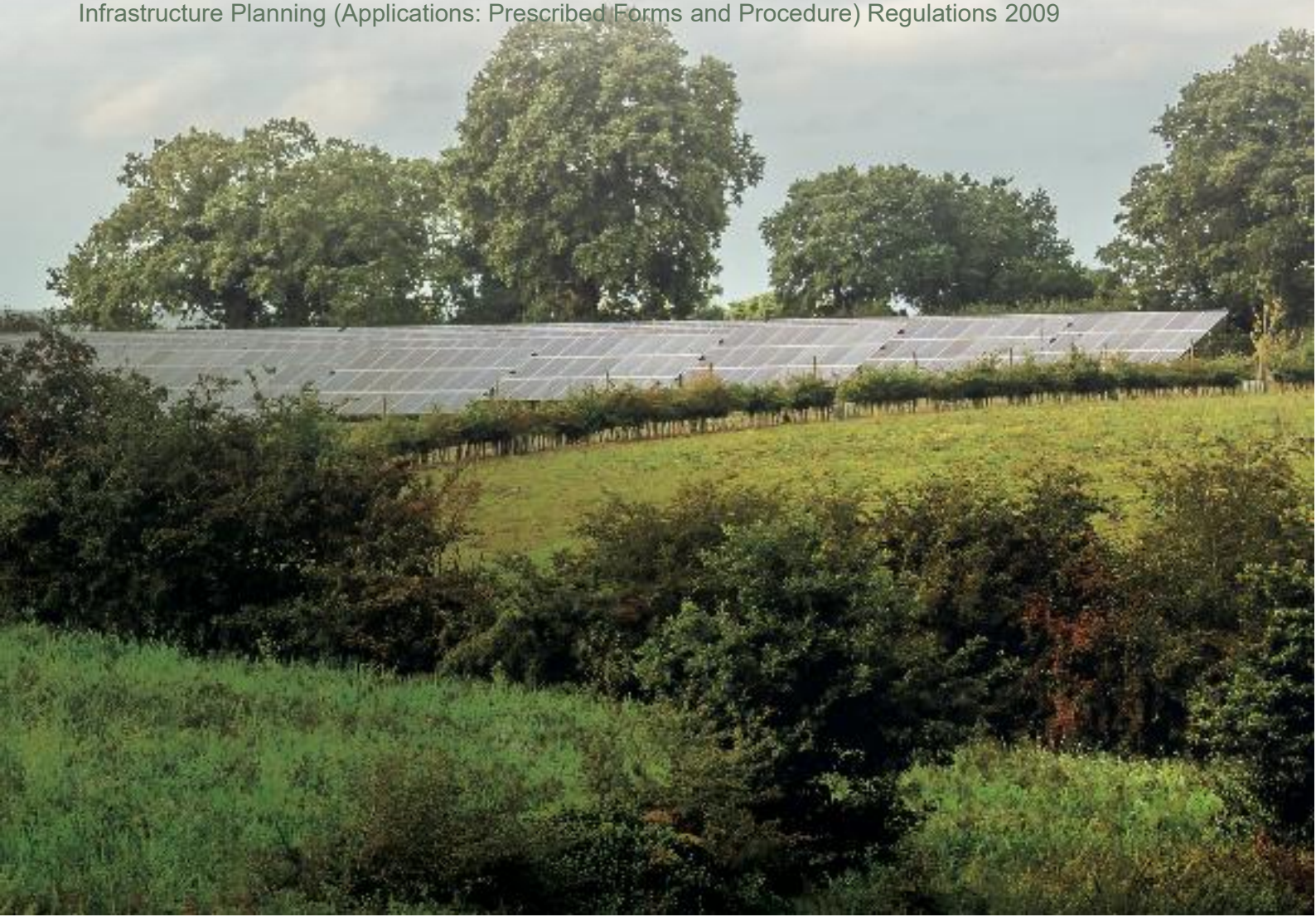
THE DROVES
SOLAR FARM

The Droves Solar Farm

Appendix 6.7: Residential Visual Amenity Assessment (Tracked)

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7.0 Appendix 6.7 Residential Visual Amenity Assessment

7.1. Introduction and Purpose

7.1.1. This Residential Visual Amenity Assessment ('RVAA') has been prepared to assess the likely change to residential visual amenity as a result of the Scheme.

