



CLEVE HILL SOLAR PARK

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RESIDENTIAL VISUAL AMENITY ASSESSMENT

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RESIDENTIAL VISUAL AMENITY ASSESSMENT

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Prepared By:
Arcus Consultancy Services
1C Swinegate Court East
3 Swinegate
York
North Yorkshire
YO1 8AJ

T +44 (0)1904 715 470 | E info@arcusconsulting.co.uk
w www.arcusconsulting.co.uk
Registered in England & Wales No. 5644976

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1 INTRODUCTION

1. This report has been prepared by Arcus Consultancy Services to provide clarification regarding the **potential effects of the proposed Cleve Hill Solar Park ("the Development")** on the Residential Visual Amenity of properties within 1 km of the Core Landscape Study Area (CLS Area) as defined in the Environmental Statement (ES).
2. This assessment considers only what the resident may see from their properties curtilage. Views are just one component of the effects on residential amenity. This assessment does not consider any wider aspects of residential amenity such as noise, dust, glint and glare or traffic effects, these are addressed separately within the ES. Thus this assessment does not comment on the overall acceptability of the Development in terms of residential amenity, but focuses solely on the potential visual effects, upon residential visual amenity occurring as a result of the Development, and whether such effect may be considered significant, and judged to be acceptable or not.
3. Visual effects which residents experience beyond their property curtilage whilst moving around the wider landscape are considered within Chapter 7: Landscape and Visual Impact Assessment (LVIA). This assessment is concerned purely with views from within the curtilage of residential properties.

2 BACKGROUND

4. Under planning law, **no one has the 'right to a view' even when a resident's outlook is 'significantly affected' by a proposed development.** This is summarised as follows:

"There is no right to a view per se, and any assessment of visual intrusion leading to a finding of material harm must therefore involve extra factors such as undue obtrusiveness, or an overbearing impact, leading to a diminution of conditions at the relevant property to an unacceptable degree."

5. Furthermore, national planning policy accepts that significant visual effects are an inevitable aspect of development, and that the presence of significant effects is not in itself unacceptable. National Policy Statement on Energy (EN-1), at paragraphs 5.9.18 to 5.9.20 confirms there will be a need to judge whether the visual effects on sensitive receptors, such as local residents, outweigh the benefits of the development. Whilst the private property owner has no right to a view, through various energy infrastructure appeal decisions it is acknowledged that it is not in the public interest to create unacceptable living conditions where they did not exist before.
6. The key consideration in terms of residential visual amenity is therefore whether any significant effects are such that they result in unacceptable harm to living conditions. The subject of numerous appeal decisions, the commonly cited test is whether the development would appear so unpleasant, overwhelming and oppressive that a dwelling would become an unattractive place to live.
7. This refers to an approach set out by Inspector Kingaby in paragraph 232 of the Burnthouse Farm Appeal Decision (2011), a judgement endorsed by the Secretary of State:

"The level of impact is normally assessed in Environmental Impact Assessment (EIA) terms as the result of the 'sensitivity' of the receptor and the 'magnitude' of the impact. Residential locations are normally considered to be of high sensitivity and, where the magnitude of an impact would be moderate or high /major, there will typically be a 'significant' adverse impact. There was agreement that serious harm to living conditions should be distinguished from 'significant effects' identified under the EIA Regulations 1999 [62, 105]. Thus, serious harm to living conditions which might lead to a recommendation for planning permission to be refused, in the public interest, is a more stringent requirement than the identification of a significant adverse impact. It is considered that when assessing the effect on visual outlook, it is helpful to pose the question: "would the proposal affect the outlook of these residents to such an

extent i.e. be so unpleasant, overwhelming and oppressive that this would become an unattractive place to live?"

8. Further guidance can be sought in Inspector Lavender's Carland Cross (Cornwall) Appeal Decision (2009) comprising 10 turbines with an overall height of 100 metres to blade tip. The threshold of acceptability defined by Inspector Lavender can be understood with reference to his statement in paragraph 23 of the Carland Cross decision:

"... those who face the prospect of living close to a wind farm may attach very different value judgements to their visual effect than the wider public, who stand to benefit from the energy produced without seeing turbines from their homes. In effect, the former is primarily a private interest whereas the latter is a public one and, in the case of the former, few householders are able to exercise control over development by others that may do no more than impinge into the outlook from their property. The planning system is designed to protect public rather than private interests, but both interests may coincide where, for example, visual intrusion is of such magnitude as to render a property an unattractive place in which to live. This is because it is not in the public interest to create such living conditions where they did not exist before. Thus, I do not consider that simply being able to see a turbine or turbines from a particular window or part of the garden of a house is sufficient reason to find the visual impact unacceptable (even though a particular occupier might find it objectionable). However, when turbines are present in such number, size and proximity that they represent an unpleasantly overwhelming and unavoidable presence in main views from a house or garden, there is every likelihood that the property concerned would come to be widely regarded as an unattractive (rather than simply less attractive, but not necessarily uninhabitable) place in which to live."

3 ASSESSMENT METHODOLOGY

9. There is no published guidance on the assessment of the specific effects on residential visual amenity. This assessment has been undertaken in accordance with the methodology set out below based on the following best practice guidance:

- Guidelines for Landscape and Visual Impact Assessment (Landscape Institute and Institute of Environmental Management and Assessment 3rd Edition 2013) ("GLVIA 3").

3.1 Emerging Guidance

10. The Landscape Institute has produced a Draft for Consultation Technical Information Note on Residential Visual Amenity Assessment, 13th February 2018². The draft technical guidance note covers the assessment of effects on the visual component of Residential Amenity at residential properties when considering the effects of a development.
11. Consideration of this Draft Technical note will inform the RVAA approach and assessment alongside GLVIA 3 guidance.
12. The methodology of the Residential Visual Amenity Assessment (RVAA) should follow the established processes set out in GLVIA3, and would comprise the following steps:
 1. Identification of the study area and properties included in the residential visual amenity assessment;
 2. Description and evaluation of existing visual amenity (and views) as experienced by people in and around their private dwellings at all properties/property clusters included in the RVAA;
 3. Identification and description of components of the development that could have potential impacts on visual amenity at the property;
 4. Evaluation of the nature, magnitude and overall effect on views and visual amenity at the property; and

¹ Windfarm at Bradwell-on-Sea, Essex, (APP/X1545/A/06/2023805)

² Landscape Institute Residential Visual Amenity Assessment Technical Information Note Draft for Consultation, 13th February 2018.

5. Providing a reasoned judgement in regard of the effect of the development on visual amenity **at the property 'in the round'**.
13. The methodology for items 1-5 (above) is described in sections 3.1.1 to 3.1.5 of this report to ensure the assessment process is clear, is in line with the process prescribed above, and is consistent with the methodology used to assess other visual receptors within the LVIA chapter of the ES.
14. The RVAA process is separated into two distinct stages as follows:
- Firstly, the receptors are assessed in line with the five stages outlined sections 3.1.1 to 3.1.5 of this report, to assess whether they experience significant visual effects as a result of the Development, as reported in section 6; and
 - Secondly, where those properties or property clusters assessed above were deemed likely to experience the most significant effects (Major) at years 10, further detailed assessments at these properties were undertaken (where consented by residents), as reported in section 6. These assessments are provided in tables in section 6.1 through 6.3 including conclusions **using professional judgement in line with the commonly cited test of whether 'visual intrusion is of such magnitude as to render a property an unattractive place in which to live'**⁶.
15. In this detailed assessment (second assessment), the effects upon residential visual amenity are considered further and in greater detail, as a resident may be more sensitive to changes in views from certain rooms of dwellings than others, and likewise from certain parts of their garden or curtilage. However, the prescriptive categorising (assumed high) of different parts of the dwelling or curtilage based on the residents use is avoided at this detailed assessment stage as it may not **accurately represent the sensitivity of the residents' visual amenity from** certain rooms.
16. For example, bedrooms could be considered to be of medium sensitivity in a detailed assessment, as most of the time spent in a bedroom can be safely assumed to be sleeping. However, whilst one resident may attach little value to the view from their bedroom, another may attach great value to the experience of opening the bedroom curtains in the morning and admiring the view. Value attributed to a view being a contributing factor to sensitivity, each case must be considered on its own merits.
17. Thus, consideration of the parts of the dwelling or curtilage which are likely to have views across the Development which are considered to be of high sensitivity, or conversely which have the potential to be of lesser sensitivity, is simply the starting point for an individual assessment for each property.
18. For clarification, parts of the dwelling or curtilage considered likely to have highly sensitive views include:
- Dwelling: primary living space including- kitchen, lounge, dining room, conservatory, bedroom; and
 - Curtilage: lawn, patio, seating area, summer house, well used garden areas.
19. Parts of the dwelling or curtilage considered to have the potential to be of lesser sensitivity (typically high/medium or medium, unlikely to be of low sensitivity), include:
- Dwelling: office/study, hallway/landing/stairwell, bathroom, toilet, utility room; and
 - Curtilage: access driveway, storage area, dedicated sports area (e.g. tennis court), infrequently used garden areas, and animal areas (e.g., poultry areas).
20. In each case the individual factors influencing sensitivity are considered to arrive at an overall judgement on sensitivity.

3.1.1 Study Area – Step 1

21. There is no published guidance to determine an appropriate study area for an RVAA, however consideration of local site conditions, the nature of the proposal and professional experience is recognised best practice. The Landscape Institute Technical Guidance Note on Residential Visual Amenity – Draft for Consultation section 3.2 states that:

*"There is no standard criterion that can be adopted to identify a study area. Based on common practice and experience a study area of approximately 1.5 - 2 km radius from a windfarm is generally considered appropriate depending on local landscape characteristics. Wind turbines, however, are particularly tall and for other types of development the RVAA study area is likely to be very considerably smaller"*⁴.

22. Given this emerging guidance, an assessment of the local landscape, observations, experience and professional judgement, and the use of the Zone of Theoretical Visibility (ZTV) figures, the study area for this assessment will include all properties within 1 km from the CLS Area. Beyond this distance, the development is likely to form such a small feature as to be a negligible part of any view and not reasonably likely to be affected by the Development.

23. This report considered all properties within 1 km from the CLS Area but, due to the distance from the CLS Area and intervening buildings, structures and vegetation, a number of properties have not been individually assessed. In such instance these properties have been assessed as groups.

24. In paragraph 6.36 of GLVIA 3, it is stated that:

*"... It will be important to recognise that residents may be particularly susceptible to changes in their visual amenity - residents at home, especially using rooms normally occupied in waking or daylight hours, are likely to experience views for longer than those briefly passing through an area. The combined effects on a number of residents in an area may also be considered, by aggregating properties within a settlement, as a way of assessing the effect on the community as a whole. Care must, however, be taken first to ensure that this really does represent the whole community and second to avoid double counting of the effects."*⁵

25. As such, properties have been grouped into sixteen separate property clusters containing either individual properties, where appropriate, or clusters of several properties. Viewpoints and assessments have been taken from the nearest publicly accessible point to the individual property or property cluster assessed as likely to be representative of the most significant likely effects on RVA.

26. When assessing the cumulative effects as part of this report an assessment has been made about the appropriate size of the cumulative study area in respect of RVA. This report initially utilises the same cumulative study area as the LVIA (5 km, reduced from 10 km assessed within the ES) to ensure consistency alongside an assessment of the types of cumulative sites that may affect residents in conjunction with the Development. However given that it is highly unlikely that any cumulative development beyond 1 km of the CLS Area or indeed from the receptor/s would give rise to significant effects for the reasons outlined in paragraph 21 and following a review of cumulative sites, the cumulative study will focus on an area of 1 km in order to assess the effects of cumulative developments.

3.1.2 Evaluation of Existing Visual Amenity - Step 2

27. A description of the visual baseline of each view is undertaken in a suite of assessment tables in section 6 of this report entitled Detailed Assessment Sheets. This includes a description and evaluation of the existing visual amenity and available views from the curtilage of properties or property clusters.

⁴ Landscape Institute Technical Guidance Note xx/2018 Residential Visual Amenity Assessment

⁵ Guidelines for Landscape and Visual Impact Assessment, Third edition, Landscape Institute and Institute of Environmental Management and Assessment, 2013

³ Carland Cross (Cornwall) Appeal Decision (2009)

3.1.3 Development Description - Step 3

28. When considering those components of the Development that could have potential impacts upon RVA, this report considers the development description contained within Chapter 5: Development Description in the ES to be relevant and specifically those components of the development listed in the ES Chapter 7, section 7.1.1 'Development Parameters Assessed'.

3.1.4 Evaluation of Visual Effects – Step 4

29. The evaluation of the nature, magnitude, and overall effect on views and visual amenity at properties within the 1 km study area is based on the methodology in the ES Chapter 7, section 7.2.9 to ensure consistency of evaluation throughout the LVIA assessment process.

30. The only deviation from the above relates to the sensitivity of the receptors. For the purposes of the first assessment within the RVAA, residential properties would be considered to be of high sensitivity, the worst-case scenario as all properties within these groups have not been assessed **from inside the property to establish the resident's** sensitivity of views from individual rooms.

3.1.5 Assessment of Significance of Visual Effects – Step 5

31. The assessment of visual effects are based on the methodology prescribed in the ES Chapter 7, section 7.2.11 'Significance of Landscape and Visual Effects', and in particular Table 7.17, which is repeated in Table 4.1 here. The judgement uses a balance of clear assessment, professional judgement and narrative to determine effects in line with GLVIA 3.

32. In this RVAA, a significant visual effect on a particular receptor does not necessarily indicate that the overall effect of the Development is unacceptable, it is simply the indicator that additional assessment is required.

Table 4.1 Landscape and Visual Significance of Likely Effects

Landscape and Visual Receptor Sensitivity	Magnitude of Change			
		Substantial	Moderate	Slight
High	Major	Major/ Moderate	Moderate	Moderate/ Minor
Medium	Major/ Moderate	Moderate	Moderate/ Minor	Minor
Low	Moderate	Moderate/ Minor	Minor	Minor/ negligible

33. Cumulative visual effects have been assessed in line with the cumulative methodology outlined in the ES Chapter 7, section 7.2.12.

3.2 Overall effects upon residential visual amenity

34. The presence of significant visual effects does not necessarily mean that these effects will be considered to result in serious harm to living conditions (i.e., residential visual amenity).

35. Following the identification of significant effects at the first part of the RVAA, and their nature, consideration is given to the overall effect upon residential visual amenity as part of the detailed assessment phase. This considers whether there would be serious harm to living conditions and is a more stringent requirement than the identification of significant visual effects.

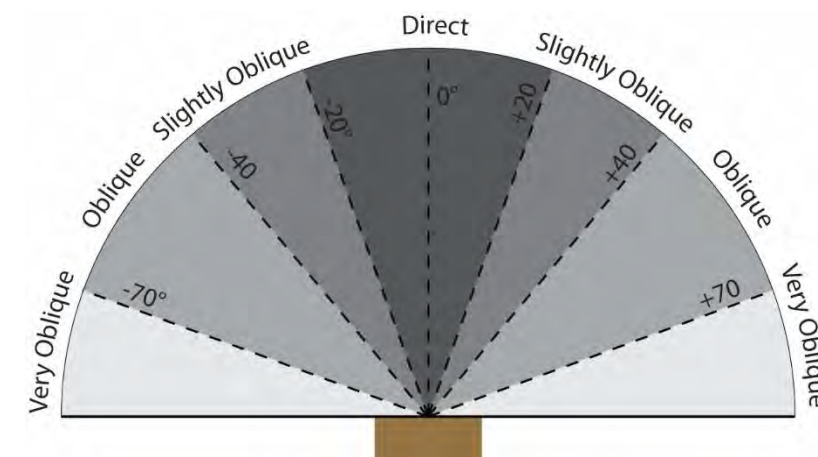
36. This includes consideration of all the preceding factors which contribute to significance, all available views which would be affected by the Development, and also the availability of views which would not.

37. **As noted by Inspector Kingaby, it is helpful to pose the question 'would the proposal affect the outlook of these residents to such an extent i.e. be so unpleasant, overwhelming and oppressive that this would become an unattractive place to live?'**

38. Through examining a range of Inspectors appeal decisions, there is some consistency regarding the criteria for the judgement regarding the change to residential visual amenity and the effect on living conditions, which includes:

- Proximity: separation distance between the viewpoint (room or area of curtilage) and the solar farm;
- Screening: extent of screening by vegetation (evergreen/deciduous) or built form such as adjacent dwellings, outbuildings, garages or barns;
- Orientation of the view: direct views are considered more likely to cause harm than oblique ones (orientation can include the orientation of windows in the dwelling and the location and relationship of views from areas of the curtilage). A visual illustration of the terminology used to describe the angle of view is presented in Plate 1;
- Extent of visible infrastructure of the solar farm: the horizontal and vertical extent of the view occupied by the proposed solar farm, taking into account any screening;
- Extent of other built development which influences the view, particularly vertical elements;
- The relative height of the solar farm infrastructure in relation to the property (i.e., does the property overlook the solar farm on lower lying ground, or are the solar panels or associated infrastructure located on higher ground than the property). This is expressed as the AOD height of the property and the solar farm infrastructure; and
- Background to the development.

Plate 1: Terminology Used for Angle of View (relative to the direct line of the view)



3.3 Illustrative tools

39. Graphic aids are employed (where relevant and possible) to help consider, assess and illustrate the potential effects of the Development. These include:

- Existing representative viewpoint photography;
- Photomontage visualisations: are produced to represent views where detailed assessment has been undertaken (Numbers 3 and 4 Nagden Cottages and Warm House). The photomontages illustrate potential views towards the Development. The location of viewpoints is based on consideration of the worst-case visibility balanced with how representative the viewpoint is of views from the dwelling or curtilage, as illustrated on figure A7.4.1.

3.4 Reaching a judgement on residential visual amenity

40. Having considered the potential for significant visual effects for each residential group assessed, and considering all the preceding factors, an overall judgement has been made based on the detailed assessment undertaken to determine whether 'visual intrusion is of such magnitude as to

*render a property an unattractive place in which to live*⁶. An assessment of this nature is based on professional judgement based on the findings of the detailed assessment.

4 ASSESSMENT SUMMARY

4.1.1 Study Area – Step 1

41. As per section 3.1.1 of this assessment a study area of 1 km has been defined and properties within this area have been assessed. These properties and property groups (RVAA groups) are shown on Figure A7.4.1 which also defines the 1 km RVAA Study Area in relation to the properties identified.

4.1.2 Assessment of Visual Effects - Steps 2, 4 and 5

42. These are shown in section 6 of the RVAA.

4.1.3 Development Description - Step 3

43. When considering those components of the Development that could have potential effects upon RVA, this report considers the development description contained within Chapter 5: Development Description in the ES to be relevant and specifically those components of the development listed in the ES Chapter 7, **section 7.1.1 'The Proposals and Development Design Parameters Assessed'**, namely:

- The Development extends 2.9 km across the site in an east to west direction and extends 1.7 km in a north to south direction;
- Construction of solar panels at overall heights ranging from approximately 3 m to 3.9 m in height including a 2 m high security fence and cameras;
- Construction of a new substation compound and associated equipment, contained within a bund;
- Transformers located within the solar panel areas; and
- Construction of a new access road and central spine road from the existing Cleve Hill Substation access road which could either run to the north or south of the existing substation. For the purposes of this assessment the northern access road has been assessed as this assesses a worst case scenario as this would create a partial new access road and would be potentially more visible.

4.1.4 Consultation

44. Of the residential groups that were assessed as requiring detailed assessments, five properties were contacted as part of the consultation process to request permission to undertake a survey of the internal layout of the properties and photography to help assess the potential for views of The Development from the dwelling, curtilage and access driveways. Three of the properties responded to the request and allowed access to the properties.

45. An assessment was undertaken by a Chartered Landscape Architect and a professional photographer recording site specific factors including the orientation of the dwelling, the composition of present views from the property and their landscape context, the nature and extent of views from the property, i.e., whether they are open and panoramic or subject to restrictions from nearby built form, the direction to The Development, location of windows and the use of the rooms within the dwelling, and the extent of screening associated with local woodland/tree cover and intervening buildings.

46. For those properties that were subject to a detailed assessment an overall judgement has been made based on the detailed assessment undertaken to determine whether *visual intrusion is of such magnitude as to render a property an unattractive place in which to live*⁷.

47. The detailed assessment is presented per property/cluster, on the assessment sheets in section 6. The location of the property groups is set out on Figure A7.4.1 and a summary of the findings of the initial assessment is outlined below.

