

Great North Road Solar and Biodiversity Park

Environmental Statement

Volume 4 – Technical Appendices

Technical Appendix A7.6 – Residential Visual Amenity Assessment

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A7.6.1 INTRODUCTION

- 1 This Residential Visual Amenity Assessment (RVAA) has been in accordance with Landscape Institute Technical Guidance Note (TGN) 2/19: Residential Visual Amenity Assessment (15 March 2019). The TGN states at paragraph 5.1 that:
- 2 *“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’.”*
- 3 And further at paragraphs 1.5 and 1.6 that:
- 4 *“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.’ ...*
- 5 *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.”*
- 6 This assessment considers only what the resident may see from a property. Views or ‘visual amenity’ are just one component 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, etc., in addition to residential visual amenity. This RVAA considers the visual amenity aspects of residential amenity. Where necessary, other aspects are considered in the relevant chapters of the ES and it is for decision makers to weigh all these aspects, and documents/assessments relating to them, in determining the acceptability of a proposal.
- 7 Overall residential amenity is discussed within the planning statement accompanying the application for the Development.
- 8 This assessment, and the process of 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 as the Residential Visual Amenity (RVA) Threshold.

A7.6.2 METHODOLOGY

A7.6.2.1 STUDY AREA

- 9 There are no standard criteria for defining the RVAA study area and this is determined on a case by case basis. The guidance note identifies that for large structures, such as wind turbines, a preliminary study area of 1.5-2 km radius may be appropriate to begin identifying properties for inclusion within RVAA, but for other developments the study area would be much reduced in proportion to their size. In this case, a study area of 100 m was

proposed at scoping, and no concern was raised by Newark and Sherwood District Council. However, a number of Parish councils suggested that a larger study area should be used and/or that other comparable applications had used larger study areas. The applications referenced by those consultees were reviewed.

- 10 Based on this review, which is detailed in Annex A, the greatest extent at which an effect of the greatest magnitude and therefore potentially reaching the RVA threshold was 250 m, and a study area of 250 m has accordingly been used for this RVAA.

A7.6.2.2 APPROACH

A7.6.2.2.1 Preliminary Assessment

- 11 TGN 2/19 advocates a four-step process to RVAA with the first three falling broadly within the scope of LVIA where the magnitude and significance of visual effects is assessed. It follows the same general approach as that of the LVIA and may draw on its findings, supplemented by other information (ZTVs, visualisations, fieldwork) as required. The first three steps of the process can be summarised as:
 - Preliminary review;
 - Evaluation of baseline visual amenity; and
 - Assessment of the likely change to visual amenity.
- 12 These steps were undertaken in the PEIR stage RVAA Assessment (provided in Annex A) and the methodology is described in Annex A. Since that time, the design has evolved but most of the changes involve the deletion of proposed solar arrays and/or proposed woodland, reducing the potential effects on residential visual amenity. Properties previously considered in detail at the PEIR stage where effects may be different to those identified in Annex A include:
 - Properties near Kelham (R2, Gr6 and R7): Would no longer be in the study area due to removal of solar arrays from the area north of Kelham;
 - Properties near Knapthorpe (Gr11): May also have close views of the consented Muskham Wood solar farm;
 - Properties east of Kersall (Gr26, R27): Would be more distant from solar arrays due to design changes;
 - Kneesall Lodge (R34): Would have reduced visibility of solar arrays due to design changes to the east of the property;
 - Properties northeast of Norwell Woodhouse (R37 and R38): Would have reduced visibility of solar arrays due to design changes to the southeast and northwest of these properties;
 - The Shires (Gr46): Would be more distant from solar arrays due to design changes;
 - Properties between Cromwell and Kelham (R53 to Gr72): Would no longer be in the study area due to removal of solar arrays from this area.
- 13 The only change identified above that may potentially increase effects on residential visual amenity is for Gr11 Otters Holt and Rose Cottage. Effects on these properties are reconsidered in this assessment at section A7.6.3.

- 14 Given that all of the other changes relate to reduced effects and cannot therefore result in additional properties being identified as receiving Large magnitude effects, the preliminary assessment provided in Annex A is not updated, except for Gr11, and those properties requiring detailed assessment as set out at A7.6.2.2.2 below.

A7.6.2.2.2 RVAA Judgement

- 15 The fourth step involves a further assessment of the change to visual amenity of individual properties identified as *“having the greatest magnitude of change”* (i.e. Large magnitude within this assessment) and identifying whether the RVA threshold is reached. Where a magnitude of change is identified that is less than Large, this final step is not required as the effects would not reach the RVA threshold. This assessment is provided at section A7.6.3 for those properties identified as receiving Large and Large/medium magnitude effects (on a precautionary basis) in Annex A that remain within the RVAA study area:
- Caunton Common Barn (Gr26);
 - Caunton Lodge Farm (R27);
 - Mainwood Farm (R38);
 - The Shires (Gr46);
 - Willoughby Farm (R49); and
 - Willoughby Barn (R50).
- 16 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”*. This is the key concern of RVAA and judgements on the RVA threshold are set out clearly and unambiguously.

A7.6.2.3 CUMULATIVE DEVELOPMENTS

- 17 The RVAA is undertaken against the baseline as set out within the LVIA and includes consideration of any pertinent consented developments unless there is clear reason to believe that they would not be built. Future, unconsented, cumulative development is generally not a RVAA consideration and is not included within this assessment.

A7.6.2.4 DISTANCES/DIRECTIONS

- 18 Where distances and directions are given within the assessment, these are distances between the house and the nearest solar area or substation, unless explicitly stated otherwise. Distances given are rounded to the nearest 10 m to account for the level of accuracy available in techniques used to measure (usually based on aerial photography within a GIS).

A7.6.2.5 GLINT AND GLARE

- 19 This RVAA does not provide a description of glint and glare effects which are considered in TA A16.1 [EN010162/APP/6.4.16.1]. In relation to residential receptors, glint and glare would only be experienced for a short time period on sunny days when the sun is low in the sky and in views oriented looking towards the sun. RVAA guidance does not cover those types of visual effect (glint and glare for solar farms, shadow flicker for wind

farms, loss of light) which are informed by detailed technical modelling. Those types of effect are all valid to consider in relation to overall amenity (as set out at LI TGN 02/19 paras. 1.4, 2.3) – along with the results of the RVAA and other factors such as noise. However, they lie outside the scope of an RVAA.

A7.6.3 ASSESSMENT

A7.6.3.1 INTRODUCTION

- 20 Figure A7.6.1 Sheets 1-9 in Annex A illustrate the properties within the 250 m RVAA study area at the PEIR stage. Inset plans are provided below for each of the homes considered in this assessment.
- 21 Effects are considered at all stages of the Development. These stages/areas of work are summarised below and described fully within Chapter 5: Development Description [EN010162/APP/6.2.5].
- 22 The main changes that would affect residential amenity would occur during the construction and early operational stages, when views of construction activity and more open views of the solar arrays, substations and/or BESS would be available before planting matures. As planting matures hedges, and in some instances woodland, would increasingly screen the Development and later decommissioning activity, typically reducing effects on residential visual amenity. After decommissioning, substations would remain, along with hedges (except those planted as a second hedge alongside permissive routes, which would be removed) and woodland.
- 23 Only changes within 250 m of a property are described, as that is the scope of this assessment; more distant visibility would not contribute to changes that may exceed the RVA threshold. Cable works and use of roads for construction (and decommissioning) access are described only where they are within the immediate vicinity of the property as these short-term changes would not be likely to give rise to visual changes that may exceed the RVA threshold except in combination with other close views of the Development.

Gr11: Otters Holt, Rose Cottage (150 m from solar arrays)



These semi-detached cottages are located at the end of an access drive within a group of homes near Muskham Woodhouse Farm. The main aspect and small front gardens of these homes look south across the driveway over an open field towards a mature hedgerow with trees beyond the field. The properties also have enclosed back gardens to the north. Muskham Wood solar farm will be located approximately 50 m to the west of these homes. It will lie beyond an existing mature hedgerow which contains trees, and there will be limited visibility of the solar panels above the hedge from front gardens.

Solar panels within the Development would be seen over the young woodland planted as part of the Development across the field to the south. There would be no visibility of the Development from the back gardens. Changes to views would be of Medium/small scale to an Intermediate extent from these homes and gardens during construction and early operation. As the proposed woodland matures, the continued enclosure of views by trees would mean that effects continue to be of the same scale and extent, though increasingly Neutral in nature rather than Adverse, throughout the operational life of the Development and after decommissioning.

Magnitude: Small, Level of Effect: Moderate, Adverse

RVAA Judgement: During all stages of the Development the magnitude of impact would be below the highest level of magnitude and effects would not reach the RVA threshold.

Gr26: Caunton Common Barn (170 m east)



The northernmost property within this group is a two-storey dwelling located at the northern edge of a farm complex on the A616. There are large barns and an area of hardstanding to the south of the property and a garden that wraps around the other aspects. The garden has a hedgerow with trees along its western edge. The main facades face southwest and northeast.

There would be open views from the northeast facing façade and garden towards the solar area to the east. Ground level views in this direction would be screened by the existing garden hedge. During construction and early operation, Short-term changes to views would be Large/medium scale for a Wide extent of this property. Once the existing hedges around the arrays are allowed to grow taller (2-3 years), visibility of the solar arrays would be limited to upstairs windows and would only affect a Limited extent of the property. After decommissioning, effects would be Negligible.

Magnitude: Large/medium reducing to Medium, Level of Effect: Major, Adverse reducing to Major/moderate, Adverse.

RVAA Judgement: During all stages of the Development the magnitude of impact would be below the highest level of magnitude and effects would not reach the RVA threshold.

R27: Cauntton Lodge Farm (240 m)



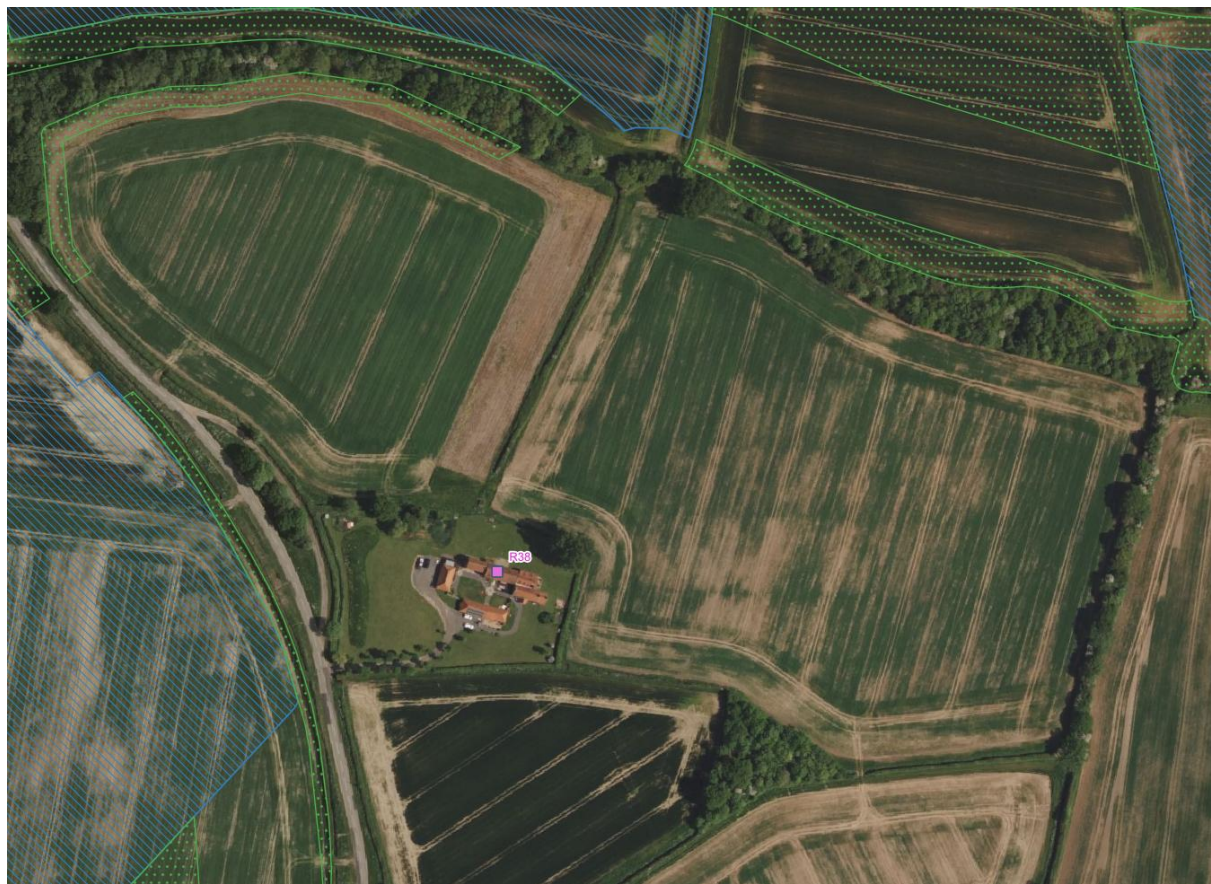
Cauntton Lodge Farm is a large two-storey property accessed via private tracks. The property is set within a large, open garden that has hedgerows along the northern boundary and half of the western boundary. It has a small number of outbuildings and scattered trees. The primary aspects of the property face north and south, with the main outlook being to the south and southwest.

