the Rosefield Substation in views at least 1.3km to the east in Parcel 3. Some oblique views from the west facing first floor windows would be possible of Solar PV modules to Fields B3 (South) above and between mature garden vegetation, which would result in small scale change to these views.

Views on the approach to the property along Weir Lane and then to the private entrance to the north of the house would be screened by a combination of built form and mature hedgerows and trees and there would be at most fleeting glimpses of distant Solar PV modules from the southernmost section of the track.

Scale of change: Large (from upper floor windows), Small (at ground level); Negligible (on approach along private track).

Magnitude of overall visual effect on residents: Substantial/Moderate in Year 1 and Year 10

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

Property Name: Bernwood Farm **Address:** Weir Lane, Botolph Claydon, MK18 2NF **OSGR:** SP 73250 24311

RVAA Judgement: The visual effect at this property would not reach the Residential Visual Amenity Threshold. Whilst there would be prominent views from first floor southern and eastern aspects of the property, the offset of the Proposed Development from the property would ensure that Proposed Development would not have an overbearing effect on the visual amenity experienced by residents of this property.

External photographs of property:



Left: Northern elevation of property



Left: Eastern elevation of property

External photographs of property:



Left: Western elevation of property



Left: Southern elevation of property

Property Name: Bernwood Farm **Address:** Weir Lane, Botolph Claydon, MK18 2NF **OSGR:** SP 73250 24311

External photographs around property:



Left: View east from eastern elevation



Left: View south from southern elevation

External photographs around property:



Left: View west from western elevation



Left: View north east from northern elevation

Property Name: Bernwood Farm **Address:** Weir Lane, Botolph Claydon, MK18 2NF **OSGR:** SP 73250 24311

Views from first floor windows:



Left: View south from first floor window



Left: View east from first floor window

Views from first floor windows:



Left: View south east from first floor window



Left: View south from second floor window

Table A10.5.15: Detailed residential visual amenity assessment for Sion Hill Farm

Property Name:	Sion Hill Farm	Address:	off Church Way, MK18 2NE	OSGR:	SP 74846 25364
ES Volume 3, Figure Number:	ES Volume 4, Appendix 10.6: LVIA Visualisations:				
Figure 10.25	RVAA Viewpoint 14 (Garden) and 15 (Access track)				
Distance and Direction to Nearest Above Ground Infrastructure: 190m (south east) to the Proposed Main Collector Compound Siting Zone in E22; and 210m (south east) to the Proposed Rosefield Substation Siting Zone in field E11.					
Survey Details: Property visited on 28 January 2025 - inspected internally and externally including driveway and garden.					
Baseline Visual Amenity: This substantial detached house is accessed off Church Way to the eastern edge of East Claydon. The first half of the access track off Church Way is also the route of the North Buckinghamshire Way/Midshires Way Long Distance Path, with the latter deflecting southwards as the track bends east towards the farmhouse. It is a two storey building with a single storey extension to the rear with substantial outbuildings and sheds which are part of a working farm business wrapping around its northern extents. The main entrance/exit into/out of the property is via a door on the southern elevation and this opens out onto a lawned garden bounded by hedgerows. The garden wraps around the eastern elevation of the house which leads onto the access track and parking area to the north of the house. The northern and western aspects of the house and gardens have a greater sense of enclosure as a result of more extensive and mature garden vegetation/hedgerows and screening by various outbuildings, barns and sheds.					
The primary elevation of the dwelling is to the south and east, where there are views from ground floor windows and the garden to the wider countryside over clipped hedgerows (see RVAA Viewpoint 14), albeit sections of the same hedgerow which have been allowed to remain taller block more distant views. Views from first floor, southern and eastern facing windows offer more open and panoramic views across the Claydon Vale to the east and south east and south towards Quainton Hill whilst mature hedgerow trees screen and filter views to the west and south west. The tree belt continues to the western edge of the property screening further views towards Botolph Claydon and Runt’s Wood.					
A prominent line of pylons traverses the view in a broadly north to south direction within the Claydon Vale, whilst views of more distant pylons are discernible, all converging on the National Grid East Claydon Substation to the east.					

Property Name:	Sion Hill Farm	Address:	off Church Way, MK18 2NE	OSGR:	SP 74846 25364
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The access to the property is along the farm track extending from Church Way from which there are open views across the countryside in an arc from south east to south west which takes in views of the large overhead lines.

