



**East Pye Solar
Environmental Statement
Volume 3: Appendix 7.8 – Residential Visual Amenity
Assessment**

**Revision 2
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1 Introduction

1.1 Introduction

- 1.1.1 Visual amenity is defined in GLVIA3 as “the overall pleasantness of the views they enjoy of their surroundings”.
- 1.1.2 This Appendix presents a Residential Visual Amenity Assessment (RVAA) for the Proposed Development. This RVAA is prepared in accordance with the following guidance:
- Landscape Institute Technical Guidance Note 2/19: Residential Visual Amenity Assessment (TGN 2/19)
- 1.1.3 Residential Visual Amenity refers to the overall quality, experience, and nature of views and outlook available to occupants of residential properties, including views from gardens and domestic curtilage.

1.2 Background

- 1.2.1 The Landscape and Visual Impact Assessment (LVIA) in **ES Chapter 7: Landscape and Visual (EN0110014/APP/6.1.7)** is concerned with public views and public visual amenity. An RVAA builds upon the principles of LVIA but focuses on private visual amenity as experienced from individual residential properties.
- 1.2.2 In planning terms, an RVAA is carried out to assist decision-makers in understanding whether a Scheme would result in a level of visual harm that could be considered a material consideration. As stated in Section 1.1.3 of TGN 2/19¹:
- ‘The planning system is designed to act in the public interest; private interests are considered by planners in ‘planning considerations’, this includes weighing effects on Residential Amenity.’*
- 1.2.3 Whilst no one has the ‘right to view’, there are occasions where the effect on residential visual amenity is so great that it is considered not to be the public interest for such condition to occur.
- 1.2.4 The purpose of RVAA is to answer, ‘*is the effect of the development on Residential Visual Amenity of such nature and / or magnitude that it potentially affects ‘living conditions’ or ‘Residential Amenity’*’², in an informed and objective manner.
- 1.2.5 An RVAA is not primarily concerned with identifying ‘significant’ visual effects on residential receptors in EIA terms. Instead, it assesses whether the Scheme would be ‘overbearing’ or ‘dominating’ at any individual residential property that the

¹ Landscape Institute. (2019). Residential Visual Amenity Assessment (RVAA) Technical Guidance Note 2/19. [pdf]. Landscape Institute. Available at: www-landscapeinstitute-org/2019/03/tgn-02-2019-rvaa.pdf [Accessed 15 December 2025].

² Landscape Institute. (2019). Residential Visual Amenity Assessment (RVAA) Technical Guidance Note 2/19. [pdf]. Landscape Institute. Available at: www-landscapeinstitute-org/2019/03/tgn-02-2019-rvaa.pdf [Accessed 15 December 2025].

resulting visual effect would widely be regarded as rendering the property an 'unpleasant' or 'unattractive' place to live.

- 1.2.6 The RVAA seeks to identify where the nature or magnitude of visual effects on residential visual amenity may be sufficient to warrant consideration within the overall planning balance of residential amenity. The point at which this occurs is referred to in TGN 2/19 as the 'Residential Visual Amenity Threshold'.
- 1.2.7 Residential Visual Amenity forms part of Residential Amenity, which as a whole includes visual, aural, olfactory and other sensory component. The RVAA is only confined to residential visual amenity, therefore it shall be considered alongside other components of Residential Amenity, such as information on noise and air quality, provided in support of the application.

2 Methodology

- 2.1.1 The methodology follows a structured approach to evaluating the potential impact of the Scheme on the visual amenity of residential receptors, focusing on private views from principal living spaces and garden areas.
- 2.1.2 TGN 2/19 recommends a four step process, where the first three steps fall broadly within the standard scope of LVIA, involving an evaluation of the magnitude and significance of visual effects and changes to visual amenity likely to be experienced by occupants of the residential properties identified during the scoping stage of the assessment.
- 2.1.3 The fourth step requires the further assessment of change to visual, focusing on whether the Residential Visual Amenity Threshold is likely to be, or has been, reached. This step examines whether the change to visual amenity is of such a nature or magnitude that it may render a residential property unpleasant or unattractive to live in. Whether this step is required depends on the specific circumstances of the case.
- 2.1.4 In all instances, the RVAA should be regarded as supplementary to the LVIA, building upon and informed by its findings and conclusions, but applying a more focused test in relation to private residential visual amenity.
- 2.1.5 The four steps are summarised in **Figure 1 RVAA Stepped Process** below.