There would be open views across the adjacent ecological mitigation area (Work Area No. 3), towards the solar panels to the south and southwest from the access to the house, outer garden and windows in the south-facing gable end. Views from the main south-facing façade and small formal garden directly south of the house would be filtered through garden vegetation, but still relatively open, particularly in winter. The solar area would be on ground which gently slopes towards the property which would have the effect of making the Development appear slightly closer, particularly before the proposed hedge along the north side of the panel area matures. Large/medium scale changes to views would arise for a Wide extent of the property during all stages prior to decommissioning. After decommissioning, effects would be Negligible.

Magnitude: Large/medium, Level of Effect: Major, Adverse

RVAA Judgement: During all stages of the Development the magnitude of effects would be below the highest level of magnitude and effects would not reach the RVA threshold.

R38: Mainwood Farm (80 m)



This property consists of a series of buildings set back from a minor road and arranged around a central courtyard/garden. It has a larger wraparound garden to the outside. There is intermittent boundary planting of trees and hedgerows around the garden. Most of the buildings face southwest, and a large car port with a pitched roof partly screens views to the northwest from areas close to the house.

Construction traffic would run past the end of the long driveway and would be seen looking out over the roadside hedge to the west. The Development rises slightly away from the road and solar panels are likely to be seen above the roadside hedges looking west from the garden. There would be some oblique views from the large windows facing north where panels would be seen on rising ground beyond trees along the stream valley more than 350 m to the northeast, and some panels may also be visible between trees looking towards the field just over 200 m to the north. There would also be open and close views of the solar panels when leaving the house via the driveway during construction and early operation. These panels are on sloping ground and would be likely to remain visible above hedges as they grow taller (reaching design height in 2-3 years), albeit the extent of solar arrays seen from the driveway will reduce. Large scale changes to views would arise for a Limited extent of the property (driveway), and Small scale changes for a Localised extent (north facing windows).

Magnitude: Large/medium, Level of Effect: Major/moderate, Adverse

RVAA Judgement: During all stages of the Development the magnitude of impact would be below the highest level of magnitude and effects would not reach the RVA threshold.

Gr46: The Shires (80 m south, 170 m west)



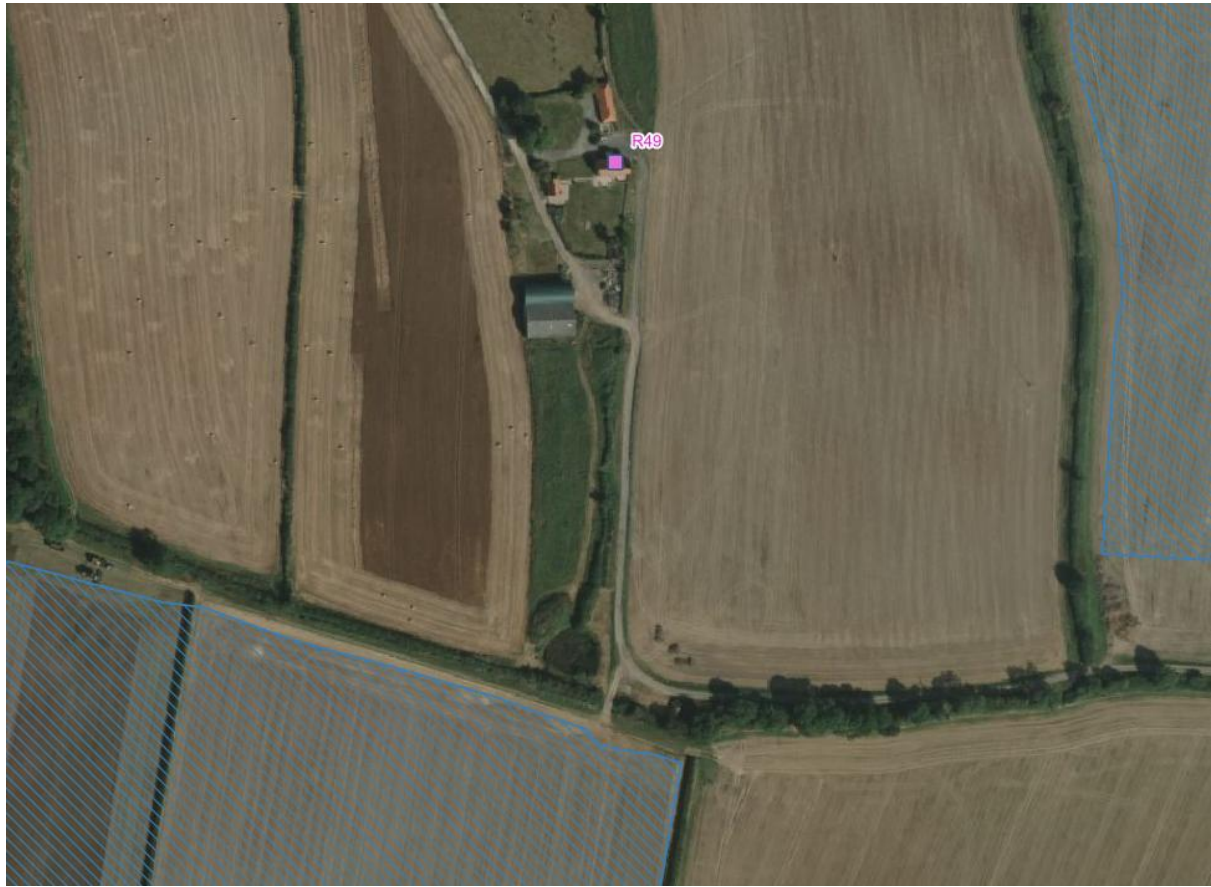
This home is the westernmost of a tightly clustered group of two-storey homes surrounded by outbuildings on Ossington Road near Carlton-on-Trent. The main façades face south across the road and west. There is a long linear garden bounded by a hedge to the north of the house, beyond clusters of outbuildings.

Construction traffic would run along the road past this home and there would be a minor increase in traffic movements while nearby solar areas are constructed. The dense hedge and trees to the south of the road would screen views towards the solar area beyond. There would be views of solar panels over the garden hedge from upstairs west-facing windows and there may also be some visibility over the hedge from the garden and downstairs windows, depending on how low the garden boundary hedge is cut. During baseline survey work the hedge was sufficiently tall nearest to the house to largely prevent views to the west. The closest part of the panel area to the northwest will not be readily visible from the windows due to the oblique angle, and the areas which are more easily seen would be approx. 200 m away. Changes to views would be Large/medium scale for an Localised extent of the property. Once the proposed hedge along the edge of the panel area to the west matures (7-10 years), effects would reduce to Negligible.

Magnitude: Medium, Level of Effect: Major/moderate, Adverse

RVAA Judgement: During all stages of the Development the magnitude of impact would be below the highest level of magnitude and effects would not reach the RVA threshold.

R49: Willoughby Farm (220 m east, 260 m south)



This detached house is set in an open garden in an elevated position with a main outlook over a small valley nearby to the south. There are a small number of outbuildings and trees located around the property.

The solar area to the east would be largely if not entirely screened by field boundary hedge. There would be open views of the solar area to the south from the house and garden. The solar area would be on the facing valley slopes, with the panels facing away from the house and would remain visible throughout the operational life of the development. Large/medium scale effects would occur across a Wide extent of the property. After decommissioning, effects would reduce to Negligible.

Magnitude: Large/medium, Level of Effect: Major, Adverse.

RVAA Judgement: During all stages of the Development the magnitude of impact would be below the highest level of magnitude and effects would not reach the RVA threshold.

R50: Willoughby Barn (80 m)



This two-storey house is located on a minor road between Norwell and Carlton-on-Trent. The main aspects of the property face north-east and south-west. The house is set within an open garden looking out over fences to adjoining paddocks.

During construction development traffic would use the road to the north of the property and they would see a minor increase in traffic movements looking over the roadside hedge when nearby solar PV areas are constructed. The nearest solar area to the north would be partly screened by the hedges and trees along the roadside, but the panels near the southeast corner of the field would be visible above the hedges as would those on rising ground to the northwest – primarily from the upstairs north-facing windows, remaining visible throughout the operational life of the Development. Changes to views would be Large/medium scale and would occur across an Intermediate extent of the property. After decommissioning, effects would reduce to Negligible.

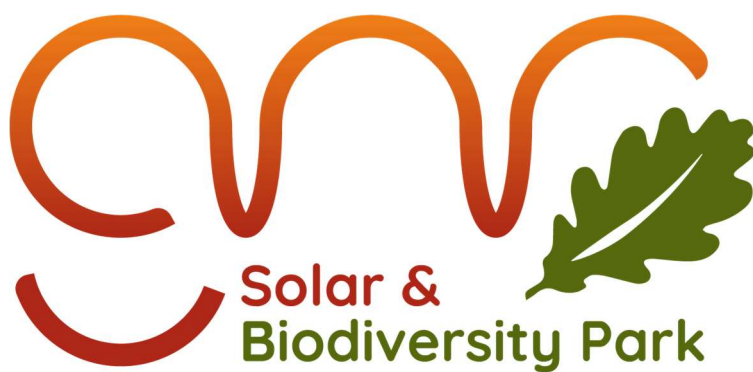
Magnitude: Large/medium, Level of Effect: Major, Adverse

RVAA Judgement: During all stages of the Development the magnitude of impact would be below the highest level of magnitude and effects would not reach the RVA threshold.

A7.6.4 SUMMARY AND CONCLUSIONS

- 24 The aim of the RVAA seeks to identify where effects on residential visual amenity are of such a nature or magnitude that *“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.”*
- 25 There were 142 residential properties within or at the edge of the 250 m RVAA study area considered at the PEIR stage. Of these, 9 individual properties were identified as potentially experiencing Large or Large/medium magnitude effects and requiring detailed assessment (on a precautionary basis, although only those experiencing Large magnitude effects require an RVAA judgement to be made), with this number being reduced to 6 following design changes as follows:
- Caunton Common Barn (Gr26);
 - Caunton Lodge Farm (R27);
 - Mainwood Farm (R38);
 - The Shires (GR46);
 - Willoughby Farm (R49); and
 - Willoughby Barn (R50).
- 26 Of these, this assessment identifies that effects would be at the highest level of magnitude at none of the properties and there would be no potential for the RVA threshold to be exceeded at any homes as a result of the construction and/or operation of the Development.

ANNEX A: PEIR STAGE RVAA



Great North Road Solar and Biodiversity Park

Preliminary Environmental Information Report

Volume 4 – Technical Appendices

Technical Appendix A7.6 – Residential Visual Amenity Assessment
(RVAA)

November 2024

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A7.6.1 INTRODUCTION

- 1 This Residential Visual Amenity Assessment (RVAA) has been in accordance with Landscape Institute Technical Guidance Note (TGN) 2/19: Residential Visual Amenity Assessment (15 March 2019). The TGN states that:
- 2 *“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’.”*
- 3 And further that:
- 4 *“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.’ ...*
- 5 *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.”*
- 6 This assessment considers only what the resident may see from a property. Views or ‘visual amenity’ are just one component 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, etc., in addition to residential visual amenity. This RVAA considers the visual amenity aspects of residential amenity. Where necessary, other aspects are considered in the relevant chapters of the PEIR and it is for decision makers to weigh all these aspects, and documents/assessments relating to them, in determining the acceptability of a proposal.
- 7 Overall residential amenity will be discussed within the planning statement accompanying the application for the Development.
- 8 This assessment, and the process of 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 as the Residential Visual Amenity (RVA) Threshold.

A7.6.2 METHODOLOGY

A7.6.2.1 STUDY AREA

- 9 There are no standard criteria for defining the RVAA study area and this is determined on a case by case basis. The guidance note identifies that for large structures, such as wind turbines, a preliminary study area of 1.5-2 km radius may be appropriate to begin identifying properties for inclusion within RVAA, but for other developments the study area would be much reduced in proportion to their size. In this case, a study area of 100 m was

proposed at scoping, and no comment was made by Newark and Sherwood District Council. However, a number of Parish councils suggested that a larger study area should be used and/or that other comparable applications had used larger study areas. The applications referenced by those consultees were reviewed, with the following outcomes:

- Knapthorpe solar farm (NSDC 22/00975/FULM) – The LVIA for this solar farm considers all residents within the 3 km study area as visual receptors. It provides no RVAA. The only residential properties identified as receiving 'Large' magnitude visual effects (and therefore potentially requiring consideration for RVAA) are identified as being 'immediately adjacent to the site'.
 - Foxholes solar farm (NSDC 22/00975/FULM) – The LVIA for this project considers all residents within the 3 km study area as visual receptors. It provides no RVAA. The only property identified as receiving 'Large' magnitude visual effects (and therefore potentially requiring consideration for RVAA) is approximately 250 m from the site.
 - Kelham solar farm (NSDC 22/00975/FULM) – The LVIA provides a detailed consideration of residential properties within 500 m. Only one property at 25 m from the Site was deemed to receive effects of Substantial magnitude (therefore requiring RVAA consideration).
 - Weston solar farm (NSDC 20/01577/FULM) - The LVIA for this project considers residents within 0.4km as visual receptors. It provides no RVAA.
 - West Burton Solar Farm (NSIP) – This uses a 1km study area from solar areas and 0.5 km from cable routes to identify visual effects in the LVIA, but then scopes out numerous properties from further consideration in part due to distance, or due to effects not being significant. In practice, all of the properties considered to receive significant effects (Appendix 8.3.2.4) are within 192 m of the panel areas, and all of the properties considered to receive High magnitude effects (and therefore needing RVAA consideration) are within 93 m of the panel areas.
 - Cottam Solar Farm (NSIP) – This uses a 1 km study area from solar areas and 0.5km from cable routes to identify visual effects in the LVIA, but then scopes out numerous properties from further consideration in part due to distance, or due to effects not being significant. In practice, all of the properties considered to receive significant effects (Appendix 8.3.3.2) are within 80m of the panel areas.
 - Mallard Pass Solar (NSIP) – Used a 100 m RVAA study area (Appendix 6.4 para 1.2.6) not 700 m as suggested by the consultee responses.
- 10 Based on this review, the greatest extent at which an effect of the greatest magnitude and therefore potentially reaching the RVA threshold was 250 m, and a study area of 250 m has accordingly been used for this RVAA.
- 11 Properties are usually assessed individually but may be considered in groups where the outlook or views are essentially the same; for example, a row of houses that all share an open outlook towards the site. Where properties are grouped for assessment, this will be clearly identified and reasons for grouping described.