~~7.1.1.~~7.1.2. Guidance on RVAA is set out within the Landscape Institute's Technical Guidance Note 02/19 (TGN 02/19) and grounded within the principles of the Landscape Institute and Institute of Environmental Management and Assessment's Guidelines for Landscape and Visual Impact Assessment, 3rd Edition (GLVIA3). TGN 02/19 (Paragraph. 1.2) defines Residential Visual Amenity as *"the overall quality, experience and nature of views and outlook available to occupants of residential properties, including views from gardens and domestic curtilage."* Residential Visual Amenity forms one component of 'Residential Amenity' which comprises *"a range of visual, aural, olfactory and other sensory components"* (TGN 02/19, Paragraph. 1.4). RVAA is confined to judgements on Residential Visual Amenity, with the final judgement regarding effect on Residential Amenity being a planning matter to be considered in the planning balance.

~~7.1.2.~~7.1.3. RVAA is a tool used to 'form a judgement, to assist decision makers, on whether a Scheme is likely to change the visual amenity of a residential property to such an extent that it becomes a matter of 'Residential Amenity'' (TGN 02/19, Paragraph. 5.1). RVAA is a separate assessment to a LVIA, as stated within GLVIA3 Paragraph. 6.17, and focuses solely on private views and private visual amenity. It requires assessors to determine whether the effects of a Scheme reach the 'Residential Visual Amenity Threshold', described as the point at which a Scheme would be of 'such nature and/or magnitude that it potentially affects 'living conditions' or Residential Amenity' (TGN 02/19, Paragraph. 2.1).

~~7.1.3.~~7.1.4. The language used to express the Residential Visual Amenity Threshold varies dependant on the type of proposals being assessed. However, it is typically described as the point at which the development becomes 'overbearing or overwhelming' (used for tall structures) or 'overly intrusive' (used for development overlooking a garden or principal room).

7.1.5. No individual has a right to a particular view, as confirmed in a number of planning appeal and public inquiry decisions, and '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.' This in itself 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' (TGN 02/19, Paragraph. 1.6).

~~7.1.4.~~7.1.6. This document has been updated at Deadline 5 to consider the PAR Mitigation in the assessment of landscape and visual impacts (as detailed in **ES Chapter 5: The Scheme [APP/6.1.3]** and the **Design Principles, Parameters and Commitments [APP/5.8.5]**), on the relevant receptors. The document references have not been updated from the original submission. Please refer to the **Guide to the Application [APP/1.3.7]** for the list of current versions of documents.

7.2. Methodology

7.2.1. The methodology for this RVAA adopts the four-step approach recommended by TGN 02/19 (Paragraph. 4.1) that comprises:

1) Definition of study area and scope of the assessment – informed by the description of the Scheme, defining the study area extent and scope of the assessment with respect to the properties to be included.

2) Evaluation of baseline visual amenity at properties to be included having regard to the landscape and visual context and the development proposed.

3) Assessment of likely change to visual amenity of included properties in accordance with GLVIA3 principles and processes.

4) Further assessment of predicted change to visual amenity of properties to be included forming a judgement with respect to the Residential Visual Amenity Threshold.

Study area and Scope of the Assessment

7.2.2. The type and nature of the Scheme should inform the study area for a RVAA. TGN 02/19 Paragraph. 4.4 states that "there are no standard criteria for defining the RVAA study area nor for the scope of the RVAA, which should be determined on a case-by-case basis taking both the type and scale of Scheme, as well as the landscape and visual context, into account." It further

notes that being able to see a Scheme from a property should not be a reason to include it within the RVAA.

7.2.3. TGN 02/19 recommends a preliminary study area of 1.5-2km for conspicuous structures, such as wind turbines, with a smaller 50-250m study area recommended for large but lower profile structures and developments such as road schemes and housing. However, it notes that in most cases the latter developments are unlikely to require an RVAA (Paragraph. 4.7).

7.2.4. For the purpose of this assessment, a study area of 800m has been selected as appropriate.

7.2.5. The 800m RVAA study area is a buffer offset from the Order limits, which includes the Highway Works to the north of Swaffham. Therefore, the study area extends further to the south-east than the Solar PV Site would be, and includes a large number of properties in the north of Swaffham that are not near to any of the structures that are considered within this RVAA. For this reason, residential dwellings identified on **ES Figure 6.9: Residential Properties [APP/6.3]**, located south of the A47 near Swaffham, have been scoped out of this RVAA.