Figure 1: RVAA Stepped Process (TGN2/19)

Step 1 – Define Study Area

- 2.1.6 There is no standardised criterion for defining the study area of a RVAA, it is determined on a case-by-case basis, depending on the nature, scale, and form of the Scheme. For large vertical structures such as wind turbines, TGN 2/19 suggests that: a preliminary study area of 1.5–2km radius may be appropriate to begin identifying properties for inclusion within RVAA.
- 2.1.7 The guidance states that *‘other development types including potentially very large but lower profile structures and developments such as road schemes and housing are unlikely to require RVAA, except potentially of properties in very close proximity (50–250m) to the development.’*
- 2.1.8 This highlights that the need for RVAA and the extent of its study area should be proportionate to the potential visual impact and proximity of residential receptors to the Scheme. The Scheme would be considered as *‘very large but lower profile structures’*, with solar PV array occupies majority of the Scheme area with a few taller elements, such as the substations.
- 2.1.9 Residential properties with views of solely the Cable Route Corridor (CRC) are excluded from the initial desk-based search, as the below ground (once constructed) nature of the element and the brief to short-term nature of effects are unlikely to result in a lasting or permanent effect which has the potential to influence residential amenity. Furthermore parts of the Order Limits, including Site 6, are designated for environmental mitigation and enhancement.
- 2.1.10 Therefore accordingly, the study area for the RVAA has been defined to align with the maximum development parameters as set out in **ES Volume I, Chapter 4 – The Scheme [EN0110014/APP/6.1.4]** and shown geographically on the **Works Plans [EN0110014/APP/2.4]** to ensure the assessment remains proportionate to the extent of the Scheme. This therefore considers the following elements (and maximum heights for each):
- Solar PV array: 4.5m (Works No. 1).
 - 132kV Project Substations: 7m (Works No. 3B).
 - 400kV Project Substation: 13m (Works No. 3A).
 - BESS: 4.5m (Works No. 2).
 - National Grid Substation: 15m (Works No 4).
- 2.1.11 Based on the findings of the LVIA and the nature of Scheme, it is unlikely that it would result in an ‘overbearing’ or ‘overwhelming’ visual effect beyond 500m from the maximum development parameters. Therefore, an initial desk-based study was carried out to identify residential properties within 500m of the maximum development parameters as shown geographically on the **Works Plans [EN0110014/APP/2.4]**. This area has then been refined using the areas of theoretical visibility identified on **ES Figure 7.5.1: Zone of Theoretical Visibility with View Locations [EN0110014/APP/6.2.7.5.1]**.

- 2.1.12 The 500m RVAA study area is illustrated in **ES Figure 7.9: Residential Receptor Plan (sheet 1-8) [EN0110014/APP/6.2.7.9]** together with a 250m and 100m offset from the maximum development parameters.
- 2.1.13 Properties within the 100m study area were individually numbered and assessed in accordance with RVAA methodology (Steps 2 and 3), as presented in **Table 1**. Two properties out of twenty properties within this 100m area were found to meet the threshold for further RVAA assessment. Given the low likelihood of significant visual effects and the absence of other qualifying receptors within the 100m range, no further detailed assessment has been carried out on residential properties located beyond this 100m offset from the maximum development parameters.

Step 2 – Evaluation of Baseline Visual Amenity

- 2.1.14 Step 2 involves describing and evaluating the baseline visual conditions at the properties to be included within the assessment. An initial desk-based analysis of the visual amenity of the residential properties is carried out using existing baseline information, aerial photography, and Google Street view. Assumptions on main frontage and key aspects of the house are made based on desk-based information.
- 2.1.15 The initial evaluation of baseline visual amenity is presented in **Table 1**.