A7.6.2.2 APPROACH

- 12 TGN 2/19 advocates a four-step process to RVAA with the first three falling broadly within the scope of LVIA where the magnitude and significance of visual effects is assessed. It follows the same general approach as that of the LVIA and may draw on its findings, supplemented by other information (ZTVs, visualisations, fieldwork) as required. The first three steps of the process can be summarised as:
 - Preliminary review;
 - Evaluation of baseline visual amenity; and
 - Assessment of the likely change to visual amenity.
- 13 The fourth step involves a further assessment of the change to visual amenity of individual properties identified as *“having the greatest magnitude of change”* (i.e. Large magnitude within this assessment) and identifying whether the RVA threshold is reached. Where a magnitude of change is identified that is less than Large, this final step is not required as the effects would not reach the RVA threshold.
- 14 The assessment at this PEIR stage identifies the potential effects for each property within the study area to determine the likely requirement for detailed consideration. Following the submission of the PEIR a detailed assessment for the properties identified would be included in the Environmental Statement (ES) with the DCO application.

A7.6.2.2.1 Preliminary Review and Evaluation of Baseline Visual Amenity

- 15 The first step considers whether a property requires more detailed assessment or if effects are *“judged unlikely to occur or so insignificant that it is not essential to consider them further”* (GLVIA3, para. 3.19), for example, where properties are outside of the ZTV or would experience such limited views that the change to the outlook would be negligible. These properties are identified, and a brief summary is provided, but no further consideration is given to these within the assessment..
- 16 Where it is identified that notable effects may arise at a property, the existing baseline visual amenity is described. This is done ‘in the round’ and considers both views from the dwelling itself, garden areas and driveways and views experienced when arriving or leaving the property. This step is informed by desk study and field surveys from nearby publicly accessible locations.

A7.6.2.2.2 Assessment of the Likely Change to Visual Amenity

- 17 The change to views and visual amenity as a result of the Development is described for each property and a judgement on the magnitude of change and level of effect¹ likely to be experienced is provided. This involves consideration of the following factors:
 - Distance between the property and Development and their relative locations (e.g. up/down hill);

¹ Note that in considering the level of effect, all residential receptors are treated as being of High sensitivity (high susceptibility and high value) as directed by TGN 02/19 para. 4.23.

- 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 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 Development;
- Compositional changes (e.g. loss/addition of landscape features such as woodland);
- Contrast or integration of new features with the existing views;
- Any uncertainties inherent to the design of the Development (e.g. micro-siting allowances); and
- Duration and nature of changes (e.g. temporary/permanent, intermittent/continuous).

- 18 This stage may be supported by a range of visual aids as required including maps, ZTV studies, photography and visualisations. The choice of visual aids is determined on a case by case basis and may be informed by consultation. In line with best practice guidance² the type of visualisation should be proportionate to the nature of the proposed development and assessment stage.

A7.6.2.2.3 RVAA Judgement

- 19 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”. This is the key concern of RVAA and judgements on the RVA threshold are set out clearly and unambiguously.
- 20 This final judgement is not completed within the PEIR stage as discussed at Section A7.6.2.2 above.

A7.6.2.3 CUMULATIVE DEVELOPMENTS

- 21 The RVAA is undertaken against the baseline as set out within the LVIA and includes consideration of any pertinent consented developments unless there is clear reason to believe that they would not be built. Future, unconsented, cumulative development is generally not a RVAA consideration and is not included within this assessment.

A7.6.2.4 DISTANCES/DIRECTIONS

- 22 Where distances and directions are given within the assessment, these are distances between the house and the nearest solar area or substation, unless explicitly stated otherwise. Distances given are rounded to the nearest 10 m to account for the level of accuracy available in techniques used to measure (usually based on aerial photography within a GIS).

A7.6.2.5 GLINT AND GLARE

- 23 This RVAA does not provide a description of glint and glare effects which are considered in TA A16.1. In relation to residential receptors, glint and

² Landscape Institute Technical Guidance Note 06/19: Visual Representation of Development Proposals.

glare would only be experienced for a short time period on sunny days when the sun is low in the sky and in views oriented looking towards the sun. RVAA guidance does not cover those types of visual effect (glint and glare for solar farms, shadow flicker for wind farms, loss of light) which are informed by detailed technical modelling. Those types of effect are all valid to consider in relation to overall amenity (as set out at LI TGN 02/19 paras. 1.4, 2.3) – along with the results of the RVAA and other factors such as noise. However, they lie outside the scope of an RVAA.

A7.6.3 ASSESSMENT

A7.6.3.1 INTRODUCTION

- 24 Figure A7.6.1 Sheets 1-9 illustrate the properties within the 250 m RVAA study area. There are a total of 142 properties located within or on the edge of the RVAA study area that have been included for the initial assessment.

A7.6.3.2 INITIAL ASSESSMENT

- 25 An initial assessment has been undertaken in order to identify those properties with the highest magnitude of change where there is potential for the RVA threshold to be reached. The assessment is informed by the ZTV studies within the main LVIA figures, desk-based analysis and site visits undertaken to assess views from individual properties.
- 26 Initially all properties were considered against the ZTV studies which show theoretical visibility at all properties. This is due to the 10m² resolution of the ZTV studies which does not identify screening from smaller trees, hedgerows, or other features.
- 27 Following this, a preliminary desk-based assessment examined properties using aerial imagery to determine which properties were most likely to have open views of the Development – these findings were confirmed through site visits. Most properties beyond 100 m of the Development are excluded due to not having open views towards the Development Site. Unless there are open views from the main living areas and garden, visibility from upstairs windows at that distance would not be sufficient to give rise to effects of the highest magnitude. The properties (shown on Figure A7.6.1 Sheets 1 to 9) are excluded on the basis of:
- **Extensive vegetation around the properties which would limit views:** R1, Gr5, Gr15, R17, Gr18, R19, RP22 (proposed static caravan), Gr23, Gr24, R30, R31, R39, R41, R45, Gr46 (except The Shires), Gr47, R58, R59, R60, Gr64, R67, Gr69 and R70.
 - **Sufficient sense of separation through distance and/or intervening features such as vegetation or buildings:** R8, R10, Gr11 (except Otters Holt and Rose Cottage), R12, R14, Gr26 (excluding Caunton Common Barn), R29, R35, R51, R52, Gr54, R53, R57, Gr61, Gr63, Gr72 (except Hedgerow) R73 and R74.
 - The primary aspects of the properties being orientated away from the Development and the presence of some vegetation or intervening features that would partially screen views towards the Development: R3, Gr4, R9, Gr13, R16, R25, R33, R36, R43, R44, R65 and Gr68.

A7.6.3.3 PRELIMINARY ASSESSMENT

- 28 The remaining properties are considered in Table A7.6.1 below. Where it is assessed that effects at properties would be Large or Large/medium magnitude these properties are identified to be considered within the EIA. It is proposed that those where the magnitude is Medium or below will not be further considered (unless there is a design change at the EIA stage with the potential to increase effects at these homes).
- 29 This PEIR stage assessment considers effects arising during the construction and early operational stages as it is at those stages that effects would be at their greatest. A detailed assessment taking account of all stages will be undertaken for those properties considered in detail, in the EIA.
- 30 These stages/areas of work are summarised below and described fully within Chapter 5: Development Description.
- 31 Only changes within 250 m of a property are described, as that is the scope of this assessment; more distant visibility would not contribute to changes that may exceed the RVA threshold. Cable works and use of roads for construction (and decommissioning) access are described only where they are within the immediate vicinity of the property as these short-term changes would not be likely to give rise to visual changes that may exceed the RVA threshold except in combination with other close views of the Development.

Table A7.6.1: Initial Assessment (distances are given to the nearest part of the Development)

Property, Distance	Description of Effects	Assessment
<p>R2 Dwelling North of Corner House (100 m)</p> <p>See Sheet 1 for location</p>	<p>This two-storey property on Ollerton Road at the northern edge of Kelham is mostly bordered by hedges. The property has windows on all sides and the main aspects face broadly east and west, with the north gable end facing towards the Development Site.</p> <p>Construction traffic would use the road past the front of the property and there would be a minor increase in traffic movements. There would be views of the solar area to the north from the upstairs windows in the north gable end, which look out above the evergreen hedge to the north of the house. From parts of the back garden there may be views at ground level through breaks in the vegetation around the garden – particularly in winter. However, the boundary vegetation is relatively extensive and ground level views to the north may be entirely screened. The solar area over the road to the northwest may also be visible in oblique views from the front upstairs windows, looking through hedgerow trees. Changes to views would be Large scale for a Localised extent of the property.</p> <p>Preliminary RVAA Judgement: During all stages of the Development the magnitude of impact would be below the highest level of magnitude and effects would not reach the RVA threshold.</p>	<p>Magnitude: Medium</p> <p>Level of Effect: Major/moderate, Adverse</p> <p>Assess at EIA Stage: No</p>
<p>Gr6 1-2 The Brickyard (100 m)</p> <p>See Sheet 1 for location</p>	<p>These two-storey semi-detached properties are located on Broadgate Lane, just west of Kelham. The properties have open gardens with scattered trees. The primary aspects of these semi-detached properties face northeast and southwest.</p> <p>No. 1 would have open views of the solar panels to the east over the low garden fence from the garden and east facing gable end windows. Both No 1 and No 2 may also have oblique views of more distant parts of the nearby solar area from first-floor windows at the rear – looking through or over garden vegetation. Large scale changes to views would arise for a Wide extent of No. 1. Medium/small scale changes to views would arise for a Localised extent of No. 2.</p> <p>Preliminary RVAA Judgement: During the construction and early operation stages the magnitude of impact would be at the highest level of magnitude for No 1. and effects may reach the RVA threshold.</p> <p>For No. 2, during all stages of the Development the magnitude of impact would be below the highest level of magnitude and effects would not reach the RVA threshold.</p>	<p>Magnitude: Large (No. 1) Small (No. 2)</p> <p>Level of Effect: Major, Adverse (No.1) Moderate, Adverse (No. 2)</p> <p>Assess at EIA Stage: Yes (No.1) No (No. 2)</p>

Property, Distance	Description of Effects	Assessment
<p>R7 The Brick Yard (140 m) See Sheet 1 for location</p>	<p>Consent was granted for this former brickworks to be converted into a single residential dwelling in 2011 (11/00637/FUL) although the works have not been completed, the main house is not currently inhabitable as it does not currently have a roof. A self-contained apartment over the garage block to the north of the main house appears complete.</p> <p>This home is wrapped round by woodland to the west and south and a driveway and open grassed area to the east. The main aspect of the house and windows on the apartment over the garage look east with a slightly elevated outlook across the nearby fields. From these, there would be open, slightly elevated views of solar area located in the eastern part of the adjacent field beyond the pylon line, with the open outlook beyond the Development to the wider landscape retained. Changes to views would be of Large/medium scale over a Wide extent of the property.</p> <p>Preliminary RVAA Judgement: During all stages of the Development the magnitude of impact would be below the highest level of magnitude and effects would not reach the RVA threshold.</p>	<p>Magnitude: Large/medium</p> <p>Level of Effect: Major, Adverse</p> <p>Assess at EIA Stage: Yes</p>
<p>Gr11 Otters Holt Rose Cottage (150 m)</p>	<p>These semi-detached cottages are located at the end of an access drive within a group of homes near Muskham Woodhouse Farm. The main aspect and small front gardens of these homes look south across the driveway over an open field towards a mature hedgerow with trees beyond the field. The properties also have enclosed back gardens to the north.</p> <p>Solar panels would be seen over the hedge across the field. There would be no visibility of the Development from the back gardens. Changes to views would be of Medium/small scale to an Intermediate extent from these homes and gardens.</p> <p>Preliminary RVAA Judgement: During all stages of the Development the magnitude of impact would be below the highest level of magnitude and effects would not reach the RVA threshold.</p>	<p>Magnitude (medium-term): Small</p> <p>Level of Effect: Moderate</p> <p>Assess at EIA Stage: No</p>