⁶ Ibid 5

⁷ Ibid 5

5 ASSESSMENT OF VISUAL EFFECTS

5.1 Harty Ferry Cottages

Table 5.1 Detailed Assessment to be read in conjunction with Figure A7.4.2

Property or property cluster	Residential Cluster 1 Harty Ferry Cottages											
Number of properties and type of view experienced. Distance to the Development from the nearest property.	Properties consist of eight predominantly two storey brick terraced residential buildings with slate/tiled roofs. Property number eight is a three-storey property. Potential views of the CLS Area would be possible from the second and third storeys with ground floor views removed due to intervening single storey buildings to the rear of these properties. Distance to CLS Area: 0.71 km											
Baseline	Slightly elevated views over CLS Area. Medium distance views from rear upper windows of properties looking east across the CLS Area would be possible over existing single storey buildings and through intermittent vegetation within rear gardens of these properties and beyond. Short distance views are dominated by grazing land, Faversham Creek and associated Seawall defining the western extents of the CLS Area. The sea wall provides a degree of screening to the western section of the CLS Area, albeit less so for the third storey property. The existing pylons and substation are visible within direct and slightly oblique medium distance views from these properties and form visible detractors in the landscape, with the pylons forming the largest vertical features in the landscape. A narrow but large proportion of the central view consists of the CLS Area in medium distance views. Views to Graveney Hill define the extent of medium distance views where the view becomes wide and open with big skies and views to the sea. Views to Whitstable, and the surrounding landscape define the long-distance views beyond Cleve Hill substation creating a complex viewpoint composition.											
							Construction	Operational			Decommissioning	
Receptor	Size and Scale of Change (after year 1)	Scale of Change (after 5 years)	Scale of Change (after 10 years)	Geographical Extent	Duration	Reversibility	Magnitude	Magnitude (Year 1)	Magnitude (Year 5)	Magnitude (after 10 years)	Magnitude	Notes
Winter	Medium	Medium	Small	Medium	Long Term	Reversible	Moderate	Moderate	Slight	Slight	Slight	<p><u>Construction:</u> There is potential for views during the construction phase of the project which would be distant views of the compound and temporary equipment such as cranes and vehicles. As the construction phase nears completion the Development will become a distant feature in the view.</p> <p><u>Operational:</u> Development Post Construction (Year 1) – The sea wall would provide a large degree of screening to the western section of the CLS Area, albeit less so for the third storey property. The existing pylons and substation are visible detractors in the landscape and would be seen cumulatively with the Development. The Development would be viewed over the top of the sea wall with views permeating into the medium distance. The most prominent addition to the view within the CLS Area would be a broad expanse of panels across a large area. This would appear as a large expanse of a single colour punctuated by breaks where ditches run through. Due to the size and scale of the CLS Area; together with distance and extent of view, the magnitude of change is assessed as Moderate and the significance of likely effect is assessed to be Major/Moderate. Due to limited existing and proposed vegetation to separate this residential group and the CSL Area the magnitude and significance of likely effect would be the same for both winter and summer. Mitigation (5 and 10 years) – Additional planting at the base and bottom of Graveney Hill; together</p>
Summer	Medium	Small	Small	Medium	Long Term	Reversible	Moderate	Moderate	Slight	Slight	Slight	<p>The most prominent addition to the view within the CLS Area would be a broad expanse of panels across a large area. This would appear as a large expanse of a single colour punctuated by breaks where ditches run through. Due to the size and scale of the CLS Area; together with distance and extent of view, the magnitude of change is assessed as Moderate and the significance of likely effect is assessed to be Major/Moderate. Due to limited existing and proposed vegetation to separate this residential group and the CSL Area the magnitude and significance of likely effect would be the same for both winter and summer. Mitigation (5 and 10 years) – Additional planting at the base and bottom of Graveney Hill; together</p>

													with wider planting on the bund and within the CLS Area will add to the complexity of the fabric of the view and thus reduce the magnitude of change to Slight with Moderate likely effects. Due to limited existing and proposed vegetation to separate this residential group and the CLS Area the magnitude and significance of likely effect would be the same for both winter and summer.
													<u>Decommissioning:</u> Vehicles and other temporary equipment that may be required may be seen in distant views. This will reduce as more of the panels and equipment are removed from site.
													Cumulative Assessment: Views across the CLS Area would likely be seen in the context of cumulative sites to the south east; however the views would be sequential and seen in the context of intervening vegetation, landform, buildings, and in the context and setting of Faversham. The nearest cumulative site is approximately 1.3km from the receptor. Magnitude is assessed as Slight with Moderate likely effects.

5.2 Shipwright Arms/Hollowshore

Table 5.2 Detailed Assessment to be read in conjunction with Figure A7.4.3.

Property or property cluster	Residential Cluster 2 Shipwright Arms/Hollowshore											
Number of properties and type of view experienced. Distance to the Development from the nearest property.	Views of the CLS Area are likely from upper storey windows towards Graveney Hill and a small aspect of the CLS Area protruding visually above the sea wall to the north east of these receptors. Distance to CLS Area: 0.2 km. To be read in conjunction with viewpoint 12 of the LVIA.											
Baseline	The majority of properties contain intervening vegetation on their site boundaries with both direct and oblique views towards the CLS Area. The view is predominantly water (Faversham Creek) and sky with a small section of land in the middle of the view consisting of the river banks and seawall. Views are at short, medium and long distance. Views to the CLS Area form a narrow section of the view composition but some sections near Nagden are viewed at short distances of approximately 1.2km with any infrastructure associated with the Development here more noticeable.											
							Construction	Operational			Decommissioning	
Receptor	Size and Scale of Change (after year 1)	Scale of Change (after 5 years)	Scale of Change (after 10 years)	Geographical Extent	Duration	Reversibility	Magnitude	Magnitude (Year 1)	Magnitude (Year 5)	Magnitude (after 10 years)	Magnitude	Notes

Winter	Slight	Slight	Slight	Large	Long Term	Reversible	Slight	Slight	Slight	Slight	Negligible	<p><u>Construction:</u> Limited views of the majority of the CLS Area, due to the sea wall providing screening for a large proportion of Development. To the east of the existing pylons receptors may see vehicles and construction of panels however these are distant views. There would be medium to long distant views towards the compound area. The use of temporary taller equipment such as cranes and a concrete batching plant would be perceptible and are distant views.</p> <p><u>Operational:</u> Development Post Construction (Year 1) – Views of panels and infrastructure are likely to be perceptible over the sea wall, with panels forming a thin sliver directly over the sea wall in the view composition, and views of the compound between the pylons. The magnitude of change is Slight and the effects would be Moderate. Due to limited existing vegetation and proposed planting the magnitude and effects would be the same for summer and winter.</p> <p>Mitigation (5 and 10 years) – Mitigation will include additional planting at the base of Graveney Hill, together with wider planting on the compound bund. Views of panels in the south of the site over the top of the seawall, however, are difficult to mitigate. Magnitude would remain Slight with Moderate likely effects. These effects would be same the both the summer and winter views.</p> <p><u>Decommissioning:</u> Vehicles and other temporary equipment that may be required may be seen in distant views. This will reduce as more of the panels and equipment are removed from site.</p> <p><u>Cumulative Assessment:</u> Views across the CLS Area would likely be seen in the context of cumulative sites to the south, south east and south west; however the views would be sequential and seen in the context of intervening vegetation, landform, buildings, and in the context and setting of Faversham. The nearest cumulative site is approximately 0.87 km from the receptor. Magnitude is assessed as Negligible with Moderate/Minor.</p>
Summer	Slight	Slight	Slight	Large	Long Term	Reversible	Slight	Slight	Slight	Slight	Negligible	<p>Mitigation (5 and 10 years) – Mitigation will include additional planting at the base of Graveney Hill, together with wider planting on the compound bund. Views of panels in the south of the site over the top of the seawall, however, are difficult to mitigate. Magnitude would remain Slight with Moderate likely effects. These effects would be same the both the summer and winter views.</p> <p><u>Decommissioning:</u> Vehicles and other temporary equipment that may be required may be seen in distant views. This will reduce as more of the panels and equipment are removed from site.</p> <p><u>Cumulative Assessment:</u> Views across the CLS Area would likely be seen in the context of cumulative sites to the south, south east and south west; however the views would be sequential and seen in the context of intervening vegetation, landform, buildings, and in the context and setting of Faversham. The nearest cumulative site is approximately 0.87 km from the receptor. Magnitude is assessed as Negligible with Moderate/Minor.</p>

5.3 Berth Holders

Table 5.3 Detailed Assessment to be read in conjunction with Figure A7.4.4.

Property or property cluster	Residential Cluster 3 Berth Holders											
Number of properties and type of view experienced. Distance to the Development from the nearest property.	There are several registered postal addresses in this private marina on Faversham Creek. The view is taken from the nearest publicly accessible view outside the receptors. A large tree belt borders these properties and therefore views from these properties are unlikely. Distance to CLS Area: 0.63 km.											
Baseline	A band of dense vegetation lies between the properties and the viewpoint and therefore it is unlikely that any views towards the CLS Area are possible. The view shows the foreground and medium distance views dominated by grazing land with the sea wall visible in the distance forming a horizon to the majority of the view. Pylons run through the central view with Whitstable and the surrounding landscape in the far distance. Nagden House and Barn are visible in the view behind the seawall.											
							Construction	Operational			Decommissioning	
Receptor	Size and Scale of Change (after year 1)	Scale of Change (after 5 years)	Scale of Change (after 10 years)	Geographical Extent	Duration	Reversibility	Magnitude	Magnitude (Year 1)	Magnitude (Year 5)	Magnitude (after 10 years)	Magnitude	Notes
Winter	Negligible	Negligible	Medium	Long Term	Reversible	Negligible	Negligible	Negligible	Negligible	Negligible	Negligible	<p><u>Construction:</u> Limited distant views towards the CSL Area. The use of temporary equipment such as cranes may be visible in the distant views. Negligible.</p> <p><u>Operational:</u> Development Post Construction (Year 1) – Views of panels and infrastructure are likely to be negligible and barely perceptible over sea wall, with panels forming sliver directly over the sea wall in the view composition. The magnitude of change is Negligible and the effects would be Moderate/Minor. The magnitude and effects would be the same for the summer and winter views.</p> <p>Mitigation (5 and 10 years) – Additional planting at the base of Graveney Hill; together with wider planting on the bund and within the site will add to the complexity of the fabric of the view. Views of panels over the top of the seawall; would be barely discernible due to scale and distance. The presence of the bund and associated planting would in part mitigate the existing baseline. The magnitude would remain at Negligible and effects would remain at Moderate/Minor. The magnitude and effects would be the same for the summer and winter views.</p> <p><u>Decommissioning:</u> Vehicles and other temporary equipment that may be required may be seen in distant views. This will reduce as more of the panels and equipment are removed from site.</p> <p><u>Cumulative Assessment:</u> Views across the CLS Area would be unlikely. The</p>
Summer	Negligible	Negligible	Negligible	Medium	Long Term	Reversible	Negligible	Negligible	Negligible	Negligible	Negligible	<p>Mitigation (5 and 10 years) – Additional planting at the base of Graveney Hill; together with wider planting on the bund and within the site will add to the complexity of the fabric of the view. Views of panels over the top of the seawall; would be barely discernible due to scale and distance. The presence of the bund and associated planting would in part mitigate the existing baseline. The magnitude would remain at Negligible and effects would remain at Moderate/Minor. The magnitude and effects would be the same for the summer and winter views.</p> <p><u>Decommissioning:</u> Vehicles and other temporary equipment that may be required may be seen in distant views. This will reduce as more of the panels and equipment are removed from site.</p> <p><u>Cumulative Assessment:</u> Views across the CLS Area would be unlikely. The</p>

												nearest cumulative site is approximately 0.5 km due south of the receptor and both are bounded by extensive vegetation. Views if present would be sequential. Magnitude is assessed as Negligible and effects would be Moderate/Minor.
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5.4 Ham Road

Table 5.4 Detailed Assessment to be read in conjunction with Figure A7.4.5.

Property or property cluster	Residential Cluster 4 Ham Road											
Number of properties and type of view experienced. Distance to the Development from the nearest property.	View from approximately two farmhouses located within two large farm units to the east of Ham Road. Views possible from upper storeys of the properties, with the eastern most property looking directly toward the CLS Area and the western most property looking obliquely. Distance to CLS Area: 0.95 km											
Baseline	The view is dominated by a small lake in the foreground with short and medium distance views consisting of predominantly grazing land. The seawall is visible in medium distance views and reduces views into the CLS Area with intervening vegetation in the short and medium distance further restricting such views. Pylons dominate the medium and long distance views which consist of these vertical structures and big sky views with the Isle of Sheppey visible to the north west.											
							Construction	Operational			Decommissioning	
Receptor	Size and Scale of Change (after year 1)	Scale of Change (after 5 years)	Scale of Change (after 10 years)	Geographical Extent	Duration	Reversibility	Magnitude	Magnitude (Year 1)	Magnitude (Year 5)	Magnitude (after 10 years)	Magnitude	Notes
Winter	Negligible	Negligible	Negligible	Small	Long Term	Reversible	Negligible	Negligible	Negligible	Negligible	Negligible	<p><u>Construction:</u> Distant views towards the CLS Area. The use of temporary equipment such as cranes may be visible in the distant views towards the substation compound area.</p> <p><u>Operational:</u> Development Post Construction (Year 1) - Pylons define the CLS Area and form the central part of the view. The CLS Area would occupy a small section of likely views and form a thin parcel of land within the view, barely discernible from the current agricultural land use of the CLS Area. Magnitude of change would be Negligible and likely effects would be Moderate/Minor. The magnitude and effects would be the same for the summer and winter views.</p> <p>Mitigation (5 and 10 years) – Solar panels have been set back from the sea wall near Nagden Barn to work with the contours of the fields. This together with new hedge, grassland and buffer/scrub planting reduces any perceptible effect. The effects remain at Moderate/Minor. The magnitude and effects would be the same for the summer and winter views.</p> <p><u>Decommissioning:</u> Vehicles and other temporary equipment that may</p>
Summer	Negligible	Negligible	Negligible	Small	Long Term	Reversible	Negligible	Negligible	Negligible	Negligible	Negligible	<p>Mitigation (5 and 10 years) – Solar panels have been set back from the sea wall near Nagden Barn to work with the contours of the fields. This together with new hedge, grassland and buffer/scrub planting reduces any perceptible effect. The effects remain at Moderate/Minor. The magnitude and effects would be the same for the summer and winter views.</p> <p><u>Decommissioning:</u> Vehicles and other temporary equipment that may</p>

												<p>be required may be seen in distant views and would be barely discernible. This will reduce as more of the panels and equipment are removed from site.</p> <p>Cumulative Assessment: Views across the CLS Area would be minimal due to distance and intervening land use, the sea wall and properties at Nagden to a degree. The nearest cumulative site is approximately 0.3 km due west of the receptor and both are bounded by extensive vegetation, with the receptors screened from cumulative sites from agricultural barns. Views if present would be sequential. Magnitude is assessed as Negligible and effects would be Moderate/Minor.</p>
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5.5 Nadgen

Table 5.5 Detailed Assessment to be read in conjunction with Figure A7.4.6.

Property or property cluster	Residential Cluster 5 Nagden Cottages (2 no.) Nagden House Nagden Barn											
Number of properties and type of view experienced. Distance to the Development from the nearest property.	Views across a large expanse of the CLS Area, particularly from Nagden Barn, and the upper storeys of Nagden Cottages. Nagden House is less likely to have views of the CLS Area due to significant intervening vegetation and buildings of adjacent properties. Distance to CLS Area: 3 m.											
Baseline	Views across the site are short, medium and long distance. Short views are part screened by intermittent vegetation and a small hedge and timber stable. Views from the curtilage of Nagden Barn are open across a large section of the CLS Area which is currently in arable land use with some low level boundary vegetation. The defining character of these views are a simple arable landscape with few features, with big skies and pylons, electricity poles. Views are limited to Graveney Hill and Cleve Hill substation and land within the seawall.											
							Construction	Operational			Decommissioning	
Receptor	Size and Scale of Change (after year 1)	Scale of Change (after 5 years)	Scale of Change (after 10 years)	Geographical Extent	Duration	Reversibility	Magnitude	Magnitude (Year 1)	Magnitude (Year 5)	Magnitude (after 10 years)	Magnitude	Notes
Winter	Large	Large	Large	Large	Long Term	Reversible	Substantial	Substantial	Moderate	Moderate	Moderate	<p><u>Construction:</u> There would be open clear views of the construction of the panels and more distant views of the compound area. Vehicles and temporary equipment such as cranes and concrete batching plant would be visible across the site.</p> <p><u>Operational:</u> Development Post Construction (Year 1)</p>
Summer	Large	Large	Large	Large	Long Term	Reversible	Substantial	Substantial	Moderate	Moderate	Moderate	Views would be altered from the base line with the introduction of The Development and associated infrastructure in a large section of the view composition replacing the arable land use. Intervening vegetation would partly screen views from lower storeys and gardens with the exception of Nagden Barn where the open views are direct and

												<p>across the CLS Area. From the upper storeys of Nagden Cottages, views would be open across the western extents of the CLS Area. The magnitude of change would be Substantial and the likely effects would be Major. The magnitude and effects would be the same for the summer and winter views.</p> <p>Mitigation (5 and 10 years) – Panels have been moved away from properties by over 100 m with dense native planting proposed to screen both short and mid-range views and tie into existing offsite boundary planting; together with existing arable land sewn with native species wildflower and grass seed mixes to improve the short distance views. Planting height has been limited by species composition to ensure that the more distinctive long distance views towards the sea wall are retained along with views towards the Isle of Sheppey, whilst medium distance views are screened in part from the curtilage and the majority of views from these properties. The introduction of such planting removes many negative effects at source. Nagden Barn and the upper storeys of Nagden Cottages would experience views across the CLS Area albeit reduced and changed by the introduction of new native planting with panels beyond. The mitigation would result in a reduction to a Moderate magnitude of change with the effect reduced to Major/Moderate. The magnitude and effects would be the same for the summer and winter views.</p> <p><u>Decommissioning:</u> Removal of equipment associated with the CLS Area would be visible. Vehicles and temporary equipment that may be required as part of the decommissioning would be visible. This would reduce as more panels and equipment are removed from site.</p> <p><u>Cumulative Assessment:</u> Views across the CLS Area with other developments would be minimal and sequential, with one viewed from the front of properties and one to the rear but not together. D to the nearest cumulative site is approximately 1.8km. Views if present would be; barely perceptible. Magnitude is assessed as Negligible and effects would be Moderate/Minor.</p>
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5.6 Warm House

Table 5.6 Detailed Assessment to be read in conjunction with Figure A7.4.7.

Property or property cluster	Residential Property 6 Warm House											
Number of properties and type of view experienced. Distance to the Development from the nearest property.	Two storey detached property off Warm House Lane with rendered façade and tiled roof. Views from all windows facing the CLS Area. Ground floor views are experienced looking over the top of an existing leylandii hedge which runs along the property boundary. The Second storey spare bedroom experiences views over the hedge into the CLS Area, with more foreground/short distance views present. Distance to CLS Area: 7 m											
Baseline	Warm House is located immediately adjacent to the CLS Area. Views from the property look out across the CLS Area with short, medium and long distance views across it. Views to the east and west are defined on either side by existing vegetation. The view is simple with a large expanse of arable fields defining the character of the view, part dissected in short distance views by drainage ditches. The sea wall defines the extent of middle/long distance views with long distance views to the Isle of Sheppey perceptible. A defining character is big skies across a simple low level flat featureless landscape. The pylon corridor and a line of telegraph poles and wires runs across the whole view east to west with telegraph poles in the foreground towards Warm House.											
							Construction	Operational			Decommissioning	
Receptor	Size and Scale of Change (after year 1)	Scale of Change (after 5 years)	Scale of Change (after 10 years)	Geographical Extent	Duration	Reversibility	Magnitude	Magnitude (Year 1)	Magnitude (Year 5)	Magnitude (after 10 years)	Magnitude	Notes
Winter	Large	Large	Large	Large	Long Term	Reversible	Substantial	Substantial	Substantial	Substantial	No change	<p><u>Construction:</u> There would be open clear views of the construction of the panels and more distant views of the compound area. Vehicles and temporary equipment would be visible across the site.</p> <p><u>Operational:</u> Development Post Construction (Year 1) – The Development would replace arable crops as the defining land use with open views of The Development across a large proportion of the view particularly from second storey rooms occupying short, medium and long distance views. The magnitude of change is assessed as Substantial and the effect is Major. The magnitude and effects would be the same for the summer and winter views.</p> <p>Mitigation (5 and 10 years) – Embedded mitigation has removed panels from within close proximity to Warm House enabling short distance views to retain the existing character of the land use; albeit arable crops would be replaced by wildflower and grasses. A woodland planting is proposed on the southern boundary of the CLS Area near to Warm House. The mitigation will remove views of the Development. This would reduce the impacts of the Development and would change the baseline situation. The magnitude of change is assessed as Substantial and the effect is Major as although the effects of the Development are removed the view composition is completely altered</p>
Summer	Large	Large	Large	Large	Long Term	Reversible	Substantial	Substantial	Substantial	Substantial	No change	

													<p>from the current situation. The magnitude and effects would be the same for the summer and winter views.</p> <p><u>Decommissioning:</u></p> <p>Removal of equipment associated with the CLS Area would be not be visible due to the screening provided by the woodland planting. Assuming that the woodland is removed at the end of the Development once all the panels and associated equipment has been removed, the view would return to its original state, albeit without the existing wooden pole line in the middle-distance. No Change.</p> <p>Cumulative Assessment: There are no cumulative views.</p>
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5.7 Sandbanks Court and surrounding properties

Table 5.7 Detailed Assessment to be read in conjunction with Figure A7.4.8.