Step 3 – Assess change to visual amenity

- 2.1.16 Step 3 is to assess the magnitude and significance of likely significant visual effects at the identified properties based on GLVIA3 principles and process. The aim of Step 3 is to identify those properties requiring further assessment in Step 4 in relation to the Residential Visual Amenity Threshold judgement.
- 2.1.17 As Step 3 aims to identify properties for further assessment. The focus is placed on Year 15 of the operational phase, when construction is complete and the landscape mitigation is fully established. This represents the stage at which the property and its occupants are expected to experience the effects of the Scheme for the longest period during its lifetime. Construction and decommissioning effects resulting from phased and short-term activities, have not been considered in this assessment.
- 2.1.18 Key considerations for evaluating the magnitude of visual change and potential Residential Visual Amenity effects are as follow:
- Proximity of the property to the Proposed Development, considering its scale and elevation.
 - Type and quality of views available (e.g. panoramic, enclosed), including seasonal and daily variations.
 - Orientation of affected views, including both primary and secondary aspects.
 - Visibility of the Scheme from principal rooms, garden, and access routes.
 - Scale of change in views, including loss or addition of features and the proportion of view occupied.

- Contrast or integration of new elements with the existing landscape (form, scale, height, colour, texture).
- Duration and nature of changes — whether temporary, permanent, intermittent, or reversible.
- Mitigation measures, including embedded and potential additional mitigation.

2.1.19 Properties identified to require further assessment are listed in **Table 1**. The further assessment is carried out in **Section 4: Detailed Assessment and RVAA Judgement**.

Step 4 – Forming RVAA Judgement

2.1.20 The assessment considers whether the change in view would meet the Residential Visual Amenity Threshold. The threshold refers to the point at which visual effects are considered so significant that they may materially affect residential amenity and warrant consideration in the planning balance.

2.1.21 Examples of potential effects that may reach the Residential Visual Amenity threshold include the following:

- ‘Overwhelming’ – The Scheme is seen surrounding a residential dwelling.
- ‘Dominating’ - The Scheme occupies all available views or principal views and its considered unescapable.
- ‘Overbearing’ - Elements of the scheme, such as substations are disproportionate to its context.

3 RVAA Initial Assessment

Table 1: Properties Identified within RVAA Study Area (Steps 2 & 3)

Relevant Site	Ref No. (as shown on ES Figure 7.9: Residential Receptor Plan [EN0110014/APP/6.2.7.9])	Property	Baseline description	Potential Visual Effects	Proposed Mitigation (as shown on Figure 2 Green Infrastructure Strategy within Appendix 2 of the Outline Landscape and Ecological Management Plan [EN0110014/APP/6.4])	Required for further assessment (Y/N)
BESS	1	Frith Farm	East facing two storey detached house with private driveway with wooden fence and hedgerows. Its primary private space is its rear garden to the west.	The BESS Site boundary is approximately 73 m south of the side of the property, while Sub-Site 1B's closest boundary is approximately 90 m to the rear of the property. The nearest BESS infrastructure is approximately 200 m away, and the closest solar PV array is approximately 120 m away. The National Grid Substation site is located approximately 550 m northwest of the rear of the property. The existing tree belt to the rear of the property and other intervening vegetation provide screening of the Scheme to the west, southwest, and northwest. As a result, views towards the solar PV arrays at Sub-Site 1B and the BESS will be largely filtered. Parts of the National Grid Substation, particularly the taller elements, may be visible above sections of the tree line from the rear of the property.	Linear tree belts are proposed along the boundary of the BESS Site and Sub-Site 1B.	N
Site 1	1	1 Broadgate Lodge Bungalows	North facing bungalow with shared driveway and rear garden. Enclosed by timber post-and-rail fencing, with hedgerow and trees at the rear.	Sub-Site 1A's closest boundary is approximately 75 m southwest of the rear of the property, and the nearest solar PV array parameter is approximately 95 m away. The National Grid Substation site is located approximately 370 m east of the rear of the property. Intervening buildings, together with an existing tree belt and a hedgerow along the field margin, provide screening of the Scheme to the south and east of the property. As a result, views towards the solar PV arrays at Sub-Site 1A are unlikely to be available from the property itself or from its curtilage.	Hedgerow with trees and hedgerow enhancements are proposed along the boundary of sub-Site 1A.	N