7.2.6. Within the study area, all residential properties scoped into the RVAA are initially identified. A Zone of Theoretical Visibility (ZTV) study is utilised to exclude any properties where visibility of the of the Scheme would be unlikely to occur. This draws upon the work carried out within the main LVIA.

7.2.7. Properties within the assessment are assessed on an individual basis, unless the outlook and/or views in all aspects are the same for multiple properties, where they may be assessed as a group. Where this occurs, it is explicitly stated.

Evaluation of Baseline Amenity

7.2.8. This section of the RVAA evaluates the baseline visual conditions at the properties included. It considers the *'type, nature, extent, and quality of views that may be experienced 'in the round''* (TGN 02/19, Paragraph. 4.10) from the dwelling itself and the domestic curtilage which includes domestic gardens and access drives.

7.2.9. The evaluation of baseline visual amenity is informed by desk study and fieldwork. At this stage, consideration of the properties from publicly

accessible locations is usually appropriate to identify the baseline visual environment.

7.2.10. Where properties have a financial involvement in the project, this is recorded. All properties are treated equally as part of the RVAA.

Assessment of Likely Change to Visual Amenity

7.2.11. Step three of the RVAA involves assessing the magnitude and significance of likely visual effects from each included property. In accordance with GLVIA3 (Paragraph. 6.33) residents at home are considered to be the visual receptors 'most susceptible' to change. They are therefore considered to be of High Sensitivity.

7.2.12. Considerations for describing and evaluating the predicted magnitude of change and related visual effect are described in Paragraph 4.14 of TGN 02/19 as the:

- Distance of property from the Scheme having regard to its size / scale and location relative to the property (e.g. on higher or lower ground)
- Type and nature of the available views (e.g. panoramic, open, framed, enclosed, focused etc.) and how they may be affected, having regard to seasonal and diurnal variations
- Direction of view / aspect of property affected, having regard to both the main / primary and peripheral / secondary views from the property
- Extent to which development / landscape changes would be visible from the property (or parts of) having regard to views from principal rooms, the domestic curtilage (i.e. garden) and the private access route, taking into account seasonal and diurnal variations
- Scale of change in views having regard to such factors as the loss or addition of features and compositional changes including the proportion of view occupied by the development, taking account of seasonal and diurnal variations
- Degree of contrast or integration of new features or changes in the landscape compared to the existing situation in terms of form, scale and mass, line, height, colour and texture, having regard to seasonal and diurnal variations
- Duration and nature of the changes, whether temporary or permanent, intermittent or continuous, reversible or irreversible etc.; and

- Mitigation opportunities – consider implications of both embedded and potential further mitigation.

7.2.13. This step involves desk study and fieldwork, primarily undertaken from the nearest publicly available vantage or access point. Where this is not possible visits to certain properties may be carried out.

7.2.14. This step concludes by identifying the properties that should be taken forward for more detailed examination in order to reach a judgement regarding the Residential Visual Amenity Threshold. These are the properties that are assessed to be likely to experience the largest magnitude of effect.

Further Assessment including RVAA Threshold

7.2.15. The final stage of stage of the RVAA involves the detailed examination of properties requiring further assessment as identified within step three. For each property:

- The change in visual amenity is described
- A conclusion of magnitude and significance for visual effects is made; and
- A judgement on whether the predicted effects reach the Residential Visual Amenity Threshold is made.

7.2.16. Bespoke graphics may be provided to help support the narrative, including annotated aerial imagery and visualisations.

7.2.17. For these properties, detailed fieldwork will be carried out should the occupier consent. This may involve detailed inspection of views and visual amenity form the inside of the property and the garden and general curtilage. Where access is not possible, assessment will be undertaken from the most appropriate publicly accessible location.

Approach to Cumulative Schemes

7.2.18. Existing cumulative developments, i.e. those which are already operational, are considered as part of the baseline for this assessment.

7.2.19. In general, future cumulative visual effects are assessed as part of the LVIA **ES Chapter 6 [APP/6.2]** and not within the RVAA. However, in certain circumstances, it may be appropriate to consider a particular cumulative

proposal which is effectively already part of the existing landscape baseline' (TGN 02/19, Paragraph. 4.25).