Property or property cluster	Residential Cluster 7 Sandbanks Court and surrounding properties											
Number of properties and type of view experienced. Distance to the Development from the nearest property.	Sandbanks Court is a three storey detached residential property with three further two storey detached properties located in the vicinity along Sandbanks Road. Views from the three detached properties are unlikely due to intervening agricultural buildings, adjacent properties and substantial boundary vegetation. Views are likely from the upper two storey windows of Sandbanks Court through intervening structures and vegetation at a medium distance. Views are direct with views also available from the properties curtilage at the entrance drive. Distance to CLS Area: 0.46 km											
Baseline	Sandbanks Court is assessed as being the only property in this residential group likely to have views of the CLS Area. The view consists of a complicated foreground landscape of poly tunnels and associated structures, and shelterbelt vegetation associated with the surrounding fruit farms. Telegraph poles are present in the view as are the pylons running through the CLS Area. The middle distance view contains further shelterbelts and larger vegetation along the boundary with the CLS Area. The view shows an intimate and closed landscape composition with visual detractors such as the poly tunnels present in the view.											
							Construction	Operational			Decommissioning	
Receptor	Size and Scale of Change (after year 1)	Scale of Change (after 5 years)	Scale of Change (after 10 years)	Geographical Extent	Duration	Reversibility	Magnitude	Magnitude (Year 1)	Magnitude (Year 5)	Magnitude (after 10 years)	Magnitude	Notes
Winter	No Change	No Change	No Change	Negligible	Long Term	Reversible	Negligible	Negligible	Negligible	Negligible	Negligible	<p><u>Construction:</u></p> <p>There would be barely perceptible views of the CLS Area during the construction phase due to existing screening.</p> <p><u>Operational:</u></p> <p>Development Post Construction (Year 1) – The CLS Area would be barely perceptible in views north, with a slight change in hue from arable crops to The</p>

Summer	No Change	No Change	No Change	Negligible	Long Term	Reversible	Negligible	Negligible	Negligible	Negligible	Negligible	<p>Development seen through gaps in existing vegetation. This would be further reduced with summer vegetation which would remove such views into the CLS Area. The Magnitude of change is Negligible as the change occurs in such a small proportion of the view, with the likely effects being Moderate/Minor. This would be the same for both winter and summer views.</p> <p>Mitigation (5 and 10 years) – A dense native species hedge is proposed along the southern boundary of the CLS Area, within which native species trees will be planted. This mitigation will likely remove the majority of views into the CLS Area with affects remaining as Moderate/Minor. This would be the same for both winter and summer views.</p> <p><u>Decommissioning:</u> There would be barely perceptible views of the CLS Area during the decommissioning phase due to existing screening.</p> <p><u>Cumulative Assessment:</u> There are no cumulative views.</p>
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5.8 Broom Street

Table 5.8 Detailed Assessment to be read in conjunction with Figure A7.4.9.

Property or property cluster	Residential Cluster 8 Broom Street Numerous Properties
Number of properties and type of view experienced. Distance to the Development from the nearest property.	Properties are predominantly two storey brick or rendered buildings with tiled roofs, the exception is the Old Vicarage to the east of Broom Street with a slate roof. Direct and slightly oblique views are likely to be experienced from some front gardens, property curtilages; together with first and second storey windows facing north. Distance to CLS Area: 0.35 km
Baseline	Views of an open field in the foreground with medium distance views to the north and long distance views to the east (away from the CLS Area). Views towards the CLS Area are generally limited to the extents of Graveney Hill. Direct views are seen through boundary vegetation consisting of poplar trees close to the southern boundary of the CLS Area. To the east of the view there is an intermittent hedge line and to the west a group of dense mixed vegetation of varying heights. Views to Graveney Hill although partially screened are still the focus of the view composition in the medium distance. The pylon corridor is visible beyond Graveney Hill and associated wires are visible to the west of the view.

Receptor	Size and Scale of Change (after year 1)	Scale of Change (after 5 years)	Scale of Change (after 10 years)	Geographical Extent	Duration	Reversibility	Construction Magnitude	Operational Magnitude (Year 1)	Operational Magnitude (Year 5)	Operational Magnitude (after 10 years)	Decommissioning Magnitude	Notes
Winter	Small	Small	Negligible	Small	Long Term	Reversible	Slight	Slight	Slight	Negligible	Negligible	<p><u>Construction:</u> There would be glimpsed views into the CLS Area during construction from the construction of the panel areas. The use of taller temporary equipment such as the cranes may be visible depending on how far the height of the crane is erected (potential to be seen over Cleve Hill).</p> <p><u>Operational:</u></p>
Summer	Small	Small	Negligible	Small	Long Term	Reversible	Slight	Slight	Negligible	Negligible	Negligible	<p>Development Post Construction (Year 1) – The development would be visible through existing poplar trees and on the lower slopes of Graveney Hill. Views are filtered by existing vegetation but would replace the existing agricultural view beyond with a low uniform structure and a new hue in the landscape. The magnitude of change would be Slight with the likely effects assessed as Moderate. This would be the same for both winter and summer.</p> <p>Mitigation (Year 5 and 10) – A native species boundary hedge containing specimen tree planting would create a dense screen along the southern boundary of the CLS Area. This would be augmented with further hedges, and hedgerow tree planting running roughly parallel and perpendicular to the southern boundary creating vegetated layers in the landscape, compensating for any micro level changes that occur. Further native species hedge and tree planting along the boundary of the panels; together with native species shelterbelt planting on Graveney Hill would create further screening creating a landscape setting for the panels. The resultant planting would reduce the size of the view shed, but would screen the majority of the CLS Area including panels on the lower slopes of Graveney Hill from view. This would reduce the magnitude of change to Negligible resulting in a Moderate/Minor effect. For winter year 1 and 5 and summer year 1 the magnitude and effects are the same. For winter year 10 and summer year 5 and 10 the magnitude and effects are the same; however the effects would be considered neutral.</p> <p><u>Decommissioning:</u></p> <p>Potential visibility of removal of panels would be visible through glimpses in the trees. This would be limited to a small proportion of the overall site.</p> <p>Cumulative Assessment: There are no cumulative views.</p>

5.9 Graveney Court Cottage

Table 5.9 Detailed Assessment to be read in conjunction with Figure A7.4.10.

Property or property cluster	Residential Cluster 9 Graveney Court Cottage representative of North Graveney											
Number of properties and type of view experienced. Distance to the Development from the nearest property.	Properties are predominantly two storey brick or rendered buildings with tiled roofs, with elements of weather boarding. Slightly oblique and oblique views are likely to be experienced from some front gardens, property curtilages; together with first and second storey windows facing north west. Distance to CLS Area: 0.63 km											
Baseline	Elevated views of an open landscape are present to the west. Views to the CLS Area are viewed in a north west direction. Short range views predominate with filtered medium and long distance views through an intermittent hedgerow running along the brow of the view in an east to west orientation. Summer views are partially screened in Figure A7.5.10; however in winter it is anticipated that views would permeate further into the medium and long distance towards the Isle of Sheppey. Views of the CLS Area are possible although occupy a small percentage of the view composition. This landscape is more complex than lowland areas to the north (including the CLS Area) and limits the extent of views across it from these receptors.											
I							Construction	Operational			Decommissioning	
Receptor	Size and Scale of Change (after year 1)	Scale of Change (after 5 years)	Scale of Change (after 10 years)	Geographical Extent	Duration	Reversibility	Magnitude	Magnitude (Year 1)	Magnitude (Year 5)	Magnitude (after 10 years)	Magnitude	Notes
Winter	No Change	No Change	No Change	Negligible	Long Term	Reversible	Negligible	Negligible	Negligible	Negligible	Negligible	<u>Construction:</u> Potential for glimpsed views between vegetation towards the CLS Area. This will mainly be limited to distant views of the panel areas. There may be views of temporary cranes used to install equipment within the compound area, within the construction period. <u>Operational:</u>
Summer	No Change	No Change	No Change	Negligible	Long Term	Reversible	Negligible	Negligible	Negligible	Negligible	Negligible	Development Post Construction (Year 1) – The Development would be partially visible through relatively small gaps in the existing hedgerow and over the top of the hedge when viewed from upper storey windows. The Magnitude of change in both summer and winter would be Negligible resulting in Moderate/Minor effects. Mitigation (Year 5 and 10) – Proposed native species planting would provide screening layers in the landscape, creating a partial visual barrier between properties and the Development boundary. The proposed planting would add a new feature to the landscape, consistent in character with other similar features within the 2km Study Area and near the poorly defined confluence of two landscape character areas (Graveney Marshes and Graveney Arable Lands). Limited long distance views would remain through intervening vegetation and would appear as a low level blue hue in the landscape. The magnitude would remain as Negligible leading to a Moderate/Minor effect. <u>Decommissioning:</u>

												<p>Glimpsed views from the removal of panels during the decommissioning stage but this is over a limited area and would be distant, reducing with the removal of panels.</p> <p>Cumulative Assessment: There are no cumulative views.</p>
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5.10 1-8 All Saints View

Table 5.10 Detailed Assessment to be read in conjunction with Figure A7.4.11.

Property or property cluster	Residential Cluster 10A Seasalter Road At Junction With Monkshill Road Marsh View near Monkshill											
Number of properties and type of view experienced. Distance to the Development from the nearest property.	A mixture of two storey detached and semi-detached brick, and brick and render properties looking onto the adjacent farm yard with slightly oblique views to the CLS Area from the northern most properties within this group, in particular the end property adjacent to Monkshill Road. All other properties would either not be able to view the CLS Area due to siting and intervening structure and/or vegetation, or any views would not be discernible within the landscape. Distance to CLS Area: 0.35 km											
Baseline	Elevated and direct views look toward Broom Street with slightly oblique views toward the CLS Area across Seasalter Road containing short distance views of grazing land and intermittent field boundary hedgerows and trees. Medium distance views are towards the CLS Area permeating into long distance views. Pylons form the medium/long distance views with the Isle of Sheppey beyond.											
							Construction	Operational			Decommissioning	
Receptor	Size and Scale of Change (after year 1)	Scale of Change (after 5 years)	Scale of Change (after 10 years)	Geographical Extent	Duration	Reversibility	Magnitude	Magnitude (Year 1)	Magnitude (Year 5)	Magnitude (after 10 years)	Magnitude	Notes
Winter	Medium	Medium	Medium	Small	Long Term	Reversible	Moderate	Moderate	Slight	Slight	Slight	<p>Construction: There would be visibility of the panels and distant views towards the compound area from a small number of properties. The use of temporary equipment including the use of cranes would likely be visible in the distance. The level of effect would increase as the Development nears the operational stage.</p> <p>Operational: Development Post Construction (Year 1) – The Development would be visible in the view composition replacing a large area of the agricultural land seen in the centre of the photograph. Due to the slightly oblique nature of the view and the extent of view, the magnitude is assessed as Moderate and the effect is therefore Major/Moderate.</p> <p>Mitigation (Year 5 and 10) – Layered native hedgerows, hedgerow trees and shelterbelt planting will create a setting for the panels and reinforce natural boundary structure within the wider landscape. Given the low stature of the panels and the simple massing, mitigation would serve to integrate the quantum of development into the</p>
Summer	Medium	Medium	Medium	Small	Long Term	Reversible	Moderate	Moderate	Slight	Slight	Slight	<p>Development Post Construction (Year 1) – The Development would be visible in the view composition replacing a large area of the agricultural land seen in the centre of the photograph. Due to the slightly oblique nature of the view and the extent of view, the magnitude is assessed as Moderate and the effect is therefore Major/Moderate.</p> <p>Mitigation (Year 5 and 10) – Layered native hedgerows, hedgerow trees and shelterbelt planting will create a setting for the panels and reinforce natural boundary structure within the wider landscape. Given the low stature of the panels and the simple massing, mitigation would serve to integrate the quantum of development into the</p>

												<p>landscape. The significance would therefore reduce to Slight and the resultant effects would become Moderate.</p> <p><u>Decommissioning:</u> There would be views of the removal of the panels and distant views towards the compound area. This would decrease over time as more of the panels and equipment are removed off site.</p> <p><u>Cumulative Assessment:</u> There are no cumulative views.</p>
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5.11 Graveney Court Farm

Table 5.11 Detailed Assessment to be read in conjunction with Figure A7.4.12.

Property or property cluster	Residential Cluster 10B Graveney Court Farm											
Number of properties and type of view experienced. Distance to the Development from the nearest property.	Single property assessed separately from properties on Seasalter Road (although in close proximity to adjacent properties) due to a different aspect to those properties in cluster 10A. This is created by a lack of intervening agricultural buildings enabling open slightly oblique views towards the Development. The view is taken from behind the rear wall of All Saints Church, Graveney as being representative of views from Graveney Court Farm. Distance to CLS Area: 0.56 km											
Baseline	Elevated and direct views across grazing and arable land use towards Broom Street. Poly-tunnels present in direct view form a visual detractor albeit in keeping with the Graveney Fruit Farms and the Eastern Fruit Belt Landscape Character Areas. The CLS Area is seen slightly obliquely and consists of an open arable landscape framed by existing trees and hedgerows with big skies and long distance views towards the Isle of Sheppey. Pylons are present in the central view above the skyline forming a visual detractor.											
							Construction	Operational			Decommissioning	
Receptor	Size and Scale of Change (after year 1)	Scale of Change (after 5 years)	Scale of Change (after 10 years)	Geographical Extent	Duration	Reversibility	Magnitude	Magnitude (Year 1)	Magnitude (Year 5)	Magnitude (after 10 years)	Magnitude	Notes
Winter	Medium	Medium	Medium	Small	Long Term	Reversible	Moderate	Moderate	Moderate	Slight	Slight	<p><u>Construction:</u> There would be visibility of the construction period of the panels and distant views towards the compound area. The use of temporary equipment including the use of cranes and batching plant would be visible in the distance. The level of effect would increase as the Development nears the operational stage.</p> <p><u>Operational:</u> Development Post Construction (Year 1) – The Development would be present in slightly oblique middle and long distance views, with oblique views of Graveney Hill possible. Panels would become a dominant feature in the wider landscape replacing the arable land use of the CLS Area. Due to the scale of change being readily noticeable the magnitude would be Moderate and the effect would be Major/Moderate during both winter and summer.</p> <p><u>Mitigation (Year 5 and 10) –</u> The introduction of native species boundary hedges with trees; and internal planting; together with shelterbelt planting</p>
Summer	Medium	Medium	Medium	Small	Long Term	Reversible	Moderate	Moderate	Slight	Slight	Slight	

												<p>on Graveney Hill will create a setting for The Development with middle distance views partially screened and improvement to landscape structure visible through new planting. Long distance views would be largely unmitigated; however, the distance is such that hues in the landscape would change as opposed to the composition of the view itself. Magnitude overall would therefore remain as Moderate at year 5 winter with a Major/Moderate effect, reducing to Slight at year 5 summer and years 10 summer and winter with a Moderate effect.</p> <p><u>Decommissioning:</u> There would be views of the removal of the panels and distant views towards the compound area. This would decrease over time as more of the panels and equipment are removed off site.</p> <p>Cumulative Assessment: There are no cumulative views.</p>
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5.12 Cedar Croft

Table 5.12 Detailed Assessment to be read in conjunction with Figure A7.4.13.

Property or property cluster	Residential Cluster 11A Cedar Croft Building Site Holiday Cabins Bungalows/ Holiday Homes											
Number of properties and type of view experienced. Distance to the Development from the nearest property.	Elevated direct, and slightly oblique views from single storey properties along Cleve Hill consisting of timber clad lodges and brick buildings with tiled and slate roofs. Small section of view affected above the ridgeline of Graveney Hill. Views across south east section of the CLS Area. Distance to CLS Area: 6 m											
Baseline	View seen above the ridgeline of Graveney Hill with a small section of the view overlooking the CLS Area. View consists of arable land use in the foreground and middle distance with the view extents limited by existing trees found along the southern boundary of the CLS Area. Pylons present in long distance views over the brow of Graveney Hill.											
							Construction	Operational			Decommissioning	
Receptor	Size and Scale of Change (after year 1)	Scale of Change (after 5 years)	Scale of Change (after 10 years)	Geographical Extent	Duration	Reversibility	Magnitude	Magnitude (Year 1)	Magnitude (Year 5)	Magnitude (after 10 years)	Magnitude	Notes
Winter	Medium	Medium	Small	Small	Long Term	Reversible	Slight	Slight	Slight	Negligible	Negligible	<p><u>Construction:</u> A small section of the Development will be visible during the construction period which would be the most south eastern part of the CLS Area.</p> <p><u>Operational:</u> Development Post Construction (Year 1) – The Development would be visible within direct and</p>

Summer	Medium	Medium	Small	Small	Long Term	Reversible	Slight	Slight	Slight	Negligible	Negligible	<p>slightly oblique views from residential properties with arable land in the CLS Area replaced in short range views by lowland meadow planting and by The Development in middle distance views. The backdrop of existing vegetation (offsite) creates an effective landscape setting for The Development reducing the impact of views. The magnitude of change is assessed as Slight due to the limited extent of view affected, resulting in a Moderate effect. This would be for both summer and winter views.</p> <p>Mitigation (Year 5 and 10) – Embedded mitigation has removed panels from the majority of the view and mitigation planting creates layers of planting creating a landscape setting for the Development infrastructure seen in the context of existing vegetation. The magnitude at year 5 would remain at Slight which would result in Moderate effects both at winter and summer. At year 10, the magnitude of change would reduce to Negligible and the effect to Moderate/Minor. This would be both for winter and summer views.</p> <p><u>Decommissioning:</u> There would be views of the removal of the panels. This would decrease over time as more of the panels and equipment are removed off site.</p> <p>Cumulative Assessment: There are no cumulative views.</p>
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5.13 Seasalter Road

Table 5.13 Detailed Assessment to be read in conjunction with Figure A7.4.14.

Property or property cluster	Residential Cluster 11B Properties along Seasalter Road
Number of properties and type of view experienced. Distance to the Development from the nearest property.	Four properties along Seasalter Road consisting of three detached single storey properties with brick and rendered walls and tiled roofs, one two storey detached property half render and half weather board and one large detached property to the east of Seasalter Road with three storeys. Properties to the west of Seasalter Road look directly and slightly obliquely towards the CLS Area through rear windows and from rear garden curtilages. Distance to CLS Area: 0.25 km
Baseline	Slightly elevated views over CLS Area. Foreground consists of grazing land (Horse paddocks) bounded by existing hedgerows with trees, with arable and grazing land beyond these features. The CLS Area is seen in medium and long distance views with big skies and a backdrop of existing vegetation across the southern aspect of the CLS Area. Pylons are present in the medium and long distance views with the Isle of Sheppey forming the viewing extents. Graveney Hill forms an edge to views to the north.

							Construction	Operational			Decommissioning	
Receptor	Size and Scale of Change (after year 1)	Scale of Change (after 5 years)	Scale of Change (after 10 years)	Geographical Extent	Duration	Reversibility	Magnitude	Magnitude (Year 1)	Magnitude (Year 5)	Magnitude (after 10 years)	Magnitude	Notes
Winter	Medium	Medium	Small	Medium	Long Term	Reversible	Moderate	Moderate	Slight	Negligible	Negligible	<p><u>Construction:</u> There would be visibility across the most south eastern part of the CLS Area with the erection of panels visible. There may be views of taller temporary equipment used during periods of the construction which would be associated with the compound area.</p> <p><u>Operational:</u></p>
Summer	Medium	Medium	Small	Medium	Long Term	Reversible	Moderate	Moderate	Negligible	Negligible	Negligible	<p>Development Post Construction (Year 1) – The Development would be seen in medium and long distance views intermittently through existing vegetation. It would be a noticeable addition to the view but would not change the overall composition of the view. The magnitude of change would be Moderate and the effect would be Major/Moderate. This would be the same for both winter and summer views due to limited intervening screening provided by existing vegetation at this time.</p> <p>Mitigation (Year 5 and 10) – Native hedgerow planting with trees would screen the majority of The Development seen in the context of existing vegetation layers in the short and medium distance views. At year 5 winter view the magnitude and effects reduce to Slight with a Moderate effect. During summer year 5, 10 and winter year 10 the magnitude reduces to Negligible with the effect assessed as Moderate/Minor. This would be the same for summer and winter.</p> <p><u>Decommissioning:</u> There would be views of the removal of the panels, but screened by vegetation. This would decrease over time as more of the panels and equipment are removed off site.</p> <p>Cumulative Assessment: There are no cumulative views.</p>

5.14 Graveney Hill Farm

Table 5.14 Detailed Assessment to be read in conjunction with Figure A7.4.15.

Property or property cluster	Residential Cluster 12 Graveney Hill Farm											
Number of properties and type of view experienced. Distance to the Development from the nearest property.	Two storey Property within a treed setting. No views are likely from the property due to the extent of intervening vegetation; however views from the curtilage of the property are possible from the entrance driveway travelling south west along Cleve Hill access road. Distance to CLS Area: 0.43 km											
Baseline	Elevated views over CLS Area. Property accessed by a tree lined driveway with the property heavily screened by existing trees, vegetation and built form. Possible slightly oblique views to the north west; however these would be through existing vegetation and farm buildings. The main view is seen over the ridgeline of Graveney Hill looking across arable farm land and fruit farms to the south east and south of the CLS Area respectively with a backdrop of existing vegetation and big sky views. Long distance views towards the Kent Downs Area of Outstanding Natural Beauty (AONB) forming the extent of the view shed.											
							Construction	Operational			Decommissioning	
Receptor	Size and Scale of Change (after year 1)	Scale of Change (after 5 years)	Scale of Change (after 10 years)	Geographical Extent	Duration	Reversibility	Magnitude	Magnitude (Year 1)	Magnitude (Year 5)	Magnitude (after 10 years)	Magnitude	Notes
Winter	Moderate	Moderate	Small	Small	Long Term	Reversible	Moderate	Slight	Slight	Slight	Slight	<p><u>Construction:</u> There would be visibility of the CLS Area over Graveney Hill with the erection of panels and associated infrastructure visible. There may be views of taller temporary equipment used during periods of construction which would be associated with the compound area.</p> <p><u>Operational:</u></p>
Summer	Moderate	Moderate	Small	Small	Long Term	Reversible	Moderate	Slight	Slight	Slight	Slight	<p>Development Post Construction (Year 1) – The development would be visible when travelling south west where the landscape opens up to views across the site and beyond. The Development is seen obliquely where a section of views of arable land would be replaced by The Development. The magnitude is assessed as Slight and the effect as Moderate. This would be the same for winter and summer.</p> <p>Mitigation (Year 5 and 10) – In views from the drive entrance, native species hedgerow and hedgerow tree planting would create layers in the landscape providing a landscape setting and subsequent partial screening. Other views would remain. The magnitude would remain the same as year 1.</p> <p><u>Decommissioning:</u> There would be views of the removal of the panels and views towards the compound area. This would decrease over time as more of the panels and equipment are removed off site.</p> <p>Cumulative Assessment: There are no cumulative views.</p>

5.15 Crown Cottages and Hill View

Table 5.15 Detailed Assessment to be read in conjunction with Figure A7.4.16.