Relevant Site	Ref No. (as shown on ES Figure 7.9: Residential Receptor Plan [EN0110014/APP/6.2.7.9])	Property	Baseline description	Potential Visual Effects	Proposed Mitigation (as shown on Figure 2 Green Infrastructure Strategy within Appendix 2 of the Outline Landscape and Ecological Management Plan [EN0110014/APP/6.4])	Required for further assessment (Y/N)
				The proposed National Grid Substation could be visible, particularly in winter, through the existing tree belt at Narrowgate Way at this distance.		
	2	2 Broadgate Lodge Bungalows	North facing bungalow with shared driveway and rear garden. Enclosed by timber post-and-wire fencing.	Sub-Site 1A closest boundary is approximately 70m southwest from the rear of the property and the nearest solar PV array parameter is 90m. The closest point of the National Grid substation is 340m east from the rear of the property. Intervening buildings together with an existing tree belt, and hedgerow along the field margin provide screening of the Scheme to the south and east of the property, therefore views towards solar PV array at Sub-Site 1A are unlikely to be visible from the property or its curtilage. The proposed National Grid Substation could be visible, especially in winter, through the existing tree belt at Narrowgate Way at this distance.	Hedgerow with trees and hedgerow enhancements are proposed along the boundary of Sub-Site 1A.	N
	2	New House Farm	West facing two storey detached house with timber post and rail fence at front and mature hedgerow and trees to sides and rear. Its primary private space is its rear garden.	Solar PV arrays at Sub-Site 1A are approximately 70m southeast from the rear of the property. The closest point of the National Grid Substation Site is approximately 490m east from the rear of the property. The property is enclosed by existing hedgerows and trees to its north, east and south, therefore views outwards are largely screened. The property could potentially have glimpses of solar PV arrays to its southeast in winter.	Hedgerow with trees and hedgerow enhancements are proposed along the boundary of Sub-Site 1A.	N
Site 2	1	Cherry Barn	South facing two storey detached property with wooden fence and low hedgerow. Principal aspect is south and main private garden is located to its south in its front garden.	Sub-Site 2A is approximately 75m southeast to the property and the closest panel boundary is approximately 100m southeast. The property has a hedgerow with some trees to its south and a hedgerow with intermittent trees form Sub-Site 2A's boundary. The property would likely to have some filtered views towards the solar PV arrays from its east facing side in winter.	Hedgerow enhancement is proposed to enhance the effect of screening vegetation.	N
	2	Old Queens Head	West facing two storey detached property with	Sub-Site 2A is less than 40m northwest to the property and the closest solar PV arrays parameter is approximately 60m southwest.	Hedgerow enhancement and	N