7.2.20. High Grove Solar Farm has submitted a Preliminary Environmental Information Report (PEIR) and conducted Statutory Consultation at the time of writing. The Order limits of the High Grove Solar Farm DCO are located adjacent to the south-east of the Droves Order limits, where there is a shared area for cabling. The Off Barn (P3) is a residential property situated approximately 485m east of the Site and approximately 420m north of High Grove Solar Farm Order limits. Should High Grove Solar Farm and the Scheme both be consented the property would be located within relative proximity to both solar farms; one to the west and one to south. Given the distance between P3, the Scheme and High Grove Solar Farm, and taking account of both the existing vegetation and proposed planting mitigation within the study area, it is anticipated that there would be no overbearing residential visual amenity effects associated with residential dwelling P3 (The Off Barn).

7.2.21. No further cumulative developments have been identified as requiring additional consideration as part of this RVAA.

Distance and Direction

7.2.22. Where distances are given in the assessment, these are approximate distances rounded to the nearest 10m, given between the nearest part of the residential property and the Scheme unless explicitly stated otherwise.

7.3. Assessment

Introduction

7.3.1. The study area is defined as 800m from the Order limits. The baseline assessment has identified a total of 23 residential properties within the 800m study area. These properties are listed in **Table 2** and mapped on **ES Figure 6.9: Residential Properties [APP/6.3]**, included within this report. P23 is a cluster of residential properties at a managed Travellers Site (The Splashes)

north of Swaffham, enclosed by woodland. These are considered as a collective, under one identifier.

7.3.2. The assessment is supported by ZTV studies carried out as part of the main LVIA (Figure 6.5 ZTV DTM and Figure 6.6 ZTV DSM **[APP/6.3]**).

7.3.3. Analysis of the ZTV studies has shown that some of the properties within the study area would experience theoretical views of the Scheme and are therefore included within this assessment.

7.3.4. Properties P1, P2, P3, P6, P7, P10-P11 and P19 – P22 are shown to experience theoretical visibility of the Scheme. The remaining properties situated within the study area are predicted to have little to no potential visibility of the Scheme, with views towards the Scheme restricted by either existing mature vegetation within the immediate context of the residential property or immediate landscape.

7.3.5. Views from properties to the west of which there is no or little visibility towards the Site are screened by existing plantation woodland and roadside/field boundary vegetation.

7.3.6. Views from properties to the south of which there is no or little visibility towards the Site are screened by existing plantation woodland which surrounds The Splashes.

7.3.7. Views from properties to the north of which there is no or little visibility towards the Site are screened by existing plantation woodland, field boundary vegetation and changes in landform around South Acre.

7.3.8. The remaining properties P1, P2, P3, P6, P7, P10-P11 and P19 – P22 could have visibility towards some parts of the Scheme, however they are also closely surrounded by mature vegetation within their immediate context. Potential visibility for the respective properties is as follows:

- Property P1 would have direct views of the Scheme to the south. Existing woodland screens views northwards at this property.
- Property P2 and P3 could have filtered mid ground views of the Scheme, amongst existing vegetation in the Site and its context. Property P2 is situated within close proximity to the Order limits. Property P3 is set back from the Order limits, to the east of the A1065.
- Property P6 and P7 to the south would have potential rear window upper storey mid distance oblique views towards Solar PV Arrays in the south of the Site, however this would not be over-bearing on the

residential view due to sufficient distance to receptor, low level development within the Site and intervening vegetation filtering some views.

- Property P10 and P11 are shown to have some visibility on the ZTV, however in reality existing woodland, vegetation and development south of the properties would largely screen views of the Scheme. Grid Connection Infrastructure would likely be visible from these properties, alongside existing pylons and partially filtered by vegetation in the foreground of the property.
- Properties P19 – P22 could have visibility towards some parts of the Scheme, however they are also closely surrounded by mature vegetation within their immediate context. Hedgerow and trees in their immediate context, to the south, would also filter lower level views. Grid Connection Infrastructure would likely be visible from these properties, alongside existing pylons and partially filtered by vegetation in the foreground of the property.

Table 4: Properties located within the 800m study area.