Property or property cluster	Residential Cluster 13 Crown Cottages and Hill View											
Number of properties and type of view experienced. Distance to the Development from the nearest property.	Slightly oblique view from two semi-detached properties two storeys high and a further large detached property with brick walls and tiled roofs. Gardens contain high front hedges at Hill View, down to low front hedges at crown cottages. Views through layered vegetation of hedgerows, poplar, and leylandii. Distance to CLS Area: 84 m											
Baseline	Slightly elevated views over CLS Area. Foreground consists of a small area of grazing land flanked by a hedgerow and trees to the middle and left of the view with a dense line of poplar in the middle and right of view. In the middle distance views consist of arable land and further hedgerows. Long distance views contain views to the wider landscape towards Broom Street and beyond.											
							Construction	Operational			Decommissioning	
Receptor	Size and Scale of Change (after year 1)	Scale of Change (after 5 years)	Scale of Change (after 10 years)	Geographical Extent	Duration	Reversibility	Magnitude	Magnitude (Year 1)	Magnitude (Year 5)	Magnitude (after 10 years)	Magnitude	Notes
Winter	No Change	No Change	No Change	Negligible	Long Term	Reversible	Moderate	Moderate	Slight	Slight	Moderate	<p><u>Construction:</u> There would be limited visibility during the construction period with glimpsed views due to existing screening, and views of the construction compound to the rear.</p> <p><u>Operational:</u> Development Post Construction (Year 1) – Views of The Development would be possible through existing vegetation, generally from upper storey windows. The electrical compound and bund would be visible to the rear. The magnitude would be Moderate and the effect Major/Moderate.</p> <p>Mitigation Years 5 and 10 – Native species hedgerow and tree planting along the CLS Area boundary would create a dense screen above the existing hedgerows and would screen filtered views of the Development through trees. Planting on the electrical compound bund will mature to form an increased visual screen. The magnitude is assessed to be reduced to Slight at years 5 and 10 summer and winter with a Moderate effect.</p> <p><u>Decommissioning:</u> There would be limited visibility of the panels during the decommissioning period which would be glimpsed due to existing screening. Decommissioning activity would be visible to the rear, including earthworks associated with removal of the electrical compound bund.</p> <p><u>Cumulative Assessment:</u> There are no cumulative views.</p>
Summer	No Change	No Change	No Change	Negligible	Long Term	Reversible	Moderate	Moderate	Slight	Slight	Moderate	<p><u>Construction:</u> There would be limited visibility during the construction period with glimpsed views due to existing screening, and views of the construction compound to the rear.</p> <p><u>Operational:</u> Development Post Construction (Year 1) – Views of The Development would be possible through existing vegetation, generally from upper storey windows. The electrical compound and bund would be visible to the rear. The magnitude would be Moderate and the effect Major/Moderate.</p> <p>Mitigation Years 5 and 10 – Native species hedgerow and tree planting along the CLS Area boundary would create a dense screen above the existing hedgerows and would screen filtered views of the Development through trees. Planting on the electrical compound bund will mature to form an increased visual screen. The magnitude is assessed to be reduced to Slight at years 5 and 10 summer and winter with a Moderate effect.</p> <p><u>Decommissioning:</u> There would be limited visibility of the panels during the decommissioning period which would be glimpsed due to existing screening. Decommissioning activity would be visible to the rear, including earthworks associated with removal of the electrical compound bund.</p> <p><u>Cumulative Assessment:</u> There are no cumulative views.</p>

5.16 Brookhill Farm

Table 5.16 Detailed Assessment to be read in conjunction with Figure A7.4.17.

Property or property cluster	Residential Cluster 14 Brookhill Farm and Brookhill Farm Cottage, Monkshill Road											
Number of properties and type of view experienced. Distance to the Development from the nearest property.	Views from upper storey windows very oblique towards the site. Views of Graveney/Cleve Hill with narrow long distance view into the CLS Area. Distance to CLS Area: 0.92 km											
Baseline	Elevated views towards the CLS Area. Foreground consists of open grazing grassland with views towards Graveney and Cleve Hill. Pylons form a dominant vertical presence in the wider landscape and seen extending into the CLS Area. Some layering of vegetation associated with road and rail infrastructure, orchards and planting associated with properties along Seasalter Road and planting on Graveney/Cleve Hill. Wider distant views towards the Isle of Sheppey.											
							Construction	Operational			Decommissioning	
Receptor	Size and Scale of Change (after year 1)	Scale of Change (after 5 years)	Scale of Change (after 10 years)	Geographical Extent	Duration	Reversibility	Magnitude	Magnitude (Year 1)	Magnitude (Year 5)	Magnitude (after 10 years)	Magnitude	Notes
Winter	Negligible	Negligible	Negligible	Negligible	Long Term	Reversible	Negligible	Negligible	Negligible	Negligible	Negligible	<p><u>Construction:</u> Limited distant views during the construction period. Potential views of the taller temporary equipment of such as use of crane/s associated with the installation of the substation compound area.</p> <p><u>Operational:</u> Development Post Construction (Year 1) – Long distance very oblique views with a change in the hue of the landscape within the CLS Area. Visual change is minimal due to the low nature of the Development and intervening landform Magnitude of change is Negligible and effect is Moderate/Minor. The magnitude and effects are the same for summer and winter.</p> <p>Mitigation (Year 5 and 10) – Planting along the southern and eastern boundaries will reduce any perceptible changes in views; other than a slight change in the uniform hue of the landscape, due to the low nature of the Development and intervening landform. The effects will remain at Moderate/Minor. The magnitude and effects are the same for summer and winter.</p> <p><u>Decommissioning:</u> Limited views during decommissioning stage due to distance and intervening vegetation area and panels being removed. The hue of the landscape would return to that of agricultural crops/grassland.</p> <p>Cumulative Assessment: There are no cumulative views.</p>
Summer	Negligible	Negligible	Negligible	Negligible	Long Term	Reversible	Negligible	Negligible	Negligible	Negligible	Negligible	<p>Mitigation (Year 5 and 10) – Planting along the southern and eastern boundaries will reduce any perceptible changes in views; other than a slight change in the uniform hue of the landscape, due to the low nature of the Development and intervening landform. The effects will remain at Moderate/Minor. The magnitude and effects are the same for summer and winter.</p> <p><u>Decommissioning:</u> Limited views during decommissioning stage due to distance and intervening vegetation area and panels being removed. The hue of the landscape would return to that of agricultural crops/grassland.</p> <p>Cumulative Assessment: There are no cumulative views.</p>

5.17 Foreshore Chalets

Table 5.17 Detailed Assessment to be read in conjunction with Figure A7.4.18.

Property or property cluster	Residential Cluster 15 Foreshore Chalets											
Number of properties and type of view experienced. Distance to the Development from the nearest property.	A group of thirty seven beach chalets. All single storey and located between the sea wall and the foreshore on the corner of Faversham Road. Views vary from oblique to very oblique and views are shallow but wide and experienced over the top of the sea wall. Distance to CLS Area: 0.37 km											
Baseline	Distant views over the seawall towards Cleve Hill with big skies. The pylon corridor forms the prominent feature with Cleve Hill substation present in views above the seawall with a back drop of Cleve Hill. The wider landscape to the south west beyond Faversham is present in the far distance.											
							Construction	Operational			Decommissioning	
Receptor	Size and Scale of Change (after year 1)	Scale of Change (after 5 years)	Scale of Change (after 10 years)	Geographical Extent	Duration	Reversibility	Magnitude	Magnitude (Year 1)	Magnitude (Year 5)	Magnitude (after 10 years)	Magnitude	Notes
Winter	Moderate	Moderate	Moderate	Moderate	Long Term	Reversible	Slight	Slight	Slight	Slight	Slight	<p><u>Construction:</u> There would be medium distance views towards the CLS Area, partially screened by the sea wall, and the erection of the substation compound and temporary equipment such as the crane and concrete batching plant would create tall structures in the distance.</p> <p><u>Operational:</u> Development Post Construction (Year 1) – Views of the compound would be barely visible over the top of the sea wall and seen in the context of Cleve Hill substation. Magnitude of change is Slight and effect is Moderate.</p> <p>Mitigation (Year 5 and 10) – Planting on the compound bund would screen the majority of the Development within the compound, removing the majority of adverse effects, other than addition of vegetation across a wider landscape area. Above the planting the tallest infrastructure of the site compound would be visible above mitigation planting, viewed as an extension to the existing substation. The low nature of the solar panels are contained in wider views by the top of the sea wall. Magnitude would remain assessed as Slight with a Moderate effect.</p> <p><u>Decommissioning:</u> There would be medium-distance views towards the CLS Area, these would decrease over time as more panels and equipment are removed from the CLS Area.</p> <p><u>Cumulative Assessment:</u> There are no cumulative views.</p>
Summer	Moderate	Moderate	Moderate	Moderate	Long Term	Reversible	Slight	Slight	Slight	Slight	Slight	<p>Mitigation (Year 5 and 10) – Planting on the compound bund would screen the majority of the Development within the compound, removing the majority of adverse effects, other than addition of vegetation across a wider landscape area. Above the planting the tallest infrastructure of the site compound would be visible above mitigation planting, viewed as an extension to the existing substation. The low nature of the solar panels are contained in wider views by the top of the sea wall. Magnitude would remain assessed as Slight with a Moderate effect.</p> <p><u>Decommissioning:</u> There would be medium-distance views towards the CLS Area, these would decrease over time as more panels and equipment are removed from the CLS Area.</p> <p><u>Cumulative Assessment:</u> There are no cumulative views.</p>

5.18 The Sportsman Public House

Table 5.18 Detailed Assessment to be read in conjunction with Figure A7.4.19.

Property or property cluster	Residential Property 16 The Sportsman Public House and property											
Number of properties and type of view experienced. Distance to the Development from the nearest property.	Single property above existing public house with likely views from upper storey windows towards the CLS Area. Property is brick built and painted white with a slate roof. Open and direct views across lower sea wall (which runs north to south), and towards The Development. Distance to CLS Area: 0.55 km											
Baseline	Views across the lower sea wall looking west along the pylon corridor and across extensive areas of grazing land and arable fields. Cleve Hill substation is present within the centre of the view with long distance views along the length of the CLS Area. The view is simple with land and sky and extends to the Isle of Sheppey in the north west and along the Swale.											
							Construction	Operational			Decommissioning	
Receptor	Size and Scale of Change (after year 1)	Scale of Change (after 5 years)	Scale of Change (after 10 years)	Geographical Extent	Duration	Reversibility	Magnitude	Magnitude (Year 1)	Magnitude (Year 5)	Magnitude (after 10 years)	Magnitude	Notes
Winter	Moderate	Moderate	Moderate	Moderate	Long Term	Reversible	Moderate	Moderate	Moderate	Slight	Moderate	<p><u>Construction:</u> There would be medium-distance views towards the CLS Area where the erection of the substation compound and temporary equipment such as the crane and concrete batching plant would create tall structures in the medium distance.</p> <p><u>Operational:</u> Development Post Construction (Year 1) – There would be a perceptible change in long distance views with the development appearing as a dark low band on the landscape running across the CLS Area north to south; together with the introduction of the landscaped bund in proximity to the substation. Magnitude is assessed as being Major/Moderate with effects assessed as being Major/Moderate. This would be the same for summer and winter views.</p> <p>Mitigation (Year 5 and 10) – Enhanced natural management of substantial foreground landscape and scrub planting on boundary of the bund and the Development will create a natural edge to the view without affecting the view composition. At winter year 5 the magnitude would remain at Moderate and effects would be Major/Moderate. During summer year 5 and year 10 summer and winter the magnitude reduces to Slight and the effect to Moderate.</p> <p><u>Decommissioning:</u> There would be medium distance views towards the CLS Area, including decommissioning the electrical compound and bund, these would decrease over time as more panels and equipment are removed from the CLS Area.</p> <p>Cumulative Assessment: There are no cumulative views.</p>
Summer	Moderate	Moderate	Moderate	Moderate	Long Term	Reversible	Moderate	Moderate	Slight	Slight	Moderate	<p><u>Decommissioning:</u> There would be medium distance views towards the CLS Area, including decommissioning the electrical compound and bund, these would decrease over time as more panels and equipment are removed from the CLS Area.</p> <p>Cumulative Assessment: There are no cumulative views.</p>

5.19 Significance of Residential Property Groups 1 to 16

Table 5.19: Significance Matrix for Visual Effects

Receptor		Sensitivity	Construction		Operational		Decommissioning	Construction		Operational		Decommissioning	Nature of Effect (Negative, Positive, Neutral)
			Magnitude	Magnitude (after Construction/ year 1)	Magnitude (5 years)	Magnitude (10 years)	Magnitude	Visual Effects	Visual Effects (after Construction/ year 1) (Bold type = Significant Effect)	Visual Effects (after 5 years) (Bold type = Significant Effect)	Visual Effects (after 10 years) (Bold type = Significant Effect)	Visual Effects	
Residential Cluster 1 Harty Ferry Cottages	Winter	High	Moderate	Moderate	Slight	Slight	Slight	Major/ Moderate	Major/ Moderate	Moderate	Moderate	Moderate	Negative
	Summer	High	Moderate	Moderate	Slight	Slight	Slight	Major/ Moderate	Major/ Moderate	Moderate	Moderate	Moderate	Negative
Residential Cluster 2 Shipwright Arms/ Hollowshore	Winter	High	Slight	Slight	Slight	Slight	Negligible	Moderate	Moderate	Moderate	Moderate	Moderate/Minor	Negative
	Summer	High	Slight	Slight	Slight	Slight	Negligible	Moderate	Moderate	Moderate	Moderate	Moderate/Minor	Negative
Residential Cluster 3 Berth Holders	Winter	High	Negligible	Negligible	Negligible	Negligible	Negligible	Moderate/Minor	Moderate/Minor	Moderate/Minor	Moderate/Minor	Moderate/Minor	Negative
	Summer	High	Negligible	Negligible	Negligible	Negligible	Negligible	Moderate/Minor	Moderate/Minor	Moderate/Minor	Moderate/Minor	Moderate/Minor	Negative
Residential Cluster 4 Ham Road	Winter	High	Negligible	Negligible	Negligible	Negligible	Negligible	Moderate/Minor	Moderate/Minor	Moderate/Minor	Moderate/Minor	Moderate/Minor	Negative
	Summer	High	Negligible	Negligible	Negligible	Negligible	Negligible	Moderate/Minor	Moderate/Minor	Moderate/Minor	Moderate/Minor	Moderate/Minor	Negative
Residential Cluster 5 Nagden Cottages Nagden House Nagden Barns	Winter	High	Substantial	Substantial	Moderate	Moderate	Moderate	Major	Major	Major/Moderate	Major/Moderate	Major/Moderate	Negative
	Summer	High	Substantial	Substantial	Moderate	Moderate	Moderate	Major	Major	Major/Moderate	Major/Moderate	Major/Moderate	Negative
Residential Property 6 Warm House	Winter	High	Substantial	Substantial	Substantial	Substantial	No change	Major	Major	Major	Major	None	Negative
	Summer	High	Substantial	Substantial	Substantial	Substantial	No change	Major	Major	Major	Major	None	Negative
Residential Cluster 7 Sandbanks Court and surrounding properties	Winter	High	Negligible	Negligible	Negligible	Negligible	Negligible	Moderate/Minor	Moderate/Minor	Moderate/Minor	Moderate/Minor	Moderate/Minor	Neutral
	Summer	High	Negligible	Negligible	Negligible	Negligible	Negligible	Moderate/Minor	Moderate/Minor	Moderate/Minor	Moderate/Minor	Moderate/Minor	Neutral
Residential Cluster 8 Broom Street: Numerous Properties	Winter	High	Slight	Slight	Slight	Negligible	Negligible	Moderate	Moderate	Moderate	Moderate/Minor	Moderate/Minor	Negative
	Summer	High	Slight	Slight	Negligible	Negligible	Negligible	Moderate	Moderate	Moderate/Minor	Moderate/Minor	Moderate/Minor	Negative
Residential Cluster 9 Graveney Court Cottage representative of North Graveney	Winter	High	Negligible	Negligible	Negligible	Negligible	Negligible	Moderate/Minor	Moderate/Minor	Moderate/Minor	Moderate/Minor	Moderate/Minor	Neutral
	Summer	High	Negligible	Negligible	Negligible	Negligible	Negligible	Moderate/Minor	Moderate/Minor	Moderate/Minor	Moderate/Minor	Moderate/Minor	Neutral
Residential Cluster 10A 1-8 All Saints View	Winter	High	Moderate	Moderate	Slight	Slight	Slight	Major/Moderate	Major/Moderate	Moderate	Moderate	Moderate	Negative
	Summer	High	Moderate	Moderate	Slight	Slight	Slight	Major/Moderate	Major/Moderate	Moderate	Moderate	Moderate	Negative

Receptor	Sensitivity	Construction	Operational			Decommissioning	Construction	Operational			Decommissioning	Nature of Effect (Negative, Positive, Neutral)	
		Magnitude	Magnitude (after Construction/ year 1)	Magnitude (5 years)	Magnitude (10 years)	Magnitude	Visual Effects	Visual Effects (after Construction/ year 1) (Bold type = Significant Effect)	Visual Effects (after 5 years) (Bold type = Significant Effect)	Visual Effects (after 10 years) (Bold type = Significant Effect)	Visual Effects		
Marsh View near Monkshill													
Residential Cluster 10B Graveney Court Farm	Winter	High	Moderate	Moderate	Moderate	Slight	Slight	Major/Moderate	Major/Moderate	Major/Moderate	Moderate	Moderate	Negative
	Summer	High	Moderate	Moderate	Slight	Slight	Slight	Major/Moderate	Major/Moderate	Moderate	Moderate	Moderate	Negative
Residential Cluster 11A Cedar Croft Building Site Holiday Cabins Bungalows/ Holiday Homes	Winter	High	Slight	Slight	Slight	Negligible	Negligible	Moderate	Moderate	Moderate	Moderate/Minor	Moderate/Minor	Negative
	Summer	High	Slight	Slight	Slight	Negligible	Negligible	Moderate	Moderate	Moderate	Moderate/Minor	Moderate/Minor	Negative
Residential Cluster 11B Properties along Seasalter Road	Winter	High	Moderate	Moderate	Slight	Negligible	Negligible	Major/Moderate	Major/Moderate	Moderate	Moderate/Minor	Moderate/Minor	Negative
	Summer	High	Moderate	Moderate	Negligible	Negligible	Negligible	Major/Moderate	Major/Moderate	Moderate/Minor	Moderate/Minor	Moderate/Minor	Negative
Residential Cluster 12 Graveney Hill Farm	Winter	High	Moderate	Slight	Slight	Slight	Slight	Major/Moderate	Moderate	Moderate	Moderate	Moderate	Negative
	Summer	High	Moderate	Slight	Slight	Slight	Slight	Major/Moderate	Moderate	Moderate	Moderate	Moderate	Negative
Residential Cluster 13 Crown Cottages and Hill View	Winter	High	Moderate	Moderate	Slight	Slight	Moderate	Major/Moderate	Major/Moderate	Moderate	Moderate	Major/Moderate	Neutral
	Summer	High	Moderate	Moderate	Slight	Slight	Moderate	Major/Moderate	Major/Moderate	Moderate	Moderate	Major/Moderate	Neutral
Residential Cluster 14 Brookhill Farm and Brookhill Farm Cottage, Monkshill Road	Winter	High	Negligible	Negligible	Negligible	Negligible	Negligible	Moderate/Minor	Moderate/Minor	Moderate/Minor	Moderate/Minor	Moderate/Minor	Negative
	Summer	High	Negligible	Negligible	Negligible	Negligible	Negligible	Moderate/Minor	Moderate/Minor	Moderate/Minor	Moderate/Minor	Moderate/Minor	Negative
Residential Cluster 15 Foreshore Chalets	Winter	High	Slight	Slight	Slight	Slight	Slight	Moderate	Moderate	Moderate	Moderate	Moderate	Negative
	Summer	High	Slight	Slight	Slight	Slight	Slight	Moderate	Moderate	Moderate	Moderate	Moderate	Negative
Residential Property 16 The Sportsman Public House and property	Winter	High	Moderate	Moderate	Moderate	Slight	Moderate	Major/Moderate	Major/Moderate	Major/Moderate	Moderate	Major/Moderate	Negative
	Summer	High	Moderate	Moderate	Slight	Slight	Moderate	Major/Moderate	Major/Moderate	Moderate	Moderate	Major/Moderate	Negative

6 RESIDENTIAL VISUAL AMENITY ASSESSMENT

6.1 Residential Visual Amenity at No. 3 Nagden Cottage

Table 6.1 Detailed Assessment to be read in conjunction with Figure A7.4.20-27.