Relevant Site	Ref No. (as shown on ES Figure 7.9: Residential Receptor Plan [EN0110014/APP/6.2.7.9])	Property	Baseline description	Potential Visual Effects	Proposed Mitigation (as shown on Figure 2 Green Infrastructure Strategy within Appendix 2 of the Outline Landscape and Ecological Management Plan [EN0110014/APP/6.4])	Required for further assessment (Y/N)
			mature hedgerows Principal aspect is west and main private gardens to its east within its rear garden.	A 2m tall hedgerow forms Sub-Site 2A's boundary, therefore the property is likely to have some filtered view of solar PV arrays from its north facing elevation in winter.	woodland planting is proposed to enhance the effect of screening vegetation.	
	3	Homefields	Southeast facing two storey detached property with hedgerow and trees to its east and west. The principal aspect is southeast and main private garden is located to its northwest in its rear garden.	Sub-Site 2A is approximately 85m north to the property and the closest panel boundary is approximately 100m north. The Sub-Site's southern boundary is lined by a hedgerow with tree; therefore, the property is likely to have little filtered view of solar PV arrays from its north facing side elevation in winter.	None Required.	N
	4a	2 Hillcrest Court (Hillcrest Court Apartments)	West facing ground floor apartment part of Hillcrest Court. Main private gardens are within the courtyard garden surrounded by Hillcrest Court.	Sub-Site 2A is approximately 35m west from the property and the closest panel parameter is approximately 70m west. The properties primary aspect looks directly towards Sub-Site 2A, but views towards Sub-Site 2A would be obscured by an existing 2m tall hedgerow, and along the A140. However, glimpsed views of the Scheme would be available in winter.	Hedgerow enhancement and woodland planting is proposed to enhance the effect of screening vegetation.	N
	4b	22 Hillcrest Court	West facing apartments part of Hillcrest Court, with the top apartment located on third floor. Main private gardens are within the courtyard garden surrounded by Hillcrest Court.	Sub-Site 2A is approximately 35m west from the property and the solar PV array parameter are approximately 70m west. The properties primary aspect looks directly towards Sub-Site 2A, these partially filtered by an existing gappy hedgerow, along the A140. View towards the solar PV arrays is likely to be unmitigated from first and second floors. The Scheme would introduce new element of the landscape at a large scale. The current rural views and open character of the view would likely to be reduced due to the presence of panels.	Hedgerow enhancement and woodland planting is proposed to enhance the effect of screening vegetation. Woodland planting to offer mitigation for higher flats.	Y

Relevant Site	Ref No. (as shown on ES Figure 7.9: Residential Receptor Plan [EN0110014/APP/6.2.7.9])	Property	Baseline description	Potential Visual Effects	Proposed Mitigation (as shown on Figure 2 Green Infrastructure Strategy within Appendix 2 of the Outline Landscape and Ecological Management Plan [EN0110014/APP/6.4])	Required for further assessment (Y/N)
	5	Chapel Cottage	South facing row of two storey terraced house. Front gardens to the south are enclosed by timber post-and-rail fencing. Rear garden to the north is bordered by a high brick wall and mature hedge with trees.	Sub-Site 2A is approximately 50m west from this property, but this property is orientated southwards towards the courtyard and views are limited by existing buildings to the west.	None Required.	N
	6	Hill House	Southwest facing detached house southwest of Hillcrest Court, the house is enclosed by low brick wall and clipped hedge. Its main private garden is located to the front of house to the southwest.	Sub-Site 2A is approximately 40m west from the property and the closest solar PV array parameter is approximately 75m west. The primary and secondary aspect to the northwest would have views towards Sub-Site 2A solar PV arrays at an oblique angle, and it would be obscured by an existing 2m tall hedgerow, along the A140. However, glimpsed view of the Scheme would be available in winter, and the first floor of the property is likely to have view above the hedgerow in winter.	Hedgerow enhancement and woodland planting is proposed to enhance the effect of screening vegetation.	N
	7	The Workhouse Chapel	Two storey chapel to apartment conversion with timber post and rail fence. Outdoor space used for storage and parking only. May have access to shared courtyard private garden.	Sub-Site 2A is approximately 20m west from the property and the nearest solar PV array parameter is approximately 50m away. The properties secondary aspect looks directly towards Sub-Site 2A. However, as the property is a chapel conversion, the stained glass and roof-mounted Velux windows would limit views towards the Scheme from inside the property or have no view. The properties curtilage is in a separate courtyard garden, where most views would be internal and views towards the Scheme would be obscured by surrounding buildings.	The solar PV arrays will be approximately 50m offset from the property. Hedgerow enhancement and woodland planting is proposed to enhance the effect of screening vegetation.	N