Identifier	Property Name	Included?
P1	Keepers Cottage	Yes
P2	Fingerhill Cottage	Yes
P3	The Off Barn	Yes
P4	Hall Farm Cottage	No
P5	Red Lodge Annexe	No
P6	Ireland Cottage 1	Yes
P7	Ireland Cottage 2	Yes
P8	Ecologie	No
P9	The Old Rectory Annexe	No
P10	1 Hall Farm Cottage	Yes
P11	2 Hall Farm Cottage	Yes
P12	South Acre Hall	No
P13	Halfacre	No
P14	South Acre House	No
P15	Rectory Cottage	No
P16	The Old Rectory	No

Identifier	Property Name	Included?
P17	Little Brooms	No
P18	Church Farm House	No
P19	11 Glebe Cottage	Yes
P20	12 Glebe Cottage	Yes
P21	13 Glebe Cottage	Yes
P22	14 Glebe Cottage	Yes
P23	The Splashes Traveller Site	No

Initial Assessment

7.3.9. This initial assessment combines steps two and three of the RVAA methodology to determine the baseline visual conditions from each included property and to provide a judgement on the magnitude and significance of likely visual effects. Residential properties are deemed to be of High-Medium sensitivity receptors.

7.3.10. Properties with the highest magnitude of effect are identified as requiring further assessment to provide a judgement on whether the Residential Visual Amenity Threshold has been reached. This further, detailed assessment is provided on individual property sheets located after the initial assessment.

7.3.11. The assessment is supported by the ZTV studies (**Figures 6.5 ZTV DTM** and **Figure 6.6 ZTV DSM [APP/6.3]**) and photographs included within this report.

Construction and Decommissioning Effects

7.3.12. Key potential impacts during the construction and decommissioning Phase would most notably arise during the erection of the proposed Grid Connection Infrastructure, Solar PV Arrays, BESS and Customer Substation and National Grid Substation, where cranes and other equipment would be visible. Effects during these phases would be temporary and short term, and as a result would be of notably lower magnitude than those during the Operation Phase of the Scheme. There would be no decommissioning phase effects associated with the National Grid Substation and Grid Connection Infrastructure as these are being retained as permanent structures.

7.3.13. Property P1 Keepers Cottage is located within the centre of the Site (but not within the Order limits) and would experience Site traffic and equipment being transported directly south of the property. It is noted that construction / decommissioning effects comprise more than just visual matters (e.g. they also relate to noise and vibration) and these effects are covered in the

appropriate chapters. This property is owned by the Scheme's landowner and is tenanted.

Night-Time Effects

7.3.14. Temporary lighting during construction required to enable safe working during in the hours of darkness will be designed as far as reasonably practical to avoid light spill onto areas beyond the Order limits. Construction lighting will include directional fittings and will be restricted to the construction working hours sets out in Chapter 5, Scheme Description.

7.3.15. During the Operation Phase, the Scheme will generally remain unlit with the exception of the Customer Substation and National Grid Substation which have manually operated or motion-detection lighting utilised for operational and security purposes. The lighting design will seek to limit any impacts on sensitive receptors through directional cowls, as secured through the outline Operational Environmental Management Plan (**oOEMP [APP/7.8]).**

7.3.16. Effects on residential visual amenity as a result of lighting would be extremely limited. Where visible, temporary and any minor operational lighting will most likely be experienced from external areas of the properties, such as from garden areas being used in the evenings, where external lighting is switched off or not present. Most people close curtains, have lights on, or are asleep during the hours of darkness, and visibility from the inside of properties will be limited to rooms where lights are off and the windows are unobscured.

Table 5: Initial Assessment

7.3.17. Distances are given to the dwelling (not the garden) and rounded to the nearest 10m.

Identifier	Property Name	Distance to Site and direction	Description	Magnitude of Change in Medium term	Significance of Effects	Requires further Assessment?
P1	Keepers Cottage	Adjacent, Centre	Keepers Cottage is a two storey detached property located outside of, but surrounded by, the Order limits. The property is situated on a generally flat landform with a woodland block located directly north of its curtilage. The property is accessed from the east, along a minor track connecting to Petticoat Drove. The main aspect of the property is to the south, towards the Scheme. The property curtilage is undefined by a physical boundary, but instead shown by a change in land use, as the surrounding agricultural land alters to domestic grassland. A separate barn is situated to the west of the property. Mature hedgerows and trees are also situated to the east and west of the property. Both the existing barn and vegetation within the property's context restrict views to the north, east	High	Major-Moderate	Yes