Property, Distance	Description of Effects	Assessment
<p>R20 Brecks Farm (50 m south, 120 m north) See Sheet 4 for location</p>	<p>This home has main facades facing southwest and northwest and is surrounded by large outbuildings to the north and tree belts around the garden to all sides except the northwest. Construction traffic would use part of the access track to this property to construct the nearby solar areas, but not within 450m of the house and garden.</p> <p>The design of the solar areas around this property leaves a gap between panels which retains the open views to the northwest and there would be limited visibility of the Proposed Development from the house and garden.</p> <p>Preliminary RVAA Judgement: During all stages of the Development the magnitude of impact would be below the highest level of magnitude and effects would not reach the RVA threshold.</p>	<p>Magnitude: Negligible</p> <p>Level of Effect: Minimal, Neutral Assess at EIA Stage: No</p>
<p>R21 Tug Bridge Farm (160 m) See Sheet 4 for location</p>	<p>This two-storey house is located at the western edge of a working farm. There are large barns to the east and a linear garden that extends to the north and south. There is intermittent tree cover around the perimeter of the garden that is denser towards the north and south.</p> <p>Construction traffic would use the road past the north of the property and there would be a minor increase in traffic movements when nearby solar areas are constructed. There are 1-2 hedged fields between the property and the nearest solar area to the west and southwest.</p> <p>The panels would be seen from the upstairs window in the west façade of the house with ground floor views and views from the garden screened by the hedge around the garden. Solar panels would be visible above the existing boundary hedges around the fields, on ground which gently rises away from the house. Changes to views would be of Medium scale and would occur across a Limited extent of the property.</p> <p>Preliminary RVAA Judgement: During all stages of the Development the magnitude of impact would be below the highest level of magnitude and effects would not reach the RVA threshold.</p>	<p>Magnitude: Medium/small</p> <p>Level of Effect: Moderate, Adverse</p> <p>Assess at EIA Stage: No</p>

Property, Distance	Description of Effects	Assessment
<p>Gr26 Caunton Common Barn (100 m north and 170 m east) See Sheet 5 for location</p>	<p>The northernmost property within this group is a two-storey dwelling located at the northern edge of a farm complex on the A616. There are large barns and an area of hardstanding to the south of the property and a garden that wraps around the other aspects. The garden has a hedgerow with trees along its western edge. The main facades face southwest and northeast. There would be open views from the northeast facing façade and garden towards the solar area to the east, and views from the upstairs windows on the north-west side towards the solar area to the north. Ground level views in this direction would be screened by the garden hedge. Changes to views would be Large/medium scale for a Wide extent of this property.</p> <p>Preliminary RVAA Judgement: During all stages of the Development the magnitude of impact would be below the highest level of magnitude and effects would not reach the RVA threshold.</p>	<p>Magnitude: Large/medium</p> <p>Level of Effect: Major, Adverse</p> <p>Assess at EIA Stage: Yes</p>
<p>R27 Caunton Lodge Farm (240m south and west) See Sheet 5 for location</p>	<p>Caunton Lodge Farm is a large two-storey property accessed via private tracks. The property is set within a large, open garden that has hedgerows along the northern boundary and half of the western boundary. It has a small number of outbuildings and scattered trees. The primary aspects of the property face north and south, with the main outlook being to the south and southwest.</p> <p>There would be open views across the adjacent ecological mitigation area, towards the solar panels to the south and southwest from the access to the house, outer garden and windows in the south-facing gable end. Views from the main south-facing façade and small formal garden directly south of the house would be filtered through garden vegetation, but still relatively open, particularly in winter. The solar area would be on ground which gently slopes towards the property which would have the effect of making the Development appear slightly closer. Large/medium scale changes to views would arise for a Wide extent of the property.</p> <p>Preliminary RVAA Judgement: During all stages of the Development the magnitude of effects would be below the highest level of magnitude and effects would not reach the RVA threshold.</p>	<p>Magnitude: Large/medium</p> <p>Level of Effect Major, Adverse</p> <p>Assess at EIA Stage: Yes</p>

Property, Distance	Description of Effects	Assessment
<p>R28 Bramble Cottage (180 m) See Sheet 5 for location</p>	<p>This is a two-storey house located near the top of a hill on Kersall Lane to the north of Kersall. The property is part of a small group of homes in this area which occupy a slightly elevated position above the village and the house and garden have open views to the east and south. The front facade faces southwest.</p> <p>In views from the garden and ground floor windows, the nearest solar area to the east would be partially screened by the landform which falls away from the house and the existing hedge around the Development Site boundary. Upstairs windows facing southeast towards the Development Site would have slightly greater visibility. Medium/small scale changes to views would occur across a Wide extent of the property.</p> <p>Preliminary RVAA Judgement: During all stages of the Development the magnitude of impact would be below the highest level of magnitude and effects would not reach the RVA threshold.</p>	<p>Magnitude: Medium/small</p> <p>Level of Effect: Moderate, Adverse</p> <p>Assess at EIA Stage: No</p>
<p>R32 Kersall Lodge (100 m) See Sheet 5 for location</p>	<p>This two-storey home is set back from the A616 within a working farm complex. There are large barns to the south of the property and a garden to the east and north. There is a belt of trees and a substantial hedge along the eastern boundary of the property, with additional trees and hedges on the opposite side of the A616.</p> <p>Trees along the boundary and road would mostly, if not entirely, screen the Development from view from the house and garden. There may be limited glimpsed views of the nearest solar PV area through trees and above the hedges to the east. Solar panels would be seen above the roadside hedge when exiting the house via the driveway. Changes to views would be Medium scale for a very Limited extent of the property.</p> <p>Preliminary RVAA Judgement: During all stages of the Development the magnitude of impact would be below the highest level of magnitude and effects would not reach the RVA threshold.</p>	<p>Magnitude: Small</p> <p>Level of Effect: Moderate/minor, Adverse</p> <p>Assess at EIA Stage: No</p>

Property, Distance	Description of Effects	Assessment
<p>R34 Kneesall Lodge (130 m west; 180-200 m south, east and north) See Sheet 5 for location</p>	<p>This two-storey property has trees, barns and outbuildings on most sides of the house and an area of lawn to the south, east and north of the house. The main outlook faces south along the driveway which heads southwest through a more open section of the garden bounded by a hedge. A communications mast is sited in the garden to the northeast of the barns.</p> <p>There would be a minor increase in traffic movements on the adjacent roads during construction. The solar area to the east would be openly visible, seen beyond the mast in the foreground from the garden area to the north. The yard, parking area, and east facing gable-end windows would also have visibility through gaps between outbuildings. The ground rises to the south and the top of solar panels would be seen above the existing hedges on the garden and field boundaries from the garden, driveway and south facing windows - visibility would be slightly greater from upstairs windows. In other directions the Development would be largely or entirely screened. Changes to views would be Medium scale for a Localised extent of the property (looking east), and Small scale for a Wide extent (looking south).</p> <p>Preliminary RVAA Judgement: During all stages of the Development the magnitude of impact would be below the highest level of magnitude and effects would not reach the RVA threshold.</p>	<p>Magnitude: Medium/small</p> <p>Level of Effect: Moderate, Adverse</p> <p>Assess at EIA Stage: No</p>
<p>R37 Lodge Cottage (140 m) See Sheet 5 for location</p>	<p>This two-storey home is accessed from a minor road via a long driveway. There are intermittent trees around most sides of the gardens, with a more open boundary on the west, which is the primary aspect. Hedges and trees along the drive focus views northwest from this aspect.</p> <p>The tops of solar panels would be seen over hedges and gently rising ground to the west from the main façade, more openly from upstairs windows. The ground rises slightly between the house and the Development Site and more distant panels to the west would not be visible beyond the closest ones. The most noticeable visibility would arise when exiting the property along the driveway, which aligns towards the nearest panel area. Large/medium scale changes to views would arise for a Limited extent of the property (driveway), and Medium scale for a Localised extent (upstairs west facing windows).</p> <p>Preliminary RVAA Judgement: During all stages of the Development the magnitude of impact would be below the highest level of magnitude and effects would not reach the RVA threshold.</p>	<p>Magnitude: Medium</p> <p>Level of Effect: Major/moderate, Adverse</p> <p>Assess at EIA Stage: No</p>

Property, Distance	Description of Effects	Assessment
<p>R38 Mainwood Farm (80 m) See Sheet 5 for location</p>	<p>This property consists of a series of buildings set back from a minor road and arranged around a central courtyard/garden. It has a larger wraparound garden to the outside. There is intermittent boundary planting of trees and hedgerows around the garden. Most of the buildings face southwest, and a large car port with a pitched roof partly screens views to the northwest from areas close to the house.</p> <p>Construction traffic would run past the end of the long driveway and would be seen looking out over the roadside hedge to the west. The Development Site rises slightly away from the road and solar panels are likely to be seen above the roadside hedges looking west from the garden. The most open views of the Development would be from the large windows facing northeast, from where panels would be seen on rising ground beyond trees along the stream valley. There would also be open and close views of the solar panels when leaving the house via the driveway. Large scale changes to views would arise for a Limited extent of the property (driveway), and Medium scale changes for a Localised extent (northeast facing windows).</p> <p>Preliminary RVAA Judgement: During all stages of the Development the magnitude of impact would be below the highest level of magnitude and effects would not reach the RVA threshold.</p>	<p>Magnitude: Large/medium</p> <p>Level of Effect: Major/moderate, Adverse</p> <p>Assess at EIA Stage: Yes</p>
<p>R40 North Park Farm (100 m) See Sheet 6 for location</p>	<p>This property is located on Ossington Road south of Moorhouse and has a series of outbuildings to the east and south of the house. The main aspect of the two-storey house and garden to the front look west towards the road; there is a dense boundary of large trees and hedgerow along the roadside garden boundary.</p> <p>Construction traffic would use the road past the property but would mostly be screened by the garden hedge. From upstairs front windows there would be views of the solar panels beyond the two roadside hedges, filtered through the branches of trees in the garden. The solar panels would also be seen through a gap in the roadside hedge, set at least 70 m back, from the driveway on exiting the property. Changes to views would be Medium to Small scale for a Localised extent of the property.</p> <p>Preliminary RVAA Judgement: During all stages of the Development the magnitude of impact would be below the highest level of magnitude and effects would not reach the RVA threshold.</p>	<p>Magnitude: Small</p> <p>Level of Effect (permanent): Moderate/ minor, Adverse</p> <p>Assess at EIA Stage: No</p>

Property, Distance	Description of Effects	Assessment
<p>R42 Ladywood Farm (100 west, 150 m south) See Sheet 6 for location</p>	<p>This two-storey farmhouse has main façades and gardens which face south and east. Large barns screen views to the west and proposed solar panels in that direction would also be screened by an existing hedge. Views to the solar areas to the south would be partly screened by garden vegetation and the existing hedges around both the garden and the field to the south and southeast of the house. During construction and early operation there would be some visibility of the solar area to the south from south-facing windows and the small part of the garden to the south of the house, giving rise to Medium/small scale changes to views for an Intermediate extent of the property. Preliminary RVAA Judgement: During all stages of the Development the magnitude of impact would be below the highest level of magnitude and effects would not reach the RVA threshold.</p>	<p>Magnitude Medium/small</p> <p>Level of Effect Moderate, Adverse</p> <p>Assess at EIA Stage: No</p>
<p>Gr46 The Shires (80 m) See Sheet 7 for location</p>	<p>This home is the westernmost of a tightly clustered group of two-storey homes surrounded by outbuildings on Ossington Road near Carlton-on-Trent. The main façades face south across the road and west. There is a long linear garden bounded by a hedge to the north of the house, beyond clusters of outbuildings. Construction traffic would run along the road past this home and there would be a minor increase in traffic movements while nearby solar areas are constructed. The dense hedge and trees to the south of the road would screen views towards the solar area beyond. There would be views of solar panels over the garden hedge from upstairs west-facing windows and there may also be some visibility over the hedge from the garden and downstairs windows, depending on how low the hedge is cut. The closest part of the panels area to the west will not be readily visible from the windows due to the oblique angle, and the areas which are more easily seen would be approx. 100-200 m away. Changes to views would be Large scale for an Intermediate extent of the property. Preliminary RVAA Judgement: During all stages of the Development the magnitude of impact would be below the highest level of magnitude and effects would not reach the RVA threshold.</p>	<p>Magnitude Large/medium</p> <p>Level of Effect Major, Adverse</p> <p>Assess at EIA Stage: Yes</p>

Property, Distance	Description of Effects	Assessment
<p>Gr48 Hill Farm, Hill Farm Cottage (100 m) See Sheet 8 for location</p>	<p>These semi-detached houses are at the eastern side of a farm complex where large barns, outbuildings and trees provide some screening to the north, west and south. The main aspect of the properties looks east across an open field towards a small area of woodland.</p> <p>The properties may experience oblique views to the nearest solar PV areas from east facing windows and there would be open views of the solar area to the north from the driveway/farmyard which passes through these areas. Views from northwest facing windows of Hill Farm would be channelled through a gap between a tree belt and large barns, but may include some narrow visibility of the solar area to the northwest. Changes to views would be Small scale for a Wide extent of these properties.</p> <p>Preliminary RVAA Judgement: During all stages of the Development the magnitude of impact would be below the highest level of magnitude and effects would not reach the RVA threshold.</p>	<p>Magnitude: Small</p> <p>Level of Effect: Moderate, Adverse</p> <p>Assess at EIA Stage: No</p>
<p>R49 Willoughby Farm (220 m east, 260 m south) See Sheet 8 for location</p>	<p>This detached house is set in an open garden in an elevated position with a main outlook over a small valley nearby to the south. There are a small number of outbuildings and trees located around the property.</p> <p>A cable work area is in the field to the east and the property would experience open views of vehicles moving through this area and the cable installation, but the solar area to the east would be largely if not entirely screened by field boundary hedge. There would be open views of the solar area to the south from the house and garden. The solar area would be on the facing valley slopes, with the panels facing away from the house. Large/medium scale effects would occur across a Wide extent of the property.</p> <p>RVAA Judgement: During all stages of the Development the magnitude of impact would be below the highest level of magnitude and effects would not reach the RVA threshold.</p>	<p>Magnitude: Large/medium</p> <p>Level of Effect: Major, Adverse</p> <p>Assess at EIA Stage: Yes</p>