Relevant Site	Ref No. (as shown on ES Figure 7.9: Residential Receptor Plan [EN0110014/APP/6.2.7.9])	Property	Baseline description	Potential Visual Effects	Proposed Mitigation (as shown on Figure 2 Green Infrastructure Strategy within Appendix 2 of the Outline Landscape and Ecological Management Plan [EN0110014/APP/6.4])	Required for further assessment (Y/N)
Site 3	1	Plumtree Cottage	South facing two storey detached house with Clipped hedge along Spring Lane and a mature tree line to its north. A partial clipped hedge and intermittent trees to its south and west. Its main private garden is its front garden.	Sub-Site 3B is approximately 70m south of the main frontage of the property and the closest panel parameter is approximately 110m south. Due to the existing mature hedgerow and trees to the southern and western boundary of the property, the ground floor and garden space of the property is unlikely to have views of solar PV array. However, the property would likely have glimpses of the solar PV arrays in winter to its south.	Linear tree belt and woodland planting along the northern boundary of Site 3.	N
Site 5	1	Boyland House	South facing two storey detached house with dense hedgerow to its southern boundary and a small woodland to its north. The property is also partially enclosed by walls and wooden fence. Its main private garden is located to the south and west side of the house.	Sub-Site 5A of the Scheme is located approximately 60m south of the main frontage of the property, with the closest solar panel parameter approximately 95m to the south. Due to the presence of mature hedgerows and trees along the southern boundary of the property, views of the solar PV arrays from the ground floor and garden space are unlikely.	Instant Hedgerow or fence to the northern boundary of Sub-Site 5A.	N
	2	Willow Lodge	South facing two storey detached house enclosed by walls and several trees to the north. The principal private garden is situated to the rear of the house on the northern side.	Sub-Site 5B of the Scheme is located approximately 70m south of the main frontage of the property, with the closest solar panel parameter approximately 100m to the south. Existing trees along the southern boundary of the property, together with the boundary wall, would largely obscure views; however, the property is likely to experience some filtered views of the solar PV arrays in a worst case.	Instant Hedgerow or fence to the northern boundary of Sub-Site 5A.	N
	3	The Bungalow	South facing two storey detached house with dense hedgerow to its southern,	The highway improvement works (Works No. 9) associated with Sub-Site 5A of the Scheme are located approximately 20m south of the main frontage of the property, with the closest solar PV array	Instant Hedgerow or fence and Scrub planting to the	N

Relevant Site	Ref No. (as shown on ES Figure 7.9: Residential Receptor Plan [EN0110014/APP/6.2.7.9])	Property	Baseline description	Potential Visual Effects	Proposed Mitigation (as shown on Figure 2 Green Infrastructure Strategy within Appendix 2 of the Outline Landscape and Ecological Management Plan [EN0110014/APP/6.4])	Required for further assessment (Y/N)
		Boyland's Gardens	eastern and northern boundary. The property is also enclosed by low walls. Its main private garden is located to the north to the rear of the house.	parameter approximately 100m to the south. Due to the presence of mature conifer hedgerows and trees along the southern boundary of the property, views of the solar PV arrays from the ground floor are unlikely. In addition, existing buildings to the south of the B1527 are likely to obscure views towards the Scheme.	northern boundary of Sub-Site 5A.	
	4	Beech Farm	North facing two storey detached house enclosed by low walls and other farmstead buildings. The principal private garden is situated to the front of the house on the southeast.	Sub-Site 5A is located approximately 15m west of the main frontage of the property, with the closest solar PV array parameter approximately 100m to the north. The entrance to the house is north facing therefore, receptors would have views of the solar PV arrays from its front curtilage. Views from the property itself are limited given that windows are limited to narrow slit windows. The majority of the windows in the house are south facing with no views to the Scheme. Two windows look west, with the nearest solar panel located approximately 225m away, albeit these views screened by a hedgerow.	Linear Tree Belt planting to the south of the solar panel site of Sub-Site 5B	N
Site 7	1	Friend's House and annexe	Northeast facing two storey detached house with driveway, front and rear garden. Boundaries predominantly enclosed by hedgerow, timber post-and-rail fencing, and a mature treeline.	Sub-Site 7A is approximately 85m north from the north of the property and the closest solar PV array parameter is approximately 95m north. The property is enclosed by dense tree groups, particularly to its south and west, there is some vegetation to the north along Fairstead Lane that provide some screening to the Scheme. Due to the lower elevation of the property, the hedgerow within the property's curtilage and hedgerow along Fairstead Lane is likely to screen the Scheme effectively.	Hedgerow with tree planting along Fairstead Lane boundary of Sub-Site 7A.	N
	2	Oakdene Cottage	South facing two storey detached house with a driveway and a rear garden. Enclosed by clipped hedge along its northern, eastern and western boundary. Mature tree belt lines the farm	The site boundary of Sub-Site 7L is adjacent to this properties boundary to its north and west. As part of the design, the Sub-Site 7L parameter is at least 60m away from the property boundary and 90m away from the building. The property is currently surrounded by mature tree belts and hedgerows on all sides. Due to the density, the ground floor and main frontage of the property is likely to be	Embedded offset from property, woodland planting and existing hedgerow enhancements along the southern	Y