Identifier	Property Name	Distance to Site and direction	Description	Magnitude of Change in Medium term	Significance of Effects	Requires further Assessment?
			and west. There are direct unfiltered views southwards overlooking the Site. Existing telegraph poles are visible in the property's context. Visibility of the Scheme during construction, operation and decommissioning is likely to occur from the interior of the property from south facing windows and doors. From the exterior of the property the Scheme would also be clearly visible to the south. The PAR Mitigation (bunds and/or fences) would be visible to the south, alongside proposed Solar PV Arrays, particularly during construction, short term operation and medium term operation before the proposed mitigation planting has fully established. When approaching the property there would be visibility of the Scheme from along Petticoat Drove. The minor track leading to Keepers Cottage is well vegetated and focuses views westwards to the property, with little			

Identifier	Property Name	Distance to Site and direction	Description	Magnitude of Change in Medium term	Significance of Effects	Requires further Assessment?
			opportunity for views north or south from the track. Further detailed assessment was required for this property and is provided on an individual property assessment sheet.			
P2	Fingerhill Cottage	40m, North	Fingerhill Cottage is a single storey detached property located within the Order limits. The property is situated upon locally undulating landform with a woodland block located directly to the north, east and west of its curtilage. The property is accessed from the east, along a minor track connecting to Petticoat Drove. The main aspect of the property looks south, towards the Scheme. The property curtilage is defined by woodland to the north, east and west. To the south, hedgerow and scrub separate the property curtilage from adjacent agricultural land. A separate building is situated to the west of the property, which is operated as a holiday letting at the time of	Medium-Low	Moderate-Slight	No

Identifier	Property Name	Distance to Site and direction	Description	Magnitude of Change in Medium term	Significance of Effects	Requires further Assessment?
			assessment. Existing vegetation aligning adjacent agricultural fields serve to partially filter views of the Scheme. Woodland blocks within the Site are visible as part of a well treed skyline. Visibility of the Scheme is likely to be limited and solely from south facing windows and doors, due to the building's orientation and vegetation around the building. From the exterior of the property, the Scheme would be partially visible beyond the nearby vegetated field boundaries, to the south. Existing mature vegetation in the context of the property would serve to filter the majority of views towards the Scheme. Proposed Solar PV Arrays in Fields 12 and 13 could be partially visible above existing vegetation and where there are gaps in hedgerow. The minor track leading to Fingerhill Cottage is well vegetated and focuses views towards the			

Identifier	Property Name	Distance to Site and direction	Description	Magnitude of Change in Medium term	Significance of Effects	Requires further Assessment?
			property, with little opportunity for views north or south from the track.			
P3	The Off Barn	485m, East	This property is a detached building. The Scheme is likely to be partially visible in the eastern part of the Site. Larger elements are likely to be visible in the north-eastern corner of the Site, south of Bartholomew's Hills Plantation. The existing woodland within the Site is likely to provide a backdrop to the Scheme. Woodland in the context of the residential property would limit views further north towards South Acre, tempering adverse impacts of the Scheme.	Low	Slight	No
P6-P7	Ireland Cottages	585m, South	These properties are an adjoined semi-detached one and two storey building. There would be limited glimpsed views towards Solar PV Arrays, within the Scheme, from these properties due to intervening vegetation along the Order limits and nearby fields.	Low	Slight	No

Identifier	Property Name	Distance to Site and direction	Description	Magnitude of Change in Medium term	Significance of Effects	Requires further Assessment?
P10-P11	Hall Farm Cottages	160m, North	These properties are single storey detached buildings. There would be some partial visibility towards the Scheme situated within the north of the Site, north of Bartholomew's Hills Plantation. There would only be filtered views of taller elements within the Scheme such as the Grid Connection Infrastructure and substations. However, these would be well screened and form minor elements of the views at this property, where visible.	Low-Negligible	Slight-Minimal	No
P19-P22	Glebe Cottages	10m, North	These properties are two storey semi-detached buildings. There would be some partial visibility towards the Scheme situated within the north of the Site, north of Bartholomew's Hills Plantation. There would only be partially filtered views of taller elements within the Scheme such as the Grid Connection Infrastructure and Substations. However, these upper sections of the structure would only be	Low	Moderate - Slight	No

Identifier	Property Name	Distance to Site and direction	Description	Magnitude of Change in Medium term	Significance of Effects	Requires further Assessment?
			visible and seen alongside existing pylons near to the properties.			