Property Name:	No. 3 Nagden Cottage	Closest point of dwelling to Solar Panels	145 m
Property reference	P1	Closest window (selected based on expected worst case visibility)	Attic window (2.5 storeys) looking north-west
Type of property:	Two and a half storey brick semi-detached property	Closest point of curtilage to Solar Panels	133 m
Resident details:	Property owner in close proximity to The CLS Area	Orientation of main elevations:	South-east (principal) and north west
Survey details:	Resident allowed full access to all internal rooms and property curtilage and provided details on the function of rooms facing the CLS Area.	Direction towards solar farm:	North and north-east
Property Overview	A two and a half storey brick and (lower) render semi-detached property orientated in a north-west, to south-east axis. The property is primarily orientated towards the south-east with principal views across an enclosed garden with small trees and shrubs and associated garden structures (sheds, furniture). To the north west facade there is a single storey extension and driveway with an oil tank and bin store, adjoining a timber garage (assumed outside the curtilage of the property). A mature tree and lower level offsite boundary shrubs and small trees are present to the north western boundary which is further enclosed by buildings and infrastructure associated with Nagden House. To the north there is an entrance driveway leading onto Sandbanks Road and the adjacent garden of number four Nagden Cottage.	AOD of dwelling	5 m
		AOD of closest solar panel	2.28 m
		Height difference between dwelling and solar farm	2.72 m
		Theoretical horizontal angle of view occupied by the solar farm (from window selected based on expected worst case visibility)	105 degrees

Description of potential views from:	Angle of view towards solar farm	Discussion on sensitivity	Magnitude of change (expected worst case)	Level of effect (expected worst case)
Attic bedroom window looking north west	Direct and Slightly oblique	High Principal bedroom with views from this room considered an important part of the amenity of the property, following liaison with resident.	Substantial The Development will become a dominant addition to the view. The CLS Area occupies the middle of the view composition. The existing view forms an open expansive view across flat agricultural land across short and medium distances. The 400Kv pylon corridor is the largest structure which runs across the view shed east to west; together with a smaller 11Kv electric line which runs across the view. Long distance views towards the Isle of Sheppey are present in the view composition.	Major Adverse The flat open agricultural landscape will be replaced by grazing marsh grassland with solar panels introduced as a new vertical feature across a large area of the view. The panels would also include associated infrastructure such as security fencing and transformers; together with mitigation planting associated with the Development. The extent of the Development in the view would be extensive. Mitigation such as wide grassland corridors along existing drainage ditches, hedgerow and shelterbelt planting will be present in the view and mature over time preserving natural corridors in the view. The planting would create additional structure to the landscape but from this view it would not mitigate the quantum of development in the view composition. On balance the middle section of the view will be significantly changed and solar panels and associated infrastructure will be the dominant feature within this view. The mitigation will preserve large swathes of enhanced drainage corridors through the centre of the view approximately 0.7km in length and over 70 m wide. Further mitigation will from this elevated view have a limited effect other than to soften boundaries with development and create a setting within which the Development lies. Panels will be seen in short and middle distance view to the left and right of the view composition, either side of the drainage corridor. Panels at the focal point of the drainage corridor would appear as a blue/grey hue in the landscape due to distance. To the left of the view the nearest panels would be 0.37km from the viewpoint, and to the right at a distance of 146 m. The panels would appear as a large

					swathe of low level man made structure with a blue/grey hue.
Attic bedroom skylight window looking south east	Principal views across the properties rear garden, surrounding countryside, Faversham Creek and the Saxon Shore Way with the Kent Downs AONB in distant views. Slightly oblique and oblique views towards the southern tip of the CLS Area over the adjacent garden and poly tunnels of number 4 Nagden Cottage and existing vegetation adjacent to Sandbanks Road. The visible southern tip of the CLS Area consists of arable land use with poly tunnels and surrounding fruit farm landscape beyond, and distant views towards Blean Woods.	Slightly oblique and oblique	High Principal bedroom with views considered an important part of the amenity of the property, following liaison with resident.	Negligible Land use changed from arable to native grassland	Minor Beneficial The man made components of the Development would not be visible from this view. The change would be removal of intensive agricultural cropping of cereals to native species grassland, with some scrub planting and regeneration encouraged.
Office Skylight window	Principal views across the properties rear garden, surrounding countryside, Faversham Creek and the Saxon Shore Way with the Kent Downs AONB in distant views. Slightly oblique and oblique views towards the southern tip of the CLS Area over the adjacent garden and poly tunnels of number 4 Nagden Cottage and existing vegetation adjacent to Sandbanks Road. The visible southern tip of the CLS Area consists of arable land use with poly tunnels and surrounding fruit farm landscape beyond, and distant views towards Blean Woods.	Slightly oblique and oblique	Medium Office with views considered an important part of the amenity of the property, following liaison with resident.	Negligible Land use changed from arable to natural grassland	Minor Beneficial The man made components of the Development would not be visible from this view. The change would be removal of intensive agricultural cropping of cereals to native species grassland, with some scrub planting and regeneration encouraged.
Landing Window	Views from this window are the same composition as those experienced in the attic bedroom window (principal bedroom) with views experienced from a second storey (1 storey lower). Views are experienced by residents moving up and down the stairs.	Slightly oblique and oblique, but direct if turning to look at views.	Medium Residents approaching views in transit but occasionally pausing for a time to look at the views.	Substantial The Development will become a dominant addition to the view	Major/Moderate Adverse The assessment from this view would be the same for the Attic bedroom (above); however the effects of the Development would be reduced due to a greater impact from mitigation planting to the south of the Development due to a reduced angle of view from a lower storey window. The planting would remove a greater percentage of the Development from the view, although the Development would still remain a dominant feature within the overall view composition.
Bathroom (Second Floor)	Views from this window would be the same composition as those experienced in the attic bedroom window with views experienced from a second storey (1 storey lower). Due to the presence of frosted glass views are only experienced through a single opening window which opens to allow a narrow view of the CLS Area and only ever occasionally and to a degree seasonally.	Direct and Slightly oblique	Low Views are occasional with the focus of the user not on the view afforded from this window.	Substantial The Development will become a dominant addition to the view	Moderate Adverse The assessment from this view would be the same for the Attic bedroom (above); however the effects of the Development would be reduced due to a greater impact from mitigation planting to the south of the Development due to a reduced angle of view from a lower storey window. The planting would remove a greater percentage of the Development from the view, although the Development would still remain a dominant feature within the overall view composition.
Downstairs Bathroom / Utility	Views from the left hand side window would be direct and slightly oblique. As the view is taken from the first/ground floor the intervening building of the adjacent number four Nagden Cottage partially screens slightly oblique views of The Development. Views appear through boundary infrastructure of fences and trellis framed by adjacent buildings and vegetation. The Development would dominate the central view; however this represents a small proportion of the view experienced. A second window is present in this room; however as with the second floor bathroom this window is frosted and views would be limited when the window is fully open.	Direct and Slightly oblique	Low Views are occasional with the focus of the user not on the view afforded by this window. The second window is frosted and has limited capacity to afford views.	Moderate The Development will become a dominant addition to a small proportion of the view; however the view is partly screened by intervening buildings and vegetation.	Moderate/Minor Adverse Due to the small proportion of the view occupied by the Development and the ability of the onsite mitigation to screen the Development from ground floor views the effect is not considered significant.

Rear Garden	Views from the rear garden are limited to views from the end boundary fence looking east towards the southern boundary of the CLS Area bordering the fruit farms.	Very oblique	Low Views are occasional with the focus of the user not on the view afforded from this point within the garden and seen at a very oblique angle.	Moderate The Development will become a dominant addition to a small proportion of the view at a very oblique angle to the Development.	Moderate/Minor Adverse Due to the small proportion of the view occupied by the Development, the angle of view and the ability of the onsite mitigation to screen the Development from views from years 5 (summer/winter) onwards.
Front Garden/driveway	The existing view faces predominantly north east and forms an open expansive view across flat agricultural land across short, medium and long distance views. The 400Kv pylon corridor is the largest structure which runs across the view shed east to west; together with a smaller 11Kv electric line which runs along the length of view in a south west to north east direction towards Cleve Hill.	Slightly oblique and direct depending on the position within the garden/driveway	Medium Residents approaching views in transit but occasionally pausing for a time to look at the views. The CLS Area is a noticeable feature in the landscape composition providing an appreciation of the open landscape beyond the property curtilage which at this part of the property is enclosed on three sides by property and boundary vegetation, outbuildings and structures. There are intervening landscape detractors in the view such as the electricity pylons and poles.	Moderate The Development will become a dominant addition to a relatively small proportion of the view, but forms an element which provides an appreciation of distance and landscape scale.	Major/Moderate Adverse The Development will become a dominant addition to the view. The existing view forms an open expansive view across flat agricultural land across short, medium and long distance views. The 400Kv pylon corridor will be present in the view; however the smaller 11Kv electric line will be removed in part of the view. The view will be screened at year 10 by intervening mitigation planting screening views of the Development. Big sky views will still be present; however the central view will be replaced with vegetation.
Judgement on the effects of residential visual amenity:					
<p>The property's principal views are orientated to the southeast, with principal rooms facing this direction with no views to the site. During consultation with the resident, they conveyed that the views to the north from the principal bedroom and from the landing held high amenity value for them. Views of The Development would be open and across a large proportion of the middle view. Embedded mitigation has moved the Development footprint further away from this property and created a long and wide view along the existing drainage ditches. This maintains a natural corridor along direct views and breaks up/divides short and medium distance views of the Development to the left and right of the view. Further hedgerow and shelterbelt mitigation has created a partial screen to the sides of panels whilst preserving long distance view towards the Isle of Sheppey and views of the sails of boats using the swale which the residents stated were of importance to the appreciation of this view. In light of this Major effects would remain but would be reduced and considered closer to Major/Moderate effect at year 10 summer and winter; however the assessment of effects as Major is retained due to the open featureless nature of the receiving landscape. Although the view is considered to be of high amenity value to the resident there are detracting factors which have also been considered.</p> <p>As part of the conclusion process views from the properties would experience change in their views, but through mitigation many adverse effects have been addressed and therefore the solar development is not considered to create an unpleasant or unattractive presence upon the living conditions at this property.</p>					

6.2 Residential Visual Amenity at No. 4 Nagden Cottage

Table 6.2 Detailed Assessment to be read in conjunction with Figure A7.4.20-27

Property Name:	No. 4 Nagden Cottage	Closest point of dwelling to Solar Panels	138 m
Property reference	P2	Closest window (selected based on expected worst case visibility)	Spare bedroom window (2 storeys) looking north-east
Type of property:	Two storey brick semi-detached property	Closest point of curtilage to solar panels	132 m
Resident details:	Property owner in close proximity to The CLS Area	Orientation of main elevations:	South-east (principal), north west (rear) and north-east
Survey details:	Resident allowed full access to all internal rooms and property curtilage and provided details on the function of rooms facing the CLS Area.	Direction towards solar farm:	North and north-east
Property Overview	A two storey brick semi-detached property orientated in a north-west, to south-east axis. The property is primarily orientated towards the south-east with principal views across an enclosed garden with small trees and shrubs and associated garden structures (sheds, furniture). To the north west facade there is a single storey extension to the property (east) and a rear garden with an oil tank and bin storage area, with a timber fence dividing this property from number three Nagden Cottages. A mature tree and lower level offsite boundary shrubs and small trees are present to the north west which is further enclosed by buildings and infrastructure associated with Nagden House and 3 Nagden Cottage. To the north there is an entrance driveway leading onto Sandbanks Road.	AOD of dwelling	5 m
		AOD of closest solar panel	2.28 m
		Height difference between dwelling and solar farm	2.72 m
		Theoretical horizontal angle of view occupied by the solar farm (from window selected based on expected worst case visibility)	103 degrees

Description of potential views from:	Angle of view towards solar farm	Discussion on sensitivity	Magnitude of change (expected worst case)	Level of effect (expected worst case)
Spare Bedroom Window Views across the Development looking north east with short, medium and long distance views across the CLS Area towards Cleve and Graveney Hill with 400 kV pylon corridor within the view composition. Views looking south east along an 11 kV electricity line with polytunnels glimpsed through vegetation associated with the fruit farm landscape. Views are across a large expanse of featureless agricultural land with big skies and the horizon defined by the sea wall. The Cleve Hill substation is visible in long distance views.	Direct and slightly oblique	Medium Spare single bedroom with views considered an important part of the amenity of the property for guests.	Substantial The Development will become a dominant addition to the view from an elevated height (2 storeys)	Major/Moderate Adverse The Development will dominate short, medium and long distance views. Mitigation planting is concentrated along the southern boundary in close proximity to this view and will have an impact in reducing the effects experienced. Development will dominate the view in year 1 of operation; however at year 5 maturing vegetation of the shelterbelt will begin to remove short and some medium distance views of the Development and at year 10 the views will be almost fully mitigated; albeit replacing the view of short to long distance agricultural fields with native species planting. Views of the proposed substation would remain in long distance views.
Principal bedroom (Side window) Views across the Development looking north east with short, medium and long distance views across the CLS Area towards Cleve and Graveney Hill with pylons present within the view composition, agricultural barns and some infrastructure associated with Cleve Hill substation. Views across polytunnels looking south east along a telegraph pole corridor.	Direct and slightly oblique	High Principal bedroom with views considered an important part of the amenity of the property following liaison with resident.	Substantial The Development will become a dominant addition to the view replacing agricultural fields with solar panels.	Major Adverse The view will be replaced with panels and with mitigation shelterbelt and grassland planting along the southern boundary of the Development. At year 5 of operation the maturing planting will begin to remove short distance views of the panels and upon year 10 of operation the planting will replace solar panels as the dominant element of the view with solar panels present in medium and long distance views appearing as a hue in the landscape. Views of the proposed substation would be present above planting albeit at a long distance.

Principal bedroom (Front window)	Views across Faversham Creek with a view of Sandbanks Road to the south east with the southern tip of the CLS Area consisting of arable land use with poly tunnels and surrounding fruit farm landscape beyond.	Very Oblique	High Principal bedroom with views considered an important part of the amenity of the property following liaison with resident.	Negligible Land use changed from arable to natural grassland	Minor Beneficial There are no views of the Development, with the only perceptible view a change in the land use from agricultural cereal production to native grassland and regenerating scrub.
Landing	<p>The direct view from this window looks over the single storey extension with an existing hedge and telegraph pole in the view. Drainage ditches synonymous with the CLS Area are visible and short distance views over arable land use. In the middle distance views are dominated by a simple arable land use and pylons running east to west across the view shed. Long distance views contain occasional views of the tips of sails, associating the view with the Swale. These are seen between the sea wall and the Isle of Sheppey, the latter forming the background and extent of the view.</p> <p>Obliquely the view extends to further views of the open arable land and pylon corridor with a simple landscape and big skies.</p> <p>View of the Development would be visible within direct, slightly oblique and oblique views. The Development would replace the simple arable land use with solar panels and associated infrastructure forming the dominant land use.</p> <p>Views from this window are transient and experienced by residents moving up and down the stairs.</p>	Direct, slightly oblique and oblique	Medium People approaching views in transit but occasionally pausing for a time to look at the views.	Substantial The Development will become a dominant addition to the view	Major/Moderate Adverse Mitigation planting would remove a large percentage of the Development from the view, although the Development would still remain a dominant feature in the wider overall view composition. Open views across the site would be replaced by vegetation dominating short distance views with middle and long distance views of panels above mitigation planting. Views of sails and big skies would be retained.
Dining Room	Views across the CLS Area with short, medium and long distance views to the north, and north east. View composition looks across a simple landscape of arable fields (seen above and framed to the south east by evergreen boundary vegetation defining the properties curtilage) with the view extents defined by the sea wall. Pylons dominate the view running east to west with big skies. The view is in close proximity to the Development.	Direct, slightly oblique and oblique	High Dining Room	Substantial The Development will become a dominant addition to the view.	Major Adverse At year 1 of operation the development would be clearly visible across a large proportion of the view. At year 5 the mitigation planting would begin to replace short and medium distance views of the Development. At year 10 planting would replace solar panels as the dominant feature in the landscape. Planting would remove long distance views but the big sky landscape would be retained. The view composition would be changed with a foreshortening of the view shed.
Front Door/Side garden	Views across the CLS Area with narrow short, medium and long distance views to the north, and north east across a shallow horizon formed by agricultural land. View composition looks across a simple landscape of arable fields with a wider field of view than seen from the dining room (seen above and framed to the south east by evergreen boundary vegetation defining the properties curtilage) with the view extents defined by the sea wall. Pylons dominate the view running east to west with big skies. The view is in close proximity to development.	Direct, slightly oblique and oblique	High Formal access to the property	Substantial The Development will become a dominant addition to the view	Major Adverse The Development at year 1 of operation would replace the view of agricultural fields with solar panels. At year 5 the solar panels would begin to be replaced by a native species shelterbelt and by year 10 the view would change from open to a closed view of a native shelter belt. The view would change; however the view would remain that of a natural feature synonymous with the character of the fruit belt adjacent.

Front Garden (North)	Views from the rear of the garden are available past the outbuilding, and across the CLS Area. Foreground short distance views dominated by timber stable and low scrub hedge in adjacent pony paddock, Sandbanks Road and a telegraph pole. Middle and long distance views across the CLS Area consist of arable land use forming a simple landscape composition with 400 kV pylons and 11 kV overhead transmission cables prevalent in the view with the Isle of Sheppey in the far distance through vegetation. Sea wall creates a flat horizon in the view with big skies.	Direct and slightly oblique	High Rear garden and main point of access near driveway (informal access).	Moderate The Development will become a dominant addition to a relatively small aspect of the view	Major/Moderate Adverse The Development at year 1 would replace a large proportion of agricultural fields with solar panels; albeit with a large swathe of natural grassland along the drainage ditches. At year 5 the panels would begin to be replaced by the maturing shelterbelt and at year 10 the shelterbelt would replace views of the panels across the majority of the view. The view composition would change significantly with landscape elements forming an extension to the adjacent fruit farm landscape.
Rear Garden (South)	Views from the rear of the garden are available past the outbuildings, and across the southern section of the CLS Area with glimpsed views to the north. Foreground short distance views dominated by timber stable and low scrub hedge in adjacent pony paddock, Sandbanks Road and a telegraph pole. Middle and long distance views across the CLS Area consist of arable land use forming a simple landscape composition with 400 kV pylons and 11 kV overhead transmission cables prevalent in the view. The Sea wall creates a flat horizon in some views, with big skies.	Direct and slightly oblique	High Rear garden and main point of access near driveway (informal access).	Moderate The Development will become a dominant addition to a relatively small aspect of the view and back drop of part of the garden.	Major/Moderate Adverse The Development at year 1 would replace a large proportion of agricultural fields to the side of the garden with solar panels. At year 5 the panels would begin to be replaced by the maturing shelterbelt and at year 10 the shelterbelt would replace views of the panels across the majority of the view. The view composition would change significantly with landscape elements forming an extension to the adjacent fruit farm landscape.
Judgement on the effects of residential visual amenity:					
<p>The properties views are in a south orientation, with principal rooms facing this direction with no views to the site. During consultation with the resident they conveyed that the views to the north and east from the landing, principal bedroom, dining room and garden; together with the less frequently used spare bedroom and front door are considered of high amenity value. Views of the Development would be open and across a large proportion of the views. Embedded mitigation has moved the Development footprint to 134 m from this property at its nearest edge. Further mitigation would create a partial screen to the sides of panels whilst preserving long distance view towards the Isle of Sheppey from upper storey rooms. In light of this Major effects may be considered reduced within a period of 10 years post construction, particularly for the ground floor areas and gardens; however such a change to the view would still be considered a major effect as the character and nature of the view would be fundamentally changed.</p> <p>As part of the conclusion process views from this property would experience change in their views, but through mitigation many adverse effects have been addressed and therefore the solar development is not considered to create an unpleasant or unattractive presence upon the living conditions of this property. The Development would change the view considerably but much of the view effected would be replaced with views towards natural landscape features (shelter belts) synonymous with the fruit belt landscape character found adjacent which would have a foreshortening effect on overall views from the property.</p>					

6.3 Residential Visual Amenity at Warm House

Table 6.3 Detailed Assessment to be read in conjunction with Figure A7.4.28-35

Property Name:	Warm House	Closest point of dwelling to Solar Panels	72 m
Property reference (refer to Figure R1):	P3	Closest window (selected based on expected worst case visibility)	Kitchen window (1 storey) looking north west
Type of property:	Two Storey rendered house	Closest point of curtilage to solar panels	65 m
Resident details:	Property owner in close proximity to The CLS Area	Orientation of main elevations:	South (principal), north (rear)
Survey details:	Resident allowed full access to all internal rooms and property curtilage and provided details on the function of rooms facing the CLS Area.	Direction towards solar farm:	North west
Property Overview	Property sits on the edge of the CLS Area and is divided both spatially and visually by a boundary hedge (leylandii). The property is situated within a wooded garden on a north/south axis with the northern facing rear elevation overlooking the CLS Area. The property contains a paved seating area to the northern elevation with a large garden shed adjacent to the leylandii hedge. To the east and west the property is well screened from the CLS Area with filtered views towards the far west of the garden.	AOD of dwelling	2.62 m
		AOD of closest solar panel	2.28 m
		Height difference between dwelling and solar farm	0.34 m
		Theoretical horizontal angle of view occupied by the solar farm (from window selected based on expected worst case visibility)	115

Description of potential views from:	Angle of view towards solar farm	Discussion on sensitivity	Magnitude of change (expected worst case)	Level of effect (expected worst case)
Living Room	Direct	High View forms a main aspect of the rooms amenity when standing. Partial views through the kitchen window extends influence from the view to the CLS Area	Moderate The Development will become a dominant addition to a relatively small aspect of the view when users are standing	Major/Moderate Adverse The view will be focussed on the Development in year 1 of operation. The 11 kV powerline will be removed from view. In year 5 a native species woodland will be maturing and will form the dominant feature in the view with panels glimpsed between the trees. At year 10 of operation the view will be changed from an open view across agricultural land to a view towards native woodland.
Kitchen	Direct and slightly oblique	High Direct views into the site from two windows. Views of pylons and telegraph poles form visual detractors in the existing view.	Substantial The Development will become a dominant addition to a narrow but wide view experienced by users who would be predominantly standing. Views of the Development would be in close proximity to residents.	Major Adverse The view is broad and the Development is close to the property. The 11 kV powerline will be removed from view. The layout has been amended to provide a 46 m wide and 0.5 Km long native grassland corridor along the existing drainage ditch with direct views from the northerly view from a kitchen window. In year 1 of operation the view will be replaced by that of the Development. In year 5 a native species woodland will be maturing and will form the dominant feature in the view with panels glimpsed between the trees. At year 10 of operation the view will be changed from a view across an open agricultural landscape to a view towards native woodland.
Dining Room	Direct and slightly oblique	High Main reception room in close proximity to The Development and slightly elevated floor plane. Views are not possible while seated; however the use of the room as an access between the kitchen and living room enhances the importance of the view from this room.	Substantial The Development will become a dominant addition to a narrow but wide view experienced by users who would be standing for a time and would be transient between the kitchen and living room (accessed through this room). Views of the Development would be in relatively close proximity to residents.	Major Adverse The view will be focussed on the Development in year 1 of operation. The 11 kV powerline will be removed from view. In year 5 a native species woodland will be maturing and will form the dominant feature in the view with panels glimpsed between the trees. At year 10 of operation the view will be changed from an open view across agricultural land to a view towards native woodland.