Relevant Site	Ref No. (as shown on ES Figure 7.9: Residential Receptor Plan [EN0110014/APP/6.2.7.9])	Property	Baseline description	Potential Visual Effects	Proposed Mitigation (as shown on Figure 2 Green Infrastructure Strategy within Appendix 2 of the Outline Landscape and Ecological Management Plan [EN0110014/APP/6.4])	Required for further assessment (Y/N)
			track to the south of the property.	effectively screened, the first floor is likely to have glimpsed views of the Scheme, especially in winter.	boundary of Sub-Site 7L.	
Site 8	1	Dawsons Farm	East facing two storey detached house. The front garden is open towards Wash Lane. Rear garden is enclosed by hedgerow and woodland.	Sub-Site 8A of the Scheme is located across the road from the property, approximately 30m from the building frontage. The solar PV array parameter is set approximately 85m from the building frontage. The property is currently surrounded by dense, mature vegetation within its boundary and along Wash Lane. There would be some filtered views from the first floor of the property during winter.	Embedded offset from property, retain boundary vegetation and additional woodland planting to the south of sub-Site 8A's boundary.	N
Site 9	1	Brooke Manor and annexe	Three storeys west facing detached house with driveway, front and rear garden. Property enclosed by brick walls with wrought iron gates. Hedgerows are situated to the south, while tree belts surround the property to the north, south, and east.	Site 9 is located approximately 25m south of the building, and the closest parameter is approximately 80m southeast of the building. The building has a dense planted boundary to the north and east; however, the vegetation to the south is less dense, allowing for an open view in that direction. The properties first and second floors are likely to have filtered views towards the Scheme at an angle during winter. Some east-facing windows on the first and second floors could have a direct view overlooking the Scheme.	Hedgerow reinforcement along the western extends of the solar panels and tree belt planting along the northern boundary of Site 9.	N

4 (Step 4) Detailed Assessment and RVAA Judgement

Property Name: [REDACTED]	Address: [REDACTED]	Grid Reference: [REDACTED]
Distance and Direction to Nearest Above Ground Infrastructure: 40m west to the boundary of Site 2A, 70m West to solar PV arrays in Site 2A		
Baseline Visual Amenity: The property is a west facing three-storey apartment block with multiple residence. The main curtilage of the property is within the courtyard east of the apartments, which will not have view of the Scheme. The property is set back from A140 Ipswich Road by an access road, and a small, landscaped area consisting of amenity grass and trees. The resident has view across A140 towards the arable fields hosting solar PV arrays approximately 40m west. The field is bounded by a hedgerow along the A140; however, the hedgerow is low and gappy, allowing short distance and medium-distance views beyond to the agricultural landscape with field defining features of hedgerows, and woodlands. A few trees are scattered along the hedgerow, otherwise the view is open with a wide sky. Electricity pylons are discernible above trees in the long range-view. The property is accessed from A140, which will also have view of Sub-Site 2A.		
Effect of Scheme on Visual Amenity: At ground level, views of the Scheme will be partially screened by the existing hedgerow, with visibility available through gaps. However, from the first and second floors of the apartment block, more expansive and direct views of the Scheme will be available due to the elevated vantage point and limited screening. The view would be close to medium range and expansive in nature. During the summer months of Year 1, the Scheme is expected to result in a medium-scale change to views from the ground floor, and a large-scale change to views from the first and second floors, relative to the baseline condition. Over time, as the proposed hedgerow and woodland planting to the west of Sub-Site 2A matures, the visual impact is anticipated to reduce. By Year 15, the scale of change is expected to reduce from large and medium to small and negligible, due to the increased screening and integration of the Scheme. Mitigation includes hedgerow enhancements and woodland planting along the eastern boundary of the site. The view would likely to be screen for ground floor and first floor flat, whilst there is likely to be glimpse view in winter for second floor flat.		
Magnitude of overall visual effect on residents: Ground Floor Flat: Year 1 Moderate, Year 15 onwards Negligible First and Second Floor: Year 1 Major, Year 15 onwards Slight		
Significance of effect: <u>Ground Floor Flat</u> Year 1 Major Adverse – Significant Year 15 Minor Adverse – Not Significant <u>First and Second Floor Flat</u> Year 1 Major to Substantial Adverse – Significant Year 15 Moderate Adverse – Significant		
RVAA Judgement: The visual effect at this property would not reach the Residential Visual Amenity Threshold. Whilst the visual change would substantially alter the view from west-facing upper-floor windows, the Scheme would not exert a dominating influence or total change on the visual amenity experienced by residents due to the influence of the A140. As the proposed landscape mitigation establishes, the solar PV arrays would remain perceptible and would be seen behind the proposed woodland and therefore heavily filtered. Furthermore the Scheme would occupy only a portion of the wider view.		