Effect of Proposed Development on Visual Amenity: Views from ground floor windows and the gardens to the east and south east would be limited by existing garden hedgerows albeit the lower cut sections of hedgerow to the east of the property would afford open views primarily of the Rosefield Substation in Fields E11 and E20 which would interrupt longer distance views towards Granborough. Views from the northern and western elevations of the property and curtilage would remain unchanged.

Views from first floor, east facing windows would be to the Rosefield Substation at distances of approximately 280m which would be viewed in the context of the existing large overhead lines and glimpsed views of the National Grid East Claydon Substation to the north east. Further views from first floor south facing windows would extend to the Solar PV modules and Main Collector Compounds in Fields E21-23 in the middle distance.

Approaching and leaving the property, along the farm track, there would be open views of the Solar PV modules, the Main Collector Compound and to a lesser degree the Rosefield Substation in Parcel 3 to the east (see RVAA Viewpoint 15). The introduction of new energy infrastructure would be notable in views following the existing line of pylons within the overall view. More distant views of Soar PV development, the Satellite Collector Compound and BESS would also be possible in Parcel 2 to the south west.

In mitigation, a substantial structural planting belt is proposed along the western boundary of Parcel 3. Once established this would screen the lower elements of the Proposed Development although the taller structures, particularly in the Rosefield Substation would remain visible.

Scale of change: Large (from upper floor windows) in Year 1 reducing to Large/Medium in Year 10; Medium (from dwelling and garden) in Year 1 reducing to Medium/Small in Year 10; and Large/Medium (on approach along farm track) in Year 1 reducing to Medium in Year 10.

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

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

Property Name: Sion Hill Farm **Address:** off Church Way, MK18 2NE **OSGR:** SP 74846 25364

Cumulative Effects: In spite of their close proximity, potential views of the National Grid East Claydon Substation Extension would be limited to oblique first floor views by intervening local topography, outbuildings and barns. There would therefore be no notable increase in the scale of change experienced from Sion Hill Farm and inter-project cumulative effects would therefore remain major adverse at Year 1 and major/moderate adverse at Year 10 and significant in both cases.

RVAA Judgement: The visual effect at this property would not reach the Residential Visual Amenity Threshold. The principal effect would be on views experienced from first floor windows of the Rosefield Substation to the east, however these views would be in the context of the existing large overhead lines and the National Grid East Claydon Substation. There would also be prominent views of the Proposed Development on arriving/leaving the residence along the farm track extending from East Claydon, however, in the long term views would be partially screened and filtered by the proposed woodland screening belt to the western boundary of Parcel 3, such that the Proposed Development would not have an overbearing effect on the visual amenity experienced by residents of this property.

External photographs of property:



Above: Southern elevation of property



Above: Eastern elevation of property

Property Name: Sion Hill Farm

Address: off Church Way, MK18 2NE

OSGR: SP 74846 25364

External photographs of property:



Above: Western elevation of property



Above: Northern elevation of property

External photographs around property:



Above: View east at ground level from garden



Above: View south east at ground level from garden

Property Name: Sion Hill Farm **Address:** off Church Way, MK18 2NE **OSGR:** SP 74846 25364

External photographs around property:



Above: View south at ground level from garden



Above: View east from track to farmhouse

Views from first floor windows:



Above: View north east from first floor window



Above: View east from first floor window

Property Name: Sion Hill Farm

Address: off Church Way, MK18 2NE

OSGR: SP 74846 25364

Views from first floor windows:



Above: View south from first floor window

Table A10.5.16: Detailed residential visual amenity assessment for Station House

Property Name:	Station House	Address:	East Claydon Road, Winslow, MK18 3NF	OSGR:	SP 74984 26054
ES Volume 3, Figure Number:	ES Volume 4, Appendix 10.6: LVIA Visualisations:				
Figure 10.26	RVAA Viewpoint 16 (Rear Garden)				
Distance and Direction to Nearest Above Ground Infrastructure: 540m (south) to Proposed Rosefield Substation in Field E11 and 450m (south east) to Solar PV modules in Field E10.					
Survey Details: Property visited on 13 December 2023 - inspected externally including garden and access via East Claydon Road.					
Baseline Visual Amenity: This detached property is accessed via East Claydon Road to the front and side of the property which also provides access to the associated Station House Boarding Kennels. It is a part single and part two storey building set within gardens and ancillary buildings and outdoor space associated with the kennels.					
The primary orientations of the property are broadly north and south, with primary garden space to the south of the property although residents also have access to the property curtilage further to the south and east, which appears to be associated with the kennels to the north and east of the property. Ground floor and garden views to surrounding fields are filtered by intervening garden vegetation and field boundary hedgerows to the south, whilst views to the National Grid East Claydon Substation to the south east are screened and filtered by intervening sheds and trees. Views northwards are channelled north by mature tree vegetation along the line of the disused railway into open arable fields. Ground floor and garden views to the western elevation of the property are across arable fields towards Sion Hill Farm and East Claydon on rising land towards Sion Hill Farm and Botolph Claydon to the south west and west respectively (see RVAA Viewpoint 16).					
Views from first floor southern facing windows across arable fields are towards Quainton Hill in more distant views to the south with partially screened and filtered views to the National Grid East Claydon Substation to the south east. Views from the first floor, northern and western facing windows are across arable fields away from the Proposed Development.					

Property Name: Station House **Address:** East Claydon Road, Winslow, MK18 3NF **OSGR:** SP 74984 26054

Approaching and leaving the property, views are largely channelled along East Claydon Road by mature roadside hedgerows with occasional glimpses through field entrances. The kennels have access to outdoor menage/exercise areas which extend to the south of the property along the boundary of the existing National Grid East Claydon Substation.

Effect of Proposed Development on Visual Amenity: Views from ground floor windows and the rear gardens would be largely unaffected by the Proposed Development with no views of the Solar PV modules to the south. Views of the Rosefield Substation would be heavily filtered by intervening woodland belts and hedgerows, with limited views to the upper levels some 700m to the south in Fields E11 and E20 (see RVAA Viewpoint 16) viewed in the context of the existing line of pylons which converge on the National Grid East Claydon Substation. Views of Rosefield Substation would increase from first floor south facing windows, across intervening arable fields with all other views from the property remaining unchanged. Views from the approaches to the property on East Claydon Road would be limited to glimpses of the taller parts of the Rosefield Substation above and between intervening landform and vegetation.

In mitigation, a substantial structural planting belt is proposed along the western boundary of Parcel 3. Once established this would filter views of the Rosefield Substation although the taller structures would remain visible.

Scale of change: Medium/Small (from upper floor windows), Small/Negligible (at ground level); Negligible (on approach along East Claydon Road).

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)

Cumulative Effects: Station House is located to the north of the Proposed Development on land neighbouring the fields of the National Grid East Claydon Substation Extension. If both the Proposed Development and the National Grid East Claydon Substation Extension were operational in combination, this would result in a substantial increase in the scale of effects resulting from near distance views of the latter development.

In mitigation, a substantial structural planting belt is proposed along the western boundary of Parcel 3. It is assumed that a similar commitment would be agreed in relation to the National Grid East Claydon Substation Extension and that this

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would mature over approximately the same timeframe as that of the Proposed Development. **Once established this would filter views of the Rosefield Substation although the taller structures would remain visible.**

Cumulative scale of change: Large (from upper floor windows) in Year 1 reducing to Large/Medium in Year 10; Large (from dwelling and garden) in Year 1 reducing to Medium in Year 10; and Medium (on approach along farm track) in Year 1 reducing to Small in Year 10.

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

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

RVAA Judgement: The visual effect at this property would not reach the Residential Visual Amenity Threshold. Whilst there would be a visual impact on south facing upper storey views from the dwelling itself views of the Proposed Development would be set back in neighbouring fields. The Proposed Development would not have an overbearing effect on the visual amenity experienced by residents of the property.

There would be a substantial increase in cumulative effects, however these views would be in the context of the existing large overhead lines and the National Grid East Claydon Substation. In the long term, views would be partially screened and filtered by the proposed woodland screening belt to the western boundary of Parcel 3 and likely similar mitigation to the National Grid East Claydon Substation Extension, such that the Proposed Development would not have an overbearing effect on the visual amenity experienced by residents of this property.

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External photographs of property:



Above: Southern elevation of property



Above: View across western boundary hedge of property



Left: View across western boundary hedge of property



Left: Outbuildings to south of property



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