Property, Distance	Description of Effects	Assessment
<p>R50 Willoughby Barn (80 m) See Sheet 8 for location</p>	<p>This two-storey house is located on a minor road between Norwell and Carlton-on-Trent. The main aspects of the property face north-east and south-west. The house is set within an open garden looking out over fences to adjoining paddocks.</p> <p>During construction development traffic would use the road to the north of the property and they would see a minor increase in traffic movements looking over the roadside hedge when nearby solar PV areas are constructed. The nearest solar area to the north would be partly screened by the hedges and trees along the roadside, but the panels near the southeast corner of the field would be visible above the hedges as would those on rising ground to the northwest – primarily from the upstairs north-facing windows. Changes to views would be Large/medium scale and would occur across an Intermediate extent of the property.</p> <p>Preliminary RVAA Judgement: During all stages of the Development the magnitude of impact would be below the highest level of magnitude and effects would not reach the RVA threshold.</p>	<p>Magnitude: Large/medium</p> <p>Level of Effect: Major, Adverse</p> <p>Assess at EIA Stage: Yes</p>
<p>R53 Sapphire Lakes (80 m west & northeast, 190 m southeast) See Sheet 8 for location</p>	<p>This property is co-located with a fishing lake business. The main façades of the house face southwest over the lakes and northwest towards the garden which has sheds along the northeast boundary. The lakes are surrounded by mature trees. The house has an open aspect to the northeast over the adjacent field and a parking area to the southeast.</p> <p>A construction compound would be located in the field to the northeast of the property, using the same access from Norwell Lane as the dwelling. There would be open views of the construction compound and associated traffic from the access drive and windows in the northeast gable end (if there are any). During operation, the solar area to the southeast would be seen in oblique views from windows in the northeast gable end (if there are any) and looking across the ecological mitigation area from the access drive. Trees would screen the closer panel area to the west. Changes to views would be Medium scale for an Intermediate extent of the property for the short-term construction period, reducing to Small scale during operation.</p> <p>Preliminary RVA Judgement: During all stages of the Development the magnitude of impact would be below the highest level of magnitude and effects would not reach the RVA threshold.</p>	<p>Magnitude: Medium/small</p> <p>Level of effect: Moderate, Adverse</p> <p>Assess at EIA stage: No</p>

Property, Distance	Description of Effects	Assessment
<p>R55 The Lodge (90 m southeast, 230 m north) See Sheet 8 for location</p>	<p>This property accessed via a track near Foxholes Farm. There is a belt of woodland along the western and northern boundaries of the property. There are open views from the house over the garden to the east and south.</p> <p>The solar area to the southeast would mostly be screened by the field boundary hedge which is substantial and includes some trees. The solar area to the north is likely to be seen above the field boundary hedge from the garden, but visibility from windows in the east façade would be very oblique, if it arises. Small scale changes to views would occur across an Intermediate extent of the property.</p> <p>Preliminary RVAA Judgement: During all stages of the Development the magnitude of impact would be below the highest level of magnitude and effects would not reach the RVA threshold.</p>	<p>Magnitude: Small</p> <p>Level of Effect: Moderate</p> <p>Assess at EIA Stage: No</p>
<p>R56 Foxholes Farm (50 m) See Sheet 8 for location</p>	<p>This property is located at the end of the same track as The Lodge (described above) and is surrounded by barns, outbuildings and trees which enclose the garden.</p> <p>There may be visibility of the solar area to the east looking out from east facing upstairs windows (if there are any) over the outbuildings to the east. These views would add to visibility of Foxholes solar farm to the west. Large scale changes to view would occur for this Limited extent of the property.</p> <p>Preliminary RVAA Judgement: During all stages of the Development the magnitude of impact would be below the highest level of magnitude and effects would not reach the RVA threshold.</p>	<p>Magnitude: Medium</p> <p>Level of Effect: Major/moderate, Adverse</p> <p>Assess at EIA Stage: No</p>

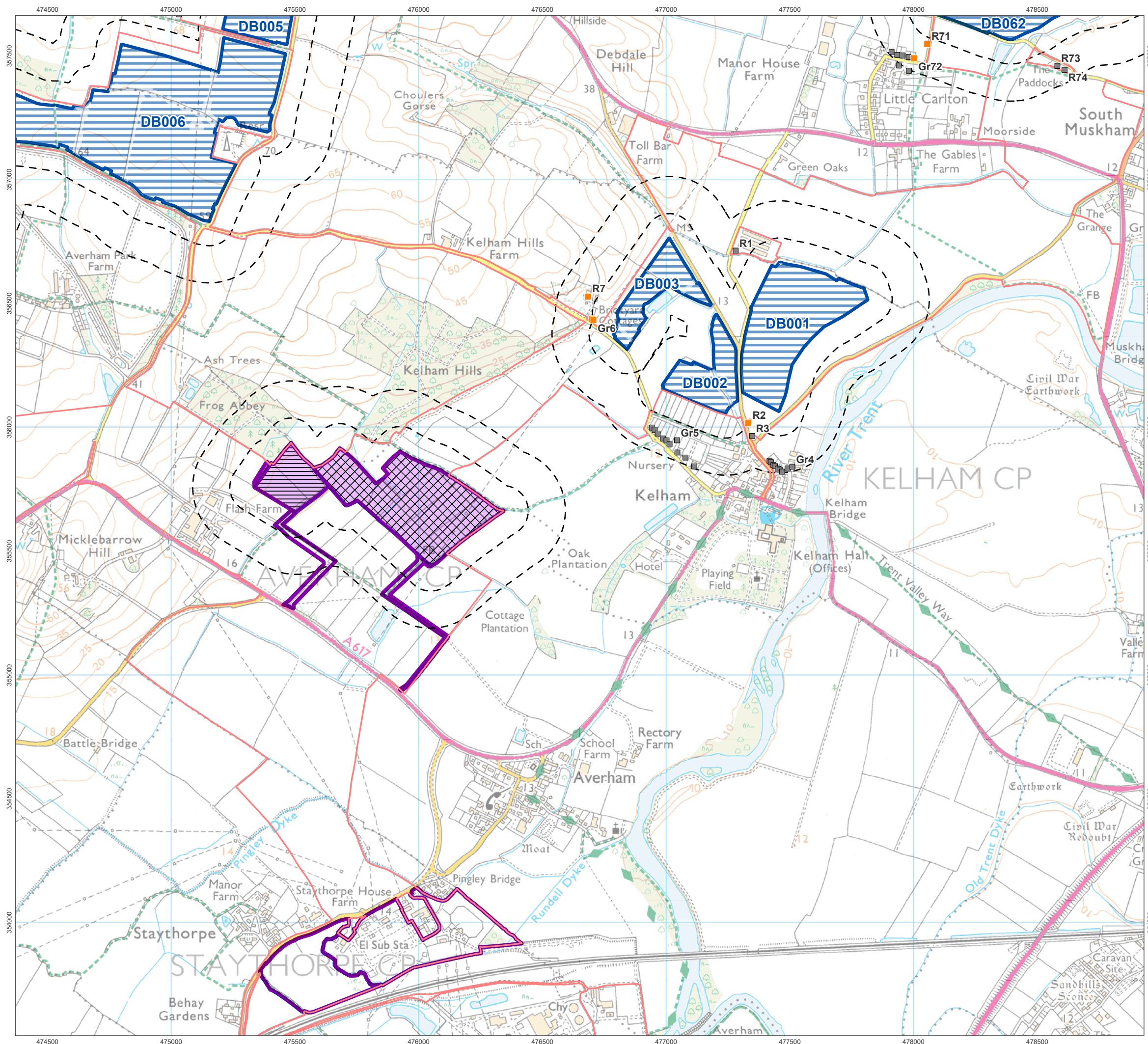
Property, Distance	Description of Effects	Assessment
<p>R62 Bracken Farm (90 m southeast, 70 m southwest) See Sheet 9 for location</p>	<p>Bracken Farm is a two-storey property located on a Vicarage Lane to the northeast of North Muskham. The property has a driveway and outbuilding to the east, and a wrap-around garden on other sides of the property. There is dense vegetation along the southwest and western boundaries of the garden.</p> <p>A construction compound would be located southwest of the property but would be largely if not entirely screened by the garden boundary hedge and trees. Works traffic would be visible trees passing in front of the property. A cable would be routed nearby to the east of the property, through the campsite attached to the property, and construction of this would be openly visible from the upstairs window in the east facing gable end. The solar area to the southeast would be visible from the front garden and south façade looking out through the driveway and through vegetation in the front garden – particularly in winter. Upstairs windows would have open but oblique, visibility of this solar area. Once it matures the community orchard would be seen over the road to the south. Changes to views would be Large/medium scale and would occur across a Wide extent of the property.</p> <p>Preliminary RVA Judgement: During all stages of the Development the magnitude of impact would be below the highest level of magnitude and effects would not reach the RVA threshold.</p>	<p>Magnitude (medium-term): Large/medium</p> <p>Level of Effect: Major, Adverse</p> <p>Assess at EIA Stage: Yes</p>
<p>R66 Mill House (90 m) See Sheet 9 for location</p>	<p>This two-storey home is located on Muskham Lane to the east of Bathley. There is a wall bounding the parking area to the front and garden to the south and other boundaries are surrounded by trees.</p> <p>Vegetation around the garden and between the property and the solar area to the northeast would screen views to the northeast, even in winter. There would be open visibility of the solar area looking more to the north from upstairs windows in the north façade as there is a more open section of the field boundary looking in this direction. Changes to views would be medium scale for an Intermediate extent of the property.</p> <p>Preliminary RVAA Judgement: During all stages of the Development the magnitude of impact would be below the highest level of magnitude and effects would not reach the RVA threshold.</p>	<p>Magnitude: Medium/small</p> <p>Level of Effect: Moderate, Adverse</p> <p>Assess at EIA Stage: No</p>

Property, Distance	Description of Effects	Assessment
<p>R71 Plum Tree Cottage (120 m) See Sheet 9 for location</p>	<p>This home is located to the north of Little Carlton. It comprises an L-shaped house with a garage and garden to the south and west. The main aspects of the property face east and west away from the Development. There are small windows and roof lights in the north façade.</p> <p>The solar area to the north would be visible looking along the road and through a gap in the roadside hedge around the Development Site from the front garden. The solar area would also be visible looking out through the roof lights in the north façade (assuming that this part of the property is two-storey and roof lights are at eye level). Visibility from the ground floor would be limited by the roadside hedges. Large/medium scale changes to views would occur across a Localised extent of the property.</p> <p>Preliminary RVAA Judgement: During all stages of the Development the magnitude of impact would be below the highest level of magnitude and effects would not reach the RVA threshold.</p>	<p>Magnitude: Medium</p> <p>Level of Effect: Major/ moderate, Adverse</p> <p>Assess at EIA Stage: No</p>
<p>Gr72 Hedgerow (190 m)</p>	<p>This two-storey detached house is located at the northeast edge of Little Carlton. The front façade faces south onto the road looking out over the drive and front garden, and the back garden is to the north bordered by a fence.</p> <p>Views to the northeast towards the solar area would be largely screened from the rear garden and ground floor windows by the fence around the garden. However, from upstairs windows the solar area would be visible over the roadside hedges, looking through the gap between Plum Tree Cottage and the stand of conifers to the north. There would be Medium scale effects for a Limited extent of the property.</p> <p>Preliminary RVAA Judgement: During all stages of the Development the magnitude of impact would be below the highest level of magnitude and effects would not reach the RVA threshold.</p>	<p>Magnitude: Medium/small</p> <p>Level of Effect: Moderate, Adverse</p> <p>Assess at EIA Stage: No</p>

A7.6.4 SUMMARY AND CONCLUSIONS

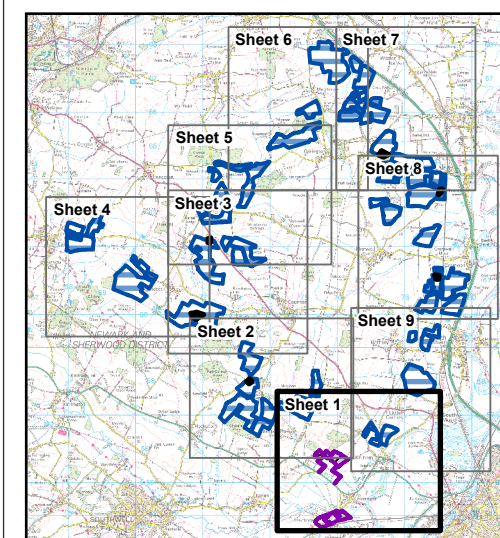
- 32 The aim of the RVAA seeks to identify where effects on residential visual amenity are of such a nature or magnitude that *“the effect on the outlook / visual amenity of a residential property is so great that it is not generally considered to be in the public interest to permit such conditions to occur where they did not exist before.”*
- 33 There are 142 residential properties within or at the edge of the 250m RVAA study area. Of these, 9 individual properties were identified as potentially experiencing Large or Large/medium magnitude effects and requiring detailed assessment at the EIA stage, as follows:
- No 1 The Brickyard (Gr6);
 - The Brickyard (R7);
 - Caunton Common Barn (Gr26);
 - Caunton Lodge Farm (R27);
 - Mainwood Farm (R38);
 - The Shires (GR46);
 - Willoughby Farm (R49);
 - Willoughby Barn (R50); and
 - Bracken Farm (R62).
- 34 Of these, this preliminary assessment identifies that effects would be at the highest level of magnitude at the following properties:
- No 1 The Brickyard (Gr6).
- 35 This preliminary assessment of this property does not represent a final finding in relation to it. It indicates that at stage 3 of the assessment process, effects were found to be of the highest magnitude, and therefore a stage 4 assessment is required. This assessment, considering the final design of the Development, will be provided in the ES.