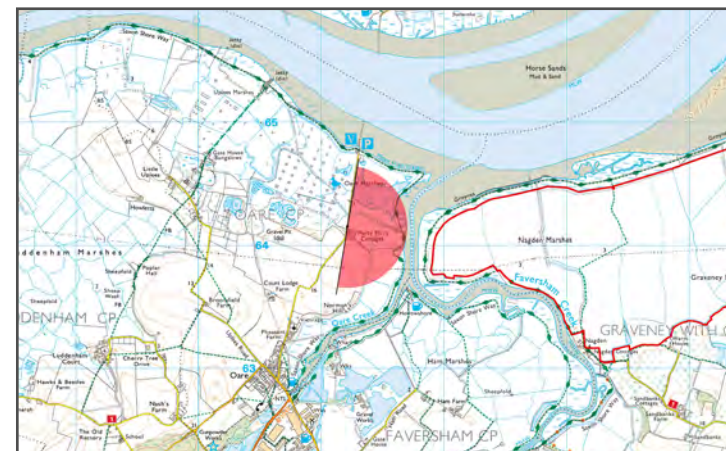
Study	View across the site from a slightly elevated position. Views similar to those experienced in the dining room. Views are direct and slightly oblique and cover short, medium and long distances. The pylon and telegraph pole corridors are visible in the view.	Direct and slightly oblique	Low Functional room with desk against the wall backing away from the window therefore not exploiting the view.	Substantial The Development will become a dominant addition to large view across the CLS Area	Moderate Adverse The view will be focussed on the Development in year 1 of operation. The 11 kV powerline will be removed from view. In year 5 a native species woodland will be maturing and will form the dominant feature in the view with panels glimpsed between the trees. At year 10 of operation the view will be changed from an open view across agricultural land to a view towards native woodland.
Spare Bedroom	View across the site from an elevated second storey window. Views similar to those experienced in the dining room; however from an elevated position short distance views are visible above the leylandii hedge. Views are direct and slightly oblique and cover short, medium and long distances. The pylon and telegraph pole corridor are visible in the view running east to west.	Direct and slightly oblique	Medium Spare single bedroom with views considered an important part of the amenity of the property for guests.	Substantial Wide ranging views of The Development from an elevated position. Views of panels seen from different angles through view. The Development will become a dominant addition to large view across the CLS Area	Major/Moderate Adverse The view will be focussed on the Development in year 1 of operation. The 11 kV powerline will be removed from view. In year 5 a native species woodland will be maturing and will begin to form a dominant feature in the view with panels glimpsed between and above the trees. At year 10 of operation the view will be changed from an open view across agricultural land to a view towards native woodland, with glimpsed views to the Isle of Sheppey.
Orchard / Garden	No views from the patio due to the height of the leylandii hedge; however filtered views through vegetation along the property boundary are possible in winter, and through a timber field gate due to the close proximity to The Development.	Direct and slightly oblique	High The garden is well maintained and used by the resident for the purposes of recreation and the setting is therefore important.	Moderate Views are localised within the garden and screened.	Major/Moderate Adverse There will be limited views through the gate and through intermittent boundary vegetation to the west of the property. This would be replaced by views towards woodland from years 5 due to the low nature of receptors in this area.
Judgement on the effects of residential visual amenity:					
<p>The property is designed to view the landscape to both the north and the south of the CLS Area with principal rooms facing both directions, and the leylandii boundary hedge reduced in height to open up views over the CLS Area. During consultation with the resident they consider the views across the CLS Area to form an important element of their visual amenity. The CLS Area is visible from a number of both principal and secondary rooms across a large proportion of the view composition. Embedded mitigation has moved the Development footprint away from the property and further mitigation would create a strong visual screen to the Development reducing the effects upon the property. In light of this Major effects remain as the nature of the view has changed substantially; however the view would be replaced by a natural woodland feature.</p> <p>As part of the conclusion process views from the properties would experience change in their views, but through mitigation many adverse effects have been addressed and therefore the solar development is not considered to create an unpleasant or unattractive presence upon the living conditions as this property.</p>					

7 CONCLUSIONS

48. The aim of the residential visual amenity assessment (RVAA) is to identify and assess the visual effects on residential visual amenity (RVA) within an approximate 1 km radius of the Development.
49. 18 properties or groups of properties within 1 km of the CLS Area were considered and visual effects at these properties as a result of the construction, operational and decommissioning phases of the Development was assessed.
50. 13 of these are assessed as receiving significant visual effects during construction. This number is sustained until around year 10 of the operational phase, when it reduces to 10 properties or groups, as a result of the screening and integrating effects of planting undertaken at the time of construction. 8 properties or groups are assessed as receiving significant visual effects during the decommissioning phase,
51. One property (Warm House), and one group of three properties (Nagden), was assessed as receiving Major visual effects, and for these a detailed assessment was carried out with a view to concluding on residential visual amenity. The extent of change to properties at Warm House is considered Major, even following 10 years of operation once mitigation planting has established. This is because even though the planting would successfully mitigate the majority of views of solar PV infrastructure, the change in view from the base line would be from open, long-distance views across fields to short-range views of trees, which is a fundamental change. As such whether such change is considered positive or negative the views from these properties would be materially altered.

52. In all cases, it is assessed that such effects do not present a “visual intrusion of such magnitude as to render either properties as unattractive places in which to live”.

FIGURES A7.4.1 TO 35



OS reference: 601220 164162
 Approximate AOD: 7m AOD
 Direction of view: 100°
 Distance to CLSA: 709m

Horizontal field of view: 180°
 Principal distance: 500mm
 Paper size: 841 x 297 mm
 Correct printed image size: 820 x 170 mm

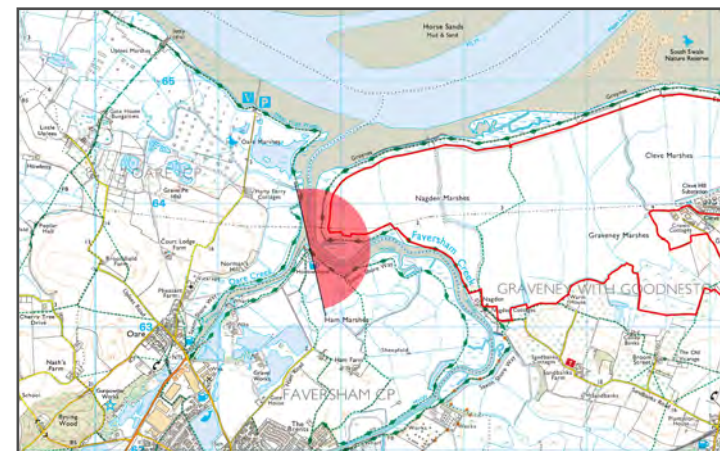
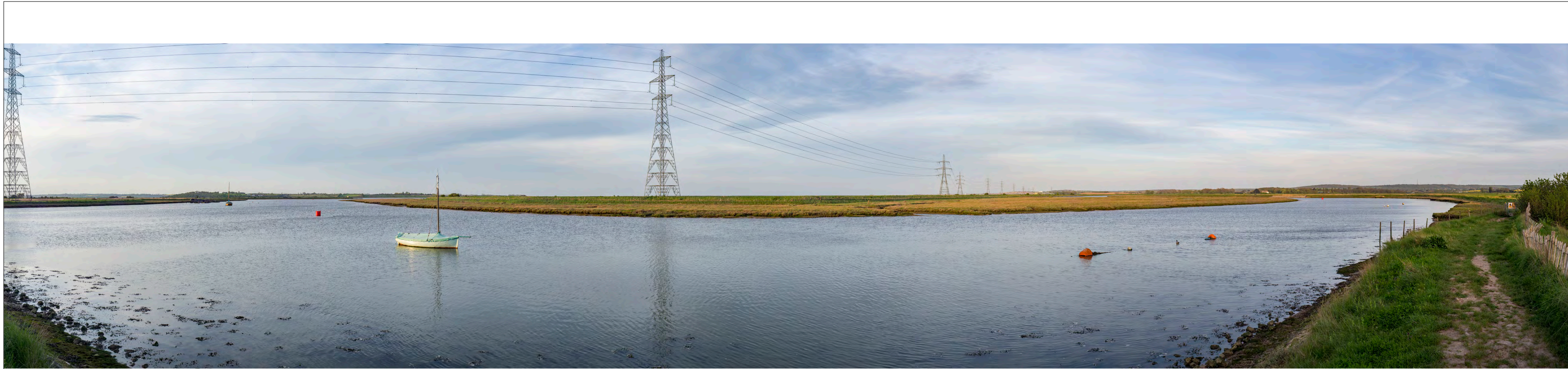
Camera: Nikon D5
 Lens: 50mm f1.8D
 Camera height: 1.6m
 Date and time: 23/04/2018 18:29

"CLSA" - Core Landscape Study Area



Volume 4 Technical Appendix A7.4 Residential Visual Amenity Assessment - Figure: A7.4.2
 Viewpoint 1: Church Road Next To Cottages

Cleve Hill Solar Park Environmental Statement



OS reference: 601761 163631
 Approximate AOD: 3m AOD
 Direction of view: 59.49°
 Distance to CLSA: 202m

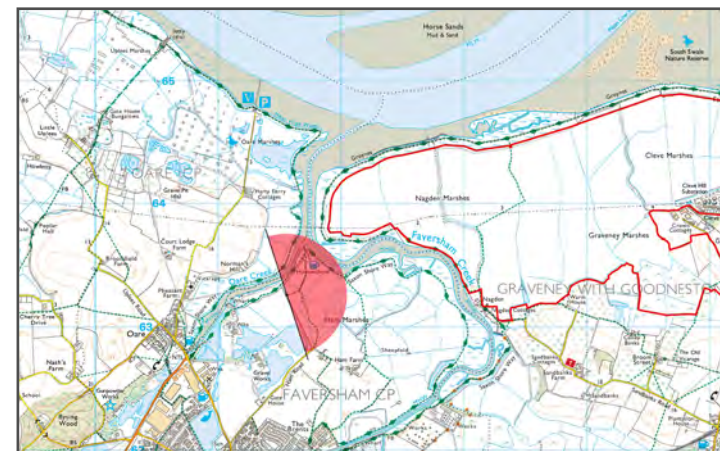
Horizontal field of view: 180°
 Principal distance: 500mm
 Paper size: 841 x 297 mm
 Correct printed image size: 820 x 170 mm

Camera: Nikon D5
 Lens: 50mm f1.8D
 Camera height: 1.6m
 Date and time: 23/04/2018 19:13

"CLSA" - Core Landscape Study Area



Volume 4 Technical Appendix A7.4 Residential Visual Amenity Assessment - Figure: A7.4.3
 Viewpoint 2: Shipwrights Arms/Hollowshore
 Cleve Hill Solar Park Environmental Statement



OS reference: 601563 163265
 Approximate AOD: 2m AOD
 Direction of view: 73.11°
 Distance to CLSA: 627m

Horizontal field of view: 180°
 Principal distance: 500mm
 Paper size: 841 x 297 mm
 Correct printed image size: 820 x 170 mm

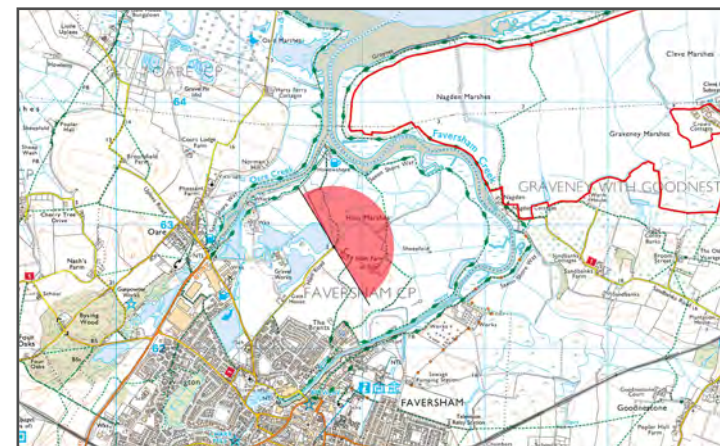
Camera: Nikon D5
 Lens: 50mm f1.8D
 Camera height: 1.6m
 Date and time: 23/04/2018 19:01

"CLSA" - Core Landscape Study Area



Volume 4 Technical Appendix A7.4 Residential Visual Amenity Assessment - Figure: A7.4.4
 Viewpoint 3: Ham Road Near To Junction With Hollowshore

Cleve Hill Solar Park Environmental Statement



OS reference: 601772 162833
 Approximate AOD: 4m AOD
 Direction of view: 57.19°
 Distance to CLSA: 953m

Horizontal field of view: 180°
 Principal distance: 500mm
 Paper size: 841 x 297 mm
 Correct printed image size: 820 x 170 mm

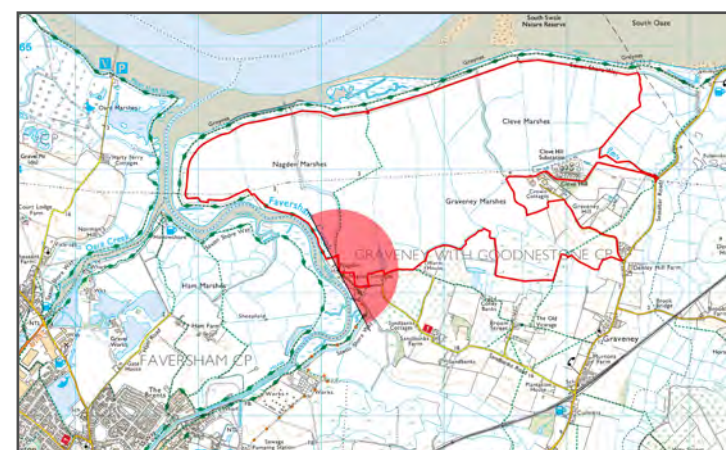
Camera: Nikon D5
 Lens: 50mm f1.8D
 Camera height: 1.6m
 Date and time: 23/04/2018 18:53

"CLSA" - Core Landscape Study Area



Volume 4 Technical Appendix A7.4 Residential Visual Amenity Assessment - Figure: A7.4.5
 Viewpoint 4: Ham Road At Public Right Of Way Near Ham Farm

Cleve Hill Solar Park Environmental Statement



OS reference: 603146 163187
 Approximate AOD: 2m AOD
 Direction of view: 38.54°
 Distance to CLSA: 3m

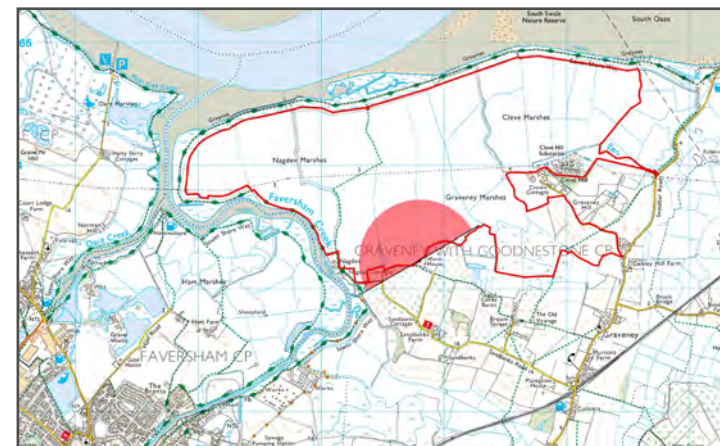
Horizontal field of view: 180°
 Principal distance: 500mm
 Paper size: 841 x 297 mm
 Correct printed image size: 820 x 170 mm

Camera: Nikon D5
 Lens: 50mm f1.8D
 Camera height: 1.6m
 Date and time: 24/04/2018 13:26

"CLSA" - Core Landscape Study Area



Volume 4 Technical Appendix A7.4 Residential Visual Amenity Assessment - Figure: A7.4.6
 Viewpoint 5: Sandbanks Lane at Nagden House
 Cleve Hill Solar Park Environmental Statement



OS reference: 603804 163230
 Approximate AOD: 5m AOD
 Direction of view: 331°
 Distance to CLSA: 7m

Horizontal field of view: 180°
 Principal distance: 500mm
 Paper size: 841 x 297 mm
 Correct printed image size: 820 x 170 mm

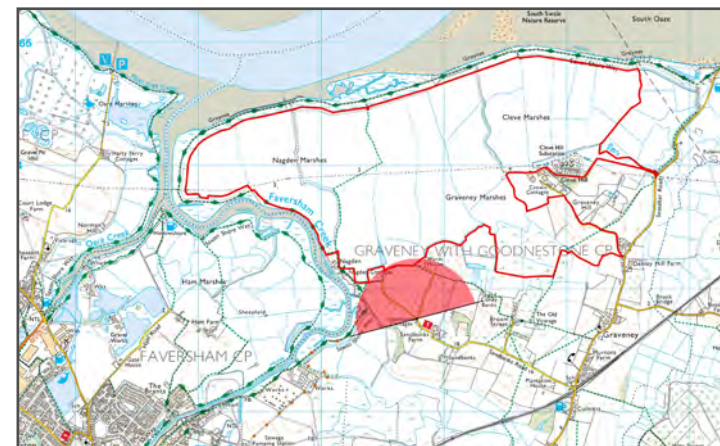
Camera: Nikon D5
 Lens: 50mm f1.8D
 Camera height: 1.6m
 Date and time: 14/03/2018 11:29

"CLSA" - Core Landscape Study Area



Volume 4 Technical Appendix A7.4 Residential Visual Amenity Assessment - Figure: A7.4.7
 Viewpoint 6: Warm House

Cleve Hill Solar Park Environmental Statement



OS reference: 603780 162755
 Approximate AOD: 9m AOD
 Direction of view: 342.99°
 Distance to CLSA: 461m

Horizontal field of view: 180°
 Principal distance: 500mm
 Paper size: 841 x 297 mm
 Correct printed image size: 820 x 170 mm

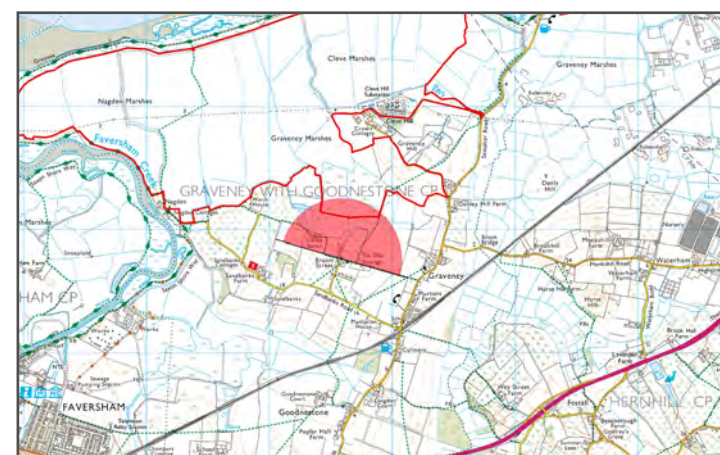
Camera: Nikon D5
 Lens: 50mm f1.8D
 Camera height: 1.6m
 Date and time: 24/04/2018 13:08



Volume 4 Technical Appendix A7.4 Residential Visual Amenity Assessment - Figure: A7.4.8
 Viewpoint 7: Sandbanks Lane Outside Sandbanks Court

Cleve Hill Solar Park Environmental Statement

"CLSA" - Core Landscape Study Area



OS reference: 604588 162767
 Approximate AOD: 8m AOD
 Direction of view: 19.68°
 Distance to CLSA: 345m

Horizontal field of view: 180°
 Principal distance: 500mm
 Paper size: 841 x 297 mm
 Correct printed image size: 820 x 170 mm

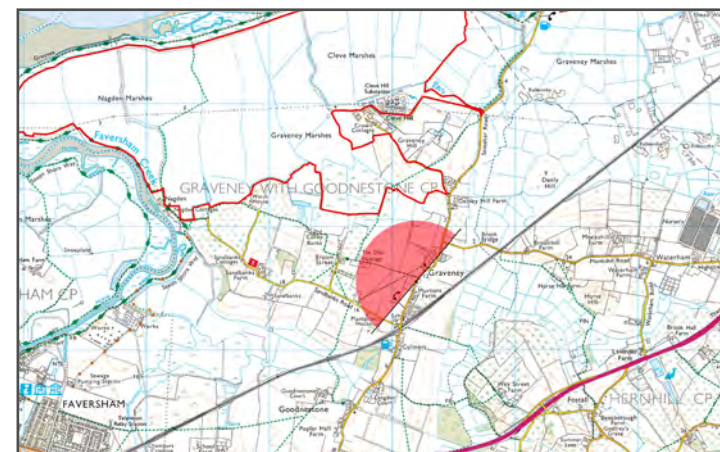
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 Lens: 50mm f1.8D
 Camera height: 1.6m
 Date and time: 24/04/2018 12:53



Volume 4 Technical Appendix A7.4 Residential Visual Amenity Assessment - Figure: A7.4.9
 Viewpoint 8: Broom Street

Cleve Hill Solar Park Environmental Statement

"CLSA" - Core Landscape Study Area



OS reference: 605185 162561
 Approximate AOD: 16m AOD
 Direction of view: 309.31°
 Distance to CLSA: 631m