Summary

7.3.18. In summary, the properties that experience the highest magnitude of effect are P1 Keepers Cottage and P2 Fingerhill Cottage.

7.3.19. P1 is situated adjacent to the Scheme and would have direct views of Solar PV Arrays in Fields 10, 11 and 9, to the south of the property which would include the PAR Mitigation. The visual effect on this property without mitigation would be significant in the long term. This effect would reduce by screening views southwards with mitigation planting. A further detailed assessment is provided for P1.

7.3.20. P2 is located over approximately 40m away from Solar PV Arrays within the Scheme. Potential filtered views would be of Solar PV Arrays in Fields 12, 13 and 31, as shown on the refined ZTV which takes into account visual obstructions (**ES Figure 6.6: Zone of Theoretical Visibility: DSM [APP/6.3]**). The agricultural field(s) that separate the property and the Scheme, as well as the intervening mature hedgerow and hedgerow trees, would create a sense of visual separation that would prevent the Scheme from being visually imposing or overbearing. Views from the property would be largely screened by existing hedgerow and trees within the Site and its local context. A further assessment is not required for this property.

Further Assessment

7.3.21. A further detailed assessment has been undertaken for P1 Keepers Cottage. The approximate field of view, potential effect and judgement on the RVA threshold is included below.

P1 – Keepers Cottage

Plate 1



P1 – Field of view to the south, from Keepers Cottage. Surrounding agricultural Field(s), woodland and hedgerow are situated within the Order limits. Field of view shown by two orange line markers.

Table 6: Keepers Cottage

P1: Keepers Cottage	
Distance and direction to proposed Scheme	Adjacent, centre
Approximate field of view	80°
Financial involvement?	Property also owned by land owner
Survey details	Property viewed from surrounding curtilage. Construction activity prevented

P1: Keepers Cottage	
	access due to property undergoing renovations.

Description of Baseline Visual Amenity

7.3.22. P1, Keepers Cottage is a two-storey detached property located outside of, but surrounded by, the Order limits. The property is situated upon generally flat landform with a woodland block located directly north of its curtilage. The property is accessed from the east, along a minor track connecting to Petticoat Drove. The main aspect of the property looks south, towards the Site.



Plate 2: Photograph showing the primary southerly aspect of P1 Keepers Cottage, with woodland situated to the north of the property. This photograph is taken from the curtilage of the property boundary, not from a window.

7.3.23. The property's curtilage is undefined by a physical boundary, but instead shown by a change in land use, as the surrounding agricultural land alters to domestic grassland. A separate barn is situated to the west of the property. Mature hedgerows and trees are also situated to the east and west of the property. Both the existing barn and vegetation within the property's context restrict views to the north, east and west. There are direct unfiltered views southwards overlooking the Site. Existing telegraph poles are visible in the property's context.

7.3.24. From south facing windows and doors, there are framed views towards open agricultural land located south of the property's curtilage. There are oblique

views towards agricultural land to the south-east and south-west, which are in part filtered by existing hedgerow and trees aligning Field(s) within close proximity to the Site. Views of the wider landscape at this property are all focussed southwards, due to the building's orientation and vegetation surrounding the property.



Plate 3: Photograph looking south-east, shows the interface between property's grassland curtilage and adjacent ploughed agricultural fields situated within the Site. This photograph is taken from the curtilage of the property boundary, not from a window.

Likely Change to Visual Amenity

7.3.25. Visibility of the Scheme is likely to occur from the interior of the property, due to the building's orientation, from south facing windows that look towards the Scheme. Views of the Scheme would also be available from the wider domestic curtilage of the property due to the lack of vegetation along the southern garden boundary.

7.3.26. From the exterior of the property the Scheme would be clearly visible to the south, set back from the curtilage of the property. New Solar PV Arrays, fencing, PAR Mitigation and associated lower-level development would be visible in the medium term, before the establishment of proposed mitigation planting which would include a proposed hedgerow and hedgerow trees on the southern boundary of the property's curtilage. New development within Fields 9, 10 and 11 would be most visible at this property. The magnitude of change would be High in the medium term.