FIGURE TA7.6.1 RESIDENTIAL PROPERTY LOCATION PLANS (SHEETS 1-9)



Residential Properties within 250m

- Residential Properties
- Properties with limited visibility
- Distance from Solar Areas, BESS and Substations (100m, 250m)
- Order Limits
- Substation Areas
- BESS and 400kV Substation Development Areas
- 400kV Substation
- BESS



1:15,000 Scale @ A3

0 0.25 0.5 km

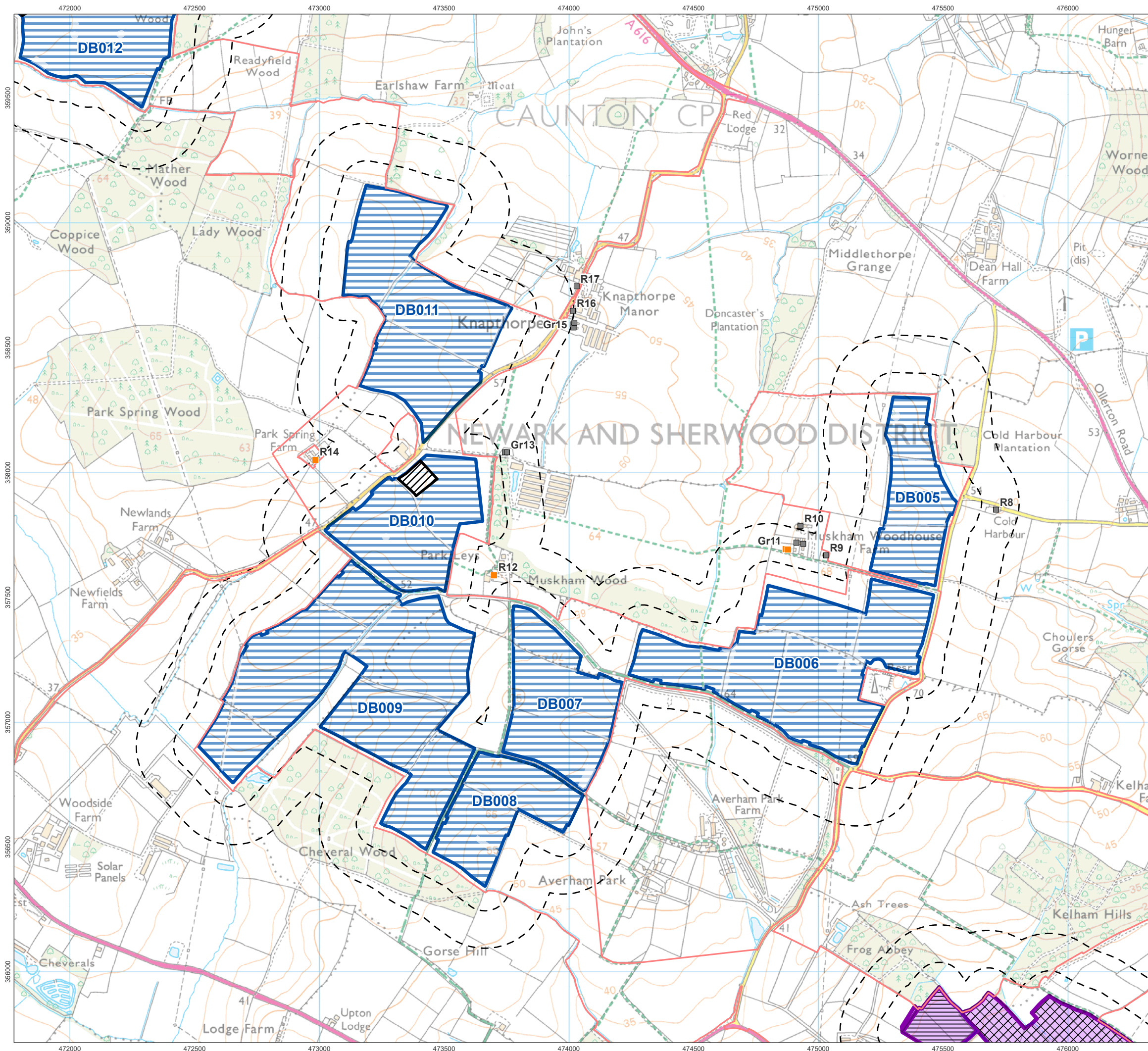


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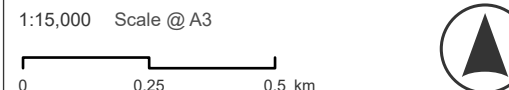
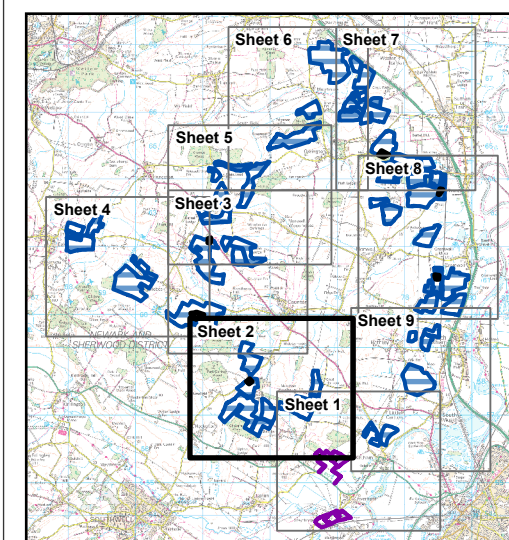
Technical Appendix 7.6 - Figure TA7.6.1 Residential Property Location Plans Sheet 1

Great North Road Solar and
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Preliminary Environmental
Information Report



Residential Properties within 250m

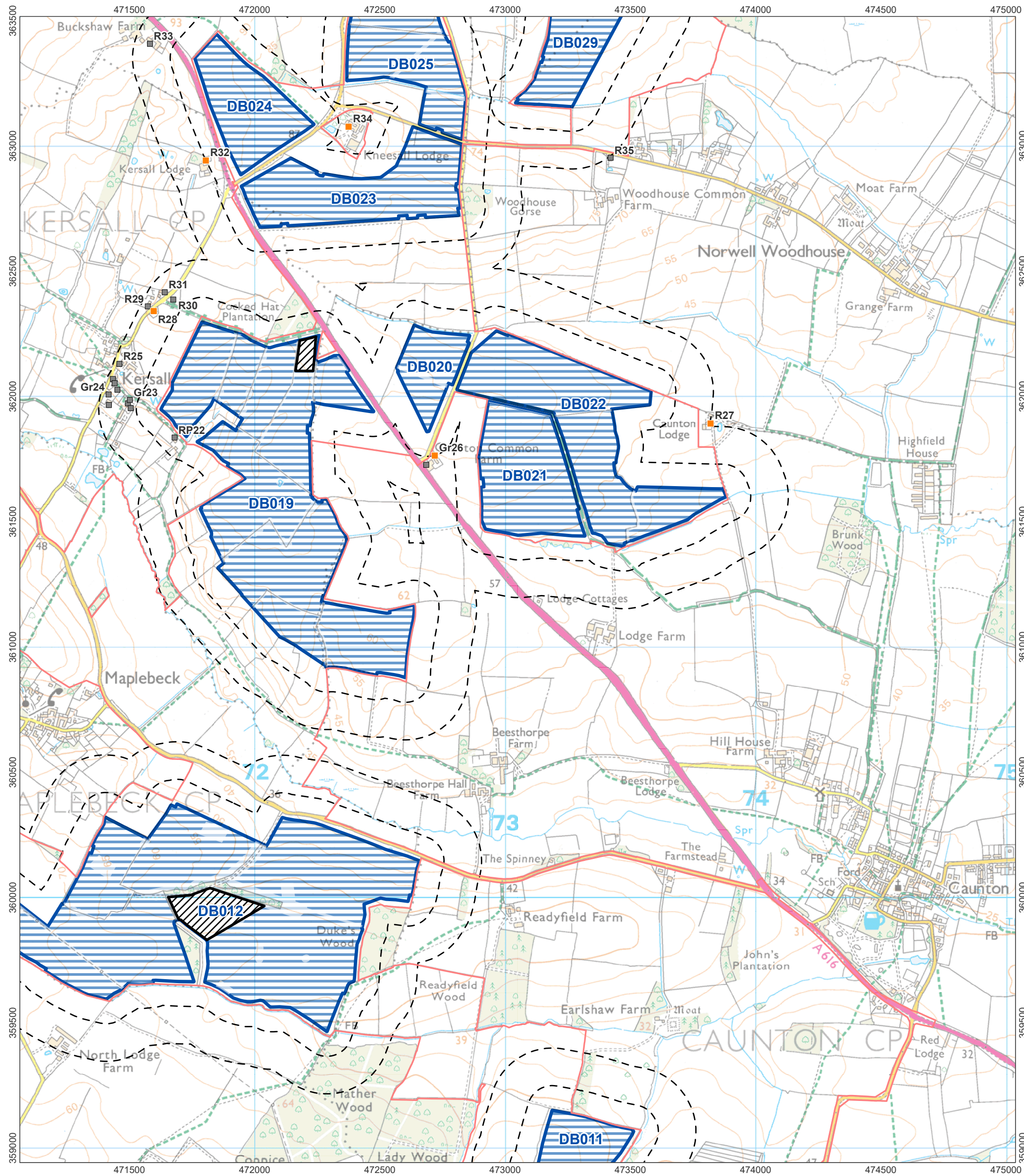
- Residential Properties
- Properties with limited visibility
- Distance from Solar Areas, BESS and Substations (100m, 250m)
- Order Limits
- Substation Areas
- BESS and 400kV Substation Development Areas
- 400kV Substation
- BESS



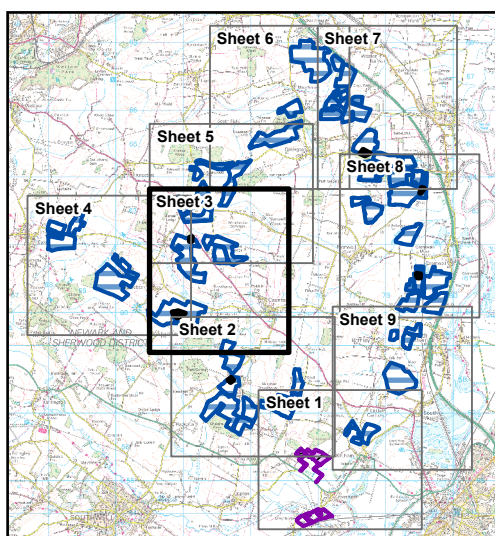
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Technical Appendix 7.6 - Figure TA7.6.1 Residential Property Location Plans Sheet 2

Great North Road Solar and
Biodiversity Park
Preliminary Environmental
Information Report



- | | |
|--|---|
| Residential Properties within 250m | Proposed Solar Array Areas |
| Residential Properties | Substation Areas |
| Properties with limited visibility | BESS and 400kV Substation Development Areas |
| Distance from Solar Areas, BESS and Substations (100m, 250m) | 400kV Substation |
| Order Limits | BESS |