Horizontal field of view: 180°
 Principal distance: 500mm
 Paper size: 841 x 297 mm
 Correct printed image size: 820 x 170 mm

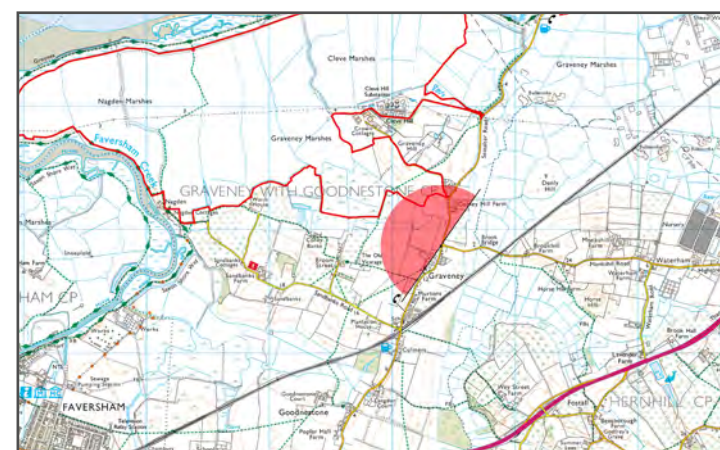
Camera: Nikon D5
 Lens: 50mm f1.8D
 Camera height: 1.6m
 Date and time: 24/04/2018 11:41



Volume 4 Technical Appendix A7.4 Residential Visual Amenity Assessment - Figure: A7.4.10
 Viewpoint 9: Seasalter Road Opposite Graveney Court Cottage

Cleve Hill Solar Park Environmental Statement

"CLSA" - Core Landscape Study Area



OS reference: 605393 162869
 Approximate AOD: 13m AOD
 Direction of view: 305.47°
 Distance to CLSA: 353m

Horizontal field of view: 180°
 Principal distance: 500mm
 Paper size: 841 x 297 mm
 Correct printed image size: 820 x 170 mm

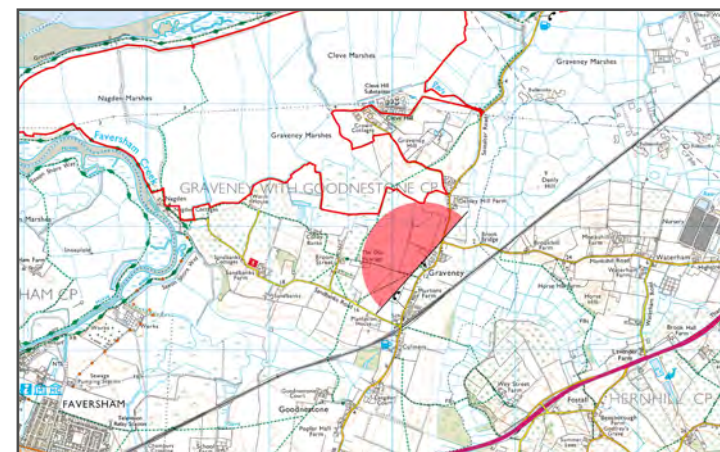
Camera: Nikon D5
 Lens: 50mm f1.8D
 Camera height: 1.6m
 Date and time: 24/04/2018 11:23

"CLSA" - Core Landscape Study Area



Volume 4 Technical Appendix A7.4 Residential Visual Amenity Assessment - Figure: A7.4.11
 Viewpoint 10a: Seasalter Road At Junction With Monkshill Road

Cleve Hill Solar Park Environmental Statement



OS reference: 605240 162711
 Approximate AOD: 13m AOD
 Direction of view: 311.66°
 Distance to CLSA: 559m

Horizontal field of view: 180°
 Principal distance: 500mm
 Paper size: 841 x 297 mm
 Correct printed image size: 820 x 170 mm

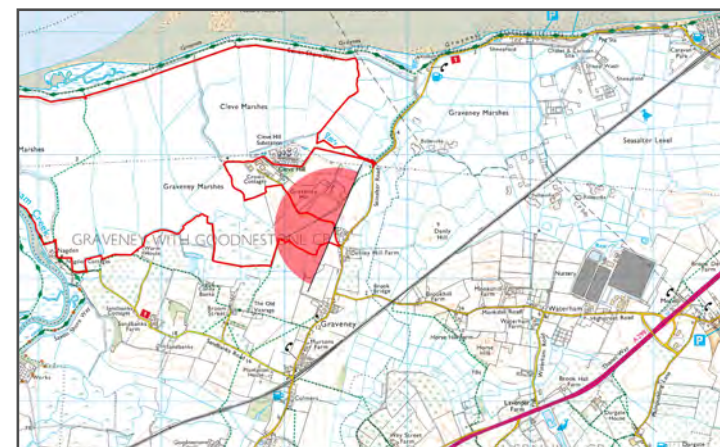
Camera: Nikon D5
 Lens: 50mm f1.8D
 Camera height: 1.6m
 Date and time: 24/04/2018 11:34

"CLSA" - Core Landscape Study Area



Volume 4 Technical Appendix A7.4 Residential Visual Amenity Assessment - Figure: A7.4.12
 Viewpoint 10b: Graveney Court Farm

Cleve Hill Solar Park Environmental Statement



OS reference: 605413 163392
 Approximate AOD: 13m AOD
 Direction of view: 290.55°
 Distance to CLSA: 6m

Horizontal field of view: 180°
 Principal distance: 500mm
 Paper size: 841 x 297 mm
 Correct printed image size: 820 x 170 mm

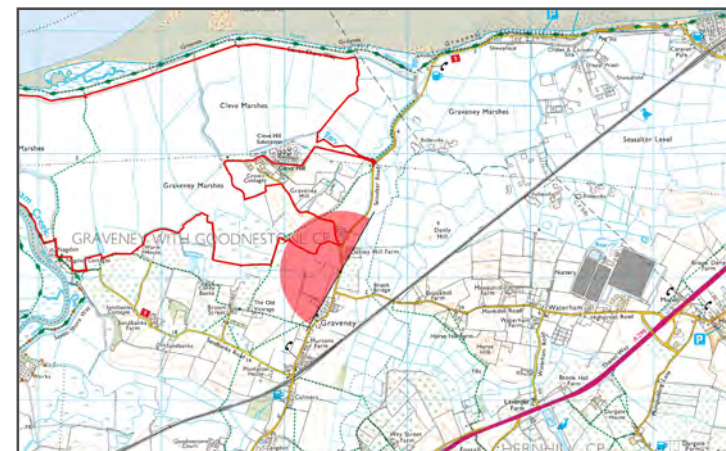
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 Lens: 50mm f1.8D
 Camera height: 1.6m
 Date and time: 24/04/2018 10:35



Volume 4 Technical Appendix A7.4 Residential Visual Amenity Assessment - Figure: A7.4.13
 Viewpoint 11a: Cleve Hill

Cleve Hill Solar Park Environmental Statement

"CLSA" - Core Landscape Study Area



OS reference: 605454 163048
 Approximate AOD: 11m AOD
 Direction of view: 299.89°
 Distance to CLSA: 246m

Horizontal field of view: 180°
 Principal distance: 500mm
 Paper size: 841 x 297 mm
 Correct printed image size: 820 x 170 mm

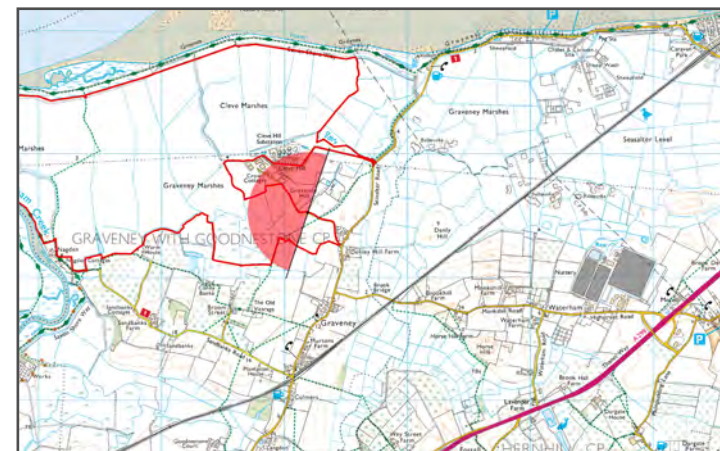
Camera: Nikon D5
 Lens: 50mm f1.8D
 Camera height: 1.6m
 Date and time: 24/04/2018 10:48

"CLSA" - Core Landscape Study Area



Volume 4 Technical Appendix A7.4 Residential Visual Amenity Assessment - Figure: A7.4.14
 Viewpoint 11b: Seasalter Road Near Entrance to Denley Hall

Cleve Hill Solar Park Environmental Statement



OS reference: 605189 163534
 Approximate AOD: 20m AOD
 Direction of view: 288.20°
 Distance to CLSA: 428m

Horizontal field of view: 180°
 Principal distance: 500mm
 Paper size: 841 x 297 mm
 Correct printed image size: 820 x 170 mm

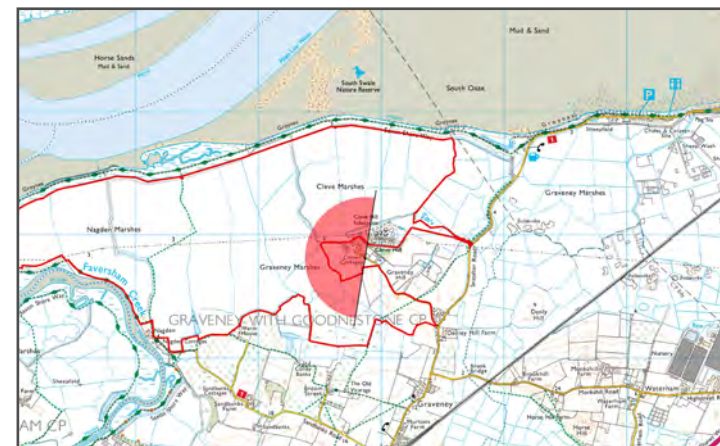
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 Lens: 50mm f1.8D
 Camera height: 1.6m
 Date and time: 24/04/2018 10:21

"CLSA" - Core Landscape Study Area



Volume 4 Technical Appendix A7.4 Residential Visual Amenity Assessment - Figure: A7.4.15
 Viewpoint 12: Cleve Hill At Entrance To Graveney Hill Farm

Cleve Hill Solar Park Environmental Statement



OS reference: 604872 163825
 Approximate AOD: 4m AOD
 Direction of view: 278.58°
 Distance to CLSA: 84m

Horizontal field of view: 180°
 Principal distance: 500mm
 Paper size: 841 x 297 mm
 Correct printed image size: 820 x 170 mm

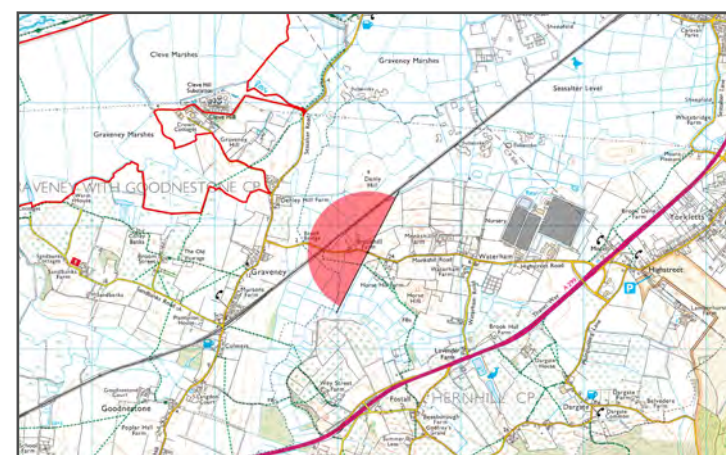
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 Lens: 50mm f1.8D
 Camera height: 1.6m
 Date and time: 24/04/2018 10:06



Volume 4 Technical Appendix A7.4 Residential Visual Amenity Assessment - Figure: A7.4.16
 Viewpoint 13: Crown Cottages. Outside No.1

Cleve Hill Solar Park Environmental Statement

"CLSA" - Core Landscape Study Area



OS reference: 606243 162797
 Approximate AOD: 21m AOD
 Direction of view: 297.02°
 Distance to CLSA: 922m

Horizontal field of view: 180°
 Principal distance: 500mm
 Paper size: 841 x 297 mm
 Correct printed image size: 820 x 170 mm

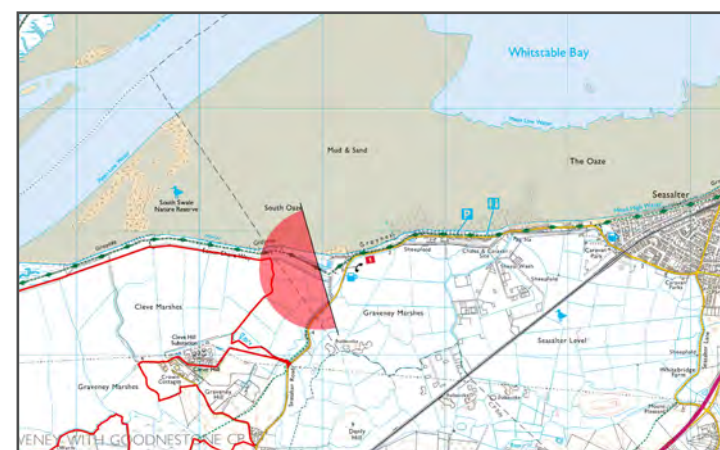
Camera: Nikon D5
 Lens: 50mm f1.8D
 Camera height: 1.6m
 Date and time: 24/04/2018 11:56

"CLSA" - Core Landscape Study Area



Volume 4 Technical Appendix A7.4 Residential Visual Amenity Assessment - Figure: A7.4.17
 Viewpoint 14: Monkshill Road At Brookhill Farm Cottages

Cleve Hill Solar Park Environmental Statement



OS reference: 605976 164708
 Approximate AOD: 4m AOD
 Direction of view: 254.80°
 Distance to CLSA: 374m

Horizontal field of view: 180°
 Principal distance: 500mm
 Paper size: 841 x 297 mm
 Correct printed image size: 820 x 170 mm

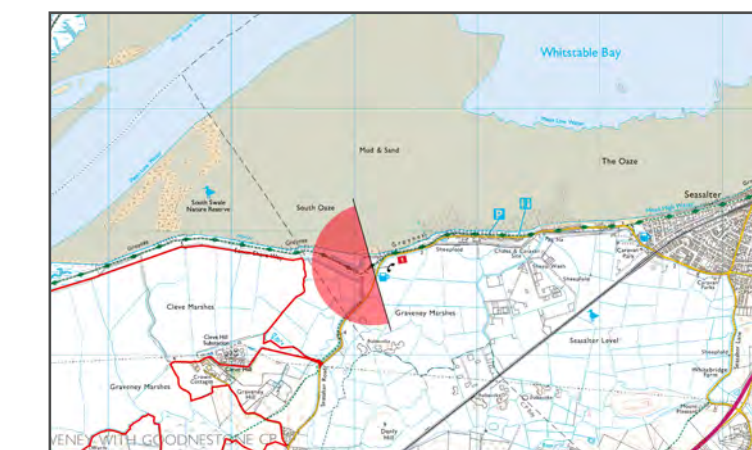
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 Lens: 50mm f1.8D
 Camera height: 1.6m
 Date and time: 24/04/2018 09:45

"CLSA" - Core Landscape Study Area



Volume 4 Technical Appendix A7.4 Residential Visual Amenity Assessment - Figure: A7.4.18
 Viewpoint 15: Saxton Shore Way Adjacent To Foreshore Chalets

Cleve Hill Solar Park Environmental Statement



OS reference: 606145 164736
 Approximate AOD: 6m AOD
 Direction of view: 254.40°
 Distance to CLSA: 546m

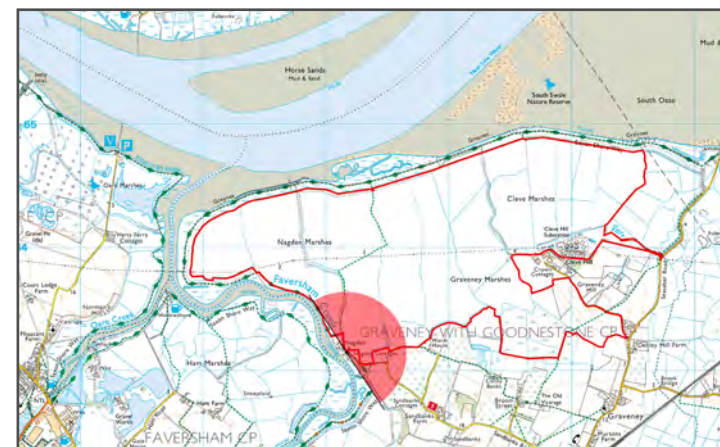
Horizontal field of view: 180°
 Principal distance: 500mm
 Paper size: 841 x 297 mm
 Correct printed image size: 820 x 170 mm

Camera: Nikon D5
 Lens: 50mm f1.8D
 Camera height: 1.6m
 Date and time: 24/04/2018 09:36

"CLSA" - Core Landscape Study Area



Volume 4 Technical Appendix A7.4 Residential Visual Amenity Assessment - Figure: A7.4.19
 Viewpoint 16: Saxon Shore Way Adjacent To The Sportsman Public House



OS reference: 603168 163156
 Approximate AOD: 6m AOD
 Direction of view: 55°
 Distance to CLSA: 7m

Horizontal field of view: 180°
 Principal distance: 500mm
 Paper size: 841 x 297 mm
 Correct printed image size: 820 x 170 mm

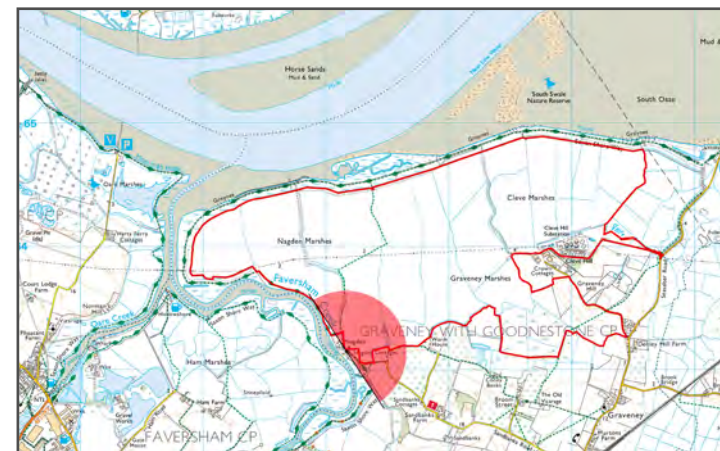
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 Lens: 50mm f1.8D
 Camera height: 1.6m
 Date and time: 06/02/2018 14:20

"CLSA" - Core Landscape Study Area



Volume 4 Technical Appendix A7.4 Residential Visual Amenity Assessment - Figure: A7.4.20
 Viewpoint P1-2: Representative of Properties at Nagden – Existing View (Winter)

Cleve Hill Solar Park Environmental Statement



OS reference: 603168 163156
 Approximate AOD: 6m AOD
 Direction of view: 55°
 Distance to CLSA: 7m

Horizontal field of view: 180°
 Principal distance: 500mm
 Paper size: 841 x 297 mm
 Correct printed image size: 820 x 170 mm

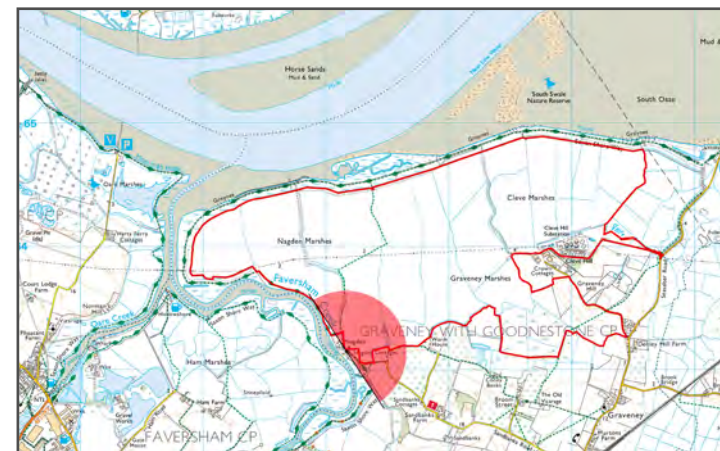
Camera: Nikon D3
 Lens: 50mm f1.8D
 Camera height: 1.6m
 Date and time: 06/02/2018 14:20

"CLSA" - Core Landscape Study Area



Volume 4 Technical Appendix A7.4 Residential Visual Amenity Assessment - Figure: A7.4.21
 Viewpoint P1-2: Representative of Properties at Nagden – Photomontage Year 1 (Winter)

Cleve Hill Solar Park Environmental Statement



OS reference: 603168 163156
 Approximate AOD: 6m AOD
 Direction of view: 55°
 Distance to CLSA: 7m

Horizontal field of view: 180°
 Principal distance: 500mm
 Paper size: 841 x 297 mm
 Correct printed image size: 820 x 170 mm

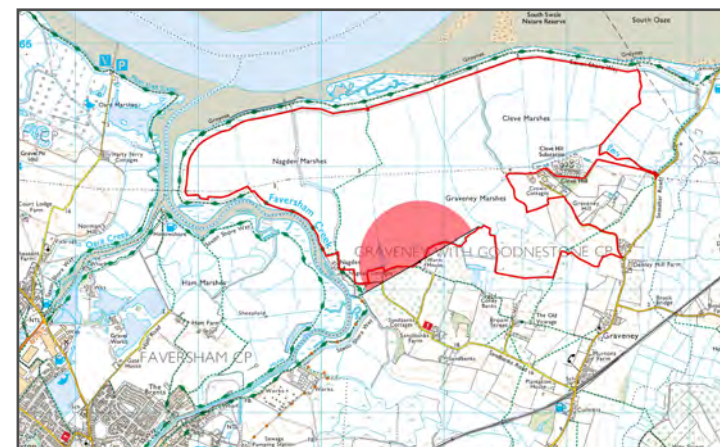
Camera: Nikon D3
 Lens: 50mm f1.8D
 Camera height: 1.6m
 Date and time: 06/02/2018 14:20