Property Name: [REDACTED]	Address: [REDACTED]	Grid Reference: [REDACTED]
Distance and Direction to Nearest Above Ground Infrastructure: The site boundary of Sub-Site 7L is adjacent to this properties boundary to its north and west. The Scheme boundary is at least 30m away from the property boundary and 50m away from the building.		
Baseline Visual Amenity: The property is a two-storey detached property that is fronting south and its curtilage facing north. The driveway approaches the property from Woodton Road and there is parking area east of the property. The front of house faces towards a tree lined farm track. The property is enclosed by mature hedgerows. Along Woodton Road, the boundary is also defined by hedgerow, though this is regularly clipped. At ground level, views from the property are largely screened by this vegetation, whilst the first floor is likely to afford some filtered views across the surrounding farmland beyond the hedgerows. Effect of Scheme on Visual Amenity: At ground level, views of the Scheme will be largely screened due to the dense boundary vegetation. First floor rooms will likely have filtered view of the Scheme due to the elevated vantage point. During the summer months of Year 1, the Scheme is expected to result in a medium-scale change to views from the first floor, relative to the baseline condition. Over time, as the proposed hedgerow and woodland planting to the south of Sub-Site 7L matures, the visual impact is anticipated to diminish. By Year 15, the scale of change is expected to reduce from medium to negligible, due to the increased screening and integration of the Scheme within the evolving landscape. Magnitude of overall visual effect on residents: Ground Floor Flat: Year 1-15 Negligible, Year 15 onwards Negligible First and Second Floor: Year 1-15 Moderate, Year 15 onwards Slight Significance of effect: <u>Ground Floor</u> Year 1 Minor Adverse – Not Significant Year 15 Minor Adverse – Not Significant <u>First and Second Floor</u> Year 1 Major Adverse – Significant Year 15 Minor Adverse – Not Significant		
RVAA Judgement: The visual effect at this property would not reach the Residential Visual Amenity Threshold. Whilst there would initially be a significant visual impact on views from upper floor north facing windows, the main room and private garden would be screened from the Scheme and following establishment of mitigation these effects are predicted to reduce. Overall, it is considered the Scheme would not have an overwhelming or dominating effect on the visual amenity experienced by residents of the property.		

5 Conclusions

- 5.1.1 Twenty residential properties were identified as falling within 100m of the Schemes maximum development parameters and a RVAA initial assessment undertaken.
- 5.1.2 Two properties out of twenty properties within 100m were found to meet the threshold for a detailed RVAA assessment. Given the low likelihood of significant visual effects and the absence of qualifying receptors within the 100m range, no further initial assessment was carried out on residential properties located further away from the maximum development parameters.
- 5.1.3 A detailed RVAA assessment was carried out for 22 Hillcrest Court, and Oakdene Cottage. Upon detail assessment, neither property were found to meet the Residential Visual Amenity Threshold.