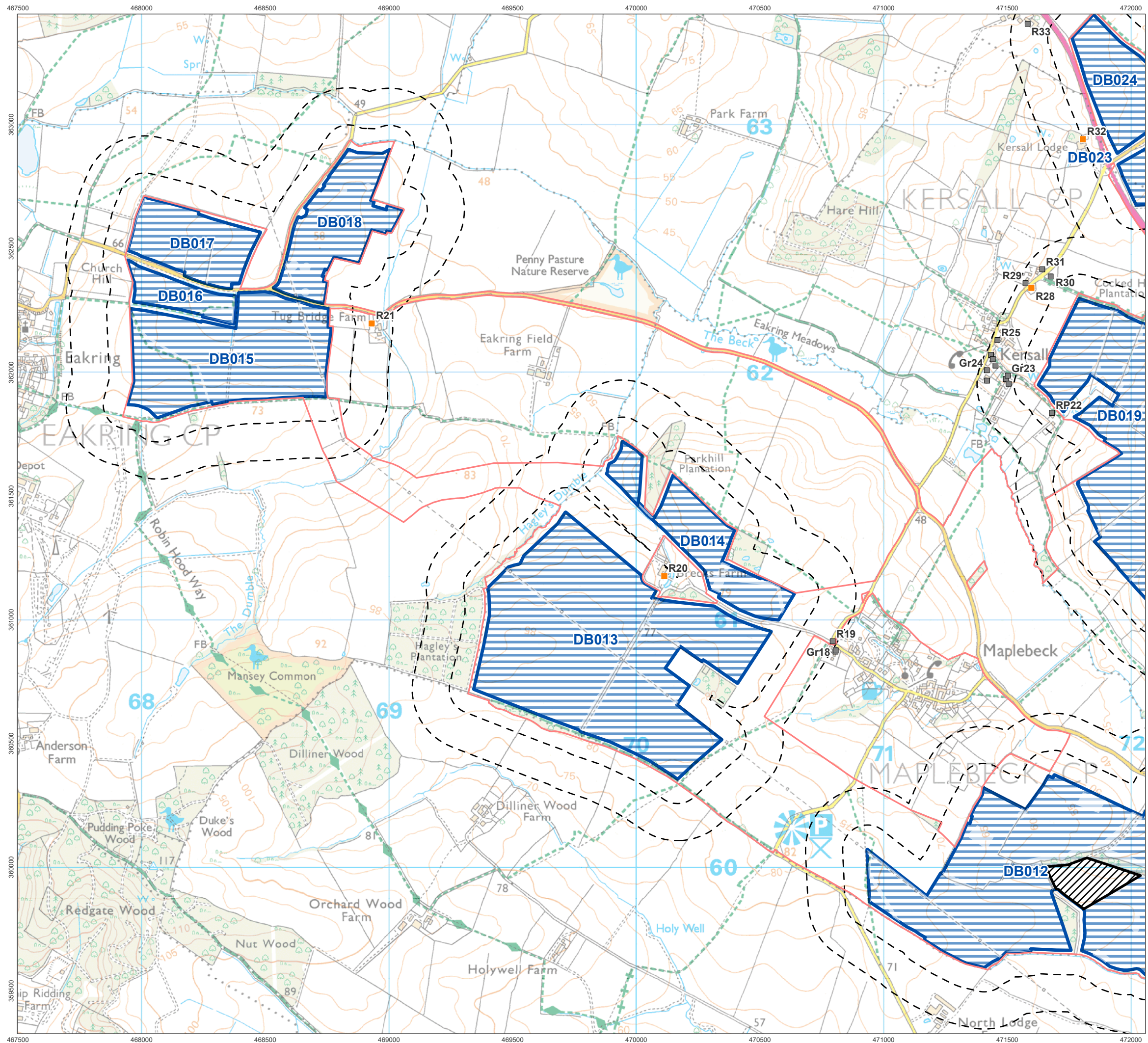
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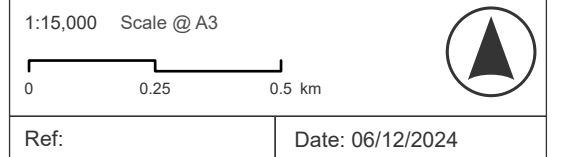
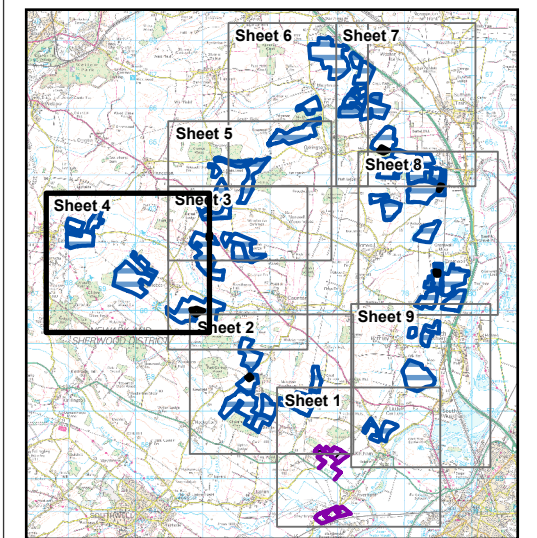
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Technical Appendix 7.6 - Figure TA7.6.1
Residential Property Location Plans
Sheet 3

Great North Road Solar and
Biodiversity Park
Preliminary Environmental
Information Report

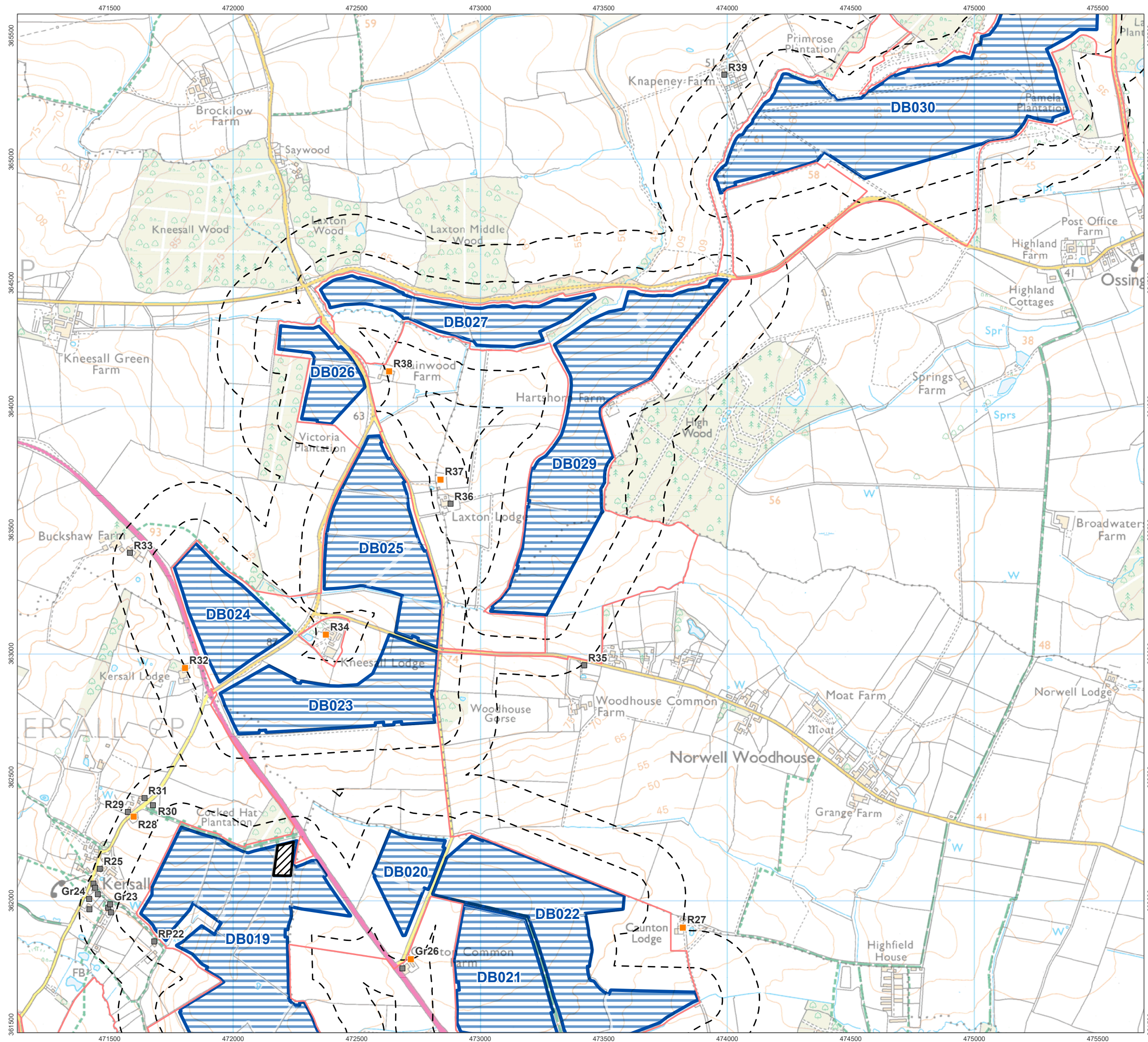


- Residential Properties within 250m
- Residential Properties
 - Properties with limited visibility
 - Distance from Solar Areas, BESS and Substations (100m, 250m)
 - Order Limits
 - Substation Areas
 - BESS and 400kV Substation Development Areas
 - 400kV Substation
 - BESS

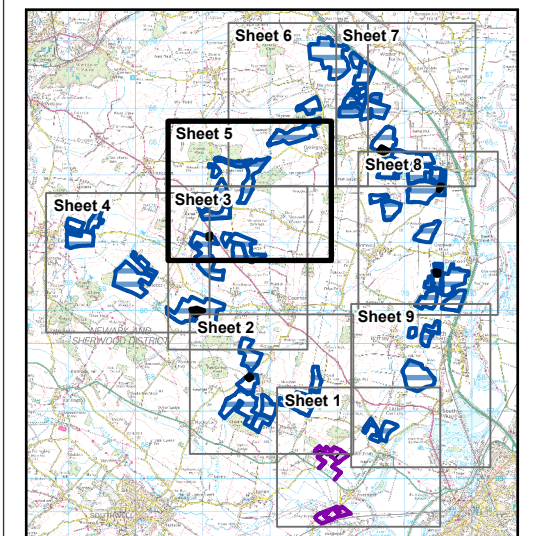


Technical Appendix 7.6 - Figure TA7.6.1
Residential Property Location Plans
Sheet 4

Great North Road Solar and
Biodiversity Park
Preliminary Environmental
Information Report



- Residential Properties within 250m
- Residential Properties
 - Properties with limited visibility
 - Distance from Solar Areas, BESS and Substations (100m, 250m)
 - Order Limits
 - Substation Areas
 - BESS and 400kV Substation Development Areas
 - 400kV Substation
 - BESS



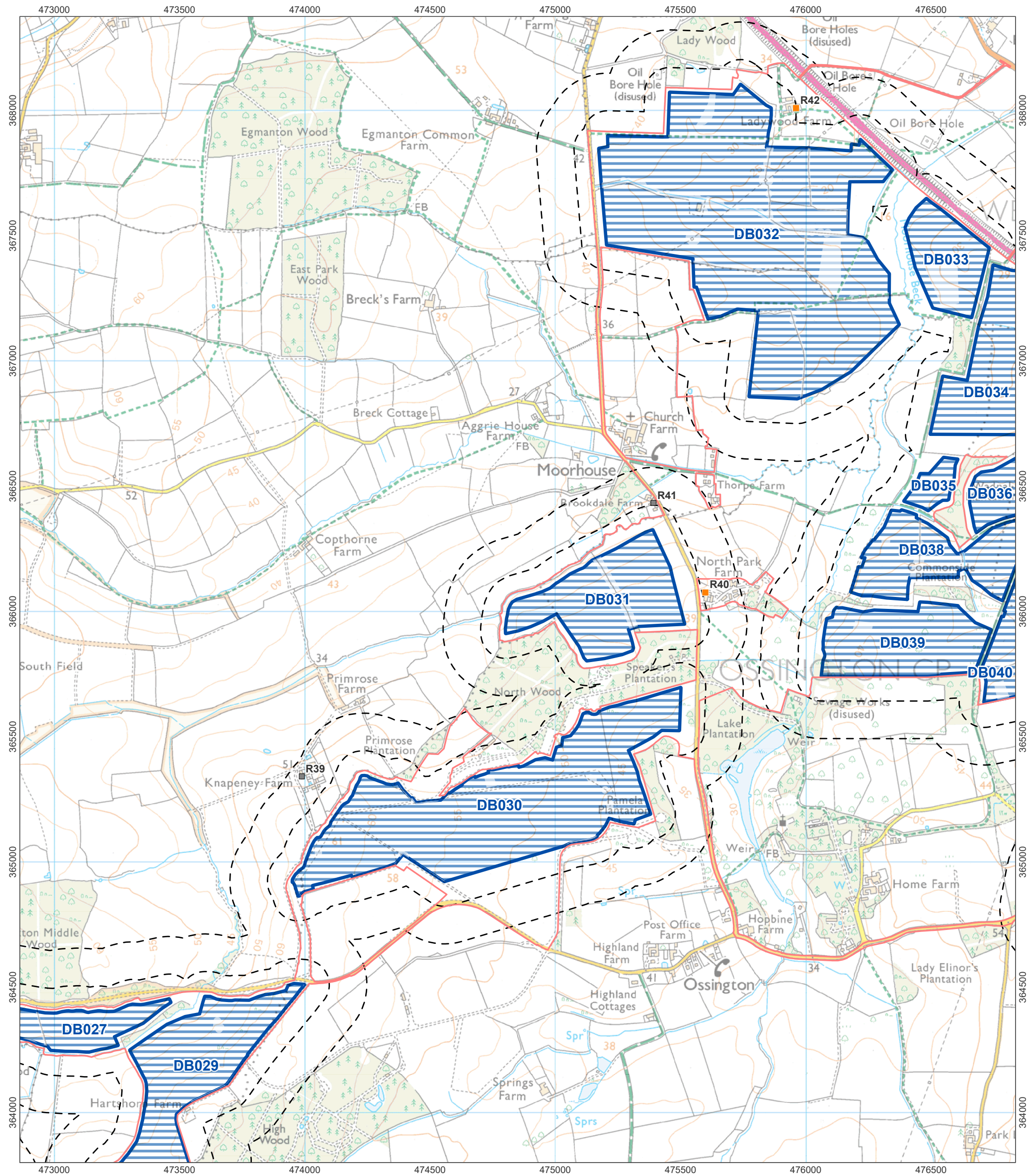
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0 0.25 0.5 km

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Technical Appendix 7.6 - Figure TA7.6.1
Residential Property Location Plans
Sheet 5

Great North Road Solar and
Biodiversity Park
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Information Report



Residential Properties within 250m

- Residential Properties
- Properties with limited visibility
- Distance from Solar Areas, BESS and Substations (100m, 250m)
- Order Limits

- Proposed Solar Array Areas
- Substation Areas
- BESS and 400kV Substation Development Areas
- 400kV Substation
- BESS