"CLSA" - Core Landscape Study Area



Volume 4 Technical Appendix A7.4 Residential Visual Amenity Assessment - Figure: A7.4.22
 Viewpoint P1-2: Representative of Properties at Nagden - Photomontage Year 5 (Winter)

Cleve Hill Solar Park Environmental Statement



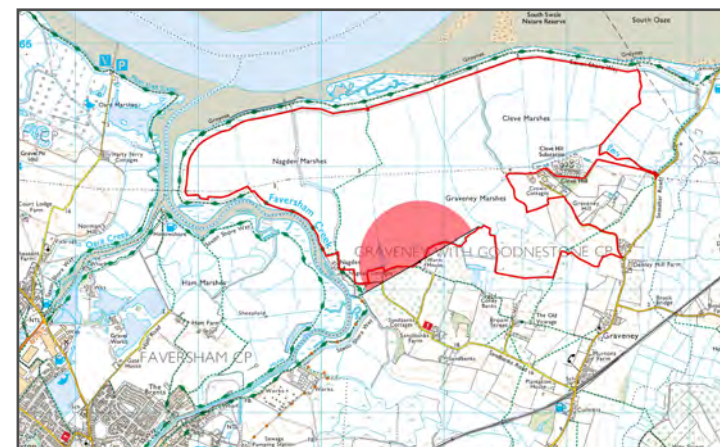
OS reference: 603168 163156
 Approximate AOD: 6m AOD
 Direction of view: 55°
 Distance to CLSA: 7m

Horizontal field of view: 180°
 Principal distance: 500mm
 Paper size: 841 x 297 mm
 Correct printed image size: 820 x 170 mm

Camera: Nikon D3
 Lens: 50mm f1.8D
 Camera height: 1.6m
 Date and time: 06/02/2018 14:20



Volume 4 Technical Appendix A7.4 Residential Visual Amenity Assessment - Figure: A7.4.23
 Viewpoint P1-2: Representative of Properties at Nagden - Photomontage Year 10 (Winter)



OS reference: 603168 163156
 Approximate AOD: 6m AOD
 Direction of view: 55°
 Distance to CLSA: 7m

Horizontal field of view: 180°
 Principal distance: 500mm
 Paper size: 841 x 297 mm
 Correct printed image size: 820 x 170 mm

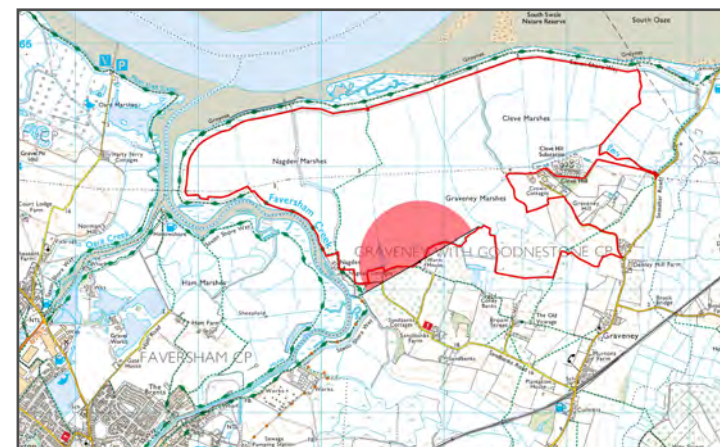
Camera: Nikon D3
 Lens: 50mm f1.8D
 Camera height: 1.6m
 Date and time: 18/07/2018 08:32

"CLSA" - Core Landscape Study Area



Volume 4 Technical Appendix A7.4 Residential Visual Amenity Assessment - Figure: A7.4.24
 Viewpoint P1-2: Representative of Properties at Nagden – Existing View (Summer)

Cleve Hill Solar Park Environmental Statement



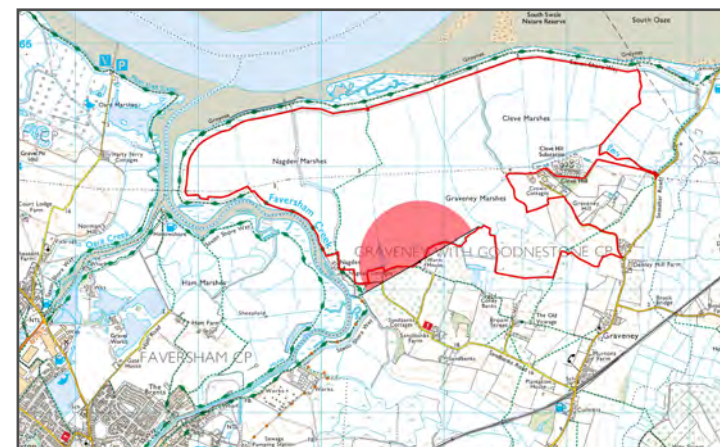
OS reference: 603168 163156
 Approximate AOD: 6m AOD
 Direction of view: 55°
 Distance to CLSA: 7m

Horizontal field of view: 180°
 Principal distance: 500mm
 Paper size: 841 x 297 mm
 Correct printed image size: 820 x 170 mm

Camera: Nikon D3
 Lens: 50mm f1.8D
 Camera height: 1.6m
 Date and time: 18/07/2018 08:32



Volume 4 Technical Appendix A7.4 Residential Visual Amenity Assessment - Figure: A7.4.25
 Viewpoint P1-2: Representative of Properties at Nagden – Photomontage Year 1 (Summer)



OS reference: 603168 163156
 Approximate AOD: 6m AOD
 Direction of view: 55°
 Distance to CLSA: 7m

Horizontal field of view: 180°
 Principal distance: 500mm
 Paper size: 841 x 297 mm
 Correct printed image size: 820 x 170 mm

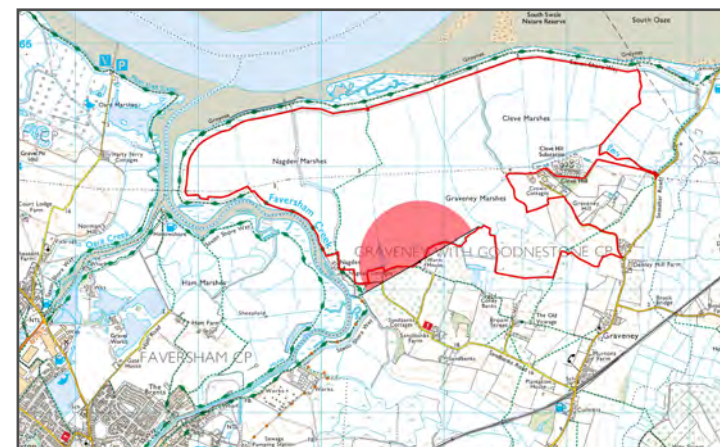
Camera: Nikon D3
 Lens: 50mm f1.8D
 Camera height: 1.6m
 Date and time: 18/07/2018 08:32

"CLSA" - Core Landscape Study Area



Volume 4 Technical Appendix A7.4 Residential Visual Amenity Assessment - Figure: A7.4.26
 Viewpoint P1-2: Representative of Properties at Nagden - Photomontage Year 5 (Summer)

Cleve Hill Solar Park Environmental Statement



OS reference: 603168 163156
 Approximate AOD: 6m AOD
 Direction of view: 55°
 Distance to CLSA: 7m

Horizontal field of view: 180°
 Principal distance: 500mm
 Paper size: 841 x 297 mm
 Correct printed image size: 820 x 170 mm

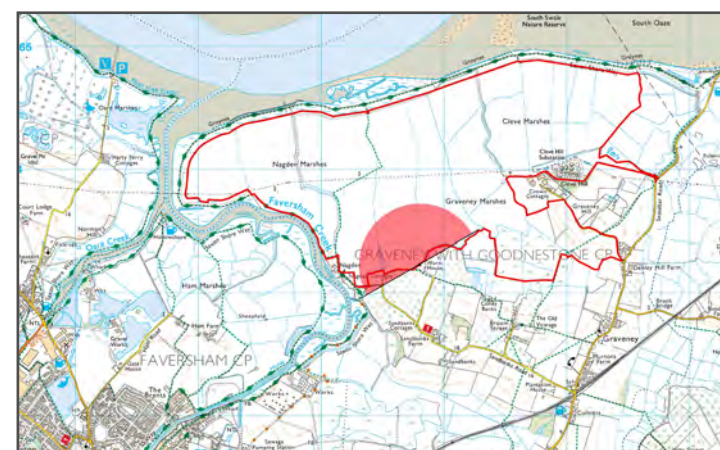
Camera: Nikon D3
 Lens: 50mm f1.8D
 Camera height: 1.6m
 Date and time: 18/07/2018 08:32

"CLSA" - Core Landscape Study Area



Volume 4 Technical Appendix A7.4 Residential Visual Amenity Assessment - Figure: A7.4.27
 Viewpoint P1-2: Representative of Properties at Nagden - Photomontage Year 10 (Summer)

Cleve Hill Solar Park Environmental Statement



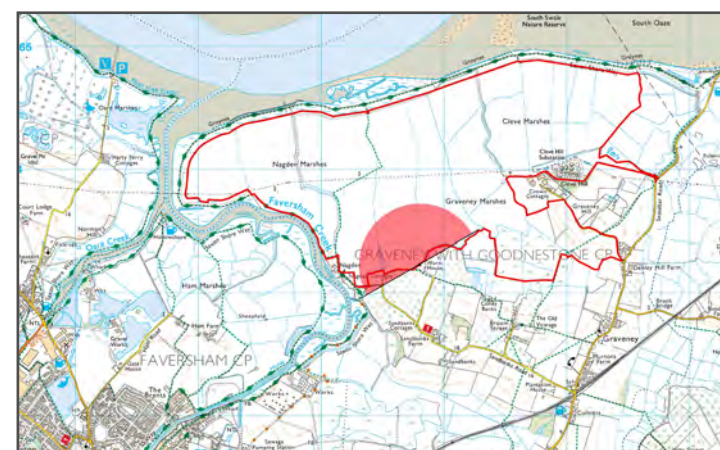
OS reference: 603804 163230
 Approximate AOD: 5m AOD
 Direction of view: 331°
 Distance to CLSA: 7m

Horizontal field of view: 180°
 Principal distance: 500mm
 Paper size: 841 x 297 mm
 Correct printed image size: 820 x 170 mm

Camera: Nikon D5
 Lens: 50mm f1.8D
 Camera height: 1.6m
 Date and time: 14/03/2018 10:30



Volume 4 Technical Appendix A7.4 Residential Visual Amenity Assessment - Figure: A7.4.28
 Viewpoint P3: Warm House – Existing View (Winter)



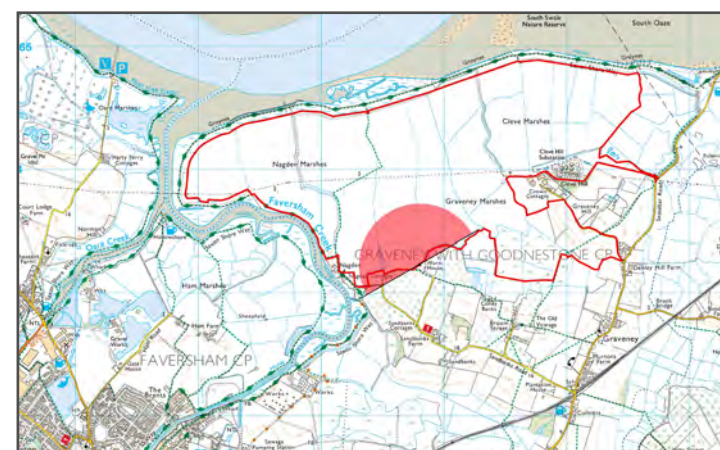
OS reference: 603804 163230
 Approximate AOD: 5m AOD
 Direction of view: 331°
 Distance to CLSA: 7m

Horizontal field of view: 180°
 Principal distance: 500mm
 Paper size: 841 x 297 mm
 Correct printed image size: 820 x 170 mm

Camera: Nikon D5
 Lens: 50mm f1.8D
 Camera height: 1.6m
 Date and time: 14/03/2018 10:30



Volume 4 Technical Appendix A7.4 Residential Visual Amenity Assessment - Figure: A7.4.29
 Viewpoint P3: Warm House - Photomontage Year 1 (Winter)



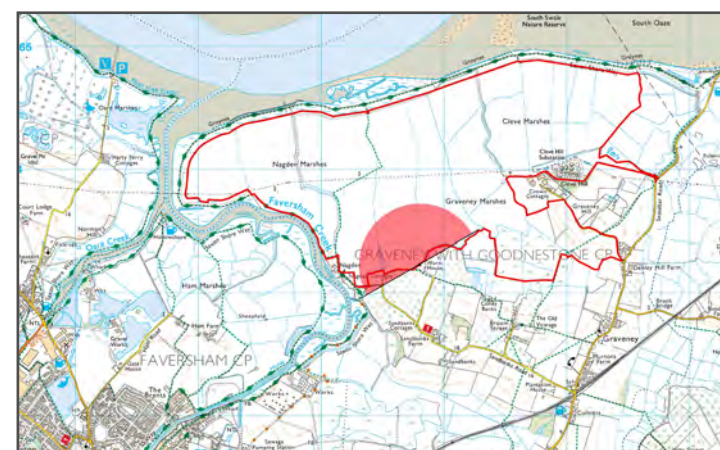
OS reference: 603804 163230
 Approximate AOD: 5m AOD
 Direction of view: 331°
 Distance to CLSA: 7m

Horizontal field of view: 180°
 Principal distance: 500mm
 Paper size: 841 x 297 mm
 Correct printed image size: 820 x 170 mm

Camera: Nikon D5
 Lens: 50mm f1.8D
 Camera height: 1.6m
 Date and time: 14/03/2018 10:30



Volume 4 Technical Appendix A7.4 Residential Visual Amenity Assessment - Figure: A7.4.30
 Viewpoint P3: Warm House - Photomontage Year 5 (Winter)



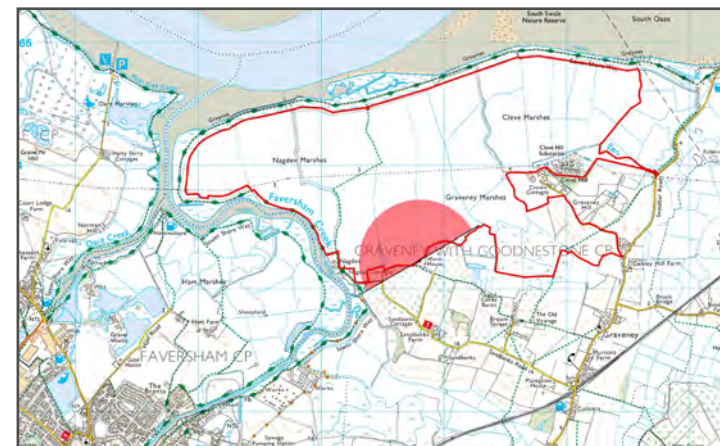
OS reference: 603804 163230
 Approximate AOD: 5m AOD
 Direction of view: 331°
 Distance to CLSA: 7m

Horizontal field of view: 180°
 Principal distance: 500mm
 Paper size: 841 x 297 mm
 Correct printed image size: 820 x 170 mm

Camera: Nikon D5
 Lens: 50mm f1.8D
 Camera height: 1.6m
 Date and time: 14/03/2018 10:30



Volume 4 Technical Appendix A7.4 Residential Visual Amenity Assessment - Figure: A7.4.31
 Viewpoint P3: Warm House - Photomontage Year 10 (Winter)



OS reference: 603804 163230
 Approximate AOD: 5m AOD
 Direction of view: 331°
 Distance to CLSA: 7m

Horizontal field of view: 180°
 Principal distance: 500mm
 Paper size: 841 x 297 mm
 Correct printed image size: 820 x 170 mm

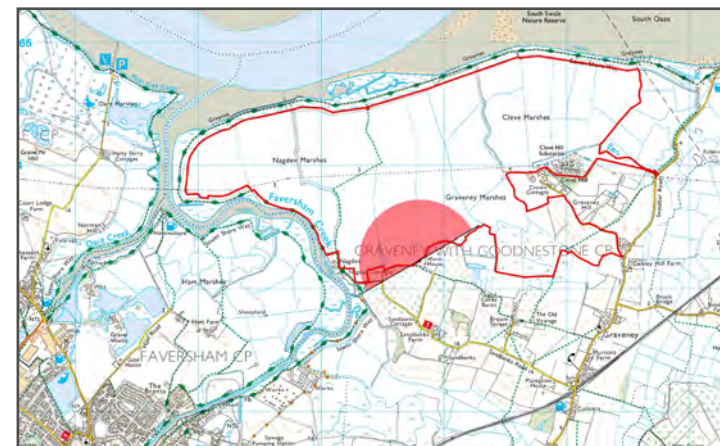
Camera: Nikon D5
 Lens: 50mm f1.8D
 Camera height: 1.6m
 Date and time: 18/07/2018 09:00

"CLSA" - Core Landscape Study Area



Volume 4 Technical Appendix A7.4 Residential Visual Amenity Assessment - Figure: A7.4.32
 Viewpoint P3: Warm House – Existing View (Summer)

Cleve Hill Solar Park Environmental Statement



OS reference: 603804 163230
 Approximate AOD: 5m AOD
 Direction of view: 331°
 Distance to CLSA: 7m

Horizontal field of view: 180°
 Principal distance: 500mm
 Paper size: 841 x 297 mm
 Correct printed image size: 820 x 170 mm

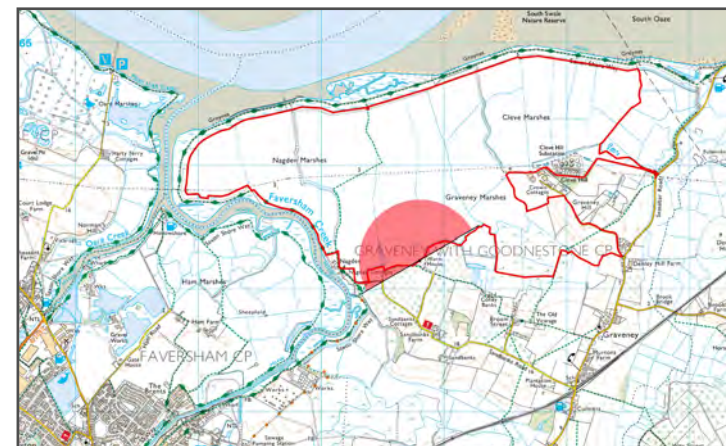
Camera: Nikon D5
 Lens: 50mm f1.8D
 Camera height: 1.6m
 Date and time: 18/07/2018 09:00

"CLSA" - Core Landscape Study Area



Volume 4 Technical Appendix A7.4 Residential Visual Amenity Assessment - Figure: A7.4.33
 Viewpoint P3: Warm House - Photomontage Year 1 (Summer)

Cleve Hill Solar Park Environmental Statement



OS reference: 603804 163230
 Approximate AOD: 5m AOD
 Direction of view: 331°
 Distance to CLSA: 7m

Horizontal field of view: 180°
 Principal distance: 500mm
 Paper size: 841 x 297 mm
 Correct printed image size: 820 x 170 mm

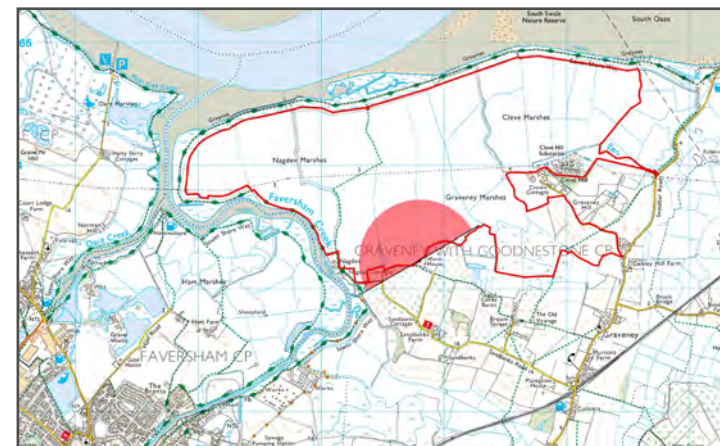
Camera: Nikon D5
 Lens: 50mm f1.8D
 Camera height: 1.6m
 Date and time: 18/07/2018 09:00



Volume 4 Technical Appendix A7.4 Residential Visual Amenity Assessment - Figure: A7.4.34
 Viewpoint P3: Warm House - Photomontage Year 5 (Summer)

Cleve Hill Solar Park Environmental Statement

"CLSA" - Core Landscape Study Area



OS reference: 603804 163230
 Approximate AOD: 5m AOD
 Direction of view: 331°
 Distance to CLSA: 7m

Horizontal field of view: 180°
 Principal distance: 500mm
 Paper size: 841 x 297 mm
 Correct printed image size: 820 x 170 mm

Camera: Nikon D5
 Lens: 50mm f1.8D
 Camera height: 1.6m
 Date and time: 18/07/2018 09:00



Volume 4 Technical Appendix A7.4 Residential Visual Amenity Assessment - Figure: A7.4.35
 Viewpoint P3: Warm House - Photomontage Year 10 (Summer)



CLEVE HILL
SOLAR PARK



Write to us at:

Freepost: Cleve Hill Solar



Email us at:

info@clevehillsolar.com



Call our Freephone information line:

0800 328 2850



Visit our website at:

www.clevehillsolar.com



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