7.3.27. Key potential impacts during the construction and decommissioning phases would most notably arise during the erection and removal of the proposed Solar PV Arrays and PAR Mitigation. There would be direct views of

construction activity. Decommissioning activity would be largely screened from the ground floor by a new hedgerow and tree planting along the southern extent of the property's curtilage and the layering effect of existing hedgerows with additional hedgerow trees bounding adjacent fields. Views of decommissioning activities in the mid ground, from south facing upper storey windows, would be visible above the property's new boundary hedgerow.

7.3.28. In the short and medium term, there would be mid distance views of the Solar PV Arrays and PAR Mitigation to the south of the property. Mitigation planting would not have matured enough in order to screen ground floor views of the Scheme. Upper storey views of the Scheme would also be prominent in southwards facing views from the property. The magnitude of effect would be high-medium, major significance and adverse in nature.

7.3.29. In the long term, visibility of the Scheme would be filtered by new hedgerow planting to the south of the property's curtilage, which would run along the northern field boundary of Field 11 and the layering effect of existing hedgerows with additional hedgerow trees bounding adjacent fields. The new hedgerow boundary edging Field 11 and the property's curtilage would provide a high degree of screening of the lower-level Solar PV Arrays and PAR Mitigation in the long term, once established. There would be a complete change of view at this property, from an existing baseline view which is expansive to the south, to one that is generally enclosed at ground level following the maturation of new hedgerow and tree mitigation planting to the southern boundary of the property curtilage.

7.3.30. Potential views of the Scheme within the southern half of Field 11, and Fields 9 and 10 would likely remain from upper storey windows of Keepers Cottage. In the long term, additional hedgerow enhancement including new hedgerow trees and gapping up within the wider Site would partially filter views of Solar PV Arrays and PAR Mitigation to the south, west and east of this property. The magnitude of effect would be medium, of major-moderate to moderate significance, and adverse in nature in the long term.

RVA Threshold Judgement

7.3.31. In the long term, views from ground floor south facing windows and the southern domestic curtilage of the property would likely be screened by new hedgerow planting and hedgerow trees along the north of Field 11. Visibility of Solar PV Arrays and PAR Mitigation within the Scheme would likely remain from south facing upper storey windows, overlooking new boundary hedgerow in the long term. However the Scheme would be offset from the

property curtilage, with a generous field margin proposed along the northern edge of Field 11.

7.3.32. On balance, the visual effect at this property would not reach the Residential Visual Amenity Threshold

Summary

7.3.33. There are 23 residential properties within the RVAA study area, of which Properties P1, P2, P3, P6, P7, P10-P11 and P19 – P22 are within areas showing theoretical visibility and are assessed within the RVAA.

7.3.34. The most notable construction phase effects would arise during the erection of the larger elements such as the Grid Connection Infrastructure and substations, when cranes and other equipment would be visible within the Site and surrounding context. Effects during construction and decommissioning would be temporary and short term and would be of notably lower magnitude than those during the operation phase of the Scheme. There would be adverse visual effects associated with the Grid Connection Infrastructure from Properties P10-P11 and P19-P22, which are located to the north of the Site, however these effects would not be judged overbearing.

7.3.35. Construction effects would be of high magnitude for P1 due to the close proximity to the proposed Solar PV Arrays and PAR Mitigation. Effects would be associated with construction and decommissioning activity, temporary lighting and taller construction machinery in domestic views southwards. Lower-level ground floor views of decommissioning activities would be largely screened by new hedgerow and tree planting along the property's southern boundary.

7.3.36. Operation phase effects would vary notably between residential properties due to the differing locations and distances of properties within the study area. The property with the highest magnitude of change is P1. Other properties in close proximity to the Scheme such as P2, P10-P11 and P12-P22 were excluded from detailed assessment on the basis that the intervening vegetation and rising landform creates sufficient visual separation between the properties and the Scheme such that effects would not be perceived to be imposing or overbearing. A detailed assessment of P1 reached the same conclusion, and it was deemed that effects on this property would not meet the Residential Visual Amenity threshold, when taking into account the

maturation and establishment of new mitigation hedgerow and tree planting in the long term.

7.3.37. The assessment concludes that the Residential Visual Amenity threshold would not be reached for any properties within the study area. Effects on all properties would not be sufficiently “oppressive” or “overbearing” that any property would be rendered an unattractive place in which to live.