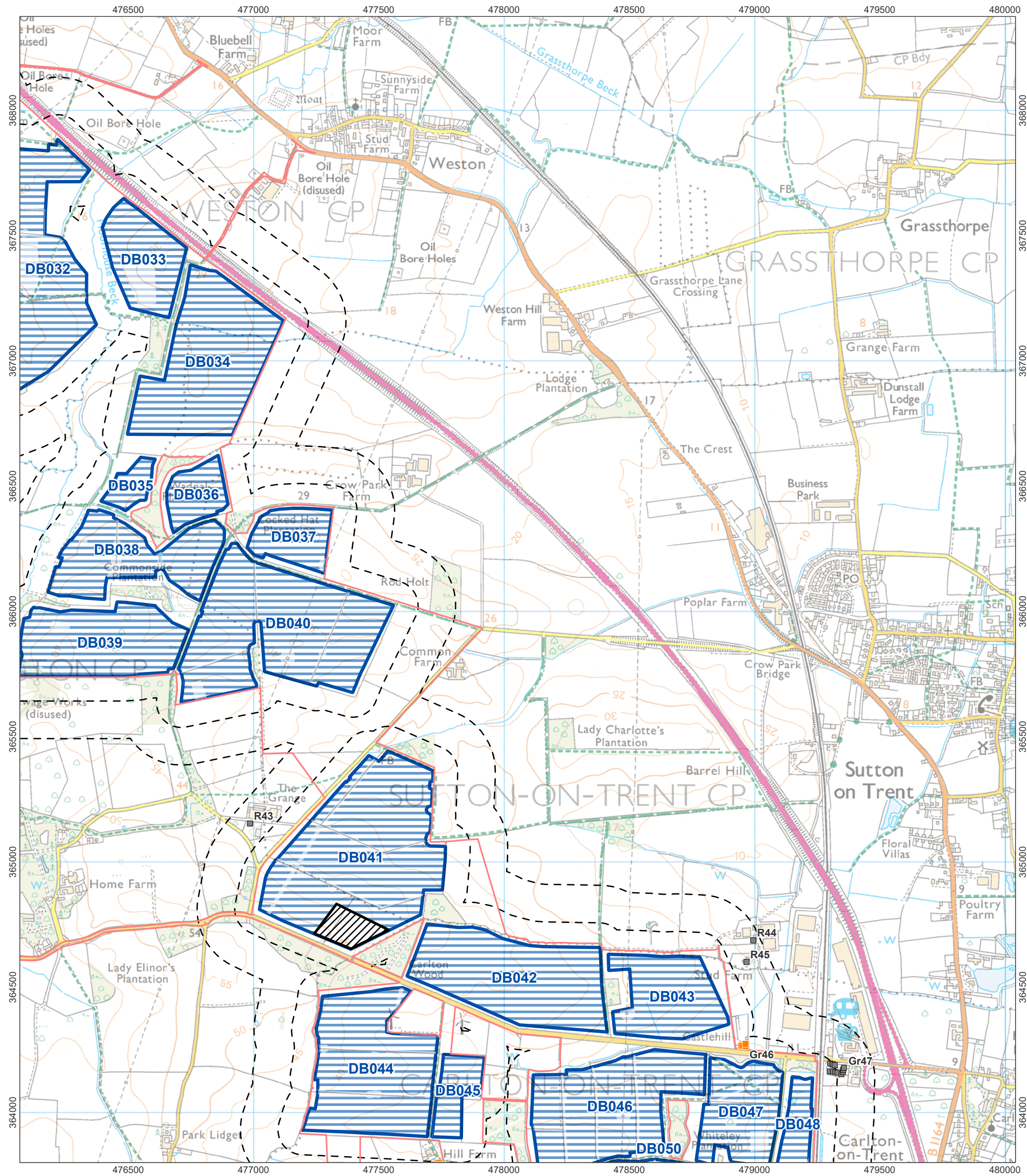
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0 0.25 0.5 km

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Technical Appendix 7.6 - Figure TA7.6.1
Residential Property Location Plans
Sheet 6

Great North Road Solar and Biodiversity Park
Preliminary Environmental Information Report



Residential Properties within 250m

- Residential Properties
- Properties with limited visibility
- Distance from Solar Areas, BESS and Substations (100m, 250m)
- Order Limits

Proposed Solar Array Areas

- Substation Areas
- BESS and 400kV Substation Development Areas
- 400kV Substation
- BESS

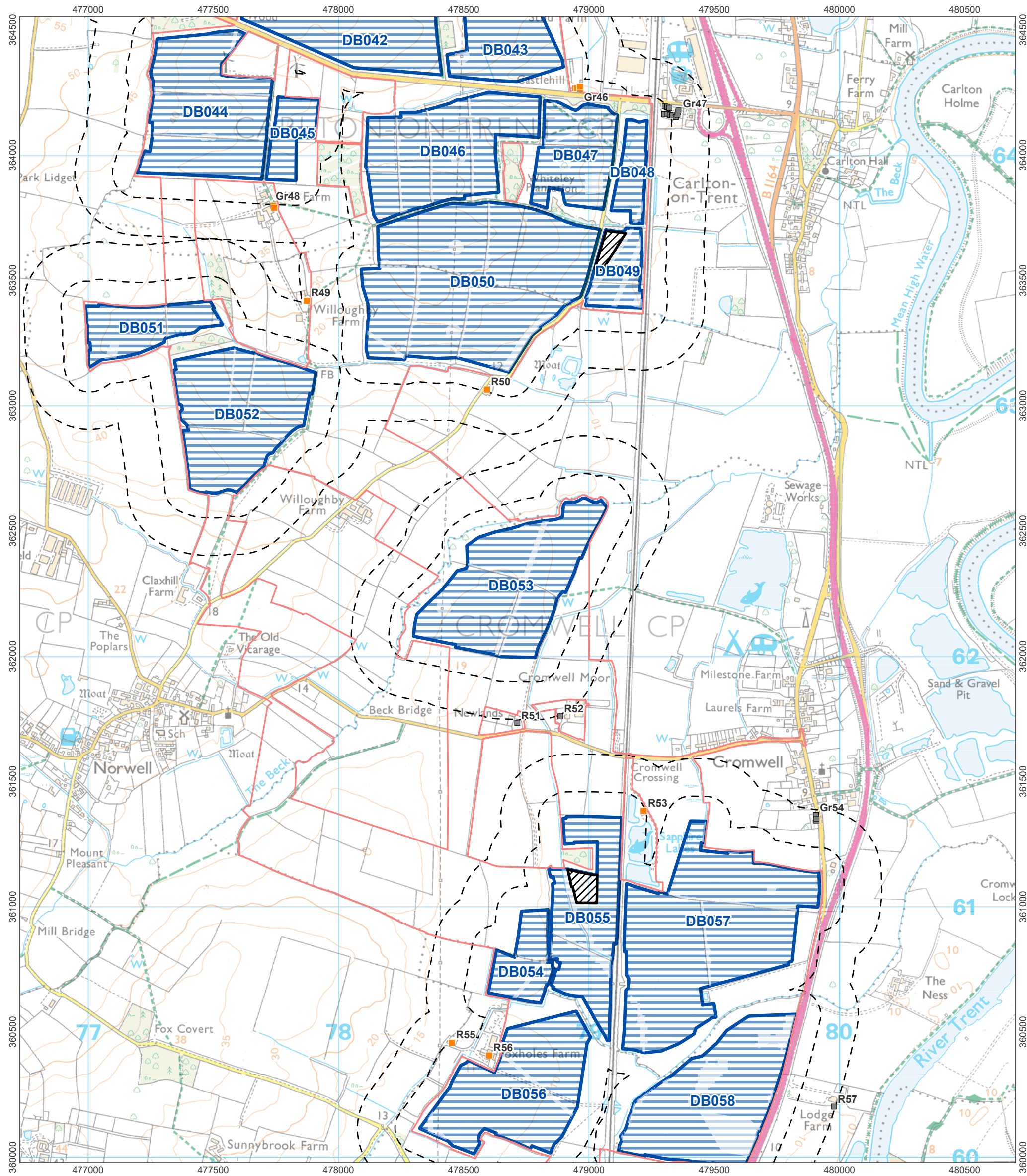
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0 0.25 0.5 km

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**Technical Appendix 7.6 - Figure TA7.6.1
Residential Property Location Plans
Sheet 7**

**Great North Road Solar and Biodiversity Park
Preliminary Environmental
Information Report**



Residential Properties within 250m

- Residential Properties
- Properties with limited visibility
- Distance from Solar Areas, BESS and Substations (100m, 250m)
- Order Limits

- Proposed Solar Array Areas
- Substation Areas
- BESS and 400kV Substation Development Areas
- 400kV Substation
- BESS

1:15,000 Scale @ A3

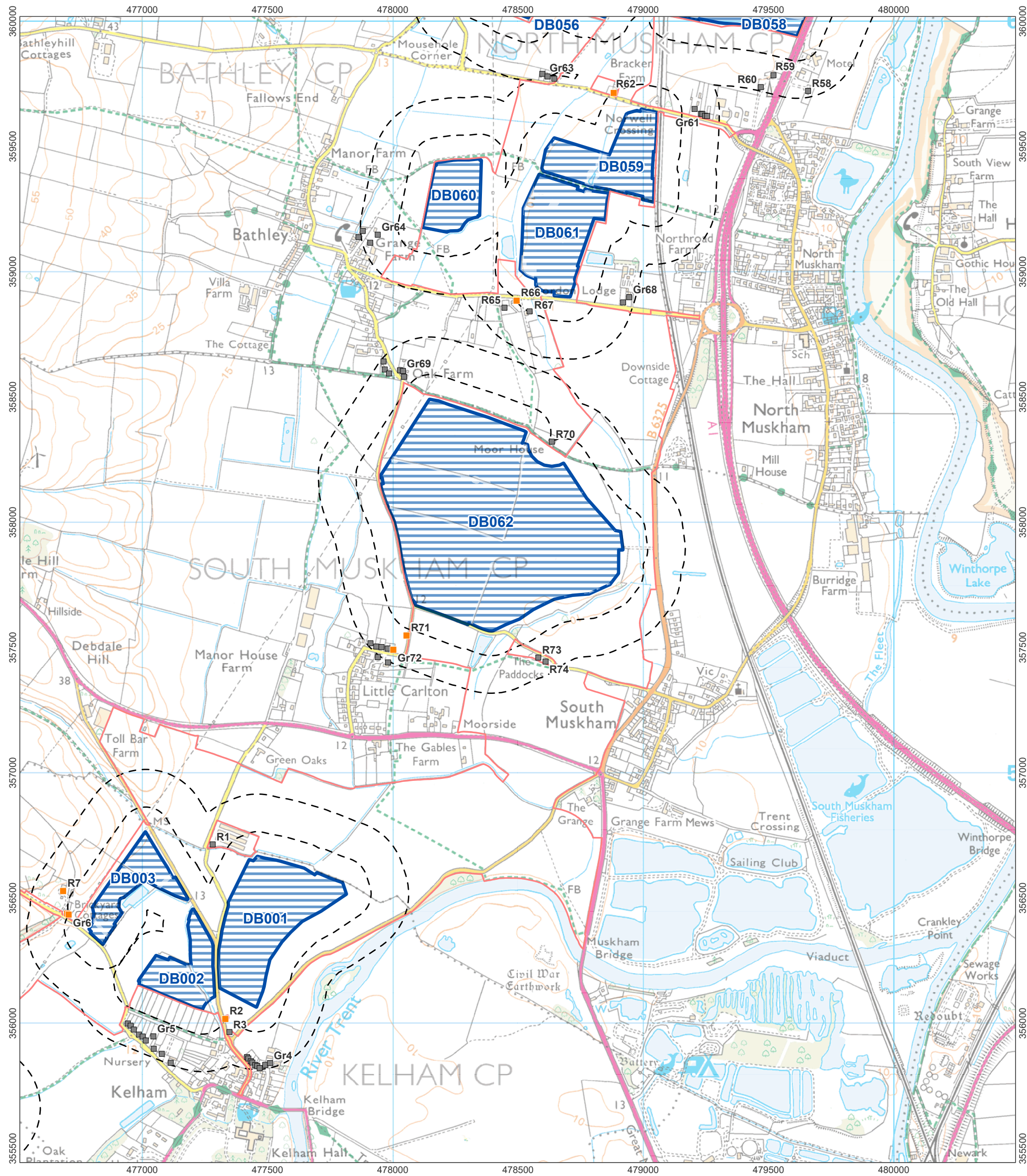
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Solar & Biodiversity Park

Ref: _____ Date: 06/12/2024

Technical Appendix 7.6 - Figure TA7.6.1
Residential Property Location Plans
Sheet 8

Great North Road Solar and Biodiversity Park
Preliminary Environmental
Information Report



Residential Properties within 250m

- Residential Properties
- Properties with limited visibility
- Distance from Solar Areas, BESS and Substations (100m, 250m)
- Order Limits

Proposed Solar Array Areas

- Substation Areas
- BESS and 400kV Substation Development Areas
- 400kV Substation
- BESS

1:15,000 Scale @ A3

0 0.25 0.5 km

Solar & Biodiversity Park

Ref: Date: 06/12/2024

Technical Appendix 7.6 - Figure TA7.6.1
Residential Property Location Plans
Sheet 9

Great North Road Solar and Biodiversity Park
Preliminary Environmental